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## STATEMENT OF COMPLIANCE WITH ALL APPLICABLE GUIDELINES AND POLICIES OF THE CORNERSTONE 2020 COMPREHENSIVE PLAN

Applicant/Owner: Harbor House of Louisville, Inc.

Location: 2233 Lower Hunters Trace

Proposed Use: Intergenerational Life Center

Request: Conditional Use Permit to allow a community service facility

Engineers, Land Planners and  
Landscape Architects: Mike Keal, Keal & Associates

### SUMMARY STATEMENT

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Harbor House of Louisville, Inc. is a not-for-profit social services agency that works developmentally challenged adults and adolescents. Located within the Incarnation Church property, they have been serving the south end community since 1992 and at the current location for 15 years. In 2001 the organization worked with Archdiocese of Louisville and Incarnation Church to secure required Conditional Use permits (B-208-01 and B-209-01) to construct and operate a 7,800 sf facility. Since that time Harbor House has continually provided a variety of programs and services to adults with intellectual and developmental disabilities. Currently programs offered to the approximately 90 participants include Adult Day Training, Community Living Support, Supported Employment, Home Sweet Home, and the Bramer Respite House. Harbor House provides the opportunity for participants to receive vocational, social and life skills training that helps them better negotiate life. Currently participants in the programs are all transported to Harbor House by public or private transportation so parking needs are for staff and limited special events.

Recognizing the need within the community for their services, and additional needs of children and the elderly, Harbor House has a vision to provide an opportunity for all generations to work and grow together and benefit from each other in a facility known as an Intergenerational Life Center. Harbor House recently purchased two acres adjacent to the existing site to construct a new larger intergenerational facility. The proposed new construction will accommodate additional programming and include Elderly Day Care, Children's Day Care, After School Care, and more. In order to provide a vibrant environment for learning, playing and therapy, program participants will have available opportunities to learn new skills and try new opportunities. The intergenerational center will have for example an art gallery, a bookstore, tutorial stations where elderly can tutor children and youth, a cafe, an exercise room, a dining room w/ catering kitchen, and a greenhouse. Incarnation Church has agreed to permit construction of 3/4 mile walking track around the parish to encourage outdoor exercise. To assist the elderly participants a few basic services such as bathing facilities, a dental room and a medical room will be provided. The availability of these services can be instrumental in assisting the elderly participants to continue

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living in their private homes. In order to make the best use of available building space Harbor House will be relocating their existing program activities to the new facility. The new Children's Day Care center will then be housed in the refurbished older facility. Incarnation Church has agreed to permit Day Care participants regular access to the existing playground. Two Respite Houses are proposed for phase two of the development program. These homes will be available for those caring for participants and are part of Harbor House programming, giving caregivers an opportunity for a break from the day to day living, care and supervision of their loved ones. Respite House does offer overnight stays but for no more than 3 weeks at a time.

### **GUIDELINE 1 –COMMUNITY FORM: SUBURBAN NEIGHBORHOOD**

The Suburban Neighborhood Form is characterized by predominantly residential uses that vary from low to high density and that blend compatibility into the existing landscape and neighborhood areas. High density and intensity uses will be limited in scope to minor or major arterials and to areas that have limited impact on the low to moderate density residential areas.

The proposed intergenerational facility complies with this Guideline because it is a low to medium impact senior care facility, residential in nature, which is a permitted use within the Suburban Neighborhood Form. The proposed intergenerational facility's primary point of access is along Lower Hunters Trace, a collector level road. In that regard, it generates little traffic, and so the impacts to these roads are not significant.

### **GUIDELINE 2 - CENTERS**

The Intents of this Guideline are to promote the efficient use of land and investment in existing infrastructure, to lower utility cost by reducing the need for extensions, to reduce commuting time and transportation related air pollution, to provide an opportunity for a mixture of residential development that includes housing types and building styles that accommodate people of different ages and incomes and that are compatible with the existing development pattern in the form district, to provide an opportunity for neighborhood centers and marketplaces that includes a diversity of goods and services, and to encourage vitality and a sense of place in neighborhoods and the community.

The proposed intergenerational facility complies with all of the Intents of this Guideline. For instance, the new sanitary sewer system, according to MSD, is adequate to handle sanitary sewer service from the proposed facility. The proposed intergenerational facility also complies with the Intent relating to commuting time and distances.

Policies 4, 5, 7 and 11 of Guideline 2 all pertain to uses of compact and mixed development as desirable uses in the design of Centers. The proposed intergenerational facility adds to the compact nature of existing development along Lower Hunters Trace, satisfying these Policies.

