

## Williams, Julia

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**From:** Ekundayo Olomo <eolomo@formgcompanies.com>  
**Sent:** Tuesday, September 24, 2019 2:04 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

To keep pace with peer cities like Nashville, Indianapolis and Charlotte, Louisville must embrace development and investment that moves our community forward. This mixed use project would result in over \$250 million investment, and is a remarkable improvement from the current unplanned conditions at the site.

ONE PARK will serve as an inviting gateway to downtown and increase vibrancy with new pedestrian and cycling amenities directly adjacent to our wonderful urban park system.

ONE PARK will help accommodate demand for urban housing and provides for new tremendous business opportunities. I believe ONE PARK will be a great addition to our city and I urge you to support it. Thank you.

Sincerely,

Ekundayo Olomo  
4038 Herb Lewis Rd  
Jeffersonville, IN 47130  
eolomo@formgcompanies.com

## Williams, Julia

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**From:** Jan Calvert <jancalvert23@gmail.com>  
**Sent:** Tuesday, September 24, 2019 2:03 PM  
**To:** Williams, Julia  
**Subject:** Opposition to One Park 16ZONE1044

**CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe**

We are writing in opposition to the development of One Park (Case 16ZONE1044). We oppose the project for the following reasons:

- The Land Development Code clearly states, **“The pattern of development of any proposed Planned Development District shall be consistent with the pattern of the applicable Form District”**. The current Form District for the One Park property is Traditional Neighborhood. The property is squarely in a Traditional Neighborhood Zoning District (TNZD) and any current or future use of the area must be consistent with the TNZD pattern. The area joins long-established traditional neighborhoods, so this property merits protection as a distinct pattern of development.
- One Park is not a development that fits in with the surrounding traditional neighborhoods. 421 multi-family units, an 18 story hotel with 250 rooms, and 1202 parking spaces, as well as, commercial and business space are, because of size and scale, most appropriate for downtown development. One Park presents a stark contrast to the predominately park and residential patterns that surround the site. Of particular note, the scale of One Park’s street wall facing Lexington Rd does not integrate with the park’s green space.
- A Planned Development District zoning request requires that developers work with local communities to plan the project. The public meetings held about this project did not meet the intent of this requirement. While the developer had numerous meetings that they called “charrettes”, they did not follow the charrette process and afford genuine community input.
- There is no low-income housing planned for the site. Employment projections indicate that the fastest growing jobs in the US will pay annual salaries in the range of \$24,000.
- We are concerned about traffic safety, especially pedestrian safety. For example, the development re-installs the double turn lanes from Lexington and removes the refuge island that were part of the recent Lexington Road Safety Project. In fact, there are currently no sidewalks that allow for pedestrian access to the site from neighborhoods on Lexington Road east of I-64. Most concerning, is that every proposed use by One Park (which is currently permitted under C2) will require an automobile to access the site amenities with the nearest low density residential areas located over 0.25 miles. This will create safety and congestion concerns on the Lexington Road, Grinstead, I- 64 corridor, which is already congested.

For these reasons, we strongly oppose the One Park project as proposed and ask that it not be approved. Thank you for your consideration of our sentiments.

Sincerely,  
Jan and Jim Calvert

Sent from my iPhone

## Williams, Julia

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**From:** Krebs,Daniel <daniel.krebs@louisville.edu>  
**Sent:** Tuesday, September 24, 2019 9:52 AM  
**To:** Williams, Julia  
**Subject:** Case 16ZONE1044

**CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe**

Dear Ms. Williams –

I am writing to provide a few comments on the One Park Development. I am a resident of Crescent Hill and also a Board Member on the Crescent Hill Community Council (CHCC).

- Unlike many of my neighbors and fellow CHCC members, I am generally in favor of the development. I think this development will be an asset to the area and provide a connection point between various neighborhoods. It will also bring a bit of urban and city life to the area and will provide hotel and small business space. The design is innovative and sleek.
- I think that my neighbors have a good point, however, when demanding that more needs to be done concerning traffic and pedestrian and bicycle safety. Merely adding a few lanes and stop lights does not to the trick. Creative solutions need to be found (such as possibly replacing the stop light on Cherokee Pkwy and Grinstead Drive with a traffic circle; re-designing the I-64 interchange/exit on Grinstead).
- I'd also like to see some sort of regulation that prevents large restaurant chains from moving into the new development. It would be great to see local restaurants there, not a McDonalds. In addition, we'd need a grocery store in the area more than anything else. That can be a smaller one, with parking in the new parking garage not on a large surface lot.

Regardless, something needs to be done with that area. It's currently an eyesore and a run-down property.

Thank you,  
Daniel Krebs

## Williams, Julia

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**From:** Emily Major <emcmajor@gmail.com>  
**Sent:** Tuesday, September 24, 2019 6:27 AM  
**To:** Williams, Julia  
**Subject:** Case 16ZONE1044

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Good morning Ms. Williams,

I will not be able to attend the final planning commission meeting for the One Park Development on Monday, September 30th as I will be out of town for work. Ahead of that meeting, I did want to voice my concerns over the zoning change to allow such a large residential facility to be built in that location. My chief concern, as a runner and a Clifton homeowner, is I frequently run through that intersection when doing my long runs. With such a massive building being constructed in that location for housing, I'm incredibly concerned about the volume of traffic it will bring to that area. During rush hour time frames, it can already be quite a headache, and if you're adding the vehicles of residents of a massive residential complex to the mix, I can only imagine it getting worse.

Thank you for your time in reading this email. My apologies in being unable to attend in person and voice my concerns at that gathering.

Thanks,  
Emily Major

## Williams, Julia

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**From:** Kevin Borland <kevin@mulloyborland.com>  
**Sent:** Monday, September 23, 2019 1:30 PM  
**To:** Coan, Brandon; Williams, Julia  
**Subject:** Case Numbers 16ZONE1044 and 18STREETS1021

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Councilman Coan and Ms. Williams,

I wanted to write today to register my SUPPORT for Case Number 16ZONE1044, a request for a zoning change from C-2 to Planned Development District, and the related Case Number 18STREETS1021. I have had the opportunity to attend some of the neighborhood charrettes on the project, and believe this is exactly the type of development that Louisville needs to support.

Sincerely,

Kevin Borland  
1564 Cherokee Rd.  
Louisville, KY 40205  
(202) 320-2301

## Williams, Julia

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**From:** Beth Combs <bcombs@garrett-stotz.com>  
**Sent:** Monday, September 23, 2019 2:57 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

I support this beautiful unique addition to Lexington Road and Grinstead Drive. This will appeal to many as it is close to downtown, but still so near to our beautiful parks and dining districts.

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

To keep pace with peer cities like Nashville, Indianapolis and Charlotte, Louisville must embrace development and investment that moves our community forward. This mixed use project would result in over \$250 million investment, and is a remarkable improvement from the current unplanned conditions at the site.

ONE PARK will serve as an inviting gateway to downtown and increase vibrancy with new pedestrian and cycling amenities directly adjacent to our wonderful urban park system.

ONE PARK will help accommodate demand for urban housing and provides for new tremendous business opportunities. I believe ONE PARK will be a great addition to our city and I urge you to support it. Thank you.

Sincerely,

Beth Combs  
7016 Catalpa Springs Dr  
Louisville, KY 40228  
bcombs@garrett-stotz.com

## Williams, Julia

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**From:** Carol Nussbaum <caroln724@gmail.com>  
**Sent:** Monday, September 23, 2019 5:06 PM  
**To:** Williams, Julia  
**Subject:** 16 Zone 1044

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Julia,

The existing commercial zoning C-2 allows the developer to build a mixed used project, including a hotel. If this project is approved it opens opportunities for this and other developments in our area. I've lived on Top Hill Rd., across from my beloved Cherokee Park for 28 years. I strongly oppose the requested change in zoning.

Thank you,

Carol Nussbaum

Sent from my iPhone

## Williams, Julia

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**From:** Sara Galvin <saragalvin@icloud.com>  
**Sent:** Monday, September 23, 2019 6:22 PM  
**To:** Williams, Julia  
**Subject:** 16zone1044 I'm for it.

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

This is a blighted, ugly intersection with very bad traffic flow at the intersection of two major streets and is one of the first things visitors see as they get off the interstate. Please allow this development. With the following point:

1. Left turn from Grinstead to Lexington is a must.
2. We need mixed income housing.

Thanks for listening.

Sara Galvin  
229 S Hite

Sent from my iPhone

## Williams, Julia

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**From:** Sid Pomeroy <spomeroy@messer.com>  
**Sent:** Monday, September 23, 2019 11:08 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

I live in Northern Kentucky but work in Louisville and think this project will be excellent for Louisville.

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

To keep pace with peer cities like Nashville, Indianapolis and Charlotte, Louisville must embrace development and investment that moves our community forward. This mixed use project would result in over \$250 million investment, and is a remarkable improvement from the current unplanned conditions at the site.

ONE PARK will serve as an inviting gateway to downtown and increase vibrancy with new pedestrian and cycling amenities directly adjacent to our wonderful urban park system.

ONE PARK will help accommodate demand for urban housing and provides for new tremendous business opportunities. I believe ONE PARK will be a great addition to our city and I urge you to support it. Thank you.

Sincerely,

Sid Pomeroy  
13 S Foote Ave  
Bellevue, KY 41073  
spomeroy@messer.com

## Williams, Julia

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**From:** Maggie Heely <maggie.heely@gmail.com>  
**Sent:** Monday, September 23, 2019 11:07 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

We recently moved to the Cherokee Triangle and have been disappointed by the number of restaurants and businesses that have closed in the Highlands. Bardstown/Baxter is becoming an area I don't want to walk around with my small children. One Park looks like the antithesis to the MidCity Mall and would be nice to bring high end business back to the Highlands and compete with Nulu.

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

To keep pace with peer cities like Nashville, Indianapolis and Charlotte, Louisville must embrace development and investment that moves our community forward. This mixed use project would result in over \$250 million investment, and is a remarkable improvement from the current unplanned conditions at the site.

ONE PARK will serve as an inviting gateway to downtown and increase vibrancy with new pedestrian and cycling amenities directly adjacent to our wonderful urban park system.

ONE PARK will help accommodate demand for urban housing and provides for new tremendous business opportunities. I believe ONE PARK will be a great addition to our city and I urge you to support it. Thank you.

Sincerely,

Maggie Heely  
2419 Ransdell Ave  
Louisville, KY 40204  
maggie.heely@gmail.com

**Williams, Julia**

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**From:** Pat Ballard <tmsasc@gmail.com>  
**Sent:** Monday, September 23, 2019 11:52 PM  
**To:** Williams, Julia  
**Cc:** CHCC@wildapricot.org  
**Subject:** Re: Case16ZONE1044. "One Park" Development Commission Meeting: 9/30/19

**CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe**

Three critically important questions concerning the One Park requested zoning change have not been addressed so far as I know. I do not know how to raise the issues with the Commission at the 9/30/19 Hearing. It is my understanding that the Commission merely listens to comments without responding. Can you advise me how to proceed.

The questions are:

1. Why is the zoning change from C2 to Planned Development District even required if the most recently announced project size reduction is as represented?
2. If the PDD zoning change is granted, will the developer be legally bound in perpetuity to construct nothing larger than the size & scale of the design submitted -OR can the design be enlarged once the zoning change is granted?
3. Precisely how much land will be included in the PDD zone? Can other developers build similarly sized projects on other parcels of land in the PDD area?

If possible, I also hope someone will emphasize the increasingly long and unacceptably congested waits to get through the Lexington Rd/Grinstead Drive Intersection at all hours of the day from every direction due in part to (1) the traffic light changes made to alleviate the miles long line of cars trying to exit I64 at the intersection, and in part to (2) the almost daily increase in traffic volume at the intersection.

And all this congestion before ground is even broken for One Park!

Thanks for your help.

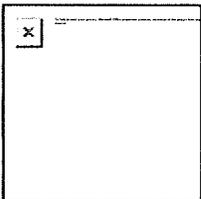
Patricia W Ballard

210 S Peterson Avenue

[tmsasc@gmail.com](mailto:tmsasc@gmail.com)

582-235-6969. (cell: voice & text)

On Mon, Sep 23, 2019, 10:28 PM Crescent Hill Community Council <[CHCC@wildapricot.org](mailto:CHCC@wildapricot.org)> wrote:



**Neighborhood News**  
From Your Crescent Hill Community Council

[Click here](#) for more information on the case.

Got news? Send us your neighborhood announcements! [communications@crescenthill.us](mailto:communications@crescenthill.us)

[CHCC Site](#) | [Facebook](#) | [Instagram](#)

[Unsubscribe](#)

## Williams, Julia

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**From:** Nate Moulder <nate.moulder@louisville.edu>  
**Sent:** Monday, September 23, 2019 11:21 AM  
**To:** Williams, Julia  
**Cc:** Hollander, Bill H.; alison; dimacooke@aol.com  
**Subject:** 16ZONE1044

**CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe**

Ms. Williams,

I am writing to voice my strong opposition to the proposed zoning change of C2 to PDD for the One Park project (16ZONE1044).

I attended multiple public meetings for the project, all of which failed to engage the public in substantive manner to shape the project. Every meeting was a presentation of the developer's vision followed by a comment period. These public meetings were not charettes as described and required by the Land Development Code under Chapter 2, Part 8, Section 2.8.5. There was no opportunity for meaningful and interactive engagement to understand and reinforce adjacent neighborhoods through the developer's planning process for the project. In every iteration presented for the proposed project the intensity and form of the development has been an isolated destination rather than gateway and compliment to existing neighborhoods. From the meetings that I attended, I also do not believe that the majority of the public was aware that the proposed permitted uses by the One Park project are available under the current C2 zoning. The developer and his team consistently highlighted existing site uses and seemed to make the case that a zoning change to PDD was the only opportunity to improve the site. This was a false choice that appeared to distract from the level of density that the developer is seeking with a zoning change.

I also believe that there was a clear strategy to begin the process with an extreme development plan for the site and then slowly scale down as they moved through their planning process. After an initial reaction to the original skyscrapers it wasn't surprising that the mid-rise presented in May 2019 was met with less vocal opposition as the public had already been inoculated with a dose of the worst-case scale of the project. Again, the developer's planning process missed authentic public engagement to shape the final proposed project and I doubt neighborhood input would have resulted in the same level of density and scale.

An intent of the PDD is to preserve the historic development patterns of existing neighborhoods, as well as ensure compatibility. As mentioned previously, One Park presents a stark contrast to the predominately park and residential patterns that surround the site. The current development patterns that extend from the Bardstown Rd and Frankfort Ave business corridors to Cherokee Park (and the One Park site) exhibit a distinct transect of decreasing density. Allowing the PDD to proceed at the proposed density completely disrupts this historic pattern. Admittedly the site is active; however, a better application of the PDD would be to explore a village or park gateway form rather than an isolated pocket of development. Currently, with the redevelopment of the Beargrass Creek Trailhead, and associated CSO basin there is an opportunity to reinforce the quasi-rural nature of the area. Noting the scale of One Park's street wall facing Lexington Rd there is no acknowledgement of interacting or supporting this future green space. Again, this and many other topics could have been explored if public engagement had been a focus of rezoning to PDD.

Another concern is the isolated density of One Park. Given current land use and residential patterns, this location will always remain an island. In appropriate locations increased density makes sense for efficient infrastructure, as a catalyst for growth, reduced environmental impact, etc. However, this location (or I'm guessing anywhere in Louisville except

maybe 4th street someday in the distant future) will never have a light rail stop or BRT and the bordering properties are generally functioning at their highest uses (Cherokee Park is the economic driver/stabilizer and no other planned intervention is needed to energize the area). Most concerning, is that every proposed use by One Park (which is currently permitted under C2) will require an automobile to access the site amenities with the nearest low density residential areas located over 0.25 miles away from the site. This location is insulated by green space and isolated from residential neighborhoods. In fact, there are currently no sidewalks that allow for pedestrian access to the site from neighborhoods on Lexington Rd east of Interstate 64. In this case increased density fails as a community/neighborhood benefit, which is the intent of the PDD.

Thanks,

Nathan Moulder

617 Wataga Dr.

**Williams, Julia**

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**From:** sonofgalway@twc.com  
**Sent:** Monday, September 23, 2019 11:09 AM  
**To:** Williams, Julia  
**Subject:** FW: 16ZONE1044

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From: sonofgalway@twc.com  
To: "Julia.williams@louisvilleky.gov"  
Cc:  
Sent: Monday September 23 2019 10:47:48AM  
Subject: 16ZONE1044

Dear. Ms Williams,

As a long term resident on Top Hull Rd. (over 30 years), I am contacting you to express my opposition to the park One development at the intersection of Lexington and Grinstead. This area is a beautiful example of the pleasant balance between parks, iconic neighborhoods and reasonable access to downtown Louisville.

To build a high rise complex with condos, restaurants, stores, etc, is totally inappropriate for that area. The pictures that I have seen show a building better suited for a downtown location or some Persian Gulf state than this pleasant setting. The developer's goal is simply profit, not enhancing the quality of life in the location that they want to develop.

Sincerely,

Michael B. Flynn, 2607 To Hill Rd., 40206

## Williams, Julia

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**From:** Kelly Putty <kputty@messer.com>  
**Sent:** Monday, September 23, 2019 11:00 AM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

To keep pace with peer cities like Nashville, Indianapolis and Charlotte, Louisville must embrace development and investment that moves our community forward. This mixed use project would result in over \$250 million investment, and is a remarkable improvement from the current unplanned conditions at the site.

ONE PARK will serve as an inviting gateway to downtown and increase vibrancy with new pedestrian and cycling amenities directly adjacent to our wonderful urban park system.

ONE PARK will help accommodate demand for urban housing and provides for new tremendous business opportunities. I believe ONE PARK will be a great addition to our city and I urge you to support it. Thank you.

Sincerely,

Kelly Putty  
4432 Malcolm Rd  
Louisville, KY 40216  
kputty@messer.com

## Williams, Julia

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**From:** Stephen Lannert <steve@lannertcom.com>  
**Sent:** Monday, September 23, 2019 9:12 AM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

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Dear Supervisor Williams,

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

Sincerely,

Stephen Lannert  
523 Country Ln  
Louisville, KY 40207  
steve@lannertcom.com

## Williams, Julia

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**From:** Scott Brown <sbrown595@gmail.com>  
**Sent:** Monday, September 23, 2019 9:12 AM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

I live in the Highlands and I think this project would be a great addition to the community.

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

Sincerely,

Scott Brown  
2345 Speed Ave  
Louisville, KY 40205  
sbrown595@gmail.com

**Williams, Julia**

---

**From:** John McCarthy <john@mssgov.com>  
**Sent:** Monday, September 23, 2019 9:12 AM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

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Dear Supervisor Williams,

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

Sincerely,

John McCarthy  
413 Jarvis Ln  
Louisville, KY 40207  
john@mssgov.com

## Williams, Julia

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**From:** Greg Pestinger <talán0411@gmail.com>  
**Sent:** Monday, September 23, 2019 9:13 AM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

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Dear Supervisor Williams,

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

Sincerely,

Greg Pestinger  
2134 Baringer Ave  
Louisville, KY 40204  
talán0411@gmail.com

**Williams, Julia**

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**From:** Iris Wilbur <iwilbur@greaterlouisville.com>  
**Sent:** Monday, September 23, 2019 9:02 AM  
**To:** Williams, Julia; Green, Jessica; Shanklin, Barbara; Dorsey, Keisha C.; Sexton-Smith, Barbara; Purvis, Donna L.; James, David A; McCraney, Paula D.; Coan, Brandon; Hollander, Bill H.; Mulvihill, Patrick; Kramer, Kevin; Blackwell, Rick; Fox, Mark H.; Fowler, Cindi; Triplett, Kevin D.; Reed, Scott; Winkler, Markus B.; Parker, Marilyn; Piagentini, Anthony B.; Benson, Stuart; George, Nicole A.; Engel, Robin; Peden, James; Flood, Madonna; Yates, David; Ackerson, Brent  
**Cc:** Sarah Davasher-Wisdom; Ameerah Palacios  
**Subject:** GLI Supports One Park- 16Zone1044  
**Attachments:** ONE PARK\_09232019.pdf  
  
**Importance:** High

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Members of the Louisville Planning Commission and Metro Council-

Attached (and below), GLI has included a letter of support of the One Park development proposal.

GLI urges the Planning Commission and Metro Council to prioritize the approval of this project.

Please let us know if you have any questions and thank you in advance for the opportunity to express our support.

.....

Members of the Louisville Planning Commission and Metro Council:

The Greater Louisville business community strongly encourages you to support the One Park development and to make sure that this does not become a missed opportunity to continue growing our city. This \$250 million project will bring jobs, more housing opportunities, and new tax revenues to Louisville.

GLI recently completed a tech and startup tour in Indianapolis. As we saw there and in other cities on our annual GLIDE trips, there is a growing demand for walkable, mixed use projects across all age groups. We have also found this to be a common trend in our research for our new Live in Lou talent attraction initiative.

As the *Courier-Journal* reported last year, cities like Austin, Nashville, and Raleigh were significantly smaller than Louisville as recently as 1980, but are now ahead of us when it comes to attracting 25-to-34-year-olds from out-of-state. The same goes for Cincinnati, Columbus, and Indianapolis.

This all has consequences. As the *Courier-Journal* further found, "Compared with a city like Austin, Louisville's population is old — and it's not getting any younger. Today, some 14 percent of Louisville's population is between age 25 and 34. In Austin, it's 17 percent. On the other end of the age scale, 6.2 percent of Louisville's population is 75 and older, compared with just 3.7 percent of Austin's."

We can counteract these trends with pro-growth policies and appealing projects, like more housing and walkable communities.

On the job front, we view One Park as a place that will be sought-after by site selectors. It has great appeal as a headquarters or office for emerging tech and service companies.

Urban infill projects like this one do not come along often. As a community, we must have the foresight to take advantage of these opportunities so we can compete and grow against our peer and regional competitors.

This area is an important connector and gateway to several parts of town, yet its current unplanned nature is holding our city back. With One Park positioned between two major roads and yards away from a major interstate highway, this is a prime location for infill.

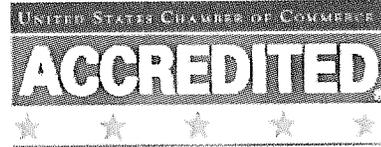
The sweeping park views will make it an ideal place for a hotel. That's good news because according to CBRE Research, Louisville had the largest year-over-year hotel demand increase in the first quarter of 2019 at 11.4%, while demand nationally only grew 2.4% in the same quarter. They measured the growth performance of the top 60 major markets in the first quarter of this year and Louisville took the top growth spot outranking Nashville, Austin, and Raleigh-Durham as well as major markets including New York City, Seattle, San Francisco, and Denver.

Another key factor to keep in mind is that One Park will be developed by Louisvillians for Louisville. This is something we should embrace and celebrate, especially when the developer is making valuable infrastructure investments to improve cycling and pedestrian street character and add green space and more trees to the tree canopy.

For Louisville to compete effectively with its peer cities and to continue to grow its economy, we need developments like One Park. We urge you to prioritize approving this project and to send a message to prospective employers and companies that the Greater Louisville region is open for business.

---

Iris Wilbur Glick | Vice President, Government Affairs & Public Policy  
Office: 502.625.0056 | Mobile: 502.709.1139  
614 W. Main St. Suite 6000 | Louisville, KY 40202



*ICYMI: GLI released our 2019 Legislative Outcomes report, recapping this year's state legislative wins & missed opportunities. We also announced our **2019 Most Valuable Policymakers** from the Greater Louisville region. [Check it out!](#)*

September 23, 2019

Members of the Louisville Planning Commission and Metro Council:

The Greater Louisville business community strongly encourages you to support the One Park development and to make sure that this does not become a missed opportunity to continue growing our city. This \$250 million project will bring jobs, more housing opportunities, and new tax revenues to Louisville.

GLI recently completed a tech and startup tour in Indianapolis. As we saw there and in other cities on our annual GLIDE trips, there is a growing demand for walkable, mixed use projects across all age groups. We have also found this to be a common trend in our research for our new Live in Lou talent attraction initiative.

As the *Courier-Journal* [reported](#) last year, cities like Austin, Nashville, and Raleigh were significantly smaller than Louisville as recently as 1980, but are now ahead of us when it comes to attracting 25-to-34-year-olds from out-of-state. The same goes for Cincinnati, Columbus, and Indianapolis.

This all has consequences. As the *Courier-Journal* further found, "Compared with a city like Austin, Louisville's population is old — and it's not getting any younger. Today, some 14 percent of Louisville's population is between age 25 and 34. In Austin, it's 17 percent. On the other end of the age scale, 6.2 percent of Louisville's population is 75 and older, compared with just 3.7 percent of Austin's."

We can counteract these trends with pro-growth policies and appealing projects, like more housing and walkable communities.

On the job front, we view One Park as a place that will be sought-after by site selectors. It has great appeal as a headquarters or office for emerging tech and service companies.

Urban infill projects like this one do not come along often. As a community, we must have the foresight to take advantage of these opportunities so we can compete and grow against our peer and regional competitors.

This area is an important connector and gateway to several parts of town, yet its current unplanned nature is holding our city back. With One Park positioned between two major roads and yards away from a major interstate highway, this is a prime location for infill.

The sweeping park views will make it an ideal place for a hotel. That's good news because according to CBRE Research, Louisville had the largest year-over-year hotel demand increase in the first quarter of 2019 at 11.4%, while demand nationally only grew 2.4% in the same quarter. They measured the growth performance of the top 60 major markets in the first quarter of this year and Louisville took the top growth spot outranking Nashville, Austin, and Raleigh-Durham as well as major markets including New York City, Seattle, San Francisco, and Denver.

Another key factor to keep in mind is that One Park will be developed by Louisvillians for Louisville. This is something we should embrace and celebrate, especially when the developer is making valuable infrastructure investments to improve cycling and pedestrian street character and add green space and more trees to the tree canopy.

For Louisville to compete effectively with its peer cities and to continue to grow its economy, we need developments like One Park. We urge you to prioritize approving this project and to send a message to prospective employers and companies that the Greater Louisville region is open for business.

Sincerely,



Sarah Davasher-Wisdom  
Chief Operating Officer

## Williams, Julia

---

**From:** Patricia Presnell-Maddox <patti@ganhill.com>  
**Sent:** Monday, September 23, 2019 7:34 AM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

First and foremost - I am a resident of Crescent Hill and have been since 1995. I am additionally a Residential and Commercial Realtor. The corridor at Grinstead and Lexington has been of sad existence for too many years. I believe this development puts Louisville on the progressive track we need to be on for many reasons and especially for economic development. The voices of opposition are always louder than those in support. The call for affordable housing is legitimate, however this location is doesn't fit the bill. Respectfully, I urge you and Mr. Hollander to get behind this project and recognize the benefits it provides for our great city!

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

To keep pace with peer cities like Nashville, Indianapolis and Charlotte, Louisville must embrace development and investment that moves our community forward. This mixed use project would result in over \$250 million investment, and is a remarkable improvement from the current unplanned conditions at the site.

ONE PARK will serve as an inviting gateway to downtown and increase vibrancy with new pedestrian and cycling amenities directly adjacent to our wonderful urban park system.

ONE PARK will help accommodate demand for urban housing and provides for new tremendous business opportunities. I believe ONE PARK will be a great addition to our city and I urge you to support it. Thank you.

Sincerely,

Patricia Presnell-Maddox  
130 N Bayly Ave  
Louisville, KY 40206  
patti@ganhill.com

## Williams, Julia

---

**From:** Kim Zehnder <kimberly.zehnder13@gmail.com>  
**Sent:** Monday, September 23, 2019 7:34 AM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

I would love to see this space updated and developed, as Louisville deserves it and it is much needed! It will not go unnoticed.

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

To keep pace with peer cities like Nashville, Indianapolis and Charlotte, Louisville must embrace development and investment that moves our community forward. This mixed use project would result in over \$250 million investment, and is a remarkable improvement from the current unplanned conditions at the site.

ONE PARK will serve as an inviting gateway to downtown and increase vibrancy with new pedestrian and cycling amenities directly adjacent to our wonderful urban park system.

ONE PARK will help accommodate demand for urban housing and provides for new tremendous business opportunities. I believe ONE PARK will be a great addition to our city and I urge you to support it. Thank you.

Sincerely,

Kim Zehnder  
2616 Valletta Rd  
Louisville, KY 40205  
kimberly.zehnder13@gmail.com

## Williams, Julia

---

**From:** William Franck <ig-bf.franck@twc.com>  
**Sent:** Sunday, September 22, 2019 9:42 PM  
**To:** Williams, Julia  
**Subject:** Case number for zoning change; 16Zone1044. One Park Grinstead ?Dr, Lexington Rd and Etley Ave

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

The existing zone C-2 is correct. Mixed use commercial. One Park with raised height limits or no limits is out of proportion for the property in addition to the traffic added. This would also disrupt and strangle the traffic patterns currently in use.

Thank you

William F. Franck  
1936 Rutherford Ave  
Louisville, Ky 40205

## Williams, Julia

---

**From:** Resa Aschbacher <raschbacher@bellsouth.net>  
**Sent:** Sunday, September 22, 2019 9:25 PM  
**To:** Williams, Julia  
**Subject:** Grinstead Development

**CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe**

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I am writing to add my opinion to the discussion of the planned development at Grinstead Drive and Lexington Road. I understand that the current zoning is appropriate for the area. The larger plans are out of proportion to the neighborhood and with so many other apartments and condominiums on the Lexington Road and Broadway areas I feel this would be an unnecessary amount of higher rent property. I drive those roads frequently and for years travelled daily from St. Matthews down Lexington Road then left onto Grinstead to turn again onto Cherokee Road and head home from my father's home to my home in Germantown. I worry that the beautiful sunset I often witnessed on my drive will no longer be visible if a high rise is placed on that corner. Our daily lives and commutes are often stressful and busy but witnessing the beauty of nature on my drive or on my walks are often the best part of my day. Please record my opinion as asking that the zoning of that area not be changed. I appreciate the forward thinking of the developers but I do not think a high rise should be part of the plan.

Thank you,  
Resa S. Aschbacher  
1409 E. Burnett Ave.  
Louisville, KY 40217  
(502)637-2403

## Williams, Julia

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**From:** Philip Samuel <billygoathill3@gmail.com>  
**Sent:** Sunday, September 22, 2019 8:06 PM  
**To:** Williams, Julia  
**Subject:** 16ZONE1044

**CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe**

Julia,  
Please include these comments for 16ZONE1044.

On Thursday, September 12, I made oral comments at the LD&T meeting concerning traffic for 16ZONE1044. After my comments, the chair allowed the applicant (in this case the traffic engineering consultant) to respond to my questions and comments. Unfortunately, the consultant failed to adequately answer my concerns, and generally did not address my points at all. The chair did not follow up to ask if I was satisfied with the answers (which I could not be). Because of these concerns, I do not feel that the traffic study is adequate and that the Planning Commission should at a minimum defer any decision until my questions have been addressed. My comments to the LD&T are below, with the consultant's responses and my concerns with those responses following.

Thank you,  
Phil Samuel  
3 Angora Ct.  
40206

**My comments (from Sept. 12):** If, as I understand it, internal trips are "the portion of trips generated by a mixed-use development that both begin and end within the development"....why are internal trips listed? Once you get into this development you aren't going drive around internally!

**Consultant:** The Institute of Transportation Engineers Trip Generation Manual, 10<sup>th</sup> Edition was used. I knew that. But that does NOT address my point regarding internal trips?

**My comments:** If, as I understand it, pass-by trips are "a subset of trip generation that only apply to commercial/retail developments". How can this be used for a development that includes housing (either apartments, condos, and/or a hotel)?

**Consultant:** The Institute of Transportation Engineers Trip Generation Manual, 3rd Edition was used. I knew that. That does absolutely NOT address my point. This proposed development is not limited to commercial/retail. Thus, how can this manual be used for by-pass trips? And, why is the 10th edition used for one part of this traffic study, and the 3rd edition used for another part of the study?

**My comments:** New trips were assigned to the highway network with the percentages shown in Figure 6 (on page 10). Is this the same for incoming and outgoing? But then pass-by trips were assigned using the existing peak hour distribution. Why use different methodologies?

**Consultant:** The consultant did not address this.

**My comments:** If you want to use Lexington Road to go west (towards downtown) from the proposed development, you will need to turn left from Etley (without a traffic signal). Refer back to Figure 6 - is that 20% of exiting traffic from the development going to use Etley and turning left onto Lexington Road?

