

Gabbard, Lacey A

From: Teresa Schoggins <tschoggins@gmail.com>
Sent: Monday, July 13, 2020 5:05 PM
To: Gabbard, Lacey A
Subject: RE: 20-CAT3-0008

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RE: 20-CAT3-0008

Hello Lacey,

I live at 327 E. Saint Catherine St. 40203, I have lived here for 23 years so I was a bit concerned when I learned that there is a 27 unit apartment complex planned for the properties across the street. I sent an email to David James who is my metro council representative- his office said that I would receive a notice of the public hearing. It arrived on Friday. You are listed as the case manager, and I understand comments are to be directed to you for inclusion in the hearing.

I am compiling a list of comments and I will attach those in a future email, but I wanted to know if you could answer a few questions for me so that I can make sure my submitted comments and concerns will be relevant.

1. Will comments submitted to you be read verbatim during the hearing? Or will it be a summary of all comments received?
2. Most importantly- Is this project a 'done deal'? Is there anything that residents can do or say that can get this proposed building to be revised to better suit the neighborhood?
3. In trying to understand how this all came about, I learned about the Opportunity Zones that were established in Louisville, that were designed to attract investors to these "low income" areas. I know that the cities and counties were asked to provide input to ""account for local preference". What preferences were given for the area (Census Tract 006500) was it just general guidelines for the entire zone or was it broken down into specific wants/ needs for specific sections? Were the developers given some criteria on which to offer their proposals? Or was it just open for whatever the zoning would allow?
4. Were any zoning changes made to allow for this project?
5. Is there any requirement for study on the traffic impact? To my mind this is one of the biggest reasons not to put a 27 unit apartment building in this location.
6. I read the agency review comments by Kat Groskreutz from urban design; "I have reviewed the proposed changes for 20-CAT3-0008 - 330 E. St. Catherine St. These lots (318 – 330 E. St. Catherine) are located across the street from the Preston-St. Catherine National Register District. Staff recommends new construction that is compatible with the size, scale, color, material and character of the property and the neighborhood. Taking cues from the surroundings is a good way to ensure sensitive new construction near the district." This seems like merely a suggestion, with no guarantee of anything. Am I missing something?
7. On the category 3 plan application it reads; Notice of filing of this application is required to be mailed to all 1st tier APOs within 17 days of the filing deadline day. A copy of the notice should be provided to Planning & Design Services as soon as possible to be

emailed to the Council District notification list. I assume that across the street is not considered 1st tier adjoining property owners? If not, then no one on this block was notified of anything prior to seeing a "new apartment coming soon" sign go up in the lot. Mine was the only address that received the notice of public hearing, and I suspect that is only because I contacted my councilman.

8. Also on the plan application I noted that only the gross floor area of the buildings is required... Do we know how many bedrooms in each unit? I am sure there is some kind of building code but I can't find it. Still by looking at the plans I have no idea how many occupants the building is designed to house.

9. I was unable to determine how residents of the proposed building will access the parking area. The only inlet or outlet appears to be the current entrance to the Smoketown Apartments parking area. Could you clarify?

10. Regarding parking spaces for the proposed building- they seem highly impractical. They are only providing 33 private spaces (3 of which are handicap) for 27 units. How is it permissible that they are allowed to count 11 spaces on the street to bring them up to 44, just barely above the requirement? How can they count spaces that may or may not be available to their residents? Not to mention that several residents already living on this block frequently use these spots as well. Even more galling is that they aren't even planning on a bicycle parking area, when they are clearly calculating that not all the residents will have cars.

I would also like to know how to get information about the plans for 331 E. Saint Catherine. Several homeowners are especially concerned that the new structure be in keeping with the look of our all brick homes built in the 1880's.

I appreciate you taking the time to field my questions. If anything that I am asking isn't in your purview, or if you think others in your department would be better suited to answer them, please feel free to forward this email to whomever you think can help.

Thank you,

Teresa Schoggins