As to the design of the intergenerational facility, it is designed in a way that is compatible with buildings presently found on the Incarnation Church property. For example, Policy 12 encourages large developments and activity centers to be compact around a focal point. Harbor House has been able to design its facility so that it has a large treed boulevard down the middle of it with nice amenity areas dispersed throughout

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Policy 13 encourages shared parking and access. The primary access point off Lower Hunters Trace will not be gated. Instead, there will be private access through the existing Incarnation Church access and parking lot.

Policy 15 encourages the design, quantity and location of parking, balancing a variety of factors, including safety, other means of access (such as transit and pedestrian) and environment/aesthetic factors. As a consequence of this, Harbor House did not locate all of its parking along one side of the development. By dispersing the parking all around all of the buildings, parking is nicely distributed with staff and participants having easy access.

### **GUIDELINE 3: COMPATIBILITY**

The Intents of Guideline 3 are to allow a mixture of land uses and densities near each other as long as they are designed to be compatible with each other and to preserve the character of existing neighborhoods. The proposed intergenerational facility complies with the Intents of Guideline 3 because buildings are set back from property lines so that no setback waivers and only one variance are necessary. The buildings have been designed with mostly brick and cementacious siding, attractive on all sides. Parking is distributed around the buildings instead of one central location so that its impacts are also minimized. By designing this proposed intergenerational facility the way that it has, it is close and certainly would have to be considered to be design compatible in many respects.

Policies 1, 2 and 3 of Guideline 3 pertain to the issues of compatibility in terms of mass, scale, land and building design, building materials and mixture of densities, plus vegetative buffers, open space, interior landscaping and so on. The land development plan filed with this application makes it apparent on its face that the land plan takes into account issues of setbacks, vegetative buffers, open spaces as well as transitions from building to landscaping to parking to more landscaping and then to the adjoining single-family residential uses. Also, the location is on the grounds of a church, which is compatible with the surrounding residences. Height requires no variances.

Policies 5, 7 and 8 of Guideline 3 involve the typical impacts of odor, noise and lighting that always have to be mitigated, and they will be in this plan. There will be no odors or noise that will be any different than in any residential community, and lighting will be the same as the residential community nearby, or in event, may be even less an impact because it can be directed down and away instead of like normal subdivision lighting fixtures.

Policy 6 of this Guideline pertains to traffic, which is more fully discussed at Guidelines 7 and 8 of this Compliance Statement. Suffice it at this point to say that this proposed use generates very little peak hour traffic. The site plan includes a full cut on Lower Hunters Trace, so most of the daily traffic comes and goes via Lower Hunters Trace.

Policy 9 of this Guideline pertains to visual impacts. The mitigation measures designed to address aesthetics have been fully described above and on the elevation renderings and perspectives to be later submitted as part of this application. The designs are beautiful, with interior amenity spaces and exterior landscaping, adding to the aesthetic appeal of the overall intergenerational facility.

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Policy 11 pertains to higher densities in appropriate areas. This proposal complies with this Policy because elder care is important to the community and it is located on church property.

Policies 12, 13, 14, 15 and 16 pertain to accessibility for people with disabilities as well as providing daycare for the elderly, the young and people with disabilities, assuring that communities are inclusive. Those forms of housing need to be designed appropriately. This proposal complies with these Policies of this Guideline because this facility after all is intended for those requiring special care – both memory impaired and the elderly.

Policies 21, 22, 23 and 24 pertain to transitions, buffers, setbacks and means of minimizing the impacts of parking. As is evident on the site plan and elevations and perspectives filed with this application, good transitions are included such that buildings are set back from adjoining single-family residential areas, buffers are significant and well-landscaped, and setbacks are such that no variances or setback waivers are required. Parking is distributed throughout the intergenerational facility and landscaped throughout so that it has a minimal impact.

Policy 28 pertains to signage. This proposal will comply with that Policy of this Guideline because signage will be compliant with sign provisions of the Land Development Code.

#### **GUIDELINE 4: OPEN SPACE**

The Intents of this Guideline is to ensure the quality of life through the provision of accessible and functional open space. This Policy complies with these Intents of these Guidelines because, again, it is evident from the site plan and perspective elevations included with this application, there is lots of open space included in this application including an open courtyard.

Policies 1, 3, 6, 7 and 8 of Guideline 4 all pertain to the design of the open spaces, assuring outdoor recreation opportunities as well as the maintenance of those open spaces and buffers between an institutional facility of this kind and an adjoining standard single-family residential subdivision.

#### **GUIDELINE 6: ECONOMIC GROWTH AND SUSTAINABILITY**

The Intents of this Guideline are to assure the availability of necessary usable land to support residential development and to reduce public and private costs for land development. The proposed intergenerational facility complies with the Intents of this Guideline because it is taking a piece of unused land within a church property and proposing to convert it to a highly desirable and needed use. Infrastructure is already available or being improved to serve this facility.