**Consultant:** The consultant did not address this point, instead speaking about some other part of the traffic study.

**My comments:** The proposed new dual turning lanes on eastbound Lexington Road onto eastbound/northbound Grinstead Drive will be confusing for locals, much less for any out-of-town guests using a hotel. Which lane would I need to be in to get to I-64E? Which lane to use Grinstead Drive to get to I-64W? If anyone needs to go from the proposed development to Grinstead to get to I-64W they will need to cross 3 lanes of traffic to reach the correct turning lane.

**Consultant:** The consultant, again, did not address the point, instead speaking about the turning lanes but not addressing the problem of exiting the proposed development.

**My comments:** Unless I missed it, the plans do not propose a solution for the existing problem - to be made worse by this development - of the I-64W ramp to Grinstead Drive.

**Consultant:** Again, the consultant did not address this problem.

**My comments:** Also, page 17 is confusing regarding Etley. I could sort of figure it out - I think - but does Etley run north/south or east/west? And there are no separate numbers for Etley north to Lexington east or for Etley south to Grinstead west.

**Consultant:** The consultant offered to explain the confusing entries to me, but did not comment on the missing separate numbers for Etley.

## Williams, Julia

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**From:** Chandler Joan <jhchandler00@yahoo.com>  
**Sent:** Sunday, September 22, 2019 5:17 PM  
**To:** Williams, Julia; Hollander, Bill H.  
**Subject:** 16zone1044

**CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe**

I am ok with the proposed change in zoning for the Onepark project. I read much of the 2040 plan and reviewed the zoning categories. I believe the proposed plan, while larger than what most desire fits with the 2040 plan based on population growth and anticipated employment categories. I think it will also keep the area active and vibrant. Otherwise I fear we will continue to lose out to the growing suburbs. By the way, I live on Lexington Rd and will certainly be impacted by the change. Thanks, Joan Chandler

[Sent from Yahoo Mail on Android](#)

## Williams, Julia

---

**From:** Thomas Lambe <thomas.lambe87@gmail.com>  
**Sent:** Sunday, September 22, 2019 5:08 PM  
**To:** Williams, Julia  
**Subject:** 16ZONE1044

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

I agree with the development of the site but oppose the requested change in zoning. The existing commercial zoning, C-2, allows the developer to build a mixed-use project, including a hotel. The only limitation, under C2, is the height of the project.

\* One Park is not a development that fits in with the surrounding traditional neighborhoods AT ALL! This development is absolutely grotesque. It is absurd.

421 multi-family units, an 18 story hotel with 250 rooms, and 1202 parking spaces, as well as, commercial and business space are proposed for the 3.3 acre site???

\* Because of its size and scale, One Park is a project most appropriate for downtown Louisville OR SOMEWHERE ELSE!

\*If this project is approved, this opens opportunities for similar high rise developments around our park

\*I don't want our parks to be ringed with high rises like Central Park in New York City, without similar mass transit options.

Let's have good common sense development.

Thomas Lambe  
2315 Cross Hill Road  
Louisville KY 40206  
502-938-5448

## Williams, Julia

---

**From:** Wynnsimpson@gmail.com  
**Sent:** Sunday, September 22, 2019 3:22 PM  
**To:** Williams, Julia  
**Subject:** One Park. Wynn

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

I oppose any development until the intersection at Grinstead and I64 is fixed!!!!

It was planned in the 50s and built on the 60s.

One Park will make the bad traffic considerably worse.

No, no, no

Let me know how I can help.

Sent from my iPhone

## Williams, Julia

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**From:** Judith Hollis Jones <judith.hollis.jones@gmail.com>  
**Sent:** Sunday, September 22, 2019 3:13 PM  
**To:** Williams, Julia  
**Subject:** OnePark feedback on Zoning

**CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe**

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*Dear Julia,*

*We live on Cherokee Parkway near Grinstead Drive and have input about OnePark.*

We support the development of the site and oppose the requested change in zoning. The existing commercial zoning, C-2, allows the developer to build a mixed-use project, including a hotel. The only limitation, under C2, is the height of the project.

One Park is not a development that fits in with the surrounding traditional neighborhoods. 421 multi-family units, an 18 story hotel with 250 rooms, and 1202 parking spaces, as well as, commercial and business space are proposed for the 3.3 acre site. The traffic at rush hours is already very heavy from Collegiate School, entrance to I-64 and downtown commuters who use Lexington Rd or Grinstead instead of freeways. This large development will cause traffic nightmares for nearby residents and all involved. Please be cautious on how the traffic study was conducted and at what times.

This is a historic neighborhood and not in downtown. We are in favor of progress, but not congesting neighborhoods and creating more sound pollution.

Please don't allow a zoning change. Let's make it a progressive, interesting development, but not an oversized one that detracts from one of our cities most beautiful neighborhoods and parks.

Sincerely,  
Ronald & Judith Hollis Jones  
2651 Cherokee Parkway

## Williams, Julia

---

**From:** melanie ratliff <melanieratliff@icloud.com>  
**Sent:** Sunday, September 22, 2019 2:37 PM  
**To:** Williams, Julia  
**Subject:** One project

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Ms. Williams,

I'm writing as a citizen who lives in Crescent Hill and travels Grinstead Road almost every day. Regarding the proposed project, I strongly oppose the scale and height and density. I understand the need for change and development, and I think a project in that space would be wonderful. But the height and the density will not only be visually inappropriate but will also make the already heavy traffic impossible. The project sounds like a good one but not in this location. Downtown Louisville has so many wonderful spaces that would be much more appropriate for a project of the scale. Please pass along to decision-makers that I and my family and neighbors strongly oppose the scale of this project in this location.

Thank you for your time and consideration.  
Melanie Ratliff

## Williams, Julia

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**From:** LINDA SPARROW <llindac@aol.com>  
**Sent:** Sunday, September 22, 2019 2:35 PM  
**To:** Williams, Julia  
**Subject:** One Park development

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Ms Williams

I strongly oppose a change in zoning for the OnePark development. It is clearly out of scale for the environs. The existing zoning as planned...eight story maximum, is more than adequate for the space.

Thank you,  
Linda Sparrow  
Louisville, Ky

Sent from my iPad

## Williams, Julia

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**From:** Linus & Laura Schuhmann <schuhmanns@gmail.com>  
**Sent:** Sunday, September 22, 2019 1:16 PM  
**To:** Williams, Julia  
**Subject:** case number for zoning change 16ZONE1044

**CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe**

Hi Ms Williams,

I'm contacting you to share my opinion and on the One Park Development project. I am in favor of the development of this triangular parcel of land between Grinstead Dr, Lexington Rd and Etley Ave. However, I do not believe that a zoning change is appropriate for this project.

The size and scale of the project does not conform to any of the existing parcels in the area. The height of the entire project is comparable to parts of downtown Louisville, not the area where this land sits.

Please do not allow the change of zoning for this project. With the C-2 zoning the area already has, the development can move forward with a more appropriate size and scale for this area.

Setting a zoning change precedent that would allow this currently planned project would only allow additional oversized projects in the future.

What makes Louisville great is that we have areas like this that are not obstructed by large developments next to park like settings. Please show these developers that if they want New York City projects, they should do it in New York City.

Thank you in advance for your help with this issue,  
Linus Schuhmann  
2719 Victor Place  
Louisville, KY 40206

## Williams, Julia

---

**From:** Mark Ketterer <mketterer4612@gmail.com>  
**Sent:** Saturday, September 21, 2019 7:27 AM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

I live in Southern Indiana but work in Louisville, so the development and advance of Louisville is important to me.

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

To keep pace with peer cities like Nashville, Indianapolis and Charlotte, Louisville must embrace development and investment that moves our community forward. This mixed use project would result in over \$250 million investment, and is a remarkable improvement from the current unplanned conditions at the site.

ONE PARK will serve as an inviting gateway to downtown and increase vibrancy with new pedestrian and cycling amenities directly adjacent to our wonderful urban park system.

ONE PARK will help accommodate demand for urban housing and provides for new tremendous business opportunities. I believe ONE PARK will be a great addition to our city and I urge you to support it. Thank you.

Sincerely,

Mark Ketterer  
16200 McClellan Rd  
Memphis, IN 47143  
mketterer4612@gmail.com

## Williams, Julia

---

**From:** Joan Maclean <joan.maclean@yahoo.com>  
**Sent:** Friday, September 20, 2019 12:22 PM  
**To:** Williams, Julia  
**Subject:** One Park

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Sent from my iPad My husband and I live at 2544 Glenmary Ave..Morning and evening traffic as well as school drop off and pick up times are at a [standstill.Cars](#) are dangerously backed up coming off 64 on to Grinsted Road at rush hour as it is.Honestly more traffic would not only exacerbate this problem but would also reduce the quality of life for every person living in this area.I wonder why those involved in this project should be the ones to profit while those who live,work and go to school here pay the price for such an ill-conceived project.Please visit this area and see for yourself the impact this plan would cause.Thank you for attention to this issue.Joan Maclean

## Williams, Julia

---

**From:** Greg Pestinger <talán0411@gmail.com>  
**Sent:** Friday, September 20, 2019 10:57 AM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

I am a long time resident of the Cherokee Triangle that has also had the opportunity to live in other great cities such as Chicago and St. Louis where beautiful modern glass structure live in harmony with century old buildings. One Park offers Louisville the opportunity to do the same.

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

To keep pace with peer cities like Nashville, Indianapolis and Charlotte, Louisville must embrace development and investment that moves our community forward. This mixed use project would result in over \$250 million investment, and is a remarkable improvement from the current unplanned conditions at the site.

ONE PARK will serve as an inviting gateway to downtown and increase vibrancy with new pedestrian and cycling amenities directly adjacent to our wonderful urban park system.

ONE PARK will help accommodate demand for urban housing and provides for new tremendous business opportunities. I believe ONE PARK will be a great addition to our city and I urge you to support it. Thank you.

Sincerely,

Greg Pestinger  
2134 Baringer Ave  
Louisville, KY 40204  
talán0411@gmail.com

## Williams, Julia

---

**From:** Jason Kyle <jason.kyle@mutualofomaha.com>  
**Sent:** Friday, September 20, 2019 11:02 AM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

**CAUTION:** This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

As a resident of that area and constituent I **STRONGLY** reccomend making this area better by support ONE PARK. Thanks Mayor Fischer for all you do.

-Jason Kyle

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

To keep pace with peer cities like Nashville, Indianapolis and Charlotte, Louisville must embrace **development** and investment that moves our community forward. **This** mixed use project would result in over \$250 million investment, and is a remarkable improvement from the current unplanned conditions at the site.

ONE PARK will serve as an inviting gateway to downtown and increase vibrancy with new pedestrian and cycling amenities directly adjacent to our wonderful urban park system.

ONE PARK will help accommodate demand for urban housing and provides for new tremendous business opportunities. I believe ONE PARK will be a great addition to our city and I urge you to support it. Thank you.

Sincerely,

Jason Kyle  
2139 Lexington Rd  
Louisville, KY 40206  
jason.kyle@mutualofomaha.com

## Williams, Julia

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**From:** Thomas Ostertag <tomstertag@gmail.com>  
**Sent:** Friday, September 20, 2019 3:59 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

I have driven past this corner many times, and I would love to see it be brought to life.

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

To keep pace with peer cities like Nashville, Indianapolis and Charlotte, Louisville must embrace development and investment that moves our community forward. This mixed use project would result in over \$250 million investment, and is a remarkable improvement from the current unplanned conditions at the site.

ONE PARK will serve as an inviting gateway to downtown and increase vibrancy with new pedestrian and cycling amenities directly adjacent to our wonderful urban park system.

ONE PARK will help accommodate demand for urban housing and provides for new tremendous business opportunities. I believe ONE PARK will be a great addition to our city and I urge you to support it. Thank you.

Sincerely,

Thomas Ostertag  
2508 Valley Vista Rd  
Louisville, KY 40205  
tomstertag@gmail.com

## Williams, Julia

---

**From:** Patrick Smith <communityresearch@gmail.com>  
**Sent:** Friday, September 20, 2019 3:59 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

This is the kind of development needs to be a competitive city. Approving this zoning change sends a message to developers that Louisville welcomes investment in multi-family, multi-use infill projects that make great neighborhoods and great cities.

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

To keep pace with peer cities like Nashville, Indianapolis and Charlotte, Louisville must embrace development and investment that moves our community forward. This mixed use project would result in over \$250 million investment, and is a remarkable improvement from the current unplanned conditions at the site.

ONE PARK will serve as an inviting gateway to downtown and increase vibrancy with new pedestrian and cycling amenities directly adjacent to our wonderful urban park system.

ONE PARK will help accommodate demand for urban housing and provides for new tremendous business opportunities. I believe ONE PARK will be a great addition to our city and I urge you to support it. Thank you.

Sincerely,

Patrick Smith  
911 E Washington St  
Louisville, KY 40206  
communityresearch@gmail.com

## Williams, Julia

---

**From:** Aaron Young <aaron.young502@gmail.com>  
**Sent:** Friday, September 20, 2019 3:58 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

Having 3 kids, my hope is at least two stay here as adults. Projects like this are the ones that have to keep us moving and keep Louisville as fun place to live and work.

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

To keep pace with peer cities like Nashville, Indianapolis and Charlotte, Louisville must embrace development and investment that moves our community forward. This mixed use project would result in over \$250 million investment, and is a remarkable improvement from the current unplanned conditions at the site.

ONE PARK will serve as an inviting gateway to downtown and increase vibrancy with new pedestrian and cycling amenities directly adjacent to our wonderful urban park system.

ONE PARK will help accommodate demand for urban housing and provides for new tremendous business opportunities. I believe ONE PARK will be a great addition to our city and I urge you to support it. Thank you.

Sincerely,

Aaron Young  
14513 Clear Meadow Ct  
Louisville, KY 40245  
aaron.young502@gmail.com

## Williams, Julia

---

**From:** George McMinn <george3mcminn@gmail.com>  
**Sent:** Friday, September 20, 2019 1:48 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

To keep pace with peer cities like Nashville, Indianapolis and Charlotte, Louisville must embrace development and investment that moves our community forward. This mixed use project would result in over \$250 million investment, and is a remarkable improvement from the current unplanned conditions at the site.

ONE PARK will serve as an inviting gateway to downtown and increase vibrancy with new pedestrian and cycling amenities directly adjacent to our wonderful urban park system.

ONE PARK will help accommodate demand for urban housing and provides for new tremendous business opportunities. I believe ONE PARK will be a great addition to our city and I urge you to support it. Thank you.

Sincerely,

George McMinn  
517 Nickleby Way  
Louisville, KY 40245  
george3mcminn@gmail.com

September 19, 2019

Dear Ms. Williams,

Included with this letter is a document that I would like to have included with the public comments for Case Number 16ZONE1044.

Should you have any questions, I have included my contact information below.

And as a 25 year citizen of Louisville, I thank you for your excellent work on the behalf of our community.

Respectfully,



Diane Bellafronto

1699 Trevilian Way

Louisville, KY 40205

502-553-5080

d.bellafronto813@gmail.com

RECEIVED

SEP 20 2019

DESIGN SERVICES

16ZONE1044

**Case Number: 16ZONE1044**

**STANDARD OF REVIEW FOR REZONING**

Does the proposed form district /rezoning change comply with the applicable guidelines and policies (of) Plan 2040?

The purpose of this document is to prove that the Case Number 16ONE1044, a request for a zoning change from C-2 to Planned Development District:

- Does not meet the intent of a Planned Development (PD) District, and
- Does not comply with Plan 2040 guidelines and policies.

**Review of Applicable Plans and Codes**

1. Louisville June 2019 Land Development Code (LDC), Chapter 2 Part 8, Planned Development District

2.8.1 A. The intent of the PD District is to:

“Respect and reinforce the existing communities, integrating new development with existing development to ensure compatibility;

Promote the development of land that is consistent with the applicable form district;

Preserve the historic development patterns of existing neighborhoods.”

“The purpose of the PD District is to implement land development code provisions that are consistent with the Goals, Objectives, and Policies of the Comprehensive Plan, in accordance with Chapter 100 of Kentucky Revised Statutes.”

2.8.2. Establishment of Planned Development Districts

“The pattern of development of any proposed Planned Development District shall be consistent with the pattern of the applicable form district.”

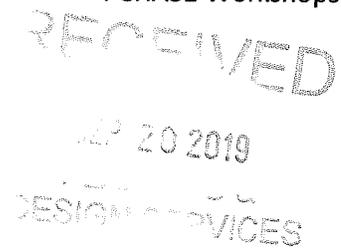
**2. Plan 2040**

Plan 2040 is the long range planning document intended to guide Louisville Metro’s growth and development over the next 20 years. Effective January 2019, Plan 2040 represents “over 2 years of public input and discussion that engaged over 6,000 people across the community. To further illustrate the work involved in the development of Plan 2040, the creation process included:

60 meetings with local organizations  
17 Advisory Committee Meetings

52 Work Group Meetings  
9 Data Committee Meetings

9 Community Forums  
4 CHASE Workshops



**Purpose of Plan 2040**

“Plan 2040 provides a framework to evaluate individual development and redevelopment proposals in light of the larger community’s stated goals and policies. In addition to guiding regulatory changes, Plan 2040 will assist in setting institutional priorities, helping guide policy development, and informing public investment. Plan 2040 intentionally strikes a balance between being overly general and overly detailed. This is to allow for flexibility given the uncertainties inherent in making any plan designed to be relevant for the next 20 years.”

**Elements of Plan 2040**

Plan 2040 has 6 plan elements. Some are required by the statutes governing comprehensive planning in Kentucky. Others come from the Louisville Metro’s previous plan, Cornerstone 2020, or from the Plan 2040 creation process itself. The element most applicable to the review of this zoning change request is called the Community Form. The Community Form element is intended to guide the shape, scale and character of a proposed development.

**Form Districts**

A Form District is simply *a pattern of development*.

Plan 2040 identifies 13 existing forms or patterns of development within Louisville Metro. Every parcel of land within Louisville Metro is assigned to a unique Form District. The site for One Park is in a Form District called Traditional Neighborhood and the neighborhoods surrounding this proposed development are all also TNs. (See attached Lojic map)

“The Form Districts then govern the form of development, regulating building height, setbacks, and similar design elements. Form Districts are tools that can be adopted by legislative bodies principally to deal with compatibility issues. The premise behind Form Districts is that compatibility is often determined by the physical form and pattern of development rather than the actual use of the land. Each Form District established in the Land Development Code represents a unique pattern of development that can be defined by physical criteria.”

**Using Form Districts**

*“Form Districts are to be used to make land use and site development decisions.”*

Quoting directly from Plan 2040: Form Districts are to be used to:

2.1. Evaluate the appropriateness of a land development proposal in the context of:

2.1.1 the description, character and function of the Form District designated for the area in which the subject site is located:

2.1.2. the intensity and density of the proposed land use or mixture of land use;

2.1.3. the effect of the proposed development on the movement of people and goods; and

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2.1.4. the compatibility of the proposed use or uses with surrounding uses including the relationship of the use, mass, scale, height, materials, building footprint, orientation, setback and design of the proposed building or proposed buildings with that of surrounding buildings.”

**Traditional Neighborhood (TN) Form District**

Here is the description of a TN as written in Plan 2040:

3.1.2. “This form is characterized by predominantly residential uses, by a grid pattern of streets with sidewalks and often including alleys. Residential lots are predominantly narrow and deep, but the neighborhood may contain sections of larger estate lots, and also sections of lots on which appropriately integrated higher density uses may be located. The higher density uses are encouraged to be located in centers or near parks and open spaces having sufficient carrying capacity. There is usually a significant range of housing opportunities, including multi-family dwellings. Traditional neighborhoods often have and are encouraged to have a significant proportion of public open space such as parks or greenways, and may contain civic uses as well as appropriately located and integrated neighborhood centers with a mixture of mostly neighborhood-serving land uses such as offices, shops, restaurants and services. Although many existing traditional neighborhoods are 50 to 120 years old, the Traditional Neighborhood Form may be used when establishing new developments and redevelopments. Revitalization and reinforcement of the Traditional Neighborhood Form will require particular emphasis on (a) preservation and renovation of existing buildings (b) in the case of new developments or redevelopments using traditional building scales and site layouts, (c) the preservation of the existing or establishing a new grid pattern of streets and alleys, and (d) preservation of or creation of new public spaces.

For comparison, here are two other Plan 2040 Form Districts, Downtown and Urban Center Neighborhood.

3.1.1. **Downtown:** This form is characterized by its location near the center of the population it serves. The Downtown Form is comprised of predominantly office, commercial, civic, medical, **high-density residential** and cultural land uses. It has a grid pattern of streets designed to accommodate a large volume of vehicular traffic and public transportation. There are provisions for on-street and long-term parking of vehicles and for substantial pedestrian and non-vehicular movement within the district. **Buildings are generally the greatest in volume and height in the metropolitan area**, and there is public open space including plazas and squares.

3.1.12. **Urban Center Neighborhood:** Urban Center Neighborhoods typically adjoin Louisville’s Central Business District and serve as a transition from Downtown Louisville to the surrounding neighborhoods and commercial corridors. These areas consist of higher intensity uses and higher density mixed-use buildings that accommodate retail, offices, rowhouses and apartments. This form should have a tight network of streets, with wide sidewalks, street trees and buildings set close to the sidewalks.

The proposal for the Planned Development District in the Irish Hill Neighborhood consists of commercial, hotel, office and multi-family units to be located in several multi-story buildings. The tallest

**Case Number: 16ZONE1044**

portion of the development will be 18 stories. 421 multi-family units, 250 hotel rooms and 1,202 parking spaces are proposed for the 3.3 acre site. Two other form districts are a more appropriate match for this project.

**Conclusions from Review of Plan 2040 and Applicable Codes**

- a) A comparison of the descriptions of the above 3 Form Districts establishes that the requested Planned Development District is not compatible with the Traditional Neighborhood Form District as described in Plan 2040.
- b) Two other Form Districts are consistent with the development called One Park.
- c) The proposed development is not compatible with surrounding land uses in terms of mass, scale, height, building footprint and design.
- d) The existing C-2 zoning is compatible with the Traditional Neighborhood Form District.

**Use of the TN Form by the Developer**

In the "Statement of Compliance" submitted by the developer received by the Planning Department on September 17, 2018, the following statements are included in the section called:

**Guideline 1 - Community Form**

1."This application and the PDD plan and pattern book accompanying it comply with this Guideline because the site is located in the Traditional Neighborhood Form District which *encourages high density uses* and a range of housing opportunities"

- a) the developer has taken some liberty with the language of the TN form description. Referring to Plan 2040, the TN does **not** encourage high density, but very clearly states that "the higher density uses are encouraged to be located in centers or near parks". What is encouraged is the location of higher density uses, not high density. This is a critical distinction in evaluating the appropriateness of One Park for this site.
- b) the distinction between higher and high density is a subtle point, but also an important one;

According to the Urban Land Institute: Density refers not only to high rise buildings. The definition of density depends on the context in which it is used. In their publication, "Higher Density Development – Myth or Fact", *higher density* simply means new residential and commercial development at a density that is higher than what is typically found in the existing community. For example, in a sprawling area with single-family detached homes on one-acre lots, single-family houses on one fourth or one-eight acre are considered higher density. In a more densely populated area with single-family houses on small lots, townhouses and apartments are considered higher density."

- c) Regardless, of whether the term is higher or high, density for the purposes of housing and commercial development is defined as relative to the existing neighborhood.

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## Case Number: 16ZONE1044

2. "Traditional Neighborhoods are also encouraged to have open space, which this one does have with wide sidewalks and building alcoves and upper level landscaped plazas,"
  - a) The language in the description of the TN form reads "TNs often have and are encouraged to have a **significant proportion of public open space** such as parks or greenways". An upper level open space plaza would not be accessible to the general public but principally accessible to the residential and commercial and business units on the site.

### Guideline 2 – Centers

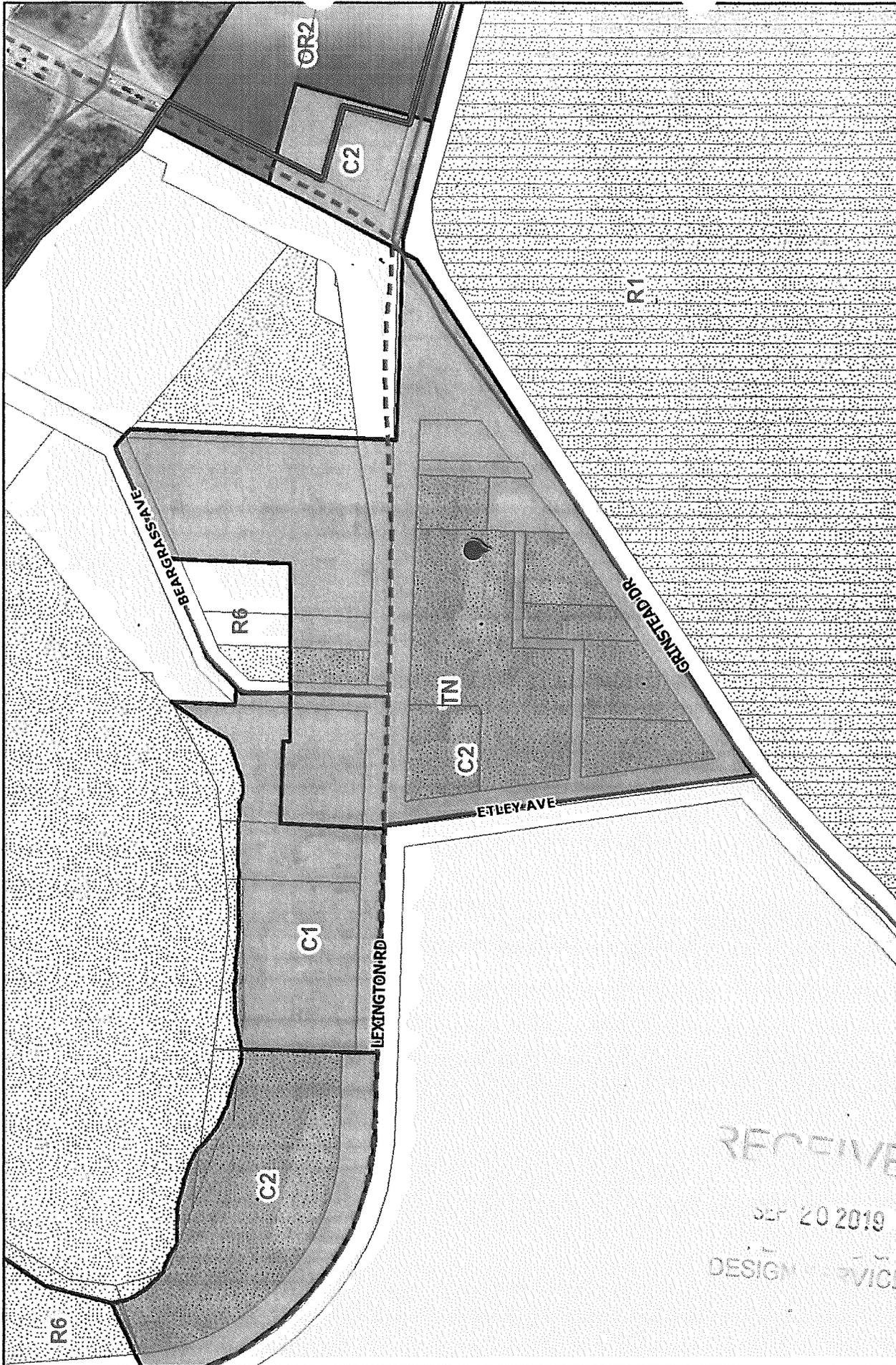
1. "The design of an activity center such as this one needs to be appropriate in terms of how it fits with adjoining uses and nearby neighborhoods. Once again, the only adjoiners are a public park, a cemetery and major arterials plus an interstate highway, plus several restaurants and offices along Lexington Road at Etley Avenue."
  - a) This description of the areas affected by One Park is very narrow. Indeed, the area affected by this development is much larger and broader, because its mass and scale could serve as an argument for similar developments along Lexington Road and on north and south Grinstead Drive. This development does indeed affect the entire communities of Irish Hill, Lexington Road, Crescent Hill and Cherokee Triangle, not just the properties immediately adjacent to One Park.
2. "The proposed "One Park" PDD project is designed to encourage a high level of pedestrian and bicycle usage"
  - a) There are no existing sidewalks along Lexington Road in both the east and west direction from the proposed development. Going north on Grinstead, the sidewalk is very limited. One Park is only walkable from Cherokee Road and Grinstead Drive south of the development.
  - b) As a bicyclist with over 10,000 touring miles, I can attest that this intersection is currently very dangerous. Common Louisville Bicycle Club touring routes avoid riding on Lexington Road east of the development and on Grinstead Drive south of the development because of the traffic and, because of the limited visibility, the outbound stretch of Lexington Road from downtown Louisville is also avoided. With the additional traffic incurred, this development will do nothing to enhance the bike-ability of the area.

### Conclusions

- An exhaustive review of Plan 2040 and LDC codes applicable to One Park proves that this project does not meet the criteria for approval for a change in zoning from C-2 to Planned Development District.
- One Park is not compatible with the Traditional Neighborhood Form District.
- One Park is compatible with the Downtown or the Urban Center Neighborhood Form District.
- One Park does not meet the intent of a Planned Development District.

### Summary

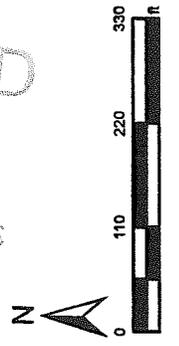
The development of One Park in a Traditional Neighborhood form district is analogous to trying "to fit a square peg in a round hole". No matter how hard you push, and twist, and turn that peg, it just doesn't fit!!



LOJIC © 2019  
 This map is not a legal document and should only be used for general reference and identification.

Friday, August 30, 2019 | 2:55:19 PM

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## Williams, Julia

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**From:** Daniel Fuchs <danny.fuchs@gmail.com>  
**Sent:** Thursday, September 19, 2019 12:19 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

**CAUTION:** This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

I live near the ONE PARK development and am thrilled to hear of its prospects. It will be a boon to the adjacent neighborhoods and the city of Louisville.

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

Louisville must embrace development and investment that moves our community forward. This mixed use project would result in over \$250 million investment, and is a remarkable improvement from the current unplanned conditions at the site.

ONE PARK will serve as an inviting gateway to downtown and increase vibrancy with new pedestrian and cycling amenities directly adjacent to our wonderful urban park system.

ONE PARK will help accommodate demand for urban housing and provides for new tremendous business opportunities. I believe ONE PARK will be a great addition to our city and I urge you to support it. Thank you.

Sincerely,

Daniel Fuchs  
1008 Doric Cir  
Louisville, KY 40205  
danny.fuchs@gmail.com

## Williams, Julia

---

**From:** P Head <festivephead@yahoo.com>  
**Sent:** Thursday, September 19, 2019 10:16 AM  
**To:** Williams, Julia  
**Subject:** Case # 16ZONE1044 Comment

**CAUTION:** This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Julia, I am a 31 year Highlands resident and travel through the Grinstead/Lexington intersection multiple times a week. I have grave concerns about the proposed building.

First and foremost is the sheer size of it. It will look completely out of place and, in my opinion, be inappropriate to be hovering over Cherokee Park, one of the jewels of this city. The developer obviously came in with a huge monstrosity knowing that he would later cut it down and appear to have compromised. It simply is not an attractive building and does not belong at that scale. I am not opposed to developing that area, I would just like something attractive and that fits into the Highlands aesthetic.

Then the practical concern is what it will do to the traffic. The traffic is ridiculous now at that intersection! The original traffic study that was done by the developer was done prior to the lane reductions and it was bad then. If you use that intersection during rush hours it's a huge delay now. I cannot even imagine what it will be like if there are hundreds and hundreds of additional cars coming and going from that building. Please, I encourage you to try to take the Grinstead Drive exit coming through the tunnels on I-64 at rush hour. Cars are backed up to the top of the exit ramp now. With the additional traffic there will be numerous accidents/deaths as cars traveling (at 60 and 70 mph) through that tunnel with the blind curve will smash into the cars sitting waiting to exit off Grinstead.

I just have a bad taste in my mouth how this process has rolled out. The zoning, the "public" meetings, the bait and switch show...its gone through the motions but not really heard the dissenters or neighborhood people who will have to live with all of these decisions.

Let me be very clear, I am not anti-development or anti-progress. It just needs to be a development that fits more with the character of the area and doesn't cater to the greedy developer and the bigger is better at all cost mentality.

Thank you for your consideration .

Paula Head  
(502)797-7599

Sent from my iPhone

**Williams, Julia**

---

**From:** Leslie Millar <lesliemillar@quonsethut.net>  
**Sent:** Thursday, September 19, 2019 8:18 AM  
**To:** Williams, Julia  
**Subject:** Opposition to "One Park" zoning change

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Ms. Williams—Please record my opposition to the zoning change from C-2 to PD at the Lexington and Grinstead Ave. development "One Park."

Thank you,

Leslie Millar  
2407 Longest Ave.  
Louisville, KY 40204

**Williams, Julia**

---

**From:** Karen Duff <karenspearsduff@gmail.com>  
**Sent:** Wednesday, September 18, 2019 9:21 PM  
**To:** Williams, Julia  
**Subject:** One Park

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Case 16ZONE1044

Please do not allow rezoning the area where One Park is planned. The area cannot handle that amount of traffic. There are multiple areas of town that would benefit from a development like this and be more suited to handle that amount of traffic.

Thank you for your consideration,  
Karen Duff

## Williams, Julia

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**From:** Mary Glick <marywglick@gmail.com>  
**Sent:** Wednesday, September 18, 2019 1:03 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

**CAUTION:** This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

I lived in that area for 25 years and saw for myself the lack of a plan for this property. It has for too long been a forgotten and unplanned spot. I am so happy that someone has a vision to make this a vital part of our city.

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

To keep pace with peer cities like Nashville, Indianapolis and Charlotte, Louisville must embrace development and investment that moves our community forward. This mixed use project would result in over \$250 million investment, and is a remarkable improvement from the current unplanned conditions at the site.

ONE PARK will serve as an inviting gateway to downtown and increase vibrancy with new pedestrian and cycling amenities directly adjacent to our wonderful urban park system.

ONE PARK will help accommodate demand for urban housing and provides for new tremendous business opportunities. I believe ONE PARK will be a great addition to our city and I urge you to support it. Thank you.

Sincerely,

Mary Glick  
1 Indian Hills Trl  
Louisville, KY 40207  
marywglick@gmail.com

**Williams, Julia**

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**From:** Jamie Glick <jamiecglick@gmail.com>  
**Sent:** Wednesday, September 18, 2019 1:02 PM  
**To:** Williams, Julia  
**Subject:** Approve One Park

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Dear Supervisor Williams,

I am a homeowner at 3955 Massie Ave. I also grew up less than a half mile from the One Park site.

I am very much in favor of this development.

Finally someone has vision for this site and we should embrace that.

Finally someone is proposing a walkable mixed use project

Finally someone is willing to invest money into the area to improve it.

Finally our cash-strapped city has a chance to add to its tax revenue base.

Finally we get new pedestrian and cycling infrastructure at this point.

Finally we get actual urban planning and cohesive traffic plans for ingress and egress from the site.

Finally we add more services and amenities and housing at this gateway to our city.

Will we let this opportunity pass us by?

There are very few infill plots left in our city, will we make the most of them?

Are we going to allow this to be yet another referendum against development in this city?

Will we continue to send anti-growth messages to would-be investors in our city?

Is our continued anemic population growth acceptable?

I trust that you **will** make the right decision and approve One Park.

-Jamie Glick

Sincerely,

Jamie Glick  
3955 Massie Ave  
Louisville, KY 40207  
jamiieglick@gmail.com

## Williams, Julia

---

**From:** Anetta Shaw <shawtaxservices@gmail.com>  
**Sent:** Wednesday, September 18, 2019 11:40 AM  
**To:** Williams, Julia  
**Subject:** case number: 16ZONE1044

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Ms. Williams,

I am writing to express my opposition to the zoning change for case number: 16ZONE1044. My opposition stems from the following points:

1. The existing commercial zoning, C-2, allows the developer to build a mixed-use project, including a hotel. The only limitation, under C2, is the height of the project. My opposition is to the requested zoning change, not development of the site. 2. One Park is not a development that fits in with the surrounding traditional neighborhoods: 421 multi-family units, an 18 story hotel with 250 rooms, and 1202 parking spaces, as well as commercial and business space are proposed for the 3.3 acre site. 3. Because of its size and scale, One Park is a project most appropriate for downtown Louisville. 4. If this project is approved, this opens opportunities for similar high rise developments around our park. 5. I don't want our parks to be ringed with high rises like Central Park in New York City, without similar mass transit options. 6. There is no low-income housing planned for the site. On September 6, 2019, Bloomberg reported that the fastest growing jobs in the US will pay an annual salary of \$24,000. 7. A requirement of a Planned Development District, the zoning requested for One Park, is to work with the local community to plan the project. The public meetings held about this project did not meet the intent of this requirement.

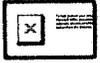
Thank you for your time and consideration on this very important issue. I live very close to this area and feel very strongly that this zoning change would create many problems for the surrounding neighborhoods.

Sincerely,  
Anetta Shaw

--  
  
Anetta Shaw, MBA, EA, NTPI Fellow  
[ShawTaxServices.com](http://ShawTaxServices.com)  
4965 US Hwy 42, Suite 1000  
Louisville, KY 40222  
502-203-6620

*You must be the change you wish to see in the world.*  
*-Mahatma Gandhi*

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## Williams, Julia

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**From:** Ruth Spangler <ruth.spangler@gmail.com>  
**Sent:** Tuesday, September 17, 2019 11:23 AM  
**To:** Williams, Julia  
**Subject:** One Park

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Dear Ms. Williams,

I've sent this letter to the zoning commission through the USPS, so you may already have my thoughts on One Park, but to ensure that the exact right person has received it, I'm sending it along again. In addition, I would like to comment that because my councilperson has recused himself from this project evaluation, I feel doubly like those of us who live in this area lack a voice at the government level.

Thank you,  
Ruth Spangler

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City Planning and Zoning  
527 West Jefferson Street  
Louisville, KY 40202

June 28, 2019

Dear Zoning folks,

After much thought and research I would like to register my opinion about the proposed One Park development at Grinstead and Lexington Road. Yes, that small triangle of land does need to be developed, just not with this particular development.

As a long-time resident of the Highlands who has commuted for years through the Grinstead Lexington Road intersection as well as used the Grinstead I-64 exit, the developer is vastly under estimating the impact of the traffic this new building would add. That corner is one of the few access points to the east end for the Highlands and nearby neighborhoods. As someone who has negotiated that intersection as a pedestrian, it is already a nightmare of sorts for anyone crossing by foot or bicycle.

The development is out of proportion to the space. Putting even the pared down version One Park in that space is very much like putting the same sort of building in less than one quarter of Tyler Park. It is just too large for the space available.

The urban conference here a couple of weeks ago urged that we make sure added buildings are ones we can love. Originally from the West Coast, I love good modern architecture. This particular building is not one we are going to love over time. Before writing this letter, I have attended a number of meetings the One Park folks held. I've also taken the trouble to walk around their development at Broadway and Baxter. While the development there is acceptable, it has problems. Again, it pushes to the full limit how much it fills the space. It is rather awkward from many viewpoints, softened largely by the two historic frontages that are preserved. The building is fairly gracious on the Broadway side, pugnacious on the Baxter side and brutal from the other two sides. It extracts the charm of the area rather than adds to its beauty or benefit. The preserved historic frontages aren't truly preserved, they are rather used until the building is worn and shabby. When the building goes, those go. Surrounded by concrete, the trees planted beside the building are likely to have a hard, short life.

One Park is going to extract value from the charm of Cherokee Triangle, Cherokee Park, and the Beargrass Creek walk and bike path. It is not a building to love over time. It adds little of value to its surroundings while extracting a toll from the people who live in the area. In its current proposed form it is no addition to the nearby neighborhoods.

Sincerely,

Ruth Spangler

## Williams, Julia

---

**From:** ellen <ellenfriedman@hotmail.com>  
**Sent:** Tuesday, September 17, 2019 10:36 AM  
**To:** Williams, Julia  
**Subject:** 16ZONE1044

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Dear Ms. Williams,

This project is a terrible idea. My husband and I strongly oppose it. The massive scale is completely out of character with the neighborhood. It is better suited for a downtown location. We do not want the increased density with the accompanying increase in traffic and over use of the beautiful park. Can you explain why developers always seem to take precedence over people in this town? Thank you.

Ellen Friedman & James Birmingham  
312 S Ewing Ave  
Louisville 40206

## Williams, Julia

---

**From:** Virga Hosmo <virga.hosmo@gmail.com>  
**Sent:** Monday, September 16, 2019 12:58 PM  
**To:** Williams, Julia  
**Subject:** 16ZONE1044

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Julia,

I am writing today in opposition of One Park, planned for the triangle bordered by Lexington Road, Grinstead Drive and Eley Avenue.

While I am not opposed to development in this area, the proposal shared with the community on several occasions does not fit in the the spirit of the neighborhoods that will surround it. It is unnecessarily overbearing for the size of the land, the amount of traffic it will produce will only add to the already crowded roadways, and further, as of their last rendition, there is no longer low-income housing within the unit.

I strongly urge you to deny their request and ask them to work further with the community to construct something that is more along the lines of the neighborhood it will inhabit.

Thank you for your consideration  
Virginia Hosono  
Crescent Hill

## Williams, Julia

---

**From:** warren erath <werath@yahoo.com>  
**Sent:** Friday, September 13, 2019 7:56 PM  
**To:** Williams, Julia  
**Subject:** One Park development and traffic impact.

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Julia Williams,

My daily commute puts me on Grinstead riding past the proposed development site and continuing up Grinstead road by Cave Hill Cemetery. I say ride, because most days I bicycle to work in the Cherokee Triangle. Due to the lights and convergence of traffic caused by the freeways, park, and cemetery funneling traffic into the Grinstead-Lexington intersection, there is both a morning and evening back up of traffic that leaves cars idling through several light cycles. It regularly takes over 5 minutes to simply cover the few hundred yards to simply get under the 64 freeway and across Lexington avenue.

I have yet to hear of any sort of traffic impact study being carried out. With the proposed additional light and pedestrian crossing at Etley and Grinstead, bringing the total to 5 lights within 1/2 mile, the plan indicated parking garage ingress/egress midway between Lexington and Etley, and the 2300 parking spots proposed, my biggest concern is the impact on traffic as thousands of more car trips during the morning and evening rush can be expected through an area that already struggles to cope with traffic, with backups regularly stretching up Grinstead for over 1/2 a mile.

Responsible development is not placing an island of high density akin to downtown development in an area of Louisville that will never be able to build out to that level because Cave Hill Cemetery, Cherokee Park, and Beargrass Creek prohibit that from ever happening. One Park cannot be the first of many high density developments in that area, but rather would remain the only one. It will not develop into a walking neighborhood, but sill simply add more traffic, more traffic delays, more car idling, and more pollution, to an area already struggling with current levels.

Finally, the additional traffic and opportunities for ingress onto Grinstead will make what is already an unsafe area for cyclists even more so. The plan was revised with widened sidewalks and bicycle parking, yet fails to recognize that cyclists will still be forced to ride with no bicycle lane, past a parking garage opening, and in the middle of cars rapidly changing lanes to deal with the left hand only turn onto Cherokee Rd and swerving around the backup of cars slowing to turn left onto Glenmary Ave.

Until the developers of Park can show that their proposal will lead to improved traffic flow, safety, and improved air quality, and present a realistic argument for how their development will result in further development in a largely undevelopable area, Metro Council should not support or approve this project at its current scale. While I agree that something should be done to develop that lot, One Park is not the right choice.

Warren Erath

## Williams, Julia

---

**From:** LTSerratore <ltterrator@gmail.com>  
**Sent:** Friday, September 13, 2019 12:04 PM  
**To:** Williams, Julia  
**Subject:** One Park Project Zoning Change Opposition

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I am opposed to any zoning changes for this development. The current zoning is more than adequate for the addition of something scaled appropriately for the surrounding neighborhood and retention of its beauty for all.

Laurel Serratore

Verizon 11:53 AM 87%

Done

Photo



### Case No. 16ZONE1044

*"One Park" Proposal - case continued to Land Development & Transportation Committee meeting to discuss traffic issues ONLY.*

Subject Property: 2294, 2300, 2338, (TB 74A Lots 12 & 15), & 2340 Lexington Road & 2501, 2503, 2509, 2511, & 2515 Grinstead Drive

Case Manager: Julia Williams

([Julia.williams@louisvilleky.gov](mailto:Julia.williams@louisvilleky.gov))

Meeting Type: Land Development & Transportation

Date: Thursday, September 12, 2019

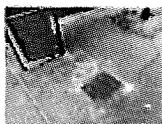
Time: Hearing will begin at 1:00 p.m. and continue until all cases are heard

Location: Old Jail Auditorium, 514 W. Liberty Street

The Planning Commission Public Hearing for the potential rezoning and for an alley closure for an unnamed alley off of Eley Avenue for the "One Park" proposal has been set for Monday, September 30, at the Kentucky International Convention Center, 221 S. Fourth Street at 6:30 p.m.

### Sidewalk Work on Frankfort Avenue

Work continues in the right-of-way, including sidewalks, on the south side of Frankfort Avenue. Crews are installing fiber which will be used for Verizon telephone service (not residential).



**Williams, Julia**

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**From:** Lisa S <santoslf@hushmail.com>  
**Sent:** Thursday, September 12, 2019 5:28 PM  
**To:** Williams, Julia  
**Subject:** FW: 16ZONE1044 Traffic Impact Study inquiry (Park One)

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**From:** Lisa S [mailto:santoslf@hushmail.com]  
**Sent:** Wednesday, September 11, 2019 8:58 AM  
**To:** 'Julia.Williams@louisvilleky.gov' <Julia.Williams@louisvilleky.gov>  
**Cc:** John Hawkins (johnhawkins502@gmail.com) <johnhawkins502@gmail.com>; erin.hargan@jefferson.kyschools.us; 'diane cooke' <dimacooke@aol.com>; 'jelgin@twc.com'; 'MarkGaffKY@gmail.com'  
**Subject:** RE: 16ZONE1044 Traffic Impact Study inquiry (Park One)

Julia,

Our concern is that the majority of the questions below remain unanswered since November. As part of the LD&T Committee process, these and any other traffic issues should be resolved before proceeding to the hearing. I have struck the ones that are no longer applicable. We hope that these will be addressed tomorrow.

Lisa Santos  
502.419.3687

**From:** Lisa Santos [mailto:lsantos@twc.com]  
**Sent:** Saturday, November 10, 2018 3:16 PM  
**To:** 'Julia.Williams@louisvilleky.gov' <Julia.Williams@louisvilleky.gov>  
**Cc:** Lisa D (ddettli210@gmail.com) <ddettli210@gmail.com>; John Hawkins (johnhawkins502@gmail.com) <johnhawkins502@gmail.com>; erin.hargan@jefferson.kyschools.us  
**Subject:** RE: 16ZONE1044 Traffic Impact Study inquiry (Park One)

Ms. Williams,

A few more... We apologize for the delay.

10. Is it possible to perform an additional analysis in VISSIM to better understand the behavior of the system as a whole? We would expect that analysis to encompass intersections of Payne, Stilz, and Bardstown and include pedestrian analysis.

11. ~~Will~~ Have both KYTC District 5 Traffic Operations and Metro Transportation Planning review the Traffic Impact Study?

12. ~~What will transpire if components of the 'build', like the left turn light at Etley, are not approved? Will the Traffic Impact Study be reissued?~~

13. Did the QK4 data include the counts of pedestrians and cyclists?

14. Were increases in pedestrians and cyclists considered when Beargrass Creek Greenway is re-opened?

Thanks,  
Lisa Santos

**From:** Lisa Santos [mailto:lsantos@twc.com]

**Sent:** Sunday, November 4, 2018 1:23 PM

**To:** 'Julia.Williams@louisvilleky.gov' <Julia.Williams@louisvilleky.gov>

**Cc:** Lisa D (ddettli210@gmail.com) <ddettli210@gmail.com>; John Hawkins (johnhawkins502@gmail.com) <johnhawkins502@gmail.com>; erin.hargan@jefferson.kyschools.us

**Subject:** 16ZONE1044 Traffic Impact Study inquiry (Park One)

Dear Ms. Williams,

Find below questions that we have on the traffic Impact study for Park One so that we can better understand the impacts to the area.

Please forward to the applicant and Transportation Planning.

1. Identify the internal capture rates for trip, i.e. how many trips are expected to stay within the development?
2. What are the mode split assumptions for trips in and out of the development? This is key for transit as the TARC services are not robust here.
3. Will there be an all red phase at the intersection of Grinstead and Lexington to facilitate pedestrian movements? This is desired, as this will be the preferred method for entering the parks.
4. Will all of the area signals be coordinated or synchronized? This is desired to ensure optimal traffic flow.
5. Currently, I-64 Westbound at Grinstead fails and traffic backs up into the tunnels. Is there a mitigation for this condition?  
Regarding the Level of Service ranking in Table 2, p. 14:
6. Grinstead at I-64 Eastbound ranks as an 'A'. Is this ranking for only the ramps or is it a composite of the other movements?
7. The Lexington Road Eastbound leg of the Grinstead at Lexington intersection fails in the future build with 199.4 63.6 seconds of delay. Is there a mitigation for this condition?
8. ~~The Grinstead Drive Southbound leg increases from an 'E' in the No Build to a 'D' in the Build. Is this driven by the addition of turn lanes?~~
9. ~~At the Lexington Road at Payne Street intersection, the Lexington Road Eastbound leg degrades from an 'E' to an 'F' with 95 seconds of delay. Is there a mitigation for this condition?~~  
This intersection continues to be problematic after the Lexington Road Safety Plan implementation. IH has turned this in to Metro TP through CM Hollander for investigation.
15. We are dismayed that the dual left turns from Lexington South to Grinstead, must be added back in after the LRSP deleted the additional lane.
16. We think that future build and no-build scenarios should not set such a low bar by permitting E and F grade Levels of Service.

Thanks,  
Lisa Santos  
Irish Hill NA  
502.419.3687

## Lisa S

---

**From:** Lisa S <santoslf@hushmail.com>  
**Sent:** Wednesday, September 11, 2019 8:58 AM  
**To:** 'Julia.Williams@louisvilleky.gov'  
**Cc:** John Hawkins (johnhawkins502@gmail.com); erin.hargan@jefferson.kyschools.us; 'diane cooke'; 'jelgin@twc.com'; 'MarkGaffKY@gmail.com'  
**Subject:** RE: 16ZONE1044 Traffic Impact Study inquiry (Park One)

Julia,

Our concern is that the majority of the questions below remain unanswered since November. As part of the LD&T Committee process, these and any other traffic issues should be resolved before proceeding to the hearing. I have struck the ones that are no longer applicable. We hope that these will be addressed tomorrow.

Lisa Santos  
502.419.3687

**From:** Lisa Santos [mailto:lsantos@twc.com]  
**Sent:** Saturday, November 10, 2018 3:16 PM  
**To:** 'Julia.Williams@louisvilleky.gov' <Julia.Williams@louisvilleky.gov>  
**Cc:** Lisa D (ddettli210@gmail.com) <ddettli210@gmail.com>; John Hawkins (johnhawkins502@gmail.com) <johnhawkins502@gmail.com>; erin.hargan@jefferson.kyschools.us  
**Subject:** RE: 16ZONE1044 Traffic Impact Study inquiry (Park One)

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14. Were increases in pedestrians and cyclists considered when Beargrass Creek Greenway is re-opened?

Thanks,  
Lisa Santos

**From:** Lisa Santos [mailto:lsantos@twc.com]  
**Sent:** Sunday, November 4, 2018 1:23 PM  
**To:** 'Julia.Williams@louisvilleky.gov' <Julia.Williams@louisvilleky.gov>  
**Cc:** Lisa D (ddettli210@gmail.com) <ddettli210@gmail.com>; John Hawkins (johnhawkins502@gmail.com) <johnhawkins502@gmail.com>; erin.hargan@jefferson.kyschools.us  
**Subject:** 16ZONE1044 Traffic Impact Study inquiry (Park One)

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16. We think that future build and no-build scenarios should not set such a low bar by permitting E and F grade Levels of Service.

Thanks,  
 Lisa Santos  
 Irish Hill NA  
 502.419.3687

## Williams, Julia

---

**From:** Jen Schultz <jennifer.a.schultz@gmail.com>  
**Sent:** Wednesday, September 11, 2019 8:30 AM  
**To:** Williams, Julia  
**Subject:** 16ZONE1044 -- One Park (Planning Case)

**CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe**

Julia --

I support redevelopment at the intersection of Lexington Road and Grinstead Avenue. This property is currently under utilized and an eyesore.

However, as a neighbor in a nearby neighborhood of this One Park project and driver on I-64, I am extremely concerned by the proposed increased density for retail and commercial space at this critical intersection for Louisville driver, not just the Highlands and Crescent Hill drivers.

The currently proposed development project and its required zoning changes do not fit with the character of the area nor allow for sufficient traffic flow. From a traffic planning perspective, this project would make sense if it were sitting on top of a subway location, not a main roadway leading to and from I-64. Unfortunately, the residents for these hundreds of new residential units plus visitors to the commercial businesses at One Park will not be accessing mass transit. Instead, they will be hopping into vehicles like most Louisvillians during the high traffic morning and afternoon hours.

Moreover, the three (3) proposed entrances along Grinstead Avenue will exacerbate this already congested area that leads to entry and exit ramps for I-64. Currently, the 3 entrances take drivers to a gas station, drycleaner, and carwash/parking lot to businesses that invite a fraction of what One Park envisions. Already, drivers turning from the left lane back-up Grinstead up the hill and onto Cherokee Parkway. Based on proposed project drawings, there will be no turn lane for these drivers to wait to make that left turn. In other words, this roadway that provides access to I-64 will become a nightmare.

And it is already causing significant delays for drivers. On Friday, August 23, 2019 at 3:30 PM driving down Grinstead from Cave Hill, for example, I waited through three (3) light cycles to finally make it through that intersection to then get on the right ramp to I-64 E. At this time, there was no eastbound nor westbound back-up on I-64.

Finally, I am extremely concerned for the risk that drivers will be exposed to with constant back-ups on West Bound I-64 in the Cochran Tunnel. This is an already dangerous area as cars stack up to exit onto the Grinstead Avenue ramp both in the morning and afternoon rush hours. For drivers attempting to reach downtown businesses during the morning rush, this will cause increased travel times and traffic will regularly be at a stand still for our East End neighbors. With even more drivers accessing or exiting I-64, East Bound I-64 will be backed up during afternoon rush hour further causing more back-ups on the West Bound drivers attempting to exit.

Thank you for listening to my concerns.

Thanks,

Jennifer A. Schultz  
1248 Bassett Avenue  
Louisville, KY 40204  
502-384-6388

## Williams, Julia

---

**From:** Ann Adams <ayadams@gmail.com>  
**Sent:** Wednesday, September 11, 2019 4:12 PM  
**To:** Williams, Julia  
**Cc:** Ann Y Adams  
**Subject:** Case # 16ZONE1044&18STREETS1021

**CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe**

I will be out of town on the 30th and unable to attend the public hearing. I do want to submit my concerns and objections to the proposed ONE PARK project and the requested zoning changes.

In general, the density and height of the proposed building are inconsistent with the neighborhood, and appear to be in distinct opposition to my understanding of the philosophy of Frederick Law Olmsted who designed the beautiful green public spaces that surround much of the subject property. It's the character of that neighborhood that has attracted so many to establish their homes there, a character that would be unalterably changed and diminished by the addition of massive structures and the associated retail, restaurant, apartment and hotel rooms proposed.

Specifically, the height of the proposed building will serve to cast an extremely large area in shadow, cutting off light and air from anyone in the area, including those traveling by car and those using the portion of Cherokee Park on the opposite corner. A number of multi-level apartment buildings have recently been constructed on Frankfort Avenue, Lexington Road and Bardstown Road and the change in access to sun, sky and air is obvious. These taller buildings cast a much longer shadow along the street scape, affect water run off and block any cooling breeze, or access to sun that might melt winter ice.

The increased traffic congestion is another specific concern. I live in Crescent Hill and travel frequently to The Highlands, visit Cherokee Park and attend events at the two schools where my grandchildren are enrolled. There are currently times where the two sets of stoplights at the I-64 interchange are backed up on Grinstead toward Barrett Middle School. The traffic studies presented at earlier meetings failed to address the congestion at intersections approaching the primary ones mentioned in the study. It is only logical that if there is increased congestion at Lexington and Grinstead, that increased congestion ripples out in all directions, backing up traffic at all approaching intersections, not just the ones studied. The study was pretty obvious that it used template assumptions, without considering the current patterns, needs and concerns of existing residents.

While development of that section is inevitable, a development that is more in scale with what currently exists in the Highlands, Crescent Hill and Clifton is more appropriate. Higher density development is a better fit in areas closer to the Downtown Business District.

Ann Y. Adams  
502.797.1660

## Williams, Julia

---

**From:** Cole Finke <cjfink01@gmail.com>  
**Sent:** Saturday, September 7, 2019 10:20 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

To keep pace with peer cities like Nashville, Indianapolis and Charlotte, Louisville must embrace development and investment that moves our community forward. This mixed use project would result in over \$250 million investment, and is a remarkable improvement from the current unplanned conditions at the site.

ONE PARK will serve as an inviting gateway to downtown and increase vibrancy with new pedestrian and cycling amenities directly adjacent to our wonderful urban park system.

ONE PARK will help accommodate demand for urban housing and provides for new tremendous business opportunities. I believe ONE PARK will be a great addition to our city and I urge you to support it. Thank you.

Sincerely,

Cole Finke  
54 Eastover Ct  
Louisville, KY 40206  
cjfink01@gmail.com

## Williams, Julia

---

**From:** Alex Rubino <Alexrubino96@gmail.com>  
**Sent:** Saturday, September 7, 2019 12:08 AM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

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ONE PARK will help accommodate demand for urban housing and provides for new tremendous business opportunities. I believe ONE PARK will be a great addition to our city and I urge you to support it. Thank you.

Sincerely,

Alex Rubino  
1516 Hepburn Ave Apt 6  
Louisville, KY 40204  
Alexrubino96@gmail.com

## Williams, Julia

---

**From:** scott GOODMAN <user@votervoice.net>  
**Sent:** Thursday, September 5, 2019 1:26 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

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Sincerely,

scott GOODMAN  
10306 Carriage House Ct  
Louisville, KY 40223  
goodyisgood@yahoo.com

## Williams, Julia

---

**From:** Jai Nigam <jainigam11@gmail.com>  
**Sent:** Thursday, September 5, 2019 8:50 AM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

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Sincerely,

Jai Nigam  
9719 White Blossom Blvd  
Louisville, KY 40241  
jainigam11@gmail.com

**Williams, Julia**

---

**From:** Connor Shipley <conship14@gmail.com>  
**Sent:** Thursday, September 5, 2019 9:43 AM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

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Sincerely,

Connor Shipley  
3412 Gatecreek Rd  
Louisville, KY 40272  
conship14@gmail.com

## Williams, Julia

---

**From:** Tyler Wojciak <tyler.wojciak7@gmail.com>  
**Sent:** Wednesday, September 4, 2019 10:26 AM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

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Sincerely,

Tyler Wojciak  
10508 Fairmount Falls Way  
Louisville, KY 40291  
tyler.wojciak7@gmail.com

## Williams, Julia

---

**From:** Matt Cissell <user@votervoice.net>  
**Sent:** Wednesday, September 4, 2019 9:27 AM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

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Sincerely,

Matt Cissell  
8700 Valeridge Ct  
Louisville, KY 40242  
cissellmatthew@yahoo.com

## Williams, Julia

---

**From:** Susan Zehnder <srzehnder@outlook.com>  
**Sent:** Wednesday, September 4, 2019 9:19 AM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

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Sincerely,

Susan Zehnder  
6803 Hunters Run Pl  
Prospect, KY 40059  
srzehnder@outlook.com

## Williams, Julia

---

**From:** Scott Clark <saclar10@louisville.edu>  
**Sent:** Wednesday, September 4, 2019 2:57 AM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

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Sincerely,

Scott Clark  
1322 S Floyd St  
Louisville, KY 40208  
saclar10@louisville.edu

## Williams, Julia

---

**From:** David Rubenstein <drubenstein96@gmail.com>  
**Sent:** Wednesday, September 4, 2019 12:01 AM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

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Dear Supervisor Williams,

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Sincerely,

David Rubenstein  
11700 Hidden Creek Rd  
Prospect, KY 40059  
drubenstein96@gmail.com

## Williams, Julia

---

**From:** Sam Coryell <sfco222@g.uky.edu>  
**Sent:** Wednesday, September 4, 2019 6:29 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

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Sincerely,

Sam Coryell  
1332 Camden Ave  
Lexington, KY 40503  
sfco222@g.uky.edu

## Williams, Julia

---

**From:** Andrew Marquardt <andrewmarquardt@gmail.com>  
**Sent:** Tuesday, September 3, 2019 9:48 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

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Sincerely,

Andrew Marquardt  
705 Homestead Blvd  
Louisville, KY 40207  
andrewmarquardt@gmail.com

## Williams, Julia

---

**From:** Davis Wright <dpw727@gmail.com>  
**Sent:** Tuesday, September 3, 2019 9:06 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

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Sincerely,

Davis Wright  
2600 Drayton Dr  
Louisville, KY 40205  
dpw727@gmail.com

## Williams, Julia

---

**From:** Carolyn Hull <hull@twc.com>  
**Sent:** Tuesday, September 3, 2019 8:15 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

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Sincerely,

Carolyn Hull  
1844 Fleming Rd  
Louisville, KY 40205  
hull@twc.com

## Williams, Julia

---

**From:** Jack Ostertag <Jackostertag13@gmail.com>  
**Sent:** Tuesday, September 3, 2019 6:59 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

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Sincerely,

Jack Ostertag  
2508 Valley Vista Rd  
Louisville, KY 40205  
Jackostertag13@gmail.com

## Williams, Julia

---

**From:** William Ostertag <wostertagj@gmail.com>  
**Sent:** Tuesday, September 3, 2019 6:27 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

To keep pace with peer cities like Nashville, Indianapolis and Charlotte, Louisville must embrace development and investment that moves our community forward. This mixed use project would result in over \$250 million investment, and is a remarkable improvement from the current unplanned conditions at the site.

ONE PARK will serve as an inviting gateway to downtown and increase vibrancy with new pedestrian and cycling amenities directly adjacent to our wonderful urban park system.

ONE PARK will help accommodate demand for urban housing and provides for new tremendous business opportunities. I believe ONE PARK will be a great addition to our city and I urge you to support it. Thank you.

Sincerely,

William Ostertag  
2508 Valley Vista Rd  
Louisville, KY 40205  
wostertagj@gmail.com

## Williams, Julia

---

**From:** Chris Gingrich <user@votervoice.net>  
**Sent:** Tuesday, September 3, 2019 5:52 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

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ONE PARK will help accommodate demand for urban housing and provides for new tremendous business opportunities. I believe ONE PARK will be a great addition to our city and I urge you to support it. Thank you.

Sincerely,

Chris Gingrich  
3702 Beaufort Ln  
Louisville, KY 40207  
cjgingrich@yahoo.com

## Williams, Julia

---

**From:** Ben Oppenheimer <beno5555@gmail.com>  
**Sent:** Tuesday, September 3, 2019 8:22 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

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Dear Supervisor Williams,

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

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ONE PARK will help accommodate demand for urban housing and provides for new tremendous business opportunities. I believe ONE PARK will be a great addition to our city and I urge you to support it. Thank you.