#### **GUIDELINES 7 AND 8: CIRCULATION AND TRANSPORTATION FACILITY DESIGN**

The Intents of these Guidelines are to provide for safe and proper function of the street networks; to insure that new developments do not exceed the carrying capacity of streets; to insure that internal and external circulation of all new development provide safe and efficient travel movement by all types of transportation; to provide for the safe and convenient accommodation of the special mobility requirements of elderly and handicapped; and to provide for efficient, safe and attractive systems sidewalks, pathways, and other appropriate routes for movement of people,

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goods and services. The proposed Intergenerational facility complies with the Intents of these Guidelines for a large number of reasons that will be further discussed below. Compliance is mainly achieved because of the fact that access already exists on Lower Hunters Trace, plus the provision of sidewalks throughout the development, and there will be little peak hour traffic entering or exiting this facility at those times of day.

Policies 1 and 2 of Guideline 7 require an evaluation of developments such as this for their impacts on streets, road systems. As is evident from the site plan filed with this application, this application complies with these Policies of Guideline 7 because it creates little additional traffic and because it provides for excellent access from Lower Hunters Trace and to and from the multiplicity of health care and shopping developments nearby along Dixie Highway.

Policy 10 of Guideline 7 requires adequate parking. Parking at this intergenerational facility has been provided in accordance with experiences regarding parking at similar such facilities.

Policies 11, 13, 14, 15 and 18 all pertain to specific design issues which the site plan is in compliance with. Included in those site design issues are the issues of connectivity, internal circulation and access. Comments from those agencies as well as from the public have been incorporated into design of the site plan accompanying this application.

Policies 5, 7, 8, 9, 10 and 11 of Guideline 8 also pertain to issues of adequate right of way, access and street compatibility with surrounding developments, stub connections, accessibility, site distances and internal circulation. The site plan filed with this application addresses all of the technical requirements of Metro Public Works and Transportation Planning as well as addressing, as best it can, concerns of neighbors.

#### GUIDELINE 9: BICYCLE, PEDESTRIAN AND TRANSIT

The Intents and Policies of this Guideline are to promote air quality and recreational opportunities, to improve pedestrian access and to reduce major conflicts between vehicular, bicycle and pedestrian movements. The proposed intergenerational facility has been designed with all these Intents and Policies in mind.

#### GUIDELINES 10 AND 11: FLOODING, STORMWATER, AND WATER QUALITY

The Intents and Policies of Guidelines 10 and 11 are to assure that flooding does not occur, that stormwater is fully and appropriately managed and that water quality is not damaged. The proposed Intergenerational facility complies with the Intents and Policies of these two Guidelines, in that this is not an area where flooding occurs, so no special provisions are necessary as would be required in an area that is subject to flooding, such as along the Ohio River, along a major stream or in a low lying area. Secondly, stormwater will be largely handled in compliance with MSD requirements

#### GUIDELIN 12: AIR QUALITY

The Intents and Policies of this Guideline are to minimize the impacts on air quality, and one way to do that is to reduce commuting/travel distances. Because the subject property is located in close proximity to a significant support population, to a major arterial (Dixie Highway) as well

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as to other major shopping locations and areas of employment, commuting distances between home and work will be reduced. Health care facilities and shopping are within close driving distances. This helps to reduce air quality problems.

#### **GUIDELINE 13: LANDSCAPE CHARACTER**

The Intent and Policies of this Guideline are to assure an adequate tree canopy and to enhance visual quality and buffers when uses are deemed incompatible. Lots of open space and landscaping is included throughout the proposed development, including, as mentioned above, along the boulevard entrance. Also, landscaping exists through parking lots that are dispersed around the proposed facility and along the edges.

#### **GUIDELINES 14 AND 15: INFRASTRUCTURE AND COMMUNITY FACILITIES**

The Intent and Policies of these two Guidelines are to insure that adequate infrastructure either exists or is provided to accommodate new development, and that community facilities, such as fire stations, hospitals, other healthcare facilities, schools, parks and recreation are also located nearby. The proposed intergenerational facility complies with the Intent and Policies of these Guidelines for the above stated and following reasons. As stated above, adequate sanitary sewer, water and other utility infrastructure already exists or will soon exist at the site. Included within the proposed intergenerational facility there will be recreational facilities and open spaces and walking paths.

\* \* \*

For all of the above-stated reasons, plus those that will be further explained at the BOZA public hearing, this application complies with all applicable Guidelines and Policies of the Cornerstone 2020 Comprehensive Plan.

Respectfully submitted,

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