Sincerely,

Ben Oppenheimer  
7601 Endecott Pl  
Prospect, KY 40059  
beno5555@gmail.com

**Williams, Julia**

---

**From:** Tommy Beard <tbeard4@vols.utk.edu>  
**Sent:** Tuesday, September 3, 2019 8:23 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

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Sincerely,

Tommy Beard  
905 Albemarle Ct  
Louisville, KY 40222  
tbeard4@vols.utk.edu

## Williams, Julia

---

**From:** Anthony Ambrose <user@votervoice.net>  
**Sent:** Tuesday, September 3, 2019 1:30 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

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Dear Supervisor Williams,

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

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Sincerely,

Anthony Ambrose  
2625 Valletta Rd  
Louisville, KY 40205  
tonhag@aol.com

## Williams, Julia

---

**From:** Gregory Healey <gregory.healey22@gmail.com>  
**Sent:** Tuesday, September 3, 2019 2:02 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

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Sincerely,

Gregory Healey  
506 Foxgate Rd  
Louisville, KY 40223  
gregory.healey22@gmail.com

## Williams, Julia

---

**From:** Flynn Crawford <flynncrawford@gmail.com>  
**Sent:** Tuesday, September 3, 2019 1:26 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

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Sincerely,

Flynn Crawford  
1500 Lewis Turner Blvd  
Fort Walton Beach, FL 32547  
flynncrawford@gmail.com

## Williams, Julia

---

**From:** Tristan Johnson <tmjohn24@louisville.edu>  
**Sent:** Tuesday, September 3, 2019 1:05 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

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Sincerely,

Tristan Johnson  
129 E Collins Ct  
Louisville, KY 40214  
tmjohn24@louisville.edu

## Williams, Julia

---

**From:** Anne Roth <annie@duanerealtygroup.com>  
**Sent:** Tuesday, September 3, 2019 1:35 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

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Sincerely,

Anne Roth  
706 Antrim Rd  
Louisville, KY 40207  
annie@duanerealtygroup.com

## Williams, Julia

---

**From:** Priya Matadar <prmatadar@gmail.com>  
**Sent:** Tuesday, September 3, 2019 1:34 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

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Sincerely,

Priya Matadar  
2121 Highland Springs Pl  
Louisville, KY 40245  
prmatadar@gmail.com

## Williams, Julia

---

**From:** Nathan Hedges <Nathan.Hedges502@gmail.com>  
**Sent:** Tuesday, September 3, 2019 1:44 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

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Sincerely,

Nathan Hedges  
309 Westport Dr  
Louisville, KY 40207  
Nathan.Hedges502@gmail.com

## Williams, Julia

---

**From:** Reed Stoess <reedstoess@gmail.com>  
**Sent:** Tuesday, September 3, 2019 1:41 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

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Sincerely,

Reed Stoess  
2938 Lexington Rd  
Louisville, KY 40206  
reedstoess@gmail.com

**Williams, Julia**

---

**From:** Nevin Aviles <Nraivil01@louisville.edu>  
**Sent:** Tuesday, September 3, 2019 1:52 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

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Sincerely,

Nevin Aviles  
9607 Aylesbury Dr  
Louisville, KY 40242  
Nraivil01@louisville.edu

## Williams, Julia

---

**From:** Sam Ross <samross574@gmail.com>  
**Sent:** Tuesday, September 3, 2019 1:10 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

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Sincerely,

Sam Ross  
3817 Ashridge Dr  
Louisville, KY 40241  
samross574@gmail.com

## Williams, Julia

---

**From:** Jackson Hull <jacksonhull1844@gmail.com>  
**Sent:** Tuesday, September 3, 2019 1:07 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

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Dear Supervisor Williams,

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

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Sincerely,

Jackson Hull  
1844 Fleming Rd  
Louisville, KY 40205  
jacksonhull1844@gmail.com

## Williams, Julia

---

**From:** Robert Martin <robertjmartin14@gmail.com>  
**Sent:** Tuesday, September 3, 2019 2:15 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

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Dear Supervisor Williams,

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

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Sincerely,

Robert Martin  
3011 Lowell Ave  
Louisville, KY 40205  
robertjmartin14@gmail.com

## Williams, Julia

---

**From:** Erick Tafel <ebtafel@me.com>  
**Sent:** Tuesday, September 3, 2019 2:04 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

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Dear Supervisor Williams,

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Sincerely,

Erick Tafel  
3360 Green Hill Ln  
Louisville, KY 40207  
ebtafel@me.com

## Williams, Julia

---

**From:** Daniel Haas <dchaas01@louisville.edu>  
**Sent:** Tuesday, September 3, 2019 5:25 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

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Dear Supervisor Williams,

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

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Sincerely,

Daniel Haas  
2104 Lancashire Ave  
Louisville, KY 40205  
dchaas01@louisville.edu

## Williams, Julia

---

**From:** William Herzberg <herzwc@gmail.com>  
**Sent:** Tuesday, September 3, 2019 5:22 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

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Dear Supervisor Williams,

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Sincerely,

William Herzberg  
754 Arbor Rd  
Winston Salem, NC 27104  
herzwc@gmail.com

## Williams, Julia

---

**From:** Ben Flanigan <benjoseph.flanigan@gmail.com>  
**Sent:** Tuesday, September 3, 2019 4:45 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

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Dear Supervisor Williams,

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Sincerely,

Ben Flanigan  
4030 Bates Creek Rd Apt 4708  
Lexington, KY 40517  
benjoseph.flanigan@gmail.com

## Williams, Julia

---

**From:** Katie Koch <kochkatie1@gmail.com>  
**Sent:** Tuesday, September 3, 2019 4:30 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

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Dear Supervisor Williams,

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

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Sincerely,

Katie Koch  
56 Hill Rd  
Louisville, KY 40204  
kochkatie1@gmail.com

## Williams, Julia

---

**From:** Rebecca Mueller <rebecca.mueller96@gmail.com>  
**Sent:** Tuesday, September 3, 2019 2:40 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

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Dear Supervisor Williams,

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

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Sincerely,

Rebecca Mueller  
1008 Oxmoor Woods Pkwy  
Louisville, KY 40222  
rebecca.mueller96@gmail.com

**Williams, Julia**

---

**From:** Nora Miodrag <miamiodrag@gmail.com>  
**Sent:** Tuesday, September 3, 2019 3:01 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

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Sincerely,

Nora Miodrag  
2728 Lamont Rd  
Louisville, KY 40205  
miamiodrag@gmail.com

**Williams, Julia**

---

**From:** Austen Carpenter <austen.carpenter@gmail.com>  
**Sent:** Tuesday, September 3, 2019 3:46 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

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Sincerely,

Austen Carpenter  
1219 S 1st St  
Louisville, KY 40203  
austen.carpenter@gmail.com

## Williams, Julia

---

**From:** Rachel Fenton <user@votervoice.net>  
**Sent:** Tuesday, September 3, 2019 4:26 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

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Dear Supervisor Williams,

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

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Sincerely,

Rachel Fenton  
7808 Albrecht Cir  
Louisville, KY 40241  
rachelfenton17@yahoo.com

## Williams, Julia

---

**From:** Erin Rasinen <erinrasinen@gmail.com>  
**Sent:** Tuesday, September 3, 2019 7:58 AM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK!

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

We have to be progressive in the development of our city or else we will not attract and retain top level talent to our community. This development will be vibrant, inviting, and will be an asset to that area. The current landscape there is cobbled together - this will bring excitement and fun to the area!

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

To keep pace with peer cities like Nashville, Indianapolis and Charlotte, Louisville must embrace development and investment that moves our community forward. This mixed use project would result in over \$250 million investment, and is a remarkable improvement from the current unplanned conditions at the site.

ONE PARK will serve as an inviting gateway to downtown and increase vibrancy with new pedestrian and cycling amenities directly adjacent to our wonderful urban park system.

ONE PARK will help accommodate demand for urban housing and provides for new tremendous business opportunities. I believe ONE PARK will be a great addition to our city and I urge you to support it. Thank you.

Sincerely,

Erin Rasinen  
1814 Kline Ct  
Louisville, KY 40205  
erinrasinen@gmail.com

**Williams, Julia**

---

**From:** Jenny Johnston <jdjohnston73@gmail.com>  
**Sent:** Saturday, August 31, 2019 8:28 AM  
**To:** Williams, Julia  
**Subject:** Yes for One Park!

**CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe**

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As a resident of Cherokee Triangle, I want to pass along my SUPPORT for the development project. It is just the kind of urban infill project we need to help keep our city vibrant and growing in the right direction.

Jenny Johnston  
Call/Text: 502.645.1729

## Williams, Julia

---

**From:** Crystal Johnston <crystalgj5@gmail.com>  
**Sent:** Friday, August 30, 2019 1:52 PM  
**To:** Williams, Julia  
**Cc:** Coan, Brandon  
**Subject:** Lexington and Grinstead

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Ms. Williams,

I live in the Tyler Park neighborhood and use this intersection daily. This planned development is way too dense for that intersection and entrance to I-64. How many cars use that intersection each day? What traffic impact studies have been done? That is a main departure route out of the Highlands and downtown and adding that much congestion with all the residents in a high rise and what looks like a college dorm complex is irresponsible for city planners. You get a very high tax base from your adjacent neighbors and it's a shame there is so little regard for established, historic neighborhoods and users of this already congested area. My vote is NO!

Crystal Johnston  
1302 Castlewood Dell  
Louisville KY 40204

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Sent from my iPad

## Williams, Julia

---

**From:** Dann Glick <dann.hdf@gmail.com>  
**Sent:** Thursday, August 29, 2019 8:26 AM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

This can only be a plus for Louisville. If you look at this project compared to what is there now , it is like night and day. We need as a City, need to think forward and not backwards and this is a big step forward. I lived in the area for many years and know it well. The city needs to see this through!

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

To keep pace with peer cities like Nashville, Indianapolis and Charlotte, Louisville must embrace development and investment that moves our community forward. This mixed use project would result in over \$250 million investment, and is a remarkable improvement from the current unplanned conditions at the site.

ONE PARK will serve as an inviting gateway to downtown and increase vibrancy with new pedestrian and cycling amenities directly adjacent to our wonderful urban park system.

ONE PARK will help accommodate demand for urban housing and provides for new tremendous business opportunities. I believe ONE PARK will be a great addition to our city and I urge you to support it. Thank you.

Sincerely,

Dann Glick  
1 Indian Hills Trl  
Louisville, KY 40207  
dann.hdf@gmail.com

## Williams, Julia

---

**From:** Jenn Wilson <jenn.rae.wilson@hotmail.com>  
**Sent:** Thursday, August 29, 2019 8:28 AM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

To keep pace with peer cities like Nashville, Indianapolis and Charlotte, Louisville must embrace development and investment that moves our community forward. This mixed use project would result in over \$250 million investment, and is a remarkable improvement from the current unplanned conditions at the site.

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ONE PARK will help accommodate demand for urban housing and provides for new tremendous business opportunities. I believe ONE PARK will be a great addition to our city and I urge you to support it. Thank you.

Sincerely,

Jenn Wilson  
9506 Civic Way Apt 207  
Prospect, KY 40059  
jenn.rae.wilson@hotmail.com

**Williams, Julia**

---

**From:** David Wicks <dwicks1@gmail.com>  
**Sent:** Thursday, August 29, 2019 8:59 PM  
**To:** Williams, Julia  
**Subject:** Beargrass restoration and the proposed development at grinstead and Lexington

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Ms. Williams.

[https://www.leoweekly.com/2019/08/nimbys-back-off-cogans-one-park-project/?utm\\_source=Facebook&utm\\_medium=social&utm\\_campaign=LEOWeekly&utm\\_content=News](https://www.leoweekly.com/2019/08/nimbys-back-off-cogans-one-park-project/?utm_source=Facebook&utm_medium=social&utm_campaign=LEOWeekly&utm_content=News)

As the community considers this development at Lexington and grinstead I hope there can be a requirement that the development agrees to pay for a significant component of the initiatives that will be in the proposed Msd/army corps plan for the restoration of the creek, or the implementation of the beargrass creek trail plan.

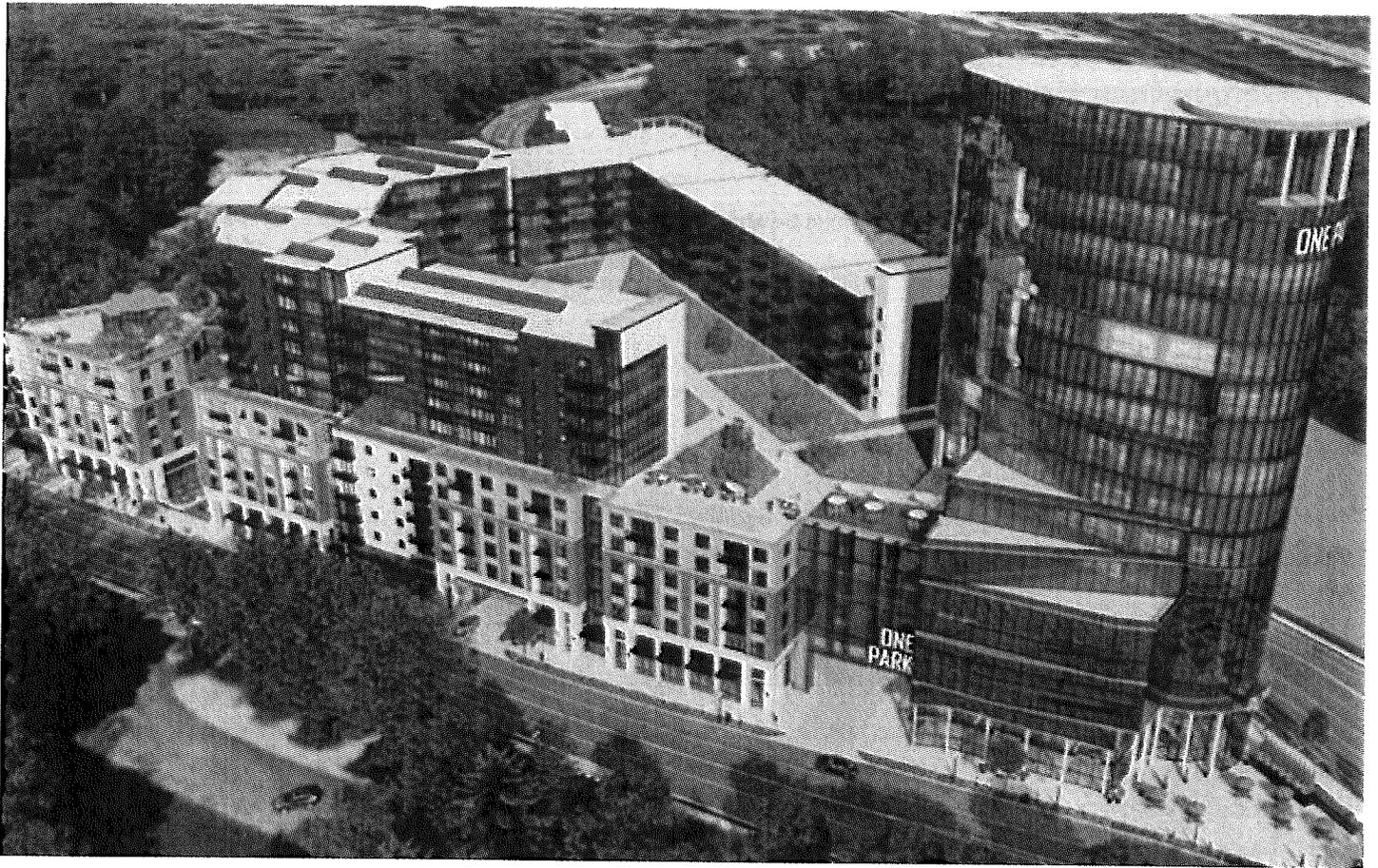
Please make this part of the record.

Let me know how I can help.

David

--  
Dr. David Wicks  
River city paddle sports  
Community boat house  
1321 river road  
Louisville ky. 40206  
[dwicks1@gmail.com](mailto:dwicks1@gmail.com)  
502-671-3595 (cell)  
<http://www.beargrassdocumentary.org/>  
[www.rivercitypaddlesports.org](http://www.rivercitypaddlesports.org)  
<https://ohioriverrecreationtrail.org/>

--  
Dr. David Wicks  
[dwicks1@gmail.com](mailto:dwicks1@gmail.com)  
502-671-3595 (cell)  
<http://www.beargrassdocumentary.org/>  
[www.rivercitypaddlesports.org](http://www.rivercitypaddlesports.org)  
<https://ohioriverrecreationtrail.org/>



(<https://www.leoweekly.com/2019/08/nimbys-back-off-cogans-one-park-project/>)

The current plans for One Park. | Courtesy of Jefferson Development Group.

## **NEWS ([HTTPS://WWW.LEOWEELY.COM/CATEGORY/NEWS/](https://www.leoweekly.com/category/news/))** **Why Nimbys Should Back Off Cogan's 'One Park' Project**

Aug 21 2019

BY DANIELLE GRADY ([MAILTO:LEO@LEOWEELY.COM](mailto:LEO@LEOWEELY.COM))

*Editor's Note: Aug. 22's city planning committee meeting is to set a date for "One Park" to go before the Planning Commission.*

After several design overhauls, One Park, a massive, mixed-use development proposed for Lexington Road and Grinstead Drive will soon go before a city planning committee.

Developer Kevin Cogan of Jefferson Development Group has filed a request for a zoning change and alley closure to kick off construction of the project. On Aug. 22, the Land Development and Transportation Committee will set a date for a Planning Commission meeting to take a look at the proposal.

Jefferson Development Group first filed plans for One Park with the city some three years ago. It's gone through several iterations since then, many of which have drawn ire from nearby residents who took issue with the plan's tall towers and potential traffic increases.

Branden Klayko, the creator of the popular, Louisville urban planning blog Broken Sidewalk, wrote in 2017 that he approved of the project, calling it “completely necessary and especially appropriate.” He died at 33 a few months after writing about One Park, which did not have a name at the time, so he called it Lexington Grande. Since he wrote his piece, JDG’s plans for One Park have been massively overhauled, but Klayko’s main reasons for supporting the development remain relevant:

“I believe it would create an exciting mid-point node between several neighborhoods, provide a visual gateway to Louisville, and promote density in a way that can realistically reduce vehicle miles traveled,” he wrote.

In the revisions, One Park lost its three high-rise towers, leaving it with a single, 18-story tower and lower-rise buildings. The tower, which developers hope to transform into an upscale hotel, is connected to another, tiered building with, at most, six floors on the bottom, a roof-like green-space in the middle and six more floors above that.

The plans call for retail and restaurants on the ground floor (including the possibility of a grocery), with apartments or condos above and the potential for more restaurants on the sixth floor.

One Park would not be as dense as it once was envisioned, with a decreased number of residential units (421 from the 730 mentioned in Klayko’s blog) and no immediate plans for office space. But, the retail and restaurant footprint would go to 55,000-square feet from 50,000, and there might be 10 more hotel rooms. If JDG is unable to attract a hotel tenant, the developer is keeping its options open for transforming the tower into another residential building, office space or, perhaps, a mix of all three uses.

JDG’s changes have also allowed for fewer parking spots, 1,202, down from 2,300, which would be hidden inside the development.

The fight for One Park isn’t close to over. There will be more planning meetings, and the development will need final approval from Metro Council.

Below is an excerpted version of Klayko’s original piece:

## **Thinking About Skyscrapers At Lexington And Grinstead**

by Branden Klayko

Three towers have been proposed to rise in a woebegone patch of asphalt scattered with several local businesses where three Louisville neighborhoods meet. Jefferson Development Group (JDG), headed by developer Kevin Cogan, is planning apartments, condos, office space, retail, a hotel and parking on a triangular block bound by Lexington Road, Grinstead Drive and tiny Etley Avenue. Yet while the proposal is certainly bold and dramatic, a series of public meetings and a proposed development moratorium show there’s some serious opposition to the enormous project.

I’ve been thinking about the mixed-use project for a while now — it was first announced in 2014. It doesn’t have a name at this point, but we’ll call it Lexington Grande here in keeping with the nomenclature of JDG’s nearby projects. At first I had a few mixed feelings about the development. I appreciated the density and mix of uses just a few miles from Downtown, especially in

this central yet out-of-the-way location, but was concerned about so much planned parking (2,300 spaces!). I admired the attention to the street level and sidewalk design but wondered if the overall design would compliment the natural settings that surround it such as Cherokee Park, Cave Hill Cemetery and the Beargrass Creek Greenway.

The more I thought about Lexington Grande, the more I realized it is completely necessary and especially appropriate at this particular site. But I would urge JDG and their architects, Louisville-based Tucker Booker Donhoff + Partners (TBD+) to take a closer look at a few details that would help the new building integrate with its surroundings and become a cherished landmark and gateway for the city. ...

At first glance, Lexington Grande's three towers — some of the city's tallest — rising from a large podium base are shocking in their ambition and scale. But once the initial jolt of something new on what's traditionally been a hodgepodge of low buildings and parking lots in a disconnected, leftover corner of Irish Hill wears off, the underlying premise of the project is clearly the right direction for this location and for the city of Louisville.

That doesn't mean I'd rubber stamp the proposal — and I hope serious scrutiny is given to the project as it (eventually) moves through the regulatory process, ending with approval from Metro Council. The 3.3-acre block is currently zoned C-2, which permits the developer to build eight-stories as-of-right, but JDG, through its lawyer, Bill Bardenwerper, is seeking a zoning change to Planned Development District (PDD) that would allow the decidedly taller proposal. ...

... Above, concealing the parking garage podium, are 730 apartments along a single-loaded corridor. This treatment would be similar to a Courtyard by Marriott, which wraps a parking garage at the corner of Second and Main streets. JDG's garage would contain a whopping 2,300 parking spaces serving the entire project.

The apartments would rise up above the garage to define a park-like plaza on its roof, potentially with more retail space. From this plaza, three towers — two for condos and one for a hotel — would climb to heights of 34, 29 and 28 stories respectively. The hotel would contain 240 rooms situated above 120,000-square-feet of office space.

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## **ADVERTISEMENT**

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JDG has estimated the total project cost at more than \$200 million.

### **The Right Place for Density**

If Lexington Grande were proposed for the middle of Irish Hill, or neighboring Cherokee Triangle or Crescent Hill, it would be easy to oppose its current scale. But it's not in the center of a neighborhood — it's isolated from the historic centers and surrounded by green space.

Irish Hill, somewhat appropriately shaped like a shillelagh, a traditional Irish walking stick and war club, lies predominantly to the west of the project site between Lexington Road and Baxter Avenue on the other side of the cemetery. The building site is isolated by a narrow and spindly corridor of Lexington Road pressed between the cemetery walls, Beargrass Creek and Interstate 64. Still, this snippet of land remains within the neighborhood bounds. Similarly, Cherokee Triangle and Crescent Hill are far from the site but have spurs that reach out and border the site.

As it would stand, the project borders open space on most of its perimeter with some commercial space to its north. To the south, an underutilized corner of Cherokee Park containing Willow Pond is cut off from the rest of the park by a golf course and is empty most days. An influx of new people could help bring activity to the space and warrant investment in a shoddy pedestrian environment. West, Cave Hill Cemetery sits cloistered behind its brick wall, and east, a vegetated area shields Interstate 64 from view. To the north sits the entrance to the Beargrass Creek Greenway and a planned landscaped CSO basin by MSD that will serve as another sort of park.

Density is best placed around such central-yet-depopulated areas and great around parks and active transportation facilities like trails and bike lanes.

## **Transportation Options Abound**

Given Louisville's automobile-oriented transportation setup, it would seem likely most people living, working, or shopping at Lexington Pointe would have a car in tow. And for them, the site is conveniently located at the intersection of two prominent streets and a short distance from the Grinstead Drive entrances to Interstate 64.

But there are plentiful transportation options that don't require a personal vehicle at this site as well. The Beargrass Creek Trail is an excellent bikeway and is planned for extension to the Ohio River. Grinstead has been striped with bike lanes for several years now in both directions and plenty of low traffic residential streets make for pleasant biking to Frankfort Avenue or Bardstown Road. TARC also operates two bus lines passing by the site (routes 25 and 29) and a half-dozen express routes pass by on 64 without stopping. It seems logical that TARC could adjust its routes given such an increase in activity and density. *[Ed. note: JDG is calling for a new TARC stop on Lexington Road.]*

Moreover, the mixed-use nature of the project means overall transportation demand may be reduced. For instance, someone staying at the hotel may be doing business in the office space, or perhaps a person living in the apartments works in the retail or office space in the complex.

## **So Much Parking**

One of the downsides of the proposal, in my opinion, is the behemoth quantity of parking spaces in its garage: 2,300 spaces. That's a lot of parking, but at least it's predominantly hidden behind hundreds of apartments. Still, the existence of parking works as an incentive to drive and the cost of building a structured garage increases the cost of the development and ultimately the cost of apartments, condos and commercial space.

Some residents of Irish Hill and surrounding neighborhoods have expressed concern over the project, however. The main concerns are of the typical NIMBY variety — namely that the project would create parking problems and increase traffic. Bardenwerper said a consultant is studying traffic in the area and proposed a stoplight at Etley Avenue, which would have the dual effect of making Grinstead easier to cross on foot.

In terms of traffic, there's already a plan — the Lexington Road Corridor Transportation Plan—that's nearly two years old yet remains unimplemented in typical Louisville fashion. That document calls for a protected bike lane, improved sidewalks and reconfigured roadbed for the area. Traffic counts compiled by KYTC for this stretch of Lexington show the street already handles less traffic than a similar road diet treatment on Brownsboro Road several years ago. It's time for this plan to be implemented.

## **Design with the Park in Mind**

TBD+'s design doesn't break any barriers, which is a good and bad thing. To my eye, the generally generic design could fit in a number of cities, but that's something of the reality of such architecture today. ... At first glance, the trio of towers made me think of another large-scale mixed-use project in my old neighborhood of Williamsburg, Brooklyn. ...

... The [Lexington Grande] facade wall, while broken up visually with different materials, currently runs a high risk of appearing flat in real life. Setbacks, while they may add cost, would greatly enhance the project's design and provide larger outdoor spaces for some apartments.

... Here at the prow of the wedge-shaped block, Lexington Grande exposes its parking garage in a manner completely inappropriate for a prominent intersection facing one of Louisville's most noted parks.

Part of the garage is exposed outright and a false facade attempts to conceal another portion. A building site like this one has no "back" and the structure must present a finished and complete facade on all sides. Exposed parking garages won't cut it. This section must be redesigned to better respond to its context.

## **A Long Road Ahead**

Don't expect construction crews on the site any time soon. Lexington Grande has a long way to go, including meetings before the Planning Commission and ultimately approval of Metro Council. I would generally like to see the project approved, and I'm optimistic that JDG will take it upon themselves to address a couple small design details. Or that the Planning Commission will require it. This development has the real potential to be a gateway to not just The Highlands but to Downtown and the rest of the city beyond.

There will also be plenty of NIMBY opposition along the way that could threaten to derail or substantially alter the project for the worse. The arguments so far against the development include the towers' impact on Cherokee Park, potential increases in traffic, sewer issues, noise problems and perceived lowered property values, among others. The height of the three towers has reportedly been the most common complaint. Some opponents indicated they might initiate lawsuits against the project. Some of these complaints are being studied by the developer, but others have no merit.

Despite opposition from some, there has been support for the project as well, so there is by no means a consensus that it won't fit on the site or at the isolated confluence of neighborhoods. I count myself among its supporters. ...

... I hope that JDG's Irish Hill project moves forward. I believe it would create an exciting mid-point node between several neighborhoods, provide a visual gateway to Louisville and promote density in a way that can realistically reduce vehicle miles traveled (VMT). The proposal is on the right track and with the right attention to detail on the part of the developer and architect, Lexington Grande could be a real showpiece. ... •

*Branden founded Broken Sidewalk in 2008 while practicing architecture in Louisville. He continued the site for seven years while living in New York City, returning to Louisville in 2016. Branden was a graduate of the College of Architecture at Washington University in St. Louis and covered architecture, design and urbanism for The Architect's Newspaper, Designers & Books, Inhabitat and the American Institute of Architects.*

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## COMMENTS



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PUBLISHER Laura Snyder |

## Williams, Julia

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**From:** Brandon Jagers <brandonjagers@hotmail.com>  
**Sent:** Tuesday, August 27, 2019 10:43 AM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

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Dear Supervisor Williams,

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

To keep pace with peer cities like Nashville, Indianapolis and Charlotte, Louisville must embrace development and investment that moves our community forward. This mixed use project would result in over \$250 million investment, and is a remarkable improvement from the current unplanned conditions at the site.

ONE PARK will serve as an inviting gateway to downtown and increase vibrancy with new pedestrian and cycling amenities directly adjacent to our wonderful urban park system.

ONE PARK will help accommodate demand for urban housing and provides for new tremendous business opportunities. I believe ONE PARK will be a great addition to our city and I urge you to support it. Thank you.

Sincerely,

Brandon Jagers  
4516 Cordova Rd  
Louisville, KY 40207  
brandonjagers@hotmail.com

## Williams, Julia

---

**From:** Parker McGuffey <pemcgu01@louisville.edu>  
**Sent:** Monday, August 26, 2019 7:18 AM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

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Dear Supervisor Williams,

I have lived near Cherokee or Seneca park my entire life. I love living in the area, mostly because of the perceived serenity of the park systems. I am a college student, and I have many other friends who feel the same way. With NuLu on the drawing board, I believe that the ONEPARK initiative, while expensive, is beneficial in the long run — one man's opinion.

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

To keep pace with peer cities like Nashville, Indianapolis and Charlotte, Louisville must embrace development and investment that moves our community forward. This mixed use project would result in over \$250 million investment, and is a remarkable improvement from the current unplanned conditions at the site.

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Sincerely,

Parker McGuffey  
3023 Curran Rd  
Louisville, KY 40205  
pemcgu01@louisville.edu

## Williams, Julia

---

**From:** Aaron DuVall <aaron.duvall@outlook.com>  
**Sent:** Monday, August 26, 2019 4:23 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

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Dear Supervisor Williams,

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

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Sincerely,

Aaron DuVall  
2645 Kings Hwy  
Louisville, KY 40205  
aaron.duvall@outlook.com

## Williams, Julia

---

**From:** Nick Braden <npbraden@gmail.com>  
**Sent:** Friday, August 23, 2019 6:22 AM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

Louisville needs One Park! Please don't let this growth and development opportunity become the embarrassment Top Golf and the west end Walmart became.

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

To keep pace with peer cities like Nashville, Indianapolis and Charlotte, Louisville must embrace development and investment that moves our community forward. This mixed use project would result in over \$250 million investment, and is a remarkable improvement from the current unplanned conditions at the site.

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ONE PARK will help accommodate demand for urban housing and provides for new tremendous business opportunities. I believe ONE PARK will be a great addition to our city and I urge you to support it. Thank you.

Sincerely,

Nick Braden  
2011 Frankfort Ave Unit 303  
Louisville, KY 40206  
npbraden@gmail.com

## Williams, Julia

---

**From:** Christopher Gowers <chrisgowers1@gmail.com>  
**Sent:** Friday, August 23, 2019 3:16 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

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Dear Supervisor Williams,

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

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ONE PARK will help accommodate demand for urban housing and provides for new tremendous business opportunities. I believe ONE PARK will be a great addition to our city and I urge you to support it. Thank you.

Sincerely,

Christopher Gowers  
2827 Avenue of the Woods  
Louisville, KY 40241  
chrisgowers1@gmail.com

## Williams, Julia

---

**From:** Darren Branham <darren.branham@gmail.com>  
**Sent:** Friday, August 23, 2019 7:08 PM  
**To:** Williams, Julia  
**Subject:** One Park Support

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> I won't be able to attend the meeting but I live in the neighborhood (many who oppose it do not!) and I fully support it moving forward. It's long overdue for Louisville to be more progressive with design and architecture. Those who claim it will block park views are grasping at straws. It's time for Louisville to evolve and be bold.

>

> This will be a change in the right direction.

>

> Darren Branham  
> 1838 Sherwood Avenue  
> Louisville, KY 40205

>

> Sent from my iPhone

## Williams, Julia

---

**From:** Jackson Helson <firefighter316@gmail.com>  
**Sent:** Thursday, August 22, 2019 11:35 AM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

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Dear Supervisor Williams,

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

To keep pace with peer cities like Nashville, Indianapolis and Charlotte, Louisville must embrace development and investment that moves our community forward. This mixed use project would result in over \$250 million investment, and is a remarkable improvement from the current unplanned conditions at the site.

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ONE PARK will help accommodate demand for urban housing and provides for new tremendous business opportunities. I believe ONE PARK will be a great addition to our city and I urge you to support it. Thank you.

Sincerely,

Jackson Helson  
201 E Main St  
Louisville, KY 40202  
firefighter316@gmail.com

## Williams, Julia

---

**From:** mtsappteam@louisvilleky.gov on behalf of d.bellafronto813@gmail.com  
**Sent:** Thursday, August 22, 2019 12:02 PM  
**To:** Williams, Julia

Submission:

Submitted by Anonymous (not verified) on August 22, 2019 - 12:01pm

Your Email Address:  
d.bellafronto813@gmail.com

Your Subject:  
Case Number: 16zone1044 & 18streets1021

Your Comment:

The developer of this property has publicly stated that he wants to develop the area around Cherokee Park to resemble the neighborhoods around Central Park in New York City. Does the City of Louisville wish to become another New York City (no offense to that wonderful city). I hope not. If so, there should be a city wide dialogue about the future of Louisville. If this property is allowed to develop as planned, where will this stop? Will high rises continue to be allowed to ring our beautiful parks and will our residential neighborhoods become urban centers of business and areas of high traffic.

And finally, my last question is what is the purpose of zoning regulations, if they may be overruled repeatedly.

Diane Bellafronto  
1699 Trevalian Way  
40205

Event Email:  
Julia.williams@louisvilleky.gov

**Williams, Julia**

---

**From:** diane cooke <dimacooke@aol.com>  
**Sent:** Thursday, August 22, 2019 10:14 AM  
**To:** Williams, Julia  
**Subject:** 16ZONE1044 One Park

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Comments:  
16ZONE1044  
Lexington Road Preservation Assoc

As stated by other neighborhood associations the proposed Planned Development at Grinstead Drive and Lexington Road is not consistent with the Traditional Neighborhood Plan.

The proposed building design of 18 stories violates the current height of buildings in the area near Cherokee park and the surrounding neighborhoods. The parks Olmsted designed were never planned with the height that is proposed in this development.

The increased traffic this development will create will only add to the already congested intersection of Lexington Road and Grinstead Drive.

A six story development would be more inline with the Traditional Neighborhood Plan and create less of a traffic issue for the surrounding parks and neighborhoods. Adding a green space and canopy trees consistent with the trees in the park will add to the blending of any new development.

Respectfully submitted

Diane Cooke  
Lexington Road Preservation Assoc  
502 893 6674

## Williams, Julia

---

**From:** Debra harlan <debraandted@gmail.com>  
**Sent:** Thursday, August 22, 2019 3:17 AM  
**To:** Williams, Julia  
**Subject:** 16Zone1044/18Streets1021

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### Comments:

An overbuilt out of scale auto centric approach that's insensitive to its site.  
Uninspired out of context building and site design. Intensity doesn't equal density and this "revision" of scale really means there's no market for even the "revision".  
The Cherokee and Cave Hill vistas deserve respect not built blight.  
Zero pedestrian connectivity and mediocre attention to transit is a 1990's "look at me" approach to development.

Stand on the corner of Jackson and Main. 12 years rezoned, the human scale buildings long gone, today a wilted surface parking lot. Another highly rezoned never built upon site to go with "Willow Grande".

This city desperately needs affordable housing, not more upscale unaffordable units with (maybe) hotels and (maybe) offices and all that will result from redefining a site beyond its capacity.  
I vastly prefer the existing bungalow coffee shop as an anchor to a human scaled, connected redevelopment that respects the environment instead of straining it. MSD has already destroyed habitat and trees. The traffic knot that exists daily on Lexington Rd (no issue according to the developer) will get far worse. Add a backed up expressway and the air quality will decline even further. Sustainable development is possible.  
This isn't it.

Debra Harlan  
1734 Chichester Ave  
40205

Sent from my iPhone

Jenny Johnston - called in 9/2/19  
Support of One Park 10:53  
- lives in Cherokee triangle

## Williams, Julia

---

**From:** LS <santoslf@hushmail.com>  
**Sent:** Wednesday, August 21, 2019 9:55 AM  
**To:** Williams, Julia  
**Cc:** John Hawkins; erin.hargan@jefferson.kyschools.us  
**Subject:** Re: Case 16ZONE1044 - Comments from Irish Hill NA

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Ohh then we retract. I'll bring another tmrw.

Sent from my iPhone

On Aug 21, 2019, at 9:31 AM, Williams, Julia <[Julia.Williams@louisvilleky.gov](mailto:Julia.Williams@louisvilleky.gov)> wrote:

Thank you for letting me know your concerns regarding the change in zoning. Your letter will be made part of the record for the case.

I would like to clarify a couple of things regarding the case. The existing form district is Traditional Neighborhood. The applicant is seeking a change in zoning from C-2 to Planned Development District (PDD). Your email makes some references to the TNZD which is a zoning district which is not the PDD zoning district that is being requested. TNZD is currently the zoning district in effect for Old Louisville. The proposed site is not seeking a zone change to TNZD.

Please let me know if you have any further concerns or questions regarding this case.  
Thanks  
Julia

**From:** Lisa S <santoslf@hushmail.com>  
**Sent:** Wednesday, August 21, 2019 8:28 AM  
**To:** Williams, Julia <[Julia.Williams@louisvilleky.gov](mailto:Julia.Williams@louisvilleky.gov)>  
**Cc:** John Hawkins <[johnhawkins502@gmail.com](mailto:johnhawkins502@gmail.com)>; erin.hargan@jefferson.kyschools.us  
**Subject:** Case 16ZONE1044 - Comments from Irish Hill NA  
**Importance:** High

**CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe**

Dear Ms. Williams,

Please accept comments regarding the Park One zoning change request from C-2 to Planned Development (PD). We are happy to see continued use of this property for mixed use.

The development density is not compatible with the Lexington Road Safety Plan (LRSP), the Grinstead Drive transportation improvements, the Complete Streets initiative or the IHNA Neighborhood Plan. The proposed development density contradicts goals to make streets and sidewalks safer and more accessible to residents, improve traffic safety and increase the utility and accessibility of alternative transportation modes.

Neighbors in the charrette process overwhelmingly supported a density compatible with existing zoning. Recent large building developments like Highland Station, The Baxter and Axis apartments, all made an effort to be consistent with the TNZD and were right-sized for the area.

Per the Land Development Code (LDC), the development cannot be a PD District because it is not consistent with a Traditional Neighborhood Zoning District (TNZD). The area joins long-established traditional neighborhoods that merit protection as a distinct pattern of development. The development does not preserve the historic development patterns and encourage building relationships within the existing neighborhoods that characterize a human building scale of many separate buildings on small lots.

Developing the property under the existing TNZD elements would allow us continued peaceful use and enjoyment of the area surrounding it. The current zoning allows ample uses. Gentler use of the property will be enhancements to the project and be beneficial to the community and the future residents of Irish Hill, Cherokee Triangle, Crescent Hill and the Lexington Road Preservation Area. As always, thank you for your time.

Respectfully,

Lisa Santos, Co-Chair

Irish Hill Neighborhood Association

#### Code References

Per the Land Development Code (LDC), the development cannot be a PD District because it is not consistent with a Traditional Neighborhood Zoning District (TNZD). The area joins long-established traditional neighborhoods that merit protection as a *distinct pattern of development*. The development does not preserve the historic development patterns and encourage building relationships within the existing neighborhoods that characterize a human building scale of many separate buildings on small lots.

a. We advocate that any current or future use of the area be consistent with the pattern of the Traditional Neighborhood Zoning District (TNZD). (2.8.2)

IHNA believes that since the area joins long-established traditional neighborhoods, it merits protection as a distinct pattern of development and that any future use abide by the LDC TNZD standards that:

- Promote uses of land that are appropriate to the distinctive characteristics of existing surrounding traditional neighborhoods (2.7.4.A.2.c),
- Respect and reinforce existing traditional neighborhoods, integrating new development with existing development to ensure compatibility (2.7.4.A.2.d) and
- Encourage building relationships within existing traditional neighborhoods (2.7.4.A.2.i).

This includes the TNZD pattern that is characterized by a human building scale described by a variety of many separate buildings on small lots to generate a cohesive pattern that allows streets to be civic places (2.7.4.B.1.d).

b. We believe that the development, as proposed, is not suitable for consideration as a PD District.

The LDC asserts that the pattern of development of any proposed PD District shall be consistent with the pattern of the applicable form district (2.8.2). The intent of the PD District is to promote of uses and structure through design standards that:

- Promote the development of land that is consistent with the applicable form district (2.8.2) and
- Preserve the historic development patterns of existing neighborhoods (2.8.1.A.).

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## Williams, Julia

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**From:** Lisa S <santoslf@hushmail.com>  
**Sent:** Wednesday, August 21, 2019 12:45 PM  
**To:** Williams, Julia  
**Cc:** 'John Hawkins'; erin.hargan@jefferson.kyschools.us  
**Subject:** RE: Case 16ZONE1044 - Comments from Irish Hill NA

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---

And again...

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Dear Ms. Williams,

Please accept comments regarding the Park One zoning change request from C-2 to Planned Development (PD). We are happy to see continued use of this property for mixed use.

The development density is not compatible with the Lexington Road Safety Plan (LRSP), the Grinstead Drive transportation improvements, the Complete Streets initiative or the IHNA Neighborhood Plan.

The proposed development density contradicts goals to make streets and sidewalks safer and more accessible to residents, improve traffic safety and increase the utility and accessibility of alternative transportation modes.

Neighbors in the charrette process overwhelmingly supported a density compatible with existing zoning. Recent large building developments like Highland Station, The Baxter and Axis apartments, all made an effort to be consistent with the TNFD and were right-sized for the area.

Per the Land Development Code (LDC), the development cannot be a PD District because it is not consistent with a Traditional Neighborhood Form District (TNFD). The area joins long-established traditional neighborhoods that merit protection as a distinct pattern of development. The development does not preserve the historic development patterns and encourage building relationships within the existing neighborhoods that characterize a human building scale of many separate buildings on small lots.

Developing the property under the existing TNZD elements would allow us continued peaceful use and enjoyment of the area surrounding it. The current zoning allows ample uses. Gentler use of the property will be enhancements to the project and be beneficial to the community and the future residents of Irish Hill, Cherokee Triangle, Crescent Hill and the Lexington Road Preservation Area. As always, thank you for your time.

Respectfully,  
Lisa Santos, Co-Chair  
Irish Hill Neighborhood Association

### Code References

Per the Land Development Code (LDC), the development cannot be a PD District because it is not consistent with a Traditional Neighborhood Form District (TNFD). The area joins long-established traditional neighborhoods that merit protection as a *distinct pattern of development*. The development does not preserve the historic development patterns and encourage building relationships within the existing neighborhoods that characterize a human building scale of many separate buildings on small lots.

We believe that the development, as proposed, is not suitable for consideration as a PD District.

The LDC asserts that the pattern of development of any proposed PD District shall be consistent with the pattern of the applicable form district (2.8.2). The intent of the PD District is to promote of uses and structure through design standards that:

- Promote the development of land that is consistent with the applicable form district (2.8.2) and

- Preserve the historic development patterns of existing neighborhoods (2.8.1.A.).

The TNFD is intended to promote the development and redevelopment of neighborhoods in a manner consistent and compatible with the distinct site and community design elements of a traditional neighborhood (5.2.2). This includes 'compatible infill development '.

## Williams, Julia

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**From:** Tim Helson <user@votervoice.net>  
**Sent:** Wednesday, August 21, 2019 3:47 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

To keep pace with peer cities like Nashville, Indianapolis and Charlotte, Louisville must embrace development and investment that moves our community forward. This mixed use project would result in over \$250 million investment, and is a remarkable improvement from the current unplanned conditions at the site.

ONE PARK will serve as an inviting gateway to downtown and increase vibrancy with new pedestrian and cycling amenities directly adjacent to our wonderful urban park system.

ONE PARK will help accommodate demand for urban housing and provides for new tremendous business opportunities. I believe ONE PARK will be a great addition to our city and I urge you to support it. Thank you.

Sincerely,

Tim Helson  
304 Mockingbird Valley Rd  
Louisville, KY 40207  
thelson@aol.com

## Williams, Julia

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**From:** Mark Gaff <markgaffky@gmail.com>  
**Sent:** Wednesday, August 21, 2019 9:37 PM  
**To:** Williams, Julia  
**Subject:** Comments Regarding Case 16ZONE1044

**CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe**

Dear Ms. Williams,

Please accept my comments below regarding the "One Park" zoning change request from C-2 to Planned Development (PD) at Lexington and Grinstead.

I, along with most of the Crescent Hill neighborhood, are thrilled to see the continued use of this property for mixed use purposed. However, we do not feel that the proposed development is acceptable for the following reasons:

1. Requirements for a change of zoning to PD include a Charrette process that includes neighborhood involvement. Although the developer had several meetings that included the surrounding neighborhoods, these meetings failed to meet the definition of a Charrette. In fact, at these meetings, the neighbors brought up this issue and the developers representatives failed to address the issue.
2. 1. The development is not compatible with the Lexington Road Safety Plan, the Complete Streets Initiative, the Grinstead Drive transportation improvements, or the IHNA Neighborhood Plan. The proposed development density is in direct opposition to making the streets and sidewalks safer and more accessible to residents, improving traffic safety and increasing the utility and accessibility of alternative transportation modes.
3. Neighbors from all of the surrounding neighborhoods (Irish Hill, Cherokee Triangle, Lexington Road Preservation Area and Crescent Hill) overwhelming supported a density compatible with the existing zoning. Other developments like Highland Station, The Baxter and Axis apartments all made efforts to be consistent with the TNFD and were sized accordingly.
4. This area is surrounded by long-established traditional neighborhoods that merit protection as a distinct pattern of development. This development does not preserve the historic development patterns. Per the Land Development Code (LDC), the development cannot be a PD District because it is not consistent with a Traditional Neighborhood Form District.

Our community is very supportive of thoughtful development and we look forward to development that meets the requirements of our Traditional Neighborhoods.

It is my personal belief that one of the best attributes of our wonderful city is that we have a urban center surrounded by incredible and unique neighborhoods. Please help us keep the awesome character of our city.

Thank you for consideration on this matter.

Respectfully,

## Williams, Julia

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**From:** Jan Helson <janmhelson@gmail.com>  
**Sent:** Wednesday, August 21, 2019 11:17 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

To keep pace with peer cities like Nashville, Indianapolis and Charlotte, Louisville must embrace development and investment that moves our community forward. This mixed use project would result in over \$250 million investment, and is a remarkable improvement from the current unplanned conditions at the site.

ONE PARK will serve as an inviting gateway to downtown and increase vibrancy with new pedestrian and cycling amenities directly adjacent to our wonderful urban park system.

ONE PARK will help accommodate demand for urban housing and provides for new tremendous business opportunities. I believe ONE PARK will be a great addition to our city and I urge you to support it. Thank you.

Sincerely,

Jan Helson  
304 Mockingbird Valley Rd  
Louisville, KY 40207  
janmhelson@gmail.com

**Williams, Julia**

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**From:** Cindi Sullivan <cindi@treeslouisville.org>  
**Sent:** Tuesday, August 20, 2019 3:13 PM  
**To:** Henry Heuser  
**Cc:** Williams, Julia  
**Subject:** Re: Case 16ZONE1044 - "One Park"

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**BRAVO!!**

On Tue, Aug 20, 2019 at 3:03 PM Henry Heuser <[henry.heuser@unistarpurchasingsolutions.com](mailto:henry.heuser@unistarpurchasingsolutions.com)> wrote:

Ms. Williams – I am writing to highlight a problem with the proposed development at Lexington and Grinstead Road that wasn't discussed in the earlier meetings I attended.

If this development is required (I hope!) to comply with the Traditional Neighborhood Zoning District it would seem logical and essential to also require any massive changes in this property to have a wide green "verge" (green grass section) between the roads and buildings – land that is wide enough to sustain the shade tree's growth to maturity. As an existing Highlands example, driving down Cherokee Road today illustrates the importance of a tree canopy that cannot be created by the small widely-spaced holes in the currently-planned concrete sidewalks.

This neighborhood and its residents deserve to have an appropriate visual shielding of the multi-lane highways with extensive traffic congestion, with a tree canopy that can abate fumes, heat, and noise pollution on the entire perimeter of this massive development.

Henry Heuser, Jr.

Resident of the Cherokee Triangle

Henry V. Heuser, Jr.

Chairman

Unistar Purchasing Solutions

(E) [Henry.Heuser@UnistarPurchasingSolutions.com](mailto:Henry.Heuser@UnistarPurchasingSolutions.com)

(O) 502.238.8267

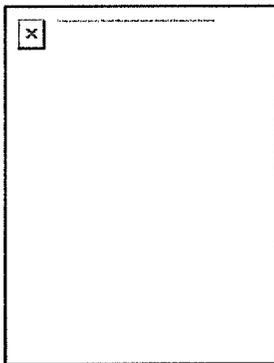
(F) 502.238.1835



[www.UnistarPurchasingSolutions.com](http://www.UnistarPurchasingSolutions.com)

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Cindi Sullivan  
Executive Director, TreesLouisville  
P. O. Box 5816  
Louisville, KY 40255  
502.208.8746  
[www.TreesLouisville.org](http://www.TreesLouisville.org)



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[www.treeslouisville.org/gift](http://www.treeslouisville.org/gift)

## Williams, Julia

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**From:** Martha Martin <marthamartin777@bellsouth.net>  
**Sent:** Tuesday, August 20, 2019 3:35 PM  
**To:** Williams, Julia  
**Subject:** ONE PARK... :- (

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Dear Julia,

Please do NOT let them build ONE PARK as it is planned.

Please do NOT let the zoning be changed to allow this super structure to be built by the ONE PARK we all know and love, our Cherokee Park!

My Daddy grew up on Cherokee Road.

He played for hours in Cherokee Park, fishing in its lakes, playing in its woods, sledding down its hills.

When the Depression came and his family's finances changed, they moved to a smaller home on Everett Avenue.

But life didn't change for Daddy and his 6 siblings because they still had Cherokee Park to play in.

That was four generations ago. Generations before his and after my grandchildren's did and will still use and love Cherokee Park!

If this monstrosity is built on the tiny plot of land as planned, traffic will be a nightmare.

It's pretty bad now with the road construction that is going on.

I cannot imagine what it will be like during construction of the monstrosity!

And when all is finished, there will be an addition of so many folks coming and going at all times of day and night, IF the monstrosity is occupied and used as the planners intend. If NOT, there will be a big empty albatross...how sad will that be?

I think this is being rushed, Julia. I feel it isn't being thought out and well-planned. I'm not sure why?

I can imagine so many uses of this triangle of land that would enhance the area and appeal to the folks who live around here, those who would walk to the new facilities, who might drive to it or by it...but THIS plan is not even in my realm of imagination. I keep wondering WHY someone even wants to build such a monstrosity on a tiny patch of land---and HOW someone came up with this idea. The only answer I come up with is \$\$\$--MONEY!

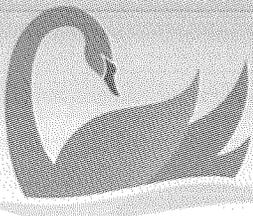
Isn't that sad?

We live off Lexington Road and head right down Lexington, turning onto Grinstead to go by the lake to get to the park...or to Willow Park...or to Bardstown Road...

To go downtown we continue down Lexington Road and go on the right side of the triangle...I just cannot imagine what the monstrosity will do to all the drivers coming from the east heading to work downtown, to the courthouse, to the many doctors' offices, medical appointments, hospitals, the ambulances that follow the same route...HELP!!!!!!!!!!!!!!!!!!!!!!

Thanks for listening, Julia! And thanks for any help you can give us.

Martha and Jerry Martin  
516 Briar Hill Road 40206



**CAVE HILL**  
CEMETERY • HERITAGE FOUNDATION

701 Baxter Avenue • Louisville, KY 40204  
(502) 451.5630 • www.cavehillcemetery.com

August 16, 2019

Triangle Partners, LLC  
Attn: Mr. Kevin Cogan, Manager  
2650 Technology Drive  
Louisville, KY 40299

RE: One Park Project/Case Number #16Zone1044

Dear Mr. Cogan:

The Board of Directors of Cave Hill Cemetery Company, Incorporated is requesting a meeting with you regarding the proposed traffic pattern for Etley Avenue noted within the PD-Development Plan Pattern Book developed by JDG Triangle Partners (Case #16Zone1044) that was filed with Louisville Metro Government in July 2019. The intent of this meeting is to propose alternatives to the proposed addition of traffic signals and traffic flow on Etley Avenue.

The Board's legal and engineering team has reviewed the proposals within the PD-Development Pattern Book. Our primary concern is due to the extensive queuing that is predicted within the One Park Traffic Impact Study for Grinstead Drive northbound towards I-64 originating at the proposed Etley Avenue traffic signal. These queues are shown to extend beyond Cherokee Parkway and the Board has concerns over its impact for visitors and employees accessing Cave Hill Cemetery. We would like to discuss the possibility of traffic control alternatives that may serve One Park while maintaining free flow movements along Grinstead Drive at Etley Avenue.

I plan to call you directly to establish a meeting time that is mutually agreeable to all parties involved. We look forward to talking with you soon.

Sincerely,

Gwen M. Mooney  
President & CEO  
Cave Hill Cemetery Co., Inc.

**RECEIVED**  
AUG 20 2019  
PLANNING &  
DESIGN SERVICES

Cc: Board of Directors, Cave Hill Cemetery Company, Inc.  
Rand E. Kruger, Kruger & Schwartz  
William B. Bardenwerper, Bardenwerper, Talbot and Roberts, PLLC  
Julia Williams, Louisville Metro Government

*Cave Hill Cemetery Directors*

J. McFerran Barr, II      Frank B. Hower, III  
Paul J. Bickel, III      Susan Dabney Lavin  
Bruce K. Dudley      Babs Robinson  
Joseph R. Gathright, Jr.      Allen Steinbock

*Staff*

Gwen M. Mooney, CCFE      Chris L. Rowan,  
President & CEO      Senior Vice President & CFO

## Williams, Julia

---

**From:** Rosalind Heinz <rozky@aol.com>  
**Sent:** Tuesday, August 20, 2019 9:40 AM  
**To:** Williams, Julia  
**Subject:** Case 16ZONE1044

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Dear Julia Williams,

Re: Case 16ZONE1044

As one who lives in Crescent Hill and frequently, on various days at times, passes through the Lexington Road/Grinstead Drive intersection, I cannot understand what possesses anyone (well, aside from greed) to significantly increase traffic there.

In addition to typical rush hour traffic, there is midday congestion from Collegiate School traffic every weekday during the school year. There is a mini-snarl around noon on Sundays leaving that heavily-churched area of the Highlands. Plus the funeral corteges random days and times heading into and out of the Grinstead entrance to Cave Hill Cemetery. It's a huge cemetery and there are still plenty of empty plots. Handy for pedestrians and bicyclists clipped on their way to the park under the proposed scheme.

Seriously. This is a complicated and busy intersection. Which in reality includes not just Grinstead and Lexington, but also the mouth of Cherokee Road. AND access to the interstate.

I urge you and others to see that reasonable -- in scope and design -- development takes place here.

Very sincerely,

Rosalind Heinz  
225 Pleasantview Ave  
Louisville KY 40206

## Williams, Julia

---

**From:** Brian Dettman <BDettman@dettmanlawgroup.com>  
**Sent:** Tuesday, August 20, 2019 9:21 AM  
**To:** Williams, Julia  
**Subject:** Case 16ZONE1044

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Hi Ms. Williams,

My name is Brian Dettman and I live with my wife and four children at 2507 Top Hill Road in Crescent Hill. I am writing to express my concern about the One Park Project. The concern is the size. I'm in favor of building something at that site, but the building I've seen in proposals does not fit with the current neighborhood. I also have concerns about traffic safety (I am a car crash lawyer and I cross Lexington Road to run in Cherokee Park weekly) and those concerns were not rebutted throughout the charrette process.

I would respectfully request that any project built comply with current zoning restrictions due to these concerns. There is no compelling public interest to justify an exception.

Sincerely,  
Brian

Brian R. Dettman  
Dettman Law  
[WWW.LOUISVILLE-INJURY-LAWYER.COM](http://WWW.LOUISVILLE-INJURY-LAWYER.COM)



Physical Address: 918 Baxter Avenue #301  
Louisville Kentucky 40204  
Mailing Address: PO Box 4546  
Louisville, Kentucky 40204

## Williams, Julia

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**From:** Shawn D <s\_dikes@hotmail.com>  
**Sent:** Tuesday, August 20, 2019 8:20 AM  
**To:** Williams, Julia  
**Cc:** Shawn D  
**Subject:** Case 16ZONE1044

**CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe**

Dear Ms. Williams -

I am writing about the development One Park, case 16ZONE1044 and would like to express my concerns with the height, bulk and density, the charrette process and the traffic and safety consequences of the development as proposed.

Like many of my neighbors in Crescent Hill and elsewhere, I am not against a project that redevelops these properties. I am however against this specific proposal as it is simply too much for this site given its adjacency to traditional neighborhoods.

The property is squarely in a Traditional Neighborhood Zoning District (TNZD) and any current or future use(s) of the area should be consistent with the TNZD pattern. As proposed the height, bulk and density of the project is just too much when compared to the development patterns immediately to all points of the compass around it. In terms of residential density, this project is easily 3x to 10x more dense in terms of dwelling units per acre than the residential areas surrounding it, which are in long-established traditional neighborhoods. The type of density they are calling for is more akin to transit oriented development (TOD) served by rail, an option clearly lacking here. The height of the tallest building is also out of scale as well, and only got lowered because of the restrictions placed on obstructions by the FAA, for the airports KSDL and KLOU, NOT because the applicant listened to the neighbors. Other developments are much more compatible in terms of their height at and scale and fit into their context and portray the character or what is around them. Neighbors in the charrette process overwhelmingly supported a density compatible with existing zoning. Recent large building developments like Highland Station, The Baxter and Axis apartments, all made an effort to be consistent with the TNZD and were right-sized for the area. We believe this property needs to do the same.

And speaking of the charrette process, the "exercise" portrayed as a charrette was nothing of the sort. In a true charrette process, the process is more collaborative, with mutual respect and there is a sense of give and take, and an understanding of the issues on all sides. The applicant in very plain terms did none of this. The design changes that were made were going to happen regardless, and the portrayal that this was anywhere near a collaborative process is the farthest thing from the truth. The applicant's design team was dismissive at times and simply did not listen and often struck an adversarial tone with many neighbors at the meeting. As a professional in design, I was appalled.

I am also concerned about traffic and safety, especially pedestrian safety and the proposals for mitigation measures. For example, the delays and level of service (LOS) at many intersections now are below acceptable

levels of LOS D, with some intersections and legs of these intersections at LOS E and F with delays exceeding 100 seconds in some instances. The ramps on I-64 west bound also back up into the tunnel and the delays at Lexington Road and Grinstead Drive will only get worse. In fact, the future conditions here are so bad that the applicant is proposing to re-install the dual left turn lanes from Lexington to Grinstead, and will remove the refuge island. These are totally counter to the changes that were made as part of the recent Lexington Road Safety Project. This is a location that once the trail is reopened, will see only increased volumes of pedestrians and cyclists going through the intersection, something that will only exacerbate delays when they are allowed a leading pedestrian interval (LPI) or similar accommodation(s) to get them safely across multiple lanes of traffic. Adding yet another lane here is counter to safety. Finally, the applicant is seeking to install a signal at Etley and Lexington, but provides no volumetric evidence for vehicles or pedestrians that clearly meets the warrants as to why the signal is needed. Without such evidence, the permitting agency, KYTC simply cannot allow this to take place per the MUTCD. And without the signal, the applicant must redo the traffic analysis as they did when they were denied the signal at Etley and Grinstead, and much more clearly demonstrate that the traffic consequences of their proposal will not create adverse conditions or impacts that can in fact be mitigated...something that is still clearly lacking now.

Shawn Dikes  
128 North Birchwood Avenue  
Louisville, KY 40206

## Williams, Julia

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**From:** Henry Heuser <henry.heuser@UnistarPurchasingSolutions.com>  
**Sent:** Tuesday, August 20, 2019 3:04 PM  
**To:** Williams, Julia  
**Subject:** Case 16ZONE1044 - "One Park"

**Importance:** High

**CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe**

Ms. Williams – I am writing to highlight a problem with the proposed development at Lexington and Grinstead Road that wasn't discussed in the earlier meetings I attended.

If this development is required (I hope!) to comply with the Traditional Neighborhood Zoning District it would seem logical and essential to also require any massive changes in this property to have a wide green "verge" (green grass section) between the roads and buildings – land that is wide enough to sustain the shade tree's growth to maturity. As an existing Highlands example, driving down Cherokee Road today illustrates the importance of a tree canopy that cannot be created by the small widely-spaced holes in the currently-planned concrete sidewalks.

This neighborhood and its residents deserve to have an appropriate visual shielding of the multi-lane highways with extensive traffic congestion, with a tree canopy that can abate fumes, heat, and noise pollution on the entire perimeter of this massive development.

Henry Heuser, Jr.  
Resident of the Cherokee Triangle

**Henry V. Heuser, Jr.**  
Chairman  
Unistar Purchasing Solutions  
(E) [Henry.Heuser@UnistarPurchasingSolutions.com](mailto:Henry.Heuser@UnistarPurchasingSolutions.com)  
(O) 502.238.8267  
(F) 502.238.1835



[www.UnistarPurchasingSolutions.com](http://www.UnistarPurchasingSolutions.com)

## Williams, Julia

---

**From:** Joe Burgan <joeburgan@gmail.com>  
**Sent:** Tuesday, August 20, 2019 6:07 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

I am writing today to express my support for the proposed development at the corner of Lexington and Grinstead.

The investment in the One Park project is exactly what Louisville needs more of to help us compete for regional workforce talent. And as the gateway to the Highlands and downtown, the revitalization of this intersection is desperately needed and supported by many of us in the neighborhoods adjacent to the site.

I hope you will support this worthy private investment and the short and long term jobs it will produce.

Sincerely,

Joe Burgan  
1221 Hull St  
Louisville, KY 40204  
joeburgan@gmail.com

## Williams, Julia

---

**From:** Mr. & Mrs. Donna Pestinger <Mrdigb@gmail.com>  
**Sent:** Monday, August 19, 2019 9:08 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

To keep pace with peer cities like Nashville, Indianapolis and Charlotte, Louisville must embrace development and investment that moves our community forward. This mixed use project would result in over \$250 million investment, and is a remarkable improvement from the current unplanned conditions at the site.

ONE PARK will serve as an inviting gateway to downtown and increase vibrancy with new pedestrian and cycling amenities directly adjacent to our wonderful urban park system.

ONE PARK will help accommodate demand for urban housing and provides for new tremendous business opportunities. I believe ONE PARK will be a great addition to our city and I urge you to support it. Thank you.

Sincerely,

Donna Pestinger  
2134 Baringer Ave  
Louisville, KY 40204  
Mrdigb@gmail.com

## Williams, Julia

---

**From:** Jon Cooke <jamescollinsford.joncooke@gmail.com>  
**Sent:** Monday, August 19, 2019 6:59 PM  
**To:** Williams, Julia  
**Subject:** Park One Project

**CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe**

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Hello Julia,

I am greatly concerned about the traffic that this project will bear. With the addition of bike lanes about a year ago on Lexington Road, this 4 lane street is becoming impassable. It can not support the current traffic that we have now. I live at 3318 Lexington Road and I travel to and from work basically 6 days a week for the last 39 years. down Lexington Road, and between 8:00 and 9:00 am and 4:30 to 7:00 pm it has become a nightmare. This project will congest the Grinstead and Lexington Road intersection even more.

I am hoping that someone is listening to address this very serious issue.

Best wishes,

Jon S. Cooke  
3318 Lexington Road  
Louisville Ky. 40206  
502-584-2311

## Williams, Julia

---

**From:** Cullen Lowery <cullenalowery@hotmail.com>  
**Sent:** Friday, August 16, 2019 12:29 PM  
**To:** Williams, Julia  
**Subject:** One Park

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Ms. Williams,

I am concerned about the increase in traffic at the Lexington/Grinstead intersection if the development of One Park proceeds. With the I-64 connections at Grinstead, and traffic traveling around the park from Bardstown Rd to Grinstead and Lexington, this is an extremely busy intersection. The volume of traffic that would result from the tenants at One Park would be immense. I suspect the businesses would not add more than the current businesses at that location. Thank you for taking my comments.

Best,  
Cullen Lowery  
Cherokee Triangle Resident

## Williams, Julia

---

**From:** William Buschemeyer <wcbusch@yahoo.com>  
**Sent:** Wednesday, August 14, 2019 10:43 AM  
**To:** Williams, Julia  
**Subject:** Zoning change for Lexington Road and Grinstead Drive

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

We are totally opposed to the zoning change proposed by the Jefferson Development Group in order to build One Park. The proposed high rise tower is out of keeping with the neighborhood both in height and design. Hotels in the suburbs of Louisville are no more than 6 stories. This area is already zoned to allow an 8 story building.

This is a historic area which will be defiled by a development of this size. This belongs in the downtown area where conventions are held.

Multiple shops and restaurants in surrounding areas have not had enough business to be successful and have closed. This is usually due to difficulty in accessing the businesses. The traffic problems at Lexington Road and Grinstead Drive are already terrible. The proposed construction and subsequent increase in traffic going to the development in the future will create a nightmare. This will likely lead to failure of businesses in the development.

This project is tantamount to building a high rise structure in the historic "Battery area" of Charleston, SC.

We have lived in the area for our entire lives and have owned our home for 40 years. The tax payers who live in this area and know the value of the area should be considered above those developers who are just thinking of making a profit.

Thanks for your consideration,  
Cooper and Artie Buschemeyer  
511 Briar Hill Road  
Louisville, KY  
R from my iPhone

## Williams, Julia

---

**From:** Will Hixson <williamwhixson@gmail.com>  
**Sent:** Monday, August 12, 2019 1:11 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

One Park will provide the Triangle neighborhood with much needed modern, affordable housing. This area has the potential to be woven into Louisville's most popular park and its culture. As of now, Cherokee park is a destination, allowing only Cherokee Triangle's most wealthy homeowners to have close walking distance to it. One Park would be another destination to draw to the park but more importantly would house people permanently and temporarily that would have great access to the park. The restaurants and other businesses would only grow the traffic to this hub, allowing the Highlands, Irish Hill, St. Matthews, and Nulu a great ability to continue their own economic growth.

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

To keep pace with peer cities like Nashville, Indianapolis and Charlotte, Louisville must embrace development and investment that moves our community forward. This mixed use project would result in over \$250 million investment, and is a remarkable improvement from the current unplanned conditions at the site.

ONE PARK will serve as an inviting gateway to downtown and increase vibrancy with new pedestrian and cycling amenities directly adjacent to our wonderful urban park system.

ONE PARK will help accommodate demand for urban housing and provides for new tremendous business opportunities. I believe ONE PARK will be a great addition to our city and I urge you to support it. Thank you.

Sincerely,

Will Hixson  
7308 Maria Ave  
Louisville, KY 40222  
williamwhixson@gmail.com

**Williams, Julia**

---

**From:** Daniel Scullin <dscullin44@gmail.com>  
**Sent:** Monday, August 12, 2019 4:19 PM  
**To:** Williams, Julia  
**Subject:** 16ZONE1044

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August 12, 2019

607 Briar Hill Road

Louisville KY 40206

Ms. Julia Williams

Re: Case # 16ZONE1044

Dear Ms. Williams,

The proposed project at the corner of Grinstead Drive and Lexington Road ("One Park") is soon coming up for zoning review from C-2 to Planned Development District (PDD) consisting of mixed residential, office, retail and restaurant establishments. We wish to voice our **strong opposition** to this rezoning based on the following objections to the project:

- Architecturally, the design and scope of the project is not in keeping with the surrounding neighborhood. Residents of nearby neighborhoods have expressed concerns that current views of Cherokee Park and ambient light will be lost if this project goes forward. We are not against redevelopment of the block in question but believe that the zoning restriction to eight stories should remain and not be altered.
- Traffic studies done for this project were performed *before* Lexington Road was placed on a "road diet" and reduced to two lanes from four! The conclusion that traffic would be delayed "minimally" is erroneous based on the flawed traffic study. Although the developers have scaled down the project to eighteen stories, the mixed architecture in the updated plan and the still very tall buildings are out of character for this area bordering Cherokee Park and Cave Hill Cemetery. Traffic during peak times at the junction of Grinstead Drive and Lexington Road is currently congested and will be even more congested with additional automobiles added by tenants and owners of units in the building.

- The developers have stated that traffic jams will be mitigated by use of alternative forms of transportation such as buses and ride shares such as Uber or Lyft (no light rail is available in the Louisville area). This is a fallacious assumption since most, if not all residents/tenants will almost certainly have their own automobiles and will choose to use them the majority of time rather than wait for a bus or spend extra money on a ride share. The TARC system is currently stressed with fewer bus drivers and has curtailed some routes as a result.
- As frequent users of Cherokee Park and its surrounding environs, we have walked both sides of Grinstead Drive and are quite aware of traffic coming from Grinstead as well as from Cherokee Parkway. These vehicles travel at a high rate of speed and make walking in this area both treacherous and dangerous. Widening the sidewalks to twelve feet will not mitigate the danger that fast moving vehicles will pose. More traffic lights to slow traffic in these areas will only add to the congestion of vehicles feeding into the intersections of Grinstead/Cherokee Parkway and Grinstead/Lexington Road.
- During informational meetings during the planning stages of this project, Mr. Bardenwerper stated that parking for patrons of the various retail vendors and restaurateurs would be contained within the parking garage that also houses vehicles of tenants and owners of the buildings. Couple the patrons with tenants and vendors supplying the various venues and an incredible traffic jam within the complex will almost certainly occur.
- The diverse architecture for each portion of the project is distasteful and incongruous, combining several distinct architectural designs into a hodge-podge of eyesores!

We thank you for your attention to our concerns. We have also copied our Councilman, Bill Hollander on this message as well.

Sincerely,

Dan and Robin Scullin

## Williams, Julia

---

**From:** Daniel Kessler <drkrealty1225@gmail.com>  
**Sent:** Friday, August 9, 2019 1:03 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

I do support the ONE PARK development off of Grinstead Drive. While it is definitely a new concept for Louisville it is the type of development that progressive cities that bypassed Louisville years ago have successfully integrated in to their communities. The vertical mixed use element allows for greater green space, less vehicular traffic for everyday needs and replaces an eyesore cluster of old commercial buildings with a beautiful structure with great views of our city.

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

To keep pace with peer cities like Nashville, Indianapolis and Charlotte, Louisville must embrace development and investment that moves our community forward. This mixed use project would result in over \$250 million investment, and is a remarkable improvement from the current unplanned conditions at the site.

ONE PARK will serve as an inviting gateway to downtown and increase vibrancy with new pedestrian and cycling amenities directly adjacent to our wonderful urban park system.

ONE PARK will help accommodate demand for urban housing and provides for new tremendous business opportunities. I believe ONE PARK will be a great addition to our city and I urge you to support it. Thank you.

Sincerely,

Daniel Kessler  
4400 Deepwood Dr  
Louisville, KY 40241  
drkrealty1225@gmail.com

## Williams, Julia

---

**From:** Francis Miller <user@votervoice.net>  
**Sent:** Thursday, August 8, 2019 11:54 AM  
**To:** Williams, Julia  
**Subject:** I am all for One Park

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

I used to work over in this area. I can tell you that what's currently there is less than impressive. The site as it is right now is really junky. It's great to see someone put forward a new idea that will help contribute to our economy. That land is really underutilized, especially considering it is right next to Cherokee Park.

I don't think traffic will be a problem if they clear up the access points and label the lanes better. Right now, the site is chaos as far as traffic is concerned. There's just no plan at all.

I am all for the One Park plan! Build it.

Sincerely,

Francis Miller  
1905 Baird St  
Louisville, KY 40203  
francismiller83@yahoo.com

## Williams, Julia

---

**From:** Mr. & Mrs. Paul Belobraydic <paul9402@gmail.com>  
**Sent:** Thursday, August 1, 2019 1:04 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

Love the new development in this area, as it is primed to further bolster the Bear Creek Trail and is within a short bike ride of downtown. I would love to live/work at this location!!

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

To keep pace with peer cities like Nashville, Indianapolis and Charlotte, Louisville must embrace development and investment that moves our community forward. This mixed use project would result in over \$250 million investment, and is a remarkable improvement from the current unplanned conditions at the site.

ONE PARK will serve as an inviting gateway to downtown and increase vibrancy with new pedestrian and cycling amenities directly adjacent to our wonderful urban park system.

ONE PARK will help accommodate demand for urban housing and provides for new tremendous business opportunities. I believe ONE PARK will be a great addition to our city and I urge you to support it. Thank you.

Sincerely,

Paul Belobraydic  
415 E Market St Unit 305  
Louisville, KY 40202  
paul9402@gmail.com

## Williams, Julia

---

**From:** Terri Lenahan-Downs <tld6262@gmail.com>  
**Sent:** Thursday, July 25, 2019 10:55 AM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

Let's move Louisville forward and be transformative for a change!

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

To keep pace with peer cities like Nashville, Indianapolis and Charlotte, Louisville must embrace development and investment that moves our community forward. This mixed use project would result in over \$250 million investment, and is a remarkable improvement from the current unplanned conditions at the site.

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ONE PARK will help accommodate demand for urban housing and provides for new tremendous business opportunities. I believe ONE PARK will be a great addition to our city and I urge you to support it. Thank you.

Sincerely,

Terri Lenahan-Downs  
632 N Birchwood Ave  
Louisville, KY 40206  
tld6262@gmail.com

## Williams, Julia

---

**From:** Daniel Wormley <dworms86@gmail.com>  
**Sent:** Monday, July 22, 2019 10:36 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

I feel this area is so under utilized especially being right off I-64. Its a maze of parking lots and buildings with zero organization. The gas station is an eye sore and the parking lots are just a urban heat zone. If business and residential are combined into one and the roads around it widened and made easier to use this area could be amazing.

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

To keep pace with peer cities like Nashville, Indianapolis and Charlotte, Louisville must embrace development and investment that moves our community forward. This mixed use project would result in over \$250 million investment, and is a remarkable improvement from the current unplanned conditions at the site.

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ONE PARK will help accommodate demand for urban housing and provides for new tremendous business opportunities. I believe ONE PARK will be a great addition to our city and I urge you to support it. Thank you.

Sincerely,

Daniel Wormley  
2322 Payne St  
Louisville, KY 40206  
dworms86@gmail.com

**Williams, Julia**

---

**From:** J. R. Cannaday <jrcannaday1@gmail.com>  
**Sent:** Friday, July 5, 2019 4:00 PM  
**To:** Williams, Julia  
**Subject:** One Park Development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Julia,

I'm very concerned about the One Park Development at the corner of Grinstead and Lexington. I feel this proposed development would have huge, adverse complications to the traffic situation there. This proposal is out of character with the area and I am very much against it.

Thank you for your time,

--

***J. R.***

J. R. Cannaday  
613 Wataga Drive  
Louisville, KY 40206  
(502) 897-6010

## Williams, Julia

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**From:** JC Stites <jcstites@autodemo.com>  
**Sent:** Thursday, July 4, 2019 9:41 AM  
**To:** Williams, Julia  
**Subject:** One Park Feedback

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Julia,

I'm not in favor of the One Park development as it currently stands. I think its scale is too large for the site and it will create traffic and safety problems.

If the density of this project is not reduced, I fear people will likely die on the I-64 off ramp at the Cochran Tunnel.

I'd like to see the entire project reduced to six stories and great consideration given to uses and likely traffic patterns.

Thanks for listening.

JC Stites  
502-387-3366 m

Thumb typed.

## Williams, Julia

---

**From:** Rhonda Graham <rhondag203@gmail.com>  
**Sent:** Friday, June 28, 2019 10:44 AM  
**To:** Greg Fischer\_(Mayor); Williams, Julia; Piagentini, Anthony B.  
**Subject:** Development at Grinstead and Lexington

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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I am writing to encourage you to support the One Park development. For our city to thrive and shine, we need growth.

The new businesses that will locate there will provide more tax revenue, which is certainly a positive for our community.

I also think this would be a good spot for a hotel, so I'm glad the plan is calling for one. I know the demand for rooms in Louisville is high and more hotels outside downtown would be wise. The views of Cherokee Park would really impress out-of-town visitors.

Sincerely,

Rhonda Graham

14809 Fox Bend Ct.

Louisville, KY 40245

--  
Rhonda Graham  
[rhondag203@gmail.com](mailto:rhondag203@gmail.com)

City Planning and Zoning  
527 West Jefferson Street  
Louisville, KY 40202

June 28, 2019

Dear Zoning folks,

After much thought and research I would like to register my opinion about the proposed One Park development at Grinstead and Lexington Road. Yes, that small triangle of land does need to be developed, just not with this particular development.

As a long-time resident of the Highlands who has commuted for years through the Grinstead Lexington Road intersection as well as used the Grinstead I-64 exit, the developer is vastly under estimating the impact of the traffic this new building would add. That corner is one of the few access points to the east end for the Highlands and nearby neighborhoods. As someone who has negotiated that intersection as a pedestrian, it is already a nightmare of sorts for anyone crossing by foot or bicycle.

The development is out of proportion to the space. Putting even the pared down version One Park in that space is very much like putting the same sort of building in less than one quarter of Tyler Park. It is just too large for the space available.

The urban conference here a couple of weeks ago urged that we make sure added buildings are ones we can love. Originally from the West Coast, I love good modern architecture. This particular building is not one we are going to love over time. Before writing this letter, I have attended a number of meetings the One Park folks held. I've also taken the trouble to walk around their development at Broadway and Baxter. While the development there is acceptable, it has problems. Again, it pushes to the full limit how much it fills the space. It is rather awkward from many viewpoints, softened largely by the two historic frontages that are preserved. The building is fairly gracious on the Broadway side, pugnacious on the Baxter side and brutal from the other two sides. It extracts the charm of the area rather than adds to its beauty or benefit. The preserved historic frontages aren't truly preserved, they are rather used until the building is worn and shabby. When the building goes, those go. Surrounded by concrete, the trees planted beside the building are likely to have a hard, short life.

One Park is going to extract value from the charm of Cherokee Triangle, Cherokee Park, and the Beargrass Creek walk and bike path. It is not a building to love over time. It adds little of value to its surroundings while extracting a toll from the people who live in the area. In its current proposed form it is no addition to the nearby neighborhoods.

Sincerely,



Ruth Spangler  
1710 Windsor Place 40204

RECEIVED

JUL 08 2019

DESIGN SERVICES

16ZONE1044

## Williams, Julia

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**From:** Molly Turner <molly@tylerchesser.com>  
**Sent:** Thursday, June 6, 2019 9:40 AM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

To keep pace with peer cities like Nashville, Indianapolis and Charlotte, Louisville must embrace development and investment that moves our community forward. This mixed use project would result in over \$250 million investment, and is a remarkable improvement from the current unplanned conditions at the site.

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ONE PARK will help accommodate demand for urban housing and provides for new tremendous business opportunities. I believe ONE PARK will be a great addition to our city and I urge you to support it. Thank you.

Sincerely,

Molly Turner  
125 Chenoweth Ln  
Louisville, KY 40207  
molly@tylerchesser.com

## Williams, Julia

---

**From:** Neville Blakemore <nevilleb@gnbuilding.com>  
**Sent:** Thursday, June 6, 2019 3:00 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

To keep pace with peer cities like Nashville, Indianapolis and Charlotte, Louisville must embrace development and investment that moves our community forward. This mixed use project would result in over \$250 million investment, and is a remarkable improvement from the current unplanned conditions at the site.

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ONE PARK will help accommodate demand for urban housing and provides for new tremendous business opportunities. I believe ONE PARK will be a great addition to our city and I urge you to support it. Thank you.

Sincerely,

Neville Blakemore  
41 Mockingbird Valley Dr  
Louisville, KY 40207  
nevilleb@gnbuilding.com

## Williams, Julia

---

**From:** Phil Moffett <phil@philmoffett.com>  
**Sent:** Tuesday, June 4, 2019 9:40 AM  
**To:** Williams, Julia; Marilyn.parker@louisville.gov  
**Cc:** Tyler Glick  
**Subject:** One Park adds green space, helps with Louisville's lagging growth

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Planning and Zoning Member Williams and Councilwoman Parker,

I wanted to send you a very short comment on the One Park project at Grinstead and Lexington. I support it and feel it's the kind of kind of development we need in Louisville if we are to grow and compete with (former) peer cities like Nashville, Austin or even Indianapolis.

There are many that will never embrace change and I am sure they are very vocal. There are just as many if not more, that feel that Louisville has missed man, many opportunities for progress and development over the last 20-30 years.

I found the previous design for One Park to be bold and exciting and would have supported it as it was. It's a shame that Jefferson Development Group had to scale it back because so many other cities are seizing or have already seized on development opportunities around parks that are tall and memorable.

Still, I believe One Park is forward-thinking and could provide a great number of mixed-use opportunities for housing, new business, retail etc. Not only that, but the design is actually adding green space on what is currently ENTIRELY surface lots that are totally unplanned.

We can do so much more there than we are doing now, but we cannot let the voices of a few prevent the many from enjoying the economic development opportunities here.

The only way Louisville Metro and the Commonwealth are going to be able to meet their obligations related to paying public pensions in full and costs associated with Medicaid expansion is through growing our local economy. We can ill afford to beat back growth efforts and large investments in our communities like One Park. Our neighbors, many being retired teachers and civil service retirees, are depending on your cooperation with this and other growth efforts.

I hope you will vote to approve One Park.

Phil Moffett

812 Brookhill Road

Louisville, KY 40223

## Williams, Julia

---

**From:** Adam Kirk <Adam@adamkirkpe.com>  
**Sent:** Tuesday, May 21, 2019 1:29 PM  
**To:** Williams, Julia  
**Subject:** Re: One Park Development - 16ZONE1044

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Thanks Julia!

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**From:** Williams, Julia <Julia.Williams@louisvilleky.gov>  
**Sent:** Tuesday, May 21, 2019 11:23 AM  
**To:** Adam Kirk  
**Subject:** RE: One Park Development - 16ZONE1044

They resubmitted plans but have not submitted their revised traffic study.

**From:** Adam Kirk <Adam@adamkirkpe.com>  
**Sent:** Tuesday, May 21, 2019 9:34 AM  
**To:** Williams, Julia <Julia.Williams@louisvilleky.gov>  
**Subject:** One Park Development - 16ZONE1044

**CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe**

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Julia,

I am working with Cave Hill Cemetery to assess the traffic impact of the proposed One Park Development. A letter to neighbors from the developers attorney mentioned that a new TIS is to be issued based on the reduced site plan. Is the updated TIS available? I did not see it on the portal. Thanks,

Adam Kirk

Adam Kirk | Principal  
859.421.2567 (w) | [adam@adamkirkpe.com](mailto:adam@adamkirkpe.com)



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## Williams, Julia

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**From:** Jackie Cobb <jackiercobb@gmail.com>  
**Sent:** Thursday, May 9, 2019 9:58 AM  
**To:** Bill Bardenwerper; Brown, Jeffrey E; Kevin Cogan  
**Cc:** Williams, Julia  
**Subject:** Re: JDG - Lex and Grinstead; neighbor letter

**CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe**

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Jeff Brown, Bill Bardenwerper & Kevin Cogan,

Thank you for this follow-up email, in which Bill extends the invitation to continue providing input.

First, I support your development for many reasons. One of which is the positive impact it can have to encourage walking and biking in our neighborhood.

To that end, I am writing to make some suggestions to Public Works that would strengthen the walking and biking infrastructure on Lexington and Grinstead surrounding this new development. Therefore, when the development is finished, people have safe infrastructure to walk/bike to your development instead of needing to drive.

In particular, I'd suggest the following:

- Grinstead Sidewalk Improvement: On the south side on Grinstead, provide a wider sidewalk and buffer between the car lane & sidewalk. This sidewalk is quite narrow today and people walking on it feel vulnerable to cars driving by. It's very difficult and dangerous to even walk 2 abreast here.
- Lexington Road Sidewalk Improvement: There is a 0.3 mile section of Lexington Road without a sidewalk (from Cochran Hill Road to Alta Vista Road). That is the only missing section of sidewalk connecting your development all the way to St. Matthews. I'd highly suggest putting sidewalk along this section to enable people all along Lexington Road to walk to/from your development.
- Grinstead Drive Bike Lanes: Extend the bike lanes all the way to your development (today they stop short of it) AND make the bike lanes physically protected from the driving lane (today they still feel unsafe to people riding bikes)
- Lexington Road Bike Lanes: Make these bike lanes physically protected from the driving lane - again, these feel unsafe for a person riding a bike right next to a car that can easily swerve over paint to hit a person on a bike.
- Walking entrance to Cherokee Park from Lexington Road: Work with the Olmstead Parks Conservancy and Metro Parks to create a way to access the "Scenic Loop" from the "Parking off Lexington Road". That will encourage people to go to/from Cherokee Park/your development by bike/foot instead of needing to get in a car. Today, getting to the Scenic Loop from that parking lot on Lexington Road is dangerous because you're walking in a driving lane.

Thank you for your consideration.

My best,  
Jackie Cobb

On Mon, May 6, 2019 at 1:24 PM Bill Bardenwerper <[wbb@bardlaw.net](mailto:wbb@bardlaw.net)> wrote:

Dear Neighbor: I am writing you as a follow-up to our well-attended neighbor meeting on Tuesday, April 23rd. I promised to send people some images of the old presentation compared to the new. They are attached hereto.

To reiterate, the latest design plan eliminates 2 of the 3 towers and reduces the one remaining tower to 18 stories from ground level from the previous highest tower height of 34 stories from ground level. Within the 6 -11 story podium with corner tower building, we anticipate the following: a luxury brand hotel in the corner tower of 193 rooms, which is a reduction of 106 rooms from the previous proposal; 421 apartment and/or condominium units, which is a reduction of 160 units from the previous proposal; 49,230 sf of ground level retail/restaurants, which is an increase of 8,294 sf from the previous proposal; and 1202 parking spaces, which is a 586 space reduction from the previous proposal. (Offices could possibly be substituted for the hotel.)

As to traffic impacts, the latest design plan results in a morning peak hour reduction of 25% and an evening peak hour reduction of 23% from the previous design plan. Looking out to year 2021 traffic conditions at the busiest nearby interchange, which is Lexington Road/Grinstead Drive, the latest design plan results in a 6.5% morning and 4.4% evening peak hour traffic increase.

The next steps in the process for us and for you are these:

For us, we are working on our revised PDD Pattern Book and a compliance statement detailing how we believe this proposed project, as now redesigned, complies with the Planned Development District (PDD) regulation and all applicable Policies of the new 2040 Comprehensive Plan. We are also working on revising the previously prepared traffic impact study (TIS) and will provide an air quality analysis to the extent that the reduced traffic numbers still require that. Once all of that is, hopefully near-term, completed, we will submit same to Metro Planning & Design Services (PDS) and to Metro Public Works & Transportation Planning in order that those agencies can pick up where they last left off with their reviews in anticipation of setting the first official public review at a Planning Commission LD&T Committee meeting. Right now I'm thinking that that meeting could be in June or July, although that date is actually presently unknown. Any public meeting will require at least 2 weeks advance mail notice to everyone on our large mailing list. There

will eventually be a full blown public hearing, presently expected to be in August. When the public hearing is set, I would like to see it held at a large, convenient location with excellent audio/video capability and good facilities in order that the occasion is a comfortable one that everyone can easily access at a convenient time so that everyone can be fully heard. Those details will be decided by PDS to everyone's satisfaction. After the Planning Commission public hearing and its recommendation to Metro Council, the later by statute has up to 90 days to make a final decision.

For your part, please continue to provide us with any input that you would like to share. And feel free to attend future officially noticed meetings and hearings. The main point of government contact is PDS case manager Julia Williams who can be reached at [Julia.williams@louisvilleky.gov](mailto:Julia.williams@louisvilleky.gov) or 574-6230.

Many thanks for your continued interest. Call me if you have further questions.

Bill Bardenwerper

**BARDENWERPER, TALBOTT & ROBERTS, PLLC**

*Firm Celebration of 32 years in 2019*

BIA of Greater Louisville Bldg, 2d Floor

1000 N. Hurstbourne Pkwy.

Louisville, KY 40223

502-419-7333

**[bardlaw.net](http://bardlaw.net)**

cc: Julia Williams, DPDS case manager

Jeff O'Brien, Gretchen Milliken, Emily Liu, Joe Reverman, Brian Davis, all also with DPDS/Develop Louisville

Jeff Brown, Metro Public Works

Hon. Brandon Coan, Metro Councilman, District 8

Hon. Bill Hollander, Metro Councilman, District 9

Kevin Cogan, Erica Hodge & John Pacyga, JDG Triangle Partners, LLC c/o Jefferson Development Group

Rob Donhoff, AIA, NCARB, Donhoff Kargl Nall Architects

David Mindel, P.E. & Kent Gootee, L.A., engineers and land planners with Mindel, Scott & Associates

Diane Zimmerman, P.E., Diane B. Zimmerman Traffic Engineering, LLC

David Dowdell, President, Cherokee Triangle Assoc., Inc.

Cynthia Thomas, Presiuent, Crescent Hill Community Council, Inc.

Lisa Santos –Chair of Irish Hill Neighborhood Assoc., Inc.

Steve Porter, Esq., counsel for Lexington Road Preservation Area, Inc.

## Williams, Julia

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**From:** Janet Calvert <janetcal@bellsouth.net>  
**Sent:** Wednesday, May 8, 2019 4:30 PM  
**To:** Williams, Julia  
**Subject:** One Park proposed development comments from a resident of the neighborhood  
**Attachments:** One Park letter Jan Calvert.docx

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Julia

Since attending the last charrette, I have spent time pondering my thoughts and discussing feedback with other residents. I have written my sentiments in the attached letter. Thank you for considering the hearts and minds of our neighborhood.

Dear Julia Williams:

I am writing to express my grave concern regarding the proposed development, One Park, on the corner of Lexington Road and Grinstead Drive. While I do recognize that ongoing development of the city with new and exciting venues will maintain the vitality of our city, I am concerned that some developments can irrevocably change and harm the unique and exciting neighborhoods that make our city so vital. My main concerns about the proposed development are that its enormous size is too close to Cherokee Park, it will create additional traffic to an already congested intersection and some of the proposed materials for the structures will not integrate into the neighborhood.

First of all, I am concerned that a hotel/retail building of 18 stories is absolutely too tall for this neighborhood. Such a structure belongs downtown and not in a residential neighborhood. This neighborhood is especially valued because of its proximity to an Olmsted Park, one of the key treasures of our city. It's true that 1400 Willow is adjacent to the park, but the structure is offset from the sidewalk on exterior sides by a large plaza with trees, flowers, grass and other plants. The green around the building ties it in with Willow Park and Cherokee Park nearby. The rest of the proposed One Park structure is too tall. The scale of the entire apartment/condo structure needs to be limited to no more than 6 stories, including the garage. The combined venue of 1<sup>st</sup> floor retail and apartment/condos above would offer desirable housing and retail options. However, it is necessary to setback the structure from the sidewalk as proposed so as not to make the scale of the building feel like a suburban or downtown office building.

Secondly, the traffic at I64 and Grinstead is already congested and dangerous at rush hour. During peak hours, I often sit in the actual traffic lane backed up with other cars trying to exit at I64 West. Coming East I have the same problem. When I am the first car to approach the backup, I am always fearful that the car behind me (which is going downtown) will not slow up and change lanes and instead back into me and the lined up cars at the exit. It is dangerous now. Adding many more cars to the area, will endanger lives.

Thirdly, I am concerned that the glass and steel materials proposed for the hotel/retail tower (which is too high), does not fit this neighborhood. I applaud the use of the traditional materials on the Grinstead and part of Etley sides. The brick and stone materials should continue throughout as at 1400 Willow. Glass and steel feel like a suburban or downtown office building and do not belong across from Cherokee Park.

Lastly, I will offer that I attended all but the first charrette which I did not know about. I do not agree that the neighborhood does not want a gas station. I find the gas station, the cleaners, the coffee shop and the restaurant serve the neighborhood as well as many who use the busy I64 exit. While I understand that retail offerings are always subject to change, I want to register my disbelief that residents of this area do not approve of the gas station.

I do want to commend the architect for trying to add some green and outdoor plaza offerings. However, the green will be mostly available for the condo residents as it will be above the street level. I would like to see more green around the whole exterior of the development. Wouldn't a green plaza on the corner of Lexington Road and Grinstead (which exists now) be nice?

Thank you for your consideration of my sentiments.

Sincerely,

Jan Calvert

616 Wataga Drive 40206

## Williams, Julia

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**From:** jcalvert@iglou.com  
**Sent:** Wednesday, May 8, 2019 6:07 PM  
**To:** Williams, Julia  
**Subject:** One Park letter  
**Attachments:** One Park letter Jim Calvert.docx

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Julia Williams:

I am writing to express my concern regarding the proposed development, One Park, on the corner of Lexington Road and Grinstead Drive. I am concerned that this development will change the charm of our unique neighborhood and invite the development of more suburban like structures in the area.

I am very concerned that an 18 story hotel/retail building is absolutely not the right scale for this neighborhood. It would be far more appropriate downtown or in the new Portland and Broadway projects, which need developers to stimulate interest in those neighborhoods. Why doesn't Mr. Cogan try to expand development in areas that really need economic stimulus? Eleven stories for the rest of the proposed One Park structure is too high as well. The scale of the entire apartment/condo structure needs to be limited to no more than 6 stories, including the garage. However, there needs to be a setback from the sidewalk to avoid the feel of a suburban or downtown office building. There are apartments at the foot of Broadway across from Cave Hill Cemetery which sadly overpower pedestrians and vehicular traffic because they lack any setback or green spaces. One Park needs to avoid that horrendous design error.

Our neighborhood is especially valued because of its proximity to an Olmsted Park, one of the key treasures of our city, and the historic Cave Hill Cemetery. It is vital that any development in this area respect the park and the cemetery through the use of proper scale and materials. The proposed glass and steel materials do not fit this neighborhood. The use of the traditional materials, brick and stone, proposed on the Grinstead and part of Etleys sides, should continue throughout. Glass and steel belong in suburbia or downtown. The people who choose to live in these condos/apartments will prefer traditional materials as do my neighbors and I. I would like to see more green around the whole development to tie it in with Cherokee Park. Too much brick and mortar takes away from the beauty of this area.

I am very concerned that One Park will increase the already serious traffic congestion at the corner of I64 and Grinstead. The traffic at I64 and Grinstead is seriously congested. I already avoid I64 at rush hour if I can because it is too dangerous to exit. During peak hours, I sit in the traffic lane backed up with other cars trying to exit at I64 fearful that the car behind me will not slow up and instead back into me and the lined up cars at the exit. Adding many more cars to the area through One Park will endanger lives.

Finally, I recognize that new developments are vital for our city. However, it is notable that this development takes away existing services our neighborhood enjoys – the gas station, cleaners and, perhaps, the coffee shop and restaurant. While the developer touts the fact that green space is added, this green space is currently six stories up and only usable for the residents of the complex, not the rest of us.

Thank you for considering my comments on the One Park proposed development.

Sincerely,

Jim Calvert

616 Wataga Drive 40206

## Williams, Julia

---

**From:** Carol <cahartlage@att.net>  
**Sent:** Wednesday, May 8, 2019 9:27 PM  
**To:** Williams, Julia  
**Subject:** One Park Project

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Ms. Williams,

I wish to voice my concerns about the multi-use project proposed by Mr. Cogan. I have been an Upland Road resident for about 30 years. In recent years, traffic at Grinstead/Lexington Road intersection is predictably backed up every week day. During afternoon rush, one might inch along Cherokee Parkway toward Grinstead Drive, requiring several changes of the traffic light before turning onto Grinstead Drive. Then, Grinstead may be backed up to Lexington Road. Again, passing through Grinstead/Lexington Road intersection from the park may require several light changes.

The proposed parking spaces did not seem adequate and the One-Park multi-use project will both add residents' autos and and retail activity to this already congested area.

(And we must anticipate the development of the old Jim Porter site across Lexington Road in the future.)

I ask that the project be further reduced in size.

Carol Hartlage  
611 Upland Road  
Louisville, KY 40206

## Williams, Julia

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**From:** Kellie Vogt <ruvoco@gmail.com>  
**Sent:** Tuesday, May 7, 2019 11:49 AM  
**To:** Williams, Julia  
**Cc:** Rudy  
**Subject:** One Park Development

**CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe**

Hi Ms. Williams -

I hope this email finds you well, and enjoying the beautiful weather!

I am reaching out to you regarding the recent presentation by Jefferson Development regarding the proposed project. Although I appreciate the reduction of the plans for One Park, I believe there is still work to do in order to have a more appropriate fit into the surrounding neighborhoods.

I live at 2647 Cherokee Parkway. The One Park development will be very visible and very audible from the home. The materials and style of the One Park Project are in stark contrast to our neighborhood, and do not fit the properties near it. It would be completely incongruous and inappropriate. A modern, 18-story, mirrored glass building simply does not belong in a neighborhood, and certainly not in an area noted and cherished for its charm and history. Per Jefferson Development, the traffic studies that have been presented have utilized a national traffic study methodology in areas. As a long-time resident of the Cherokee Triangle, I can tell you *there are no appropriate comparisons*. Residents discovered this, personally, when property taxes that were recently raised (a 350% increase) were calculated using a similar type of software. Upon further investigation, it was determined that the age of the dwellings, landscaping, adjacent historical properties including an historical cemetery, and other physical constraints and the Grinstead Drive corridor make the validity of this traffic study very suspicious. Another concern is that the study was conducted with incomplete data. We have now seen and heard multiple proposals of what will be contained in the development and the estimates of the sizes and types of populations presented vary greatly. Lastly, the use of Etleigh Avenue as the parking structure will greatly impact any type of travel on Lexington or Grinstead. I'm not sure if anyone has ever seen a development that has actually tried to cross Grinstead at the Cherokee Parkway intersection on foot, recently, but it is very dangerous. There is no sidewalk along Grinstead Drive on the golf course side, and the lane of traffic for the development, moving toward Bardstown Road is never stopped by a signal. To position this project as a pedestrian-friendly development is beyond ridiculous. If you'd like to truly understand the reality of this situation, please come be my guest, to August Moon restaurant for dinner sometime soon.

Please understand that I am not against development of the properties. I'm happy that Mr. Cogan, who has run-down properties for years, is FINALLY willing to improve them. I suspect that in allowing his properties to be developed, his argument for the area's improvement all the more desirable. I am hopeful that he actually will improve the appearance and character of the historic neighborhoods and landscapes surrounding his properties.

I would be happy to speak with you in person regarding this matter. Please do let me know when you would like to have dinner, soon!

Very truly yours,

Kellie Vogt  
2647 Cherokee Parkway  
502-649-1814

609 Upland Road  
Louisville, Kentucky 40206  
May 6, 2019

Ms. Julia Williams  
Planning and Design Commission  
Louisville Metro Government  
444 South Fifth Street  
Louisville, Kentucky 40202

Dear Ms. Williams:

I believe you are the Planning Commission's manager for case 16ZONE1044, the proposed mixed-use development project for the land at the intersection of Lexington Road and Grinstead Drive. I attended the charrette for this project hosted by the developer on April 23, and I attended an earlier one in 2016.

I'm glad the size of the project has been scaled back from what was originally proposed. I would like for it to be scaled back more. Specifically, I would like for the height of the project not to exceed eight stories, and I would like for it to be set back from the streets far enough to allow space for a lawn that is large enough to accommodate mature trees.

Can you make sure the project is scaled back the way I want before it's approved, please? And can you tell me what I can do to help make sure it's scaled back? Please contact me at the above address or at [erskine.greg@gmail.com](mailto:erskine.greg@gmail.com).

Thank you for your help.

Sincerely,



Greg Erskine

## Williams, Julia

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**From:** Kate Talamini <katetalo@bellsouth.net>  
**Sent:** Monday, May 6, 2019 1:38 PM  
**To:** Williams, Julia  
**Subject:** Objection to "One Park"

**CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe**

Memo To Julia Williams

May 5, 2019

Re: Case #16ZONE1044

As a regular commuter along the corridor of Lexington Road and Grinstead Drive, I am strongly opposed to the current plan for the development of "One Park".

I attended the public forum on April 23, 2019, presented by the developers of One Park and found that while the original plans have been scaled back, the current proposal is still far too out-sized for its mere 3 ½ acre campus.

One Park plans to construct 421 condos or rental units, an 18-story high rise with 87,000 sq. ft. of either office or hotel space, (the developers still are uncertain about their plans), with an additional 49,000 sq. ft. of ground level commercial space. There will be 1202 parking spaces in an internal garage. The density of this proposed development is way out of line for this land locked, and already highly congested area.

Aesthetically, One Park is totally out of character, design-wise with the neighborhoods surrounding it. The Cherokee Triangle, Lexington Road Preservation Area, Crescent Hill, Irish Hill, and Olmstead Parks all have major historical architectural and landscape significance for our city. One Park, by contrast is an island of concrete, and other building materials, with next to no green space provided for on street level. A better plan for this unique spot, opposite one of Louisville's renown Olmstead parks, would allow for set-backs on street level, for sizable trees, grass, garden and seating areas, a walking path or flower beds.

A major objection to the One Park plan is the potential congestion for traffic its design would incur. There is one entrance on each of the three sides of the building to its 1202 spot parking garage. There is no opportunity for on-street parking, or on-street approach lanes for the garage on either Lexington or Grinstead. One stalled delivery truck at a garage entrance on Lexington Road or Grinstead Drive could easily back up traffic for miles.

The plan for parking within the One Park design is far from “user friendly” by Louisville standards. To park as a resident, a visitor, or commercial vendor requires negotiating a 6-floor, 1200 space garage, assumed, with parking fees, all which would greatly discourage visitation. The hurdle of parking at this development could potentially be the ruin of the whole development financially.

Another major concern of the One Park design, with regards to parking and access to the building is its general locale at a major traffic intersection of Louisville. Its approximation to I-64, at “the Tunnels” is questionable in that the expressway here is already bottle-necked, hampered by the obstacle of the Tunnels themselves. Additionally, it is of considerable importance to promote smooth traffic flow at this vortex of Lexington Road and Grinstead Drive. If and when Louisville’s expressways shut down, traveling on surface roads become crucial and this vortex is in a key position for our city. Motorists traveling from Prospect to the airport, or motorists from Middletown going to University Hospital or downtown would naturally use Lexington Road and Grinstead Drive as alternate routes. In case of real emergencies, clear thoroughfares in this area are essential. Traffic snarls due to access to One Park’s garage could cause great complications.

The traffic studies presented by One Park in their favor are not realistic. An average commute through this crossroads now at 8 am or 3:30 pm onward, involve many lights backup. Furthermore there are so many traffic lights now within 2 blocks of the proposed development, that the question of installing further lights is not feasible.

The developers of One Park present an argument in favor of their plan by way of comparing the condition of the current development on the said 3 ½ acre site as a deteriorated area compared to their large plan. The fallacy to this argument is that it is the developers themselves who have been accumulating control of this property over time, and who have not made any improvements to the land or buildings, anticipating the large development.

A similar argument the developers submit in their favor for adopting their plan is that they have hosted 11 previous charettes since 2017 to discuss their development plans. However, over time there have been major changes to the design offered for One Park. The most recent design proposal described on April 23, 2019 was the first opportunity for neighborhood groups to see a concrete plan with substantial changes and respond. Further opportunity for discussion for such a major development for our city should be allowed.

A final comment to the Planning Commission would be to encourage it to endorse development which is in keeping with our lovely historic areas, incorporates green spaces, and maintains the charm of our city.

Kate Vogt Talamini

5 Overbrook Road

Louisville, KY 40207

katetalo@[bellsouth.net](mailto:katetalo@bellsouth.net)

## Williams, Julia

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**From:** Bill Crawford <1416.4a@gmail.com>  
**Sent:** Monday, May 6, 2019 5:48 PM  
**To:** Williams, Julia  
**Subject:** mixed-use development at Lexington Rd. & Grinstead Dr.

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Ms. Williams:

I recently attended a meeting about the proposed development at Lexington and Grinstead in my neighborhood. We live at the corner of Grinstead and S. Peterson Ave. Has the proposal considered the impact on S. Peterson? (I was told to forward questions to you.)

Thank you,  
Bill Crawford

## Williams, Julia

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**From:** debra becknell <thebecknells5@gmail.com>  
**Sent:** Friday, May 3, 2019 8:51 AM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

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Dear Supervisor Williams,

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

To keep pace with peer cities like Nashville, Indianapolis and Charlotte, Louisville must embrace development and investment that moves our community forward. This mixed use project would result in over \$400 million investment, and is a remarkable improvement from the current unplanned conditions at the site.

ONE PARK will serve as an inviting gateway to downtown and increase vibrancy with new pedestrian and cycling amenities directly adjacent to our wonderful urban park system.

ONE PARK will help accommodate demand for urban housing and provides for new tremendous business opportunities. I believe ONE PARK will be a great addition to our city and I urge you to support it. Thank you.

Sincerely,

debra becknell  
4009 Quarry Ct  
Crestwood, KY 40014  
thebecknells5@gmail.com

## Williams, Julia

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**From:** Bryan Flaherty <bryan.p.flaherty@gmail.com>  
**Sent:** Monday, April 29, 2019 9:25 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

To keep pace with peer cities like Nashville, Indianapolis and Charlotte, Louisville must embrace development and investment that moves our community forward. This mixed use project would result in over \$400 million investment, and is a remarkable improvement from the current unplanned conditions at the site.

ONE PARK will serve as an inviting gateway to downtown and increase vibrancy with new pedestrian and cycling amenities directly adjacent to our wonderful urban park system.

ONE PARK will help accommodate demand for urban housing and provides for new tremendous business opportunities. I believe ONE PARK will be a great addition to our city and I urge you to support it. Thank you.

Sincerely,

Bryan Flaherty  
910 Windsong Pl  
Louisville, KY 40207  
bryan.p.flaherty@gmail.com

## Williams, Julia

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**From:** Mr. & Mrs. Noel Hanna <rnhann01@gmail.com>  
**Sent:** Wednesday, April 24, 2019 10:09 AM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

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Dear Supervisor Williams,

I drive by this intersection everyday and it's such a shame that it looks as dumpy as it does. It's the second to last exit before people taking 64 W get downtown and it just looks awful and junky. It would be nice to be able to stop there and pick up some things instead of having to drive all the way to bardstown road.

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

To keep pace with peer cities like Nashville, Indianapolis and Charlotte, Louisville must embrace development and investment that moves our community forward. This mixed use project would result in over \$400 million investment, and is a remarkable improvement from the current unplanned conditions at the site.

ONE PARK will serve as an inviting gateway to downtown and increase vibrancy with new pedestrian and cycling amenities directly adjacent to our wonderful urban park system.

ONE PARK will help accommodate demand for urban housing and provides for new tremendous business opportunities. I believe ONE PARK will be a great addition to our city and I urge you to support it. Thank you.

Sincerely,

Noel Hanna  
521 Zorn Ave Apt B7  
Louisville, KY 40206  
rnhann01@gmail.com

## Williams, Julia

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**From:** Chris Payne <cpayne@snainsurance.com>  
**Sent:** Wednesday, April 24, 2019 10:09 AM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

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Dear Supervisor Williams,

I enthusiastically support this project as a current resident of Irish Hill, lifelong resident of Louisville and young professional wanting to see our city grow. Not to mention that what currently sits at the site is an embarrassing eyesore at a key intersection that i drive by daily. I have no concerns about traffic even though i use this route on a daily basis.

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

To keep pace with peer cities like Nashville, Indianapolis and Charlotte, Louisville must embrace development and investment that moves our community forward. This mixed use project would result in over \$400 million investment, and is a remarkable improvement from the current unplanned conditions at the site.

ONE PARK will serve as an inviting gateway to downtown and increase vibrancy with new pedestrian and cycling amenities directly adjacent to our wonderful urban park system.

ONE PARK will help accommodate demand for urban housing and provides for new tremendous business opportunities. I believe ONE PARK will be a great addition to our city and I urge you to support it. Thank you.

Sincerely,

Chris Payne  
412 Cooper St  
Louisville, KY 40204  
cpayne@snainsurance.com

## Williams, Julia

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**From:** Wake Norris <wake.norris@gmail.com>  
**Sent:** Wednesday, April 24, 2019 10:27 PM  
**To:** Williams, Julia  
**Subject:** Fwd: One Park, resident comment

**CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe**

Julia,

Thanks for attending the community meeting and handling the One Park case. I am a resident in the Cherokee Triangle at 2402 Longest Avenue. Our family moved there last year.

A couple of citizen/neighbor comments, from the perspective of our family:

- 1) The latest version of One Park is significantly improved and more in-line with the area. The step back on the Grinstead side is a meaningful improvement. The reduced height is nice. Wide sidewalks helps significantly. Requiring exterior materials in the character of the Neighborhood would be preferred.
- 2) The green space on the roof is a nice addition — however, as this is a development by the park, I strongly favor that the green space be both required, and required to be public access, in keeping with the green space on nearly all sides of the development. Making this space private, I feel, would be antithetical to the character of the reason they are doing the development in the first place—park access. It's likely that the green space won't be heavily used, but making it public would be a great sign of openness to the neighborhood and community. I know we would visit. (Maybe if they have one restaurant up there would help as well.)
- 3) If there is to be a tower (and I defer to others as to whether there should be), I favor a hotel over an office tower for economic diversity for the neighborhood. This additional tourist dollars will help ensure that the remaining storefronts and office space remain viable. It will also help businesses along the Bardstown road corridor. Additional office space risks long-term blight in a downturn and a cascade of vacancy for the retail space as well. Furthermore, continuing to fill-out already vacant office space in Louisville, ensuring a well used present infrastructure, is preferred to new square footage.
- 4) A balanced percentage of residential and rental in the housing section is preferred. (And not owner-occupied AirBnB I would consider rental.) Home ownership stabilizes the facility and ensures alignment with the rest of us who are residents nearby. We want resident neighbors invested in the long-term viability of both One Park and the surrounding neighborhoods and park.
- 5) Most important to the daily life of our family, as the parents of young children and who hope that the Cherokee Triangle neighborhood will continue to be family friendly, is the traffic management beyond the project section, especially along Cherokee Avenue to Longest Avenue, and Longest towards Eastern Parkway, bordering the park. (I believe the immediate project area will be well managed from a traffic perspective.)
  - 5a) As you may know, there is a children's playground in Willow Park, at the already busy intersection of Willow and Cherokee. It is already challenging (if not risky) for children to cross this intersection and it is not well marked. It is not uncommon for motorists to not notice people and vehicles as they head south-east on Willow (a downhill section) out of

the Triangle towards Eastern—drivers aren't used to checking for traffic or people coming from that road. Multiple times in our short time here we have either been cut off or had to quickly break because other drivers fail to check for traffic coming from our direction. Runners, walkers, and cyclists, frequent users of the intersection as well, must be 10X more cautious for the same reasons in all directions.

5b) Cherokee Avenue already backs up approximately 1/2 way from the Willow/Cherokee intersection to the Grinstead/Cherokee intersection at busy times of the day. It is imperative that the supplemental traffic flow through this intersection be addressed as part of this project to ensure continued easy and safe access to Cherokee Park along Willow Avenue for the residents of Cherokee Triangle.

5c) during peak hours, most traffic from Grinstead down Cherokee flows south-east on Willow to Eastern Parkway to Bardstown. There is also meaningful backup that occurs crossing Bardstown from Eastern, often nearly reaching the Eastern/Willow intersection. It's likely additional load would cause backup all the way onto Willow at peak times.

5d) To address this, if at all possible within this project, please require a supplemental traffic study of the traffic flow impact in this area, particularly related to pedestrian safety, and street design boarding Cherokee Park—there is room for improvement already. Crosswalks with flashing lights, and improved lanes would be important, as they are already not ideal. (Walking in any direction is to be done at high attention, and the right turn from Willow onto Cherokee Avenue towards Grinstead is particularly problematic for drivers—they repaired the curb last year and already is torn up because the angle is too aggressive for many vehicles to properly take, especially trucks.)

5e) Regarding the split toward Grinstead, an academic study was done on traffic collisions and published in an article in Insider Louisville (link following) demonstrated that the Bardstown/Grinstead intersections is one of the most collision-prone in the entire city of Louisville. The additional traffic load from the development is likely not to help this surprising statistic. If possible, please help us ensure that the Grinstead/Bardstown intersection impact is also reviewed and improved. <https://insiderlouisville.com/government/infrastructure/a-new-data-project-aims-to-predict-louisville-traffic-collisions/>

5f) Finally, the pedestrian access from the Southern side of I-64, where the development is, to the north side of I-64, is not pedestrian friendly. If the noted improvements are to be made to that intersection, improving and creating clear pedestrian paths from our side of the freeway to the Crescent Hill side of the freeway would be valued, and further allow pedestrians from Crescent Hill to safely access the One Park amenities. This development should bridge neighborhoods, not further divide them, if at all possible.

Thanks for handling this large program for us. Best of luck as the effort continues. Feel free to be in touch if you would like additional thoughts, and please let me know if I should direct my comments elsewhere as well.

Regards,  
-Wake Norris

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Wake Norris  
[wake.norris@gmail.com](mailto:wake.norris@gmail.com)

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Wake Norris  
[wake.norris@gmail.com](mailto:wake.norris@gmail.com)

## Williams, Julia

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**From:** Patrick Payne <pp3745@twc.com>  
**Sent:** Wednesday, April 24, 2019 11:59 AM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

To keep pace with peer cities like Nashville, Indianapolis and Charlotte, Louisville must embrace development and investment that moves our community forward. This mixed use project would result in over \$400 million investment, and is a remarkable improvement from the current unplanned conditions at the site.

ONE PARK will serve as an inviting gateway to downtown and increase vibrancy with new pedestrian and cycling amenities directly adjacent to our wonderful urban park system.

ONE PARK will help accommodate demand for urban housing and provides for new tremendous business opportunities. I believe ONE PARK will be a great addition to our city and I urge you to support it. Thank you.

Sincerely,

Patrick Payne  
3745 Rosemont Blvd  
Louisville, KY 40218  
pp3745@twc.com

## Williams, Julia

---

**From:** Jacques Benoit <jacqueswn@gmail.com>  
**Sent:** Wednesday, April 24, 2019 10:09 AM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

In order for this city to evolve effectively with the fast changing world we need to support the construction of places such as these.

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

To keep pace with peer cities like Nashville, Indianapolis and Charlotte, Louisville must embrace development and investment that moves our community forward. This mixed use project would result in over \$400 million investment, and is a remarkable improvement from the current unplanned conditions at the site.

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ONE PARK will help accommodate demand for urban housing and provides for new tremendous business opportunities. I believe ONE PARK will be a great addition to our city and I urge you to support it. Thank you.

Sincerely,

Jacques Benoit  
9401 Deerfoot Trce  
Prospect, KY 40059  
jacqueswn@gmail.com

## Williams, Julia

---

**From:** Jenna Brumleve <jenna.brumleve@gmail.com>  
**Sent:** Tuesday, April 23, 2019 10:57 AM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

To keep pace with peer cities like Nashville, Indianapolis and Charlotte, Louisville must embrace development and investment that moves our community forward. This mixed use project would result in over \$400 million investment, and is a remarkable improvement from the current unplanned conditions at the site.

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Sincerely,

Jenna Brumleve  
2504 Alexander Ave  
Louisville, KY 40217  
jenna.brumleve@gmail.com

## Williams, Julia

---

**From:** Eric Payne <ericmpayne88@gmail.com>  
**Sent:** Tuesday, April 23, 2019 12:19 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

To keep pace with peer cities like Nashville, Indianapolis and Charlotte, Louisville must embrace development and investment that moves our community forward. This mixed use project would result in over \$400 million investment, and is a remarkable improvement from the current unplanned conditions at the site.

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Sincerely,

Eric Payne  
152 Gardiner Lake Rd  
Louisville, KY 40205  
ericmpayne88@gmail.com

## Williams, Julia

---

**From:** Martha Maloney <johnpmaloney@bellsouth.net>  
**Sent:** Tuesday, April 23, 2019 11:03 AM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

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Sincerely,

Martha Maloney  
3721 Winchester Rd  
Louisville, KY 40207  
johnpmaloney@bellsouth.net

## Williams, Julia

---

**From:** Megan Morgan <mnsal2@gmail.com>  
**Sent:** Tuesday, April 23, 2019 10:43 AM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

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ONE PARK will help accommodate demand for urban housing and provides for new tremendous business opportunities. I believe ONE PARK will be a great addition to our city and I urge you to support it. Thank you.

Sincerely,

Megan Morgan  
3947 Gilman Ave  
Louisville, KY 40207  
mnsal2@gmail.com

## Williams, Julia

---

**From:** maureen payne <mopayne61@gmail.com>  
**Sent:** Tuesday, April 23, 2019 7:24 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

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Sincerely,

maureen payne  
3721 Winchester Rd  
Louisville, KY 40207  
mopayne61@gmail.com

## Williams, Julia

---

**From:** Sara Payne <skwill05@gmail.com>  
**Sent:** Tuesday, April 23, 2019 12:35 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

To keep pace with peer cities like Nashville, Indianapolis and Charlotte, Louisville must embrace development and investment that moves our community forward. This mixed use project would result in over \$400 million investment, and is a remarkable improvement from the current unplanned conditions at the site.

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Sincerely,

Sara Payne  
152 Gardiner Lake Rd  
Louisville, KY 40205  
skwill05@gmail.com

## Williams, Julia

---

**From:** Chris Spears <ccspears@bellsouth.net>  
**Sent:** Tuesday, April 16, 2019 10:23 AM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

Let's please cease to be a laggard city. Let's join the modern world and develop our city.

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

To keep pace with peer cities like Nashville, Indianapolis and Charlotte, Louisville must embrace development and investment that moves our community forward. This mixed use project would result in over \$400 million investment, and is a remarkable improvement from the current unplanned conditions at the site.

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Sincerely,

Chris Spears  
10402 Nanka Rd  
Louisville, KY 40272  
ccspears@bellsouth.net

## Williams, Julia

---

**From:** Gary Marchal <gary@garymarchal.com>  
**Sent:** Monday, April 15, 2019 12:47 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

To keep pace with peer cities like Nashville, Indianapolis and Charlotte, Louisville must embrace development and investment that moves our community forward. This mixed use project would result in over \$400 million investment, and is a remarkable improvement from the current unplanned conditions at the site.

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Sincerely,

Gary Marchal  
1832 Deer Park Ave  
Louisville, KY 40205  
gary@garymarchal.com

## Williams, Julia

---

**From:** Karen Shpilberg <karensopil@live.com>  
**Sent:** Wednesday, April 10, 2019 1:02 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

My husband and I are very excited regarding the possibilities One Park will bring to this community. It will be instrumental in drawing young professionals to our city in the perfect location. Some of the negative remarks being made are similar to the ones that were being said when the proposal for the YUM center were made public. Downtown has benefited tremendously from this wonderful asset.

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

To keep pace with peer cities like Nashville, Indianapolis and Charlotte, Louisville must embrace development and investment that moves our community forward. This mixed use project would result in over \$400 million investment, and is a remarkable improvement from the current unplanned conditions at the site.

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ONE PARK will help accommodate demand for urban housing and provides for new tremendous business opportunities. I believe ONE PARK will be a great addition to our city and I urge you to support it. Thank you.

Sincerely,

Karen Shpilberg  
7019 Breakwater Pl  
Prospect, KY 40059  
karensopil@live.com

## Williams, Julia

---

**From:** Davis, Brian  
**Sent:** Monday, March 25, 2019 7:43 AM  
**To:** Williams, Julia  
**Subject:** FW: One Park Inquiry

Can you provide Alex with an update?

Thanks,  
Brian

-----Original Message-----

**From:** Stewart, Alexander Maxwell [mailto:[alexander.stewart@louisville.edu](mailto:alexander.stewart@louisville.edu)]  
**Sent:** Friday, March 22, 2019 8:15 PM  
**To:** Davis, Brian  
**Subject:** One Park Inquiry

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Hello!

I was grabbing a bite to eat with some friends recently and we were speaking about all the exciting developments going on here in Louisville and One Park came up - last I heard, the usual push-back was happening from some folks but I'm unaware of the current status and couldn't find anything online so I figured I'd reach out and ask! As a young professional, developments like One Park seem like a necessity for Louisville to continue to grow and become a modern mid-sized US city. Anyways, I am looking forward to hearing back from you all!

Talk soon and thank you so much!

Alex

Sent from my iPhone

## Williams, Julia

---

**From:** Alexander Stewart <amstew13@louisville.edu>  
**Sent:** Thursday, March 21, 2019 4:05 PM  
**To:** Williams, Julia  
**Subject:** I Support ONE PARK

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

CAUTION: This email came from outside of Louisville Metro. Do not click links or open attachments unless you recognize the sender and know the content is safe

Dear Supervisor Williams,

I am writing to you to share my support for the exciting proposed development at Grinstead and Lexington Road known as ONE PARK.

To keep pace with peer cities like Nashville, Indianapolis and Charlotte, Louisville must embrace development and investment that moves our community forward. This mixed use project would result in over \$400 million investment, and is a remarkable improvement from the current unplanned conditions at the site.

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ONE PARK will help accommodate demand for urban housing and provides for new tremendous business opportunities. I believe ONE PARK will be a great addition to our city and I urge you to support it. Thank you.

Sincerely,

Alexander Stewart  
2906 Wood Briar Ct  
Louisville, KY 40241  
amstew13@louisville.edu

## Williams, Julia

---

**From:** Ethridge, Kyle  
**Sent:** Thursday, March 14, 2019 3:11 PM  
**To:** Williams, Julia  
**Cc:** Davis, Brian  
**Subject:** One West

Julia,

Do you have a status update on One West?

The CHCC sent out an email this week regarding issues that needed to be addressed, see below. Where would they have found that info?

Thanks!!

Many of you have been following the progress of the proposed zoning change and development by Jefferson Development Group for the triangle of land bordered by Lexington Road, Grinstead Drive and Etley Drive. The project has been named, "One Park", and includes three towers with 30 plus floors and would consist of mixed residential, office, retail and restaurant on the 3.32 acres.

At this time there are numerous items that will need to be addressed before the project can be considered for approval. Some of the major issues include the following:

1. The Transportation Cabinet will not approve the proposed signal at Grinstead and Etley because it is too close to Cherokee Road.
2. The Federal Aviation Administration stated that the structure exceeds obstruction standards for both Bowman Field Airport (LOU) and Standiford Field Airport (SDF). The towers exceed the standards for Bowman Field by over 100 feet in height.
3. There are several additions and corrections that need to be made to the Pattern Book.
4. There are questions about the traffic study that needs to be addressed.

At this time, we do not know how Jefferson Development Group plans to proceed. We will keep you informed as new information is available.

For more details: Case #Zone1044 @ [www.louisvilleky.gov/planningDesign/](http://www.louisvilleky.gov/planningDesign/)



**Ms. Kyle Ethridge** | Legislative Assistant  
Office of Councilman Bill Hollander  
601 W. Jefferson Street | Louisville, KY 40202  
d: (502) 574-3908 o: (502) 574-1109

Click [here](#) to sign up for the District 9 weekly eNews, and sign up for the D9 [blog](#) for the latest neighborhood news and alerts!

## Williams, Julia

---

**From:** Monica Blondell <monicacvcv@gmail.com>  
**Sent:** Thursday, January 17, 2019 10:19 AM  
**To:** Williams, Julia  
**Subject:** One Park

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I have lived on Everett for almost 10 yrs but just recently bought a house two blocks away from my old apartment. I would like to be involved in the "One Park" discussions as I think the addition will detract from my neighborhood and why I decided to move from renting to owning. Isn't the development at Bardstown/Broadway/Baxter enough?

Let me know how I can be involved, etc.

Thank you,  
Monica Blondell

## Williams, Julia

---

**From:** Pete Kirven <petekirven@gmail.com>  
**Sent:** Monday, January 14, 2019 7:33 PM  
**To:** Williams, Julia  
**Cc:** Leslie & James Millar  
**Subject:** Lexington Rd./Grinstead Drive Development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Julia,

Please add the following to the record on this case:

Traffic will be a significant problem as a result of this project. The developers should be required as part of their concessions to the neighborhood to install an overhead ramp/bridge connecting the Cherokee Park side of Grinstead Drive with the building and continuing through the building and exiting over the Lexington Road side of the building onto the Beargrass Creek side of Lexington Road. There should be an unimpeded bicycle/pedestrian path from Cherokee Park to the Beargrass Creek bike path.

With this overhead ramp/passage, visitors to the complex and individuals wishing to pass through and over those streets will not become an added burden to traffic or a safety hazard. It should improve retail business at the location making the second floor a viable retail location as well as the first.

Also, it is absurd to consider building to the heights the developer has proposed. Anything over 10 stories would be obscene in this setting and ridiculously out of compatibility with the adjoining neighborhoods.

The "planned development" concept (if I have the name correct) seems to be a sham, permitting any developer to write their own zoning. Nothing that has happened to date indicates otherwise.

Many thanks,

Alfred Carter "Pete" Kirven  
1277 Willow Ave  
502-214-7832

## **Williams, Julia**

---

**From:** Leo Fante <leof2814@gmail.com>  
**Sent:** Wednesday, January 2, 2019 11:56 AM  
**To:** Coan, Brandon; Hollander, Bill H.; Williams, Julia; Greg Fischer\_(Mayor)  
**Subject:** Fante's Coffee and the ONE PARK opportunity to grow along with the city.

Ms. Williams, Councilman Coan, Councilman Hollander, Mayor Fischer—

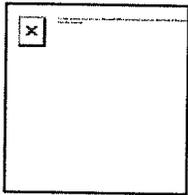
As some of you may know, I am the proud owner of Fante's Coffee at 2501 Grinstead Dr. We opened in 2017 and have thrived in this crossroads area.

I want to email you to make you aware that as a current occupant of the site, I fully support the new proposed development, and my company is interested in potentially locating in ONE PARK, which could give us an exciting opportunity to grow with the city.

While we love our current store, improvement and growth are always exciting. I have attended some of the charette planning sessions that the developer has held and I appreciate their thoughtful approach, vision and even the changes and improvements as the project has matured.

I view ONE PARK as a great place where even more small businesses of all types can grow and thrive. It will also improve the area in a better-planned manner, affording more walking, biking and park access to all Louisvillians.

I appreciate you considering my thoughts.



**Thank you**  
**Leo Fante**

[LeoF2814@gmail.com](mailto:LeoF2814@gmail.com)

**C (502)-664-6166**

**2010 NAMA National**

**Coffee Operator Of The Year.**

**Williams, Julia**

---

**From:** Hunt Helm <hunthelm@gmail.com>  
**Sent:** Sunday, December 30, 2018 1:12 PM  
**To:** Williams, Julia; Coan, Brandon  
**Subject:** In Support of One Park

I am a homeowner at 1286 Willow Avenue and I am writing in support of ONE PARK.

The triangular tract of land from Lexington and Grinstead to Etley is an underdeveloped eyesore (and it has been at least since the 1950s when I was a Crescent Hill boy and we would go to the Hap's burger joint where NuYale Cleaners is now).

The area is dark and dangerous, with broken sidewalks and no landscaping. It is treacherous for bikes and pedestrians, and really, for cars too. In my opinion, there is nothing at all worth preserving on that land.

One Park, on the other hand, would be an exciting, huge improvement and would bring more people and commerce. It would also present an opportunity for better traffic flow, pedestrian safety, beautification, and improved access to and use of Cherokee Park.

It would be a great example of improving the city inside the Watterson, instead of indulging in more and more suburban sprawl.

In my own view, Louisville is too often change-averse, and eager to oppose every new idea. I just wanted you to hear from someone who has lived near this area for more than half a century and strongly supports the project.

Thanks for all you do for Louisville!

Sincerely,

Hunt Helm

1286 Willow Ave

I

## Williams, Julia

---

**From:** Frances Jasper <fjorientalrugs@yahoo.com>  
**Sent:** Saturday, December 29, 2018 3:58 PM  
**To:** Williams, Julia  
**Subject:** JDG - One Park Plan

Julia,

I am writing to express my concerns for JDG - One Park plan. I have owned a business on bardstown road Frances Lee Jasper Oriental Rugs for 38 years and have driven by this corridor everyday. Most days the traffic is backed up from Lexington to Grinstead Drive. I can't imagine what traffic would be like with such a massive project. I am totally opposed to the One Park development.

Regards,  
Fran Jasper

Frances Lee Jasper Oriental Rugs  
1330 Bardstown Road  
Louisville, KY 40204  
Work: (502) 459-1044  
Fax: (502) 459-3420  
Website: <http://www.francesleejasper.com>  
Facebook: <http://www.facebook.com/francesleejasper>

## Williams, Julia

---

**From:** Liz Sneed <dalizollc@yahoo.com>  
**Sent:** Tuesday, December 25, 2018 8:52 PM  
**To:** Williams, Julia  
**Subject:** One Park

I am writing to express my concern about the size of the development being discussed called One Park. This plan provides for an incredible amount of increase activity in an already populated area. The neighborhood adds a historical perspective to our city and to allow such a large project, will alter the environment considerably! While development of the area could be a positive, the historical value has to be maintained.

Thanks,  
Liz Sneed  
1310 Cherokee Rd  
Louisville Ky 40204

## Williams, Julia

---

**From:** Judy <judysteer@twc.com>  
**Sent:** Sunday, December 16, 2018 2:20 PM  
**To:** Williams, Julia  
**Subject:** STOP

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

...the development planned for the triangle at Lexington and Grinstead. The traffic is bad enough now! Let's keep some of the charm of Cherokee Park in view for all, not just the wealthy who would be moving into the skyscrapers. How can the water and drainage possibly be handled well?!

Help the neighborhood, don't make it more dangerous, traffic-wise and environmentally. SAVE us!

Judy

## Williams, Julia

---

**From:** Amelia Debusman <outlook\_F42EDA01CED36C69@outlook.com>  
**Sent:** Sunday, December 16, 2018 1:37 PM  
**To:** Williams, Julia  
**Subject:** Development at Grinstead and Lexington Rd.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I understand that you are the case manager for this project. I would like to express my opposition to the development. As many others have said, I believe it is too large for the location and will create traffic problems for an already busy intersection. I live at 2934 Grinstead so am aware of the location and the traffic at this location already. I sincerely hope that this is not zoned for such a large project.

Amelia Orr Debusman

Sent from [Mail](#) for Windows 10

## Williams, Julia

---

**From:** Pamela Clancy <pamelaclancy57@gmail.com>  
**Sent:** Sunday, December 16, 2018 6:55 PM  
**To:** Williams, Julia  
**Subject:** Grinstead-Lexington Developement

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I am opposed to this new building plan.

Mrs. Pamela Clancy  
613 Cressbrook Drive  
Louisville, KY 40206

## Williams, Julia

---

**From:** joelgregg@twc.com  
**Sent:** Friday, December 14, 2018 2:58 PM  
**To:** Williams, Julia  
**Subject:** One Park traffic concerns

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

dear Julia,

My wife, Pat and I have read an article in the Cherokee Triangle newsletter about the upcoming One Park development and the proposed traffic density issue. We live on Dearing Court in the Triangle and find that today, we have great problems actually egressing our neighborhood onto Grinstead Drive during "normal" traffic. With the arrival of One Park, traffic density will most likely be increased multiple times beyond today's volume. This would totally make leaving our area impossible to say the least. One solution would be to install a traffic light at Grinstead and Everett Avenues actuated on a traffic sensor system. Today, it takes up to 20 minutes during peak traffic flow to gain exit onto Grinstead from Everett. This is not only irritating and untimely, but totally unacceptable. Most drivers are so rude that they block the intersection shutting down cross traffic. To bad for residences. Please add our concerns to your list of residential traffic problems to be addressed. We trust that some sensitive ears will hear us and provide a solution.

Thank you

Joel & Pat Gregg

## Williams, Julia

---

**From:** Garrett Maloney <gmaloney@tbmins.com>  
**Sent:** Monday, December 10, 2018 6:30 AM  
**To:** Williams, Julia  
**Subject:** ONE PARK

Ms. Williams,

Thank you for serving our city. My wife and I are young professionals and homeowners in the Crescent Hill neighborhood. We want to see our city compete with other places and offer vibrant opportunities for young people. I travel around the United States for my job and I think Louisville can be doing more to step up its game regarding talent attraction. Listening to younger voices is a key part of that process. People in my generation want density and walkable environments. That's why I think we have a terrific opportunity to better position ourselves by harnessing remaining in-fill sites for the future. The ONE PARK project at Lexington and Grinstead would vastly improve a frankly junky site. It would be transformed into a mixed use project that could be very attractive for an on-the-move company looking to locate their headquarters here. It would benefit the area by bringing more services, retail, even a grocery. The urban housing shortages in other cities is real. This is an opportunity to invest in a lot of new units. Best of all it would improve park access and pedestrian and bike opportunities. I urge you to think towards the future. Please support it.

Garrett Maloney  
2754 Graham Ave  
Louisville, KY 40206

## **Williams, Julia**

---

**From:** stpinlou@aol.com  
**Sent:** Tuesday, November 27, 2018 4:47 PM  
**To:** wbb@bardlaw.net; Williams, Julia  
**Subject:** One Park

Julia and Bill,,

As you know, I represent the Lexington Road Preservation Association in regards to One Park. Can you bring me up to date on any progress of the application? Any ideas on an LD&T meeting?

Steve

**Stephen T. Porter**  
**Attorney at Law**  
**2406 Tucker Station Road**  
**Louisville, KY 40299**  
**502-905-9991**  
**stpinlou@aol.com**

## Williams, Julia

---

**From:** Christopher Fenton <crfenton81@gmail.com>  
**Sent:** Wednesday, November 21, 2018 1:27 PM  
**To:** Williams, Julia; Greg Fischer\_(Mayor); Ackerson, Brent; tyler@glickstrategies.com  
**Subject:** One Park Project

City Officials:

I am writing to you as a Louisville resident, restaurateur and entrepreneur. I wanted to let you know that I support ONE PARK, the project that Kevin Cogan, Junior Bridgeman and other investors are pursuing at the corner of Lexington and Grinstead.

The history of this crossroads site has long been a transitional one because its unplanned nature. I know because I previously managed a business on the site. We can do so much better with such a fantastic piece of in-fill property.

I am hopeful that you will approve ONE PARK, so that the city can see new investment dollars and housing and mixed use development. ONE PARK would be far superior to the patchwork of surface lots that exist now. As a crossroads area that is not in a distinct neighborhood,

it presents a great opportunity for increasing the vibrancy of the area and better serves a connector to Cherokee Park, Seneca Park and downtown.

I know that Mr. Cogan has been very diligent in soliciting input and has hosted numerous public meetings. In my dealings with him, I have found him to be meticulous and also someone with vision.

We have a big opportunity with ONE PARK. I urge you to support this investment in our city.

-Christopher Fenton

--

Christopher Fenton  
80/20 @ Kaelins  
COO/Owner  
502-640-9747  
[chris@8020atkaelins.com](mailto:chris@8020atkaelins.com)

## Williams, Julia

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**From:** Lisa Santos <lsantos@twc.com>  
**Sent:** Saturday, November 10, 2018 3:16 PM  
**To:** Williams, Julia  
**Cc:** Lisa D; John Hawkins; erin.hargan@jefferson.kyschools.us  
**Subject:** RE: 16ZONE1044 Traffic Impact Study inquiry (Park One)

Ms. Williams,

A few more... We apologize for the delay.

10. Is it possible to perform an additional analysis in VISSIM to better understand the behavior of the system as a whole? We would expect that analysis to encompass intersections of Payne, Stilz, and Bardstown.

11. Will both KYTC District 5 Traffic Operations and Metro Transportation Planning review the Traffic Impact Study?

12. What will transpire if components of the 'build', like the left turn light as Etley, are not approved? Will the Traffic Impact Study be reissued?

13. Did the QK4 data include the counts of pedestrians and cyclists?

14. Were increases in pedestrians and cyclists considered when Beargrass Creek Greenway is re-opened?

Thanks,

Lisa Santos

**From:** Lisa Santos [mailto:lsantos@twc.com]  
**Sent:** Sunday, November 4, 2018 1:23 PM  
**To:** 'Julia.Williams@louisvilleky.gov' <Julia.Williams@louisvilleky.gov>  
**Cc:** Lisa D (ddettli210@gmail.com) <ddettli210@gmail.com>; John Hawkins (johnhawkins502@gmail.com) <johnhawkins502@gmail.com>; erin.hargan@jefferson.kyschools.us  
**Subject:** 16ZONE1044 Traffic Impact Study inquiry (Park One)

Dear Ms. Williams,

Find below questions that we have on the traffic Impact study for Park One so that we can better understand the impacts to the area.

Please forward to the applicant and Transportation Planning.

1. Identify the internal capture rates for trip, i.e. how many trips are expected to stay within the development?
2. What are the mode split assumptions for trips in and out of the development? This is key for transit as the TARC services are not robust here.
3. Will there be an all red phase at the intersection of Grinstead and Lexington to facilitate pedestrian movements? This is desired, as this will be the preferred method for entering the parks.
4. Will all of the area signals be coordinated or synchronized? This is desired to ensure optimal traffic flow.
5. Currently, I-64 Westbound at Grinstead fails and traffic backs up into the tunnels. Is there a mitigation for this condition?  
Regarding the Level of Service ranking in Table 2, p. 14:
6. Grinstead at I-64 Eastbound ranks as an 'A'. Is this ranking for only the ramps or is it a composite of the other movements?
7. The Lexington Road Eastbound leg of the Grinstead at Lexington intersection fails in the future build with 199.4 seconds of delay. Is there a mitigation for this condition?
8. The Grinstead Drive Southbound leg increases from an 'E' in the No Build to a 'D' in the Build. Is this driven by the addition of turn lanes?
9. At the Lexington Road at Payne Street intersection, the Lexington Road Eastbound leg degrades from an 'E' to an 'F' with 95 seconds of delay. Is there a mitigation for this condition?

Thanks,  
Lisa Santos  
Irish Hill NA  
502.419.3687

## Williams, Julia

---

**From:** Cyndi Caldwell Whitmer <CWhitmer@centralbank.com>  
**Sent:** Monday, November 5, 2018 9:16 AM  
**To:** Greg Fischer\_(Mayor); Williams, Julia  
**Subject:** One Park

*Hello-*

*I am a Louisville resident and am writing to request your support for the ONE PARK project at Grinstead Lane and Lexington Road. I have followed the project carefully and find it to be well-planned and much-needed. I appreciate that JDG Development has taken so much input from the community and held over 10 public planning meetings. They incorporated a number of changes and improvements from the original design. It's my view that the site is currently woefully-underutilized and I believe that point is a great spot for a tactical development such as this.*

*I like that there are eco-elements to the design and building materials. The streetscape and transportation upgrades are an amazing plus that we need to welcome with open arms. Louisville would be lucky to have the opportunity to transform this site in to something that is beneficial to the entire city.*

*Over the last ten (10) years, I have also had the opportunity to work with JDG Development and would give them a "glowing" reference, as they have always been honest, forthcoming and held up to their end of the contract.*

*Please support ONE PARK.*

*Cyndi Whitmer*

Cyndi Caldwell Whitmer, CCIM | Vice President  
p. (502) 420-1302 | c. (502) 387-3726

Central Bank & Trust Co.  
9300 Shelbyville Road Ste 100  
Louisville, KY 40222

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## Williams, Julia

---

**From:** Lisa Santos <lsantos@twc.com>  
**Sent:** Sunday, November 4, 2018 1:23 PM  
**To:** Williams, Julia  
**Cc:** Lisa D; John Hawkins; erin.hargan@jefferson.kyschools.us  
**Subject:** 16ZONE1044 Traffic Impact Study inquiry (Park One)

Dear Ms. Williams,

Find below questions that we have on the traffic Impact study for Park One so that we can better understand the impacts to the area.

Please forward to the applicant and Transportation Planning.

1. Identify the internal capture rates for trip, i.e. how many trips are expected to stay within the development?
2. What are the mode split assumptions for trips in and out of the development? This is key for transit as the TARC services are not robust here.
3. Will there be an all red phase at the intersection of Grinstead and Lexington to facilitate pedestrian movements? This is desired, as this will be the preferred method for entering the parks.
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9. At the Lexington Road at Payne Street intersection, the Lexington Road Eastbound leg degrades from an 'E' to an 'F' with 95 seconds of delay. Is there a mitigation for this condition?

Thanks,  
Lisa Santos  
Irish Hill NA  
502.419.3687



## Williams, Julia

---

**From:** Duncan, Dustin W.  
**Sent:** Friday, October 12, 2018 8:40 AM  
**To:** Williams, Julia  
**Subject:** FW: I support One Park - can I count on your support?

FYI – for your records. Thanks!

---

**From:** Shawn Clark [mailto:sclark@accreditedwm.com]  
**Sent:** Friday, October 12, 2018 8:37 AM  
**To:** Greg Fischer\_(Mayor); Sexton Smith, Barbara; Williams, Julia  
**Subject:** I support One Park - can I count on your support?

Mayor Fischer, Councilwoman Sexton Smith, and the Planning Commission—

I would like to request your support and approval of the One Park project slated for Grinstead and Lexington Rd.

I believe it would be a transformative development and a significant investment in our city that we badly need.

We are not attracting nor keeping enough talent here in Louisville and I believe a part of it is we are not building enough great things.

To build a truly remarkable urban environment, we have to have more density.

To win a major league sports franchise, we have to have growth. We cannot take Louisville to the next level if we aren't open to bold projects, such as One Park.

I find this to be an attractive development that my wife and I would consider living in.

I am counting on you all to have the vision and leadership. Thank you.

Shawn Clark  
309 East Market Street  
Unit 212  
Louisville, KY 40202

Shawn Clark  
Managing Partner | Wealth Advisor  
**Accredited Wealth Management**  
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## Williams, Julia

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**From:** Bob Ayotte <kyaot@aol.com>  
**Sent:** Wednesday, October 10, 2018 9:29 AM  
**To:** Williams, Julia  
**Subject:** Lexington & Grinstead Development Proposal, Case # 16ZONE1044

Dear Ms Williams:

I am writing to you to voice my opinion on the subject project. I am opposed to the magnitude of this project. It is much too large for the limited land that is being considered and is completely out of character to that area. Also, I do not understand how all the increased traffic could be accommodated without completely changing and disrupting that whole area.

Respectfully,

Robert C. Ayotte



## Williams, Julia

---

**From:** Steve Wiser <wiser@jrarchitects.com>  
**Sent:** Tuesday, October 2, 2018 7:29 AM  
**To:** Williams, Julia  
**Subject:** One Park development public comments - 16zone1044  
**Attachments:** The One Park Development - Devaluing the Community Around It - 9-26-2018.docx

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Julia

Here is another public comment for the One Park development 16zone1044

\*\*\*\*\*  
Steve Wiser, FAIA  
JRA Architects  
Tel: 502-583-4697 ext 204  
Cell: 502-523-6799



09-26-18

### **The ONE PARK Development: Devaluing the Community Around It**

Ignoring the context of the site, as well as accepted planning principles, the proposed One Park project at Lexington and Grinstead by Kevin Cogan's Jefferson Development Company, devalues the community around it.

For the past 60 years, developers who sought to build buildings that are taller than zoning regulations allow, have been required to set aside a portion of the site for the public, in the form of a plaza or park. This balance between tall buildings and the creation of open space in the public realm has existed since the construction of the Seagram's Building and Seagram's Plaza in New York City in 1958, and has become accepted planning practice throughout the country. Local examples of this simple planning principle can be seen at the National City Tower and Plaza, the PNC Tower and Plaza, and the Aegon Tower and Plaza.

In addition, Olmsted's vision for Cherokee Park extended beyond the Park itself, to the surrounding properties. Olmsted viewed the planning of the surrounding property as an extension of the Park into the neighborhood, with expansive lawns fronting the houses, apartments and seminary along the Park boundary.

"One Park", as it has been named recently by Cogan, violates both accepted planning principles and Olmsted's vision for Cherokee Park. In lieu of public open space at the base of the proposed towers, the developers have proposed filling-up all non-tower space with 12-stories of additional construction. In lieu of extending the Park landscape into the site, the developers have proposed a solid wall 12-stories tall fronting the Park and Lexington Road, with the exception of a stepped-down 7-story structure at the corner of Grinstead and Etley.

To visualize what this development will be like, one can walk to National City Plaza and imagine that the tree-filled plaza has been infilled with a 12-story building. One can gaze across the PNC Plaza and imagine the open gathering space with its memorial to lost firefighters replaced with a 12-story tall building block. One can observe people enjoying their lunch hour alongside the splashing fountains of the generous Aegon Plaza and imagine the entire space filled-in with 12-stories of construction. Without the plaza space that is created when tall buildings are designed, downtown Louisville would be a much less enjoyable place to visit, live, work, dine and shop.

This overwhelming project is the antithesis of Olmsted's vision. Rather than extending the Park landscape into the surrounding property, providing a gradual visual transition between Park and neighborhood, the developer proposes an abrupt, vertically-high barrier wall, completely out of character with Cherokee Park. Olmsted's reaction to this proposal would not be hard to imagine.

The developer plans to capitalize on the quality of the surrounding neighborhoods as well as the vision of former city fathers and our country's most prominent park designer, while giving nothing of civic value in return.

In a few locations, the proposed building is to sit back from the sidewalk a few feet to allow table space for the developer's first floor tenants. There is also a seventh-floor green roof for the enjoyment of the apartment and condominium dwellers. However, every other square foot of site is exploited for commercial gain. There is no public realm.

Good planning principals provide a balance for tall buildings and public open space. While the developer proposes multiple towers, no public open space is provided. In fact, the entire site is occupied with high-rise structures.

"One Park" takes value from the surrounding neighborhoods, takes value from the Park, takes value from previous investment, takes value from great individuals with vision, and in return, it degrades the very assets that give the site its inherent value.

*Daniel S. Preston, AIA, is a Louisville architect and has served on Architectural Review Committees for the Landmarks Commission in Old Louisville as well as individual landmarks.*

## Williams, Julia

---

**From:** Ryan Fagan <rafagan01@gmail.com>  
**Sent:** Monday, October 1, 2018 1:43 PM  
**To:** Williams, Julia  
**Subject:** One Park Support

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Julia,

My name is Ryan Fagan and I live at 308 Franck Ave in Crescent Hill. I am 29 years old and a structural engineer with the US Army Corps.

I write to you as a supporter of the One Park project. I view this project as something that will enhance our area and add to property values for those of us in Crescent Hill and the areas surrounding the project.

My wife and I moved back to Louisville in the last two years from Chicago with the view that Louisville was poised for growth and that more urban amenities would come to our city.

I view density as a good thing and something that our leaders should be promoting if Louisville is to become a true destination for younger people to locate.

I also believe that the renderings are interesting and eye-catching and something we definitely need more of here.

Some will say added traffic counts will be too much for the area. I disagree. There can be meaningful changes made to improve traffic flow. We should also not lose sight of the fact that automation, ridesharing and other shifts are completely transforming transportation, so looking at the picture right at this moment is not necessarily how things will look in the future.

Please support this innovative project.

Sincerely,

Ryan Fagan

[rafagan01@gmail.com](mailto:rafagan01@gmail.com)

270-703-6582

## Williams, Julia

---

**From:** Chris Payne <cpayne@snainsurance.com>  
**Sent:** Tuesday, September 25, 2018 3:21 PM  
**To:** Williams, Julia  
**Subject:** One Park Project - Grinstead and Lexington

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Julia,

I write to you as a supporter of the One Park project proposed at Grinstead and Lexington and a nearby resident in Irish Hill. I am a millennial young professional. I am someone who wants to live in the Highlands for the rest of my life as long as I can envision. I am passionate about my city, but if one travels around the region, it's easy to see our growth is lagging. I see too many friends opting for Nashville or Cincinnati. The numbers tell the tale. Heck, even Greenville SC is outpacing us.

We need to be offering more urban housing, better transportation, better pedestrian opportunities. What better place to do that than the site at Grinstead and Lexington? For as long as I can remember I have said that intersection deserves so much better. You will no doubt play a key role in setting the vision for the city. Passing up on this opportunity for private investment would be a travesty. We need a can-do spirit here.

Thank you.

Chris Payne  
412 Cooper St 40204

**Chris G. Payne, CLCS | SNA Insurance | p 502-243-2234 | f 502-243-2235 | [www.snainsurance.com](http://www.snainsurance.com)**

### LinkedIn

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## Williams, Julia

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**From:** Daniel Scullin <dscullin44@gmail.com>  
**Sent:** Monday, September 24, 2018 4:30 PM  
**To:** Williams, Julia; Hollander, Bill H.  
**Subject:** Case # 16ZONE1044

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

September 24, 201

607 Briar Hill Road

Louisville KY 40206

Ms. Julia Williams

Re: Case # 16ZONE1044.

Dear Ms. Williams,

The proposed project at the corner of Grinstead Drive and Lexington Road ("One Park") is soon coming up for zoning review from C-2 to Planned Development District (PDD) consisting of mixed residential, office, retail and restaurant establishments. We wish to voice our **strong opposition** to this rezoning based on the following objections to the project:

- Architecturally, the design and scope of the project is not in keeping with the surrounding neighborhood. Residents of nearby neighborhoods have expressed concerns that current views of Cherokee Park and AM and PM ambient light will be lost if this project goes forward. We are not against redevelopment of the block in question but believe that the zoning restriction to eight stories should remain and not be altered.
- 
- Traffic studies done for this project were performed **before** Lexington Road was placed on a "road diet" and reduced to two lanes from four! The developers' conclusion that traffic would be delayed "minimally" is erroneous based on the flawed traffic study. One Park would have 581 apartments or condos; 299 hotel rooms; three floors of office space that could accommodate 295 workers; nearly 36,000 square feet of convention space; nearly 30,000 square feet of space for retail, which could be a small grocery; and just over 11,000 square feet of restaurant space. It is inconceivable that the intersection of Grinstead Drive and Lexington Road could handle the amount of traffic this facility would generate, not to mention

the volume of service vehicles needed to come and go daily to provide support to the grocery, restaurant, and other retailers.

- 
- The developers have stated that traffic jams will be mitigated by use of alternative forms of transportation such as buses and ride shares such as Uber or Lyft (no light rail is available in the Louisville area). This is a fallacious assumption since most, if not all residents/tenants will almost certainly have their own automobiles and will choose to use them the majority of time rather than wait for a bus or spend extra money on a ride share. The TARC system is currently stressed with fewer bus drivers and has curtailed some routes as a result.
- 
- As frequent users of Cherokee Park and its surrounding environs, we have walked both sides of Grinstead Drive and are quite aware of traffic coming from Grinstead as well as from Cherokee Parkway. These vehicles travel at a high rate of speed and make walking in this area both treacherous and dangerous. Widening the sidewalks to twelve feet will not mitigate the danger that fast moving vehicles will pose. More traffic lights to slow traffic in these areas will only add to the congestion of vehicles feeding into the intersections of Grinstead/Cherokee Parkway and Grinstead/Lexington Road.
- 
- During informational meetings during the planning stages of this project, Mr. Bardenwerper stated that parking for patrons of the various retail vendors and restaurateurs would be contained within the parking garage that also houses vehicles of tenants and owners of the buildings. Couple the patrons with tenants and vendors supplying the various venues and an incredible traffic jam within the complex will almost certainly occur.
- 
- The diverse architecture for each portion of the project is distasteful and incongruous, combining several distinct architectural designs into a hodge-podge of eyesores!
- 

We thank you for your attention to our concerns. We have also copied our Councilman, Bill Hollander on this message as well.

Sincerely,

Dan and Robin Scullin

## Williams, Julia

---

**From:** Sarah Campbell <sallyvan@twc.com>  
**Sent:** Friday, September 28, 2018 9:55 AM  
**To:** Williams, Julia  
**Subject:** Comment on plan for Lexington Road and Grinstead Drive

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Memo to Julia Williams

Case #16 ZONE 1044

I am completely opposed to the current development proposal for Lexington Road and Grinstead Drive. This plan is far too huge and will destroy the character of the entrance to Cherokee Park and surrounding neighborhood. I ask the developers.....Is this what you want your children and grandchildren to have as your legacy ? To be remembered for a gargantuan, out of place development and snarled traffic rather than for having added to the ambiance of a city whose future is so bright because of it's eye to the past?  
Do not build this monstrosity.

Sincerely,

Sarah Van W Campbell  
Louisville, Ky 40207  
[sallyvan@twc.com](mailto:sallyvan@twc.com)

## Williams, Julia

---

**From:** Linda Valentine <lvalentine545@gmail.com>  
**Sent:** Friday, September 28, 2018 7:19 AM  
**To:** Williams, Julia  
**Subject:** Case # 16ZONE1044

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

We oppose the proposed development "One Park" at the corner of Grinstead and Lexington. We are residents of the neighborhood, living on Barberry Lane in Cherokee Gardens. We drive through that intersection daily, to access highway 64, to travel into town Lexington or on Grinstead into the Highlands. We frequently ride our bikes in the area too. The proposed development is outlandishly large and tall, out of keeping with the surrounding area and would be an aesthetic blight on the area. It would bring traffic and density that the streets could not handle. It would create safety risks to the many pedestrians and bike riders who access Cherokee park from that corner.

A mixed use development of a much smaller height and scale would be acceptable.

Please deny the application for the development as proposed.

Thank you  
Linda and Chris Valentine  
545 Barberry Lane  
Louisville

Linda Valentine  
[linda@lvalentine.com](mailto:linda@lvalentine.com)  
502.445.5046

## Williams, Julia

---

**From:** Katie Murphy <ktmac.murphy@gmail.com>  
**Sent:** Friday, September 28, 2018 3:34 PM  
**To:** Williams, Julia  
**Subject:** Concerns with Case 16ZONE1044

**Follow Up Flag:** Flag for follow up  
**Flag Status:** Flagged

Dear Julia,

I am a resident of St. Matthews, specifically Cherokee Gardens. I am very concerned about Case # 16ZONE1044. I strongly object to the "One Park" project.

The project is simply too ambitious for the surrounding infrastructure. The traffic congestion has already increased since adding the bike lane on Lexington Road coming from downtown last year. Ultimately, like all of my neighbors, I strongly object to "One Park." It is bad for the environment and would increase traffic ten-fold.

Please do not approve this project. Thank you for your time.

Sincerely,

**Katie Mac Murphy**  
**Personal Stylist & Image Consultant**

[KtMac.Murphy@gmail.com](mailto:KtMac.Murphy@gmail.com)  
502.727.2494

## Williams, Julia

---

**From:** Tricia Burke <triciaburke@oecoffice.com>  
**Sent:** Thursday, September 27, 2018 10:14 AM  
**To:** Williams, Julia  
**Cc:** Mike Van Arsdale; George Van Arsdale; Tricia Burke  
**Subject:** Case # 16ZONE1044

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Julia:

My husband George Van Arsdale and I live at 2028 Midland Avenue, Louisville, KY 40204--less than a mile away from the proposed One Park project.

### **I am opposed to this project for the following reasons:**

#### **Congestion**

The interchange where One Park is proposed is already a busy one with the I-64 Grinstead exit...and the traffic congestion of the triangle surrounded by Lexington Road, Grinstead Drive and Etley Avenue would be dangerous. I am sure traffic studies conducted now during peak traffic times would confirm its high use without this proposed project.

#### **Location and Size**

What is proposed with One Park is **attractive and suitable for a downtown urban location**, not a suburban spot that is already appropriately population dense for the surroundings.

#### **Cherokee Park**

Cherokee Park is a wonderful park as part of the Olmsted Park Conservancy and is and has been highly utilized throughout its history. The One Park proposal makes Cherokee Park appear as if it is rarely used and enjoyed by the public. That is not the case.

Progress is best served when the neighborhood and people in the neighborhood are best served. The One Park project does not fulfill that aspiration.

Thank you. If you would like to discuss further, please contact me at the number below or via e-mail.

Tricia

**Tricia Burke**  
*President*

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## Williams, Julia

---

**From:** Steve Wiser <wiser@jrarchitects.com>  
**Sent:** Wednesday, September 26, 2018 8:25 AM  
**To:** Williams, Julia  
**Subject:** One Park development public comments - 16zone1044  
**Attachments:** Cogan development 7-30-2018.jpg; Cogan development 7-16-2018.docx

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Julia

I wrote the attached article which appeared in Business First newspaper few months ago.

I'd like to enter this into the public comments for the One Park develop by Kevin Cogan, #16zone1044

Should you need further clarification, please contact me.

Best regards,

Steve Wiser, FAIA  
Director of Healthcare Design  
JRA Architects  
829 East Market, Suite B  
Louisville, KY 40206  
Tel: 502-583-4697 ext 204  
Cell: 502-523-6799  
[www.jrarchitects.com](http://www.jrarchitects.com)  
[EnlivenedDesign](https://www.instagram.com/EnlivenedDesign)

## **Size Matters: How Big is TOO BIG?**

By Steve Wiser, FAIA

Kevin Cogan is to be applauded for his grand vision to build a significant project at the intersection of Grinstead Drive and Lexington Road. No one objects to a major development at this strategic location.

Many, though, question how big it should be. Should three towers of 26, 33, and 34 stories in height, be constructed adjacent to low-rise residential districts and two of our most prominent scenic landscapes. What makes this site attractive to development might actually destroy it with the overwhelming vertically.

This height brings with it a tremendous volume of people and traffic. For size comparisons, the proposed 1,800 car garage would be the second largest if located downtown, behind the 1,925 car Belvedere garage.

The 581 apartment units dwarf two recent large-scale residential complexes: Axis, 300 units, and Main & Clay, 269 units. And, the 299 hotel rooms would place it at just ahead of the Brown Hotel's 293 rooms.

Thus, is it logical to place a Belvedere-sized garage, a combined Axis / Main & Clay apartment complex, a Brown-sized hotel, and 106,150 square feet of office-retail on a 3.3 acre property that is directly adjacent to two of our most iconic natural settings, Cherokee Park and Cave Hill Cemetery, as well as several distinctive neighborhoods? Another two comparisons: the Omni Hotel complex is on a 4.3 acre site, and Belvedere garage is on 4.5 acres. Some have called this mega complex 'Singapore' for the similar massive density in a small area. Maybe the better analogy might be '10 pounds in a 5 pound sack'.

The Cogan team asserts that this project will not greatly impact traffic. His consultant states that only 270 cars (15%) using the 1,800-parking garage will exit / enter during rush hour. While not a traffic expert, let's say that this assumption is a bit understated. Maybe the percentage might actually be closer to 50% (or above) at peak, or 900 cars added to the already congested Grinstead / Lexington Road convergence.

Further complicating this traffic scenario is that Lexington Road has been reduced in lane quantity recently. An already existing traffic nightmare is nearby at I-64 westbound exit at Grinstead, which dangerously backs up regularly into the Cochran Hill tunnel, which cannot be widened. Just building this gargantuan project would also close adjacent lanes, as well as probably closing Etley, disrupting traffic for the projected 3 to 4-year construction period.

A side concern is that the southeastern section of Cave Hill could be in eternal darkness from the long shadows cast by these three skyscrapers. Cherokee Park might also be in its shade.

It's been suggested that this scale of a development would be better suited near the new soccer stadium or a catalyst for west of Ninth Street along the river. Perhaps another residential area like Norton Commons or Indian Hills would welcome it as a neighbor?

There are other nearby high-rises and it most likely should be limited in height to these adjacent towers like 1400 Willow's 20 floors, or the Commodore at 11 floors.

Having a Louisville developer undertake this \$200 million project is a remarkable achievement since it seems only out-of-towners have been able to implement such huge-deals lately. Hopefully this project can be amicably reconciled in scale to its context, and contribute to making our city a great place in which to live.

*Steve Wiser, FAIA, is a local architect, historian, and author. His latest book is 'Louisville Sites to See by DESIGN'.*

# How big is too big for development in Louisville?

**K**evin Cogan is to be applauded for his grand vision to build a significant project at the intersection of Grinstead Drive and Lexington Road. No one objects to a major development at this strategic location.

Many, though, question how big it should be. Should three towers of 26, 33 and 34 stories in height be constructed adjacent to low-rise residential districts and two of our most prominent scenic landscapes? What makes this site attractive to development might actually destroy it with the overwhelming verticality.

This height brings with it a tremendous volume of people and traffic. For size comparisons, the proposed 1,800-car garage would be the second largest if located downtown, behind the 1,925-car Belvedere garage.

The 581 apartment units dwarf two recent large-scale residential complexes: Axis, 300 units, and Main & Clay, 269 units. And, the 299 hotel rooms would place it at just ahead of the Brown Hotel's 293 rooms.

Thus, is it logical to place a Belvedere-sized garage, a combined Axis/Main & Clay apartment complex, a Brown-sized hotel and 106,150 square feet of office/retail on a 3.3 acre property that is directly adjacent to two of our most iconic natural settings, Cherokee Park and Cave Hill Cemetery, as well as several



Steve Wiser, FAIA, is a local architect, historian and author. His latest book is "Louisville Sites to See by Design." Reach him at [wiser@jrarchitects.com](mailto:wiser@jrarchitects.com)

Another two comparisons: the Omni Louisville Hotel complex is on a 4.3 acre site and Belvedere garage is on 4.5 acres. Some have called this mega complex "Singapore" for the similar massive density in a small area. Maybe the better analogy might be "10 pounds in a 5-pound sack."

The Cogan team asserts that this project will not greatly impact traffic. His consultant states that only 270 cars (15 percent) using the 1,800-parking garage will exit/enter during rush hour. While not a traffic expert, let's say that this assumption is a bit understated. Maybe the percentage might actually be closer to 50 percent (or above) at peak, or 900 cars added to the already congested Grinstead/Lexington Road convergence.

Further complicating this traffic scenario is that Lexington Road has been reduced in lane quantity recently.

nearby at Interstate 64 westbound exit at Grinstead, which dangerously backs up regularly into the Cochran Hill tunnel, which cannot be widened.

Just building this gargantuan project would also close adjacent lanes, as well as probably closing Etley Avenue, disrupting traffic for the projected three-to-four-year construction period.

A side concern is that the southeastern section of Cave Hill could be in eternal darkness from the long shadows cast by these three skyscrapers. Cherokee Park might also be in its shade.

It's been suggested that this scale of a development would be better suited near the new soccer stadium or a catalyst for west of Ninth Street along the river. Perhaps another residential area like Norton Commons or Indian Hills would welcome it as a neighbor?

There are other nearby high-rises and it most likely should be limited in height to these adjacent towers like 1400 Willow's 20 floors or the Commodore at 11 floors.

Having a Louisville developer undertake this \$200 million project is a remarkable achievement since it seems only out-of-towners have been able to implement such huge-deals lately.

Hopefully this project can be amicably reconciled in scale to its context, and contribute to making our city a great place in which to live. **Z**



## Williams, Julia

---

**From:** Judith Hollis Jones <judith.hollis.jones@gmail.com>  
**Sent:** Wednesday, September 26, 2018 5:27 PM  
**To:** Williams, Julia; 'Kellie Vogt'  
**Cc:** 'Rudy'; lesliemillar@quonsethut.net; wildmom59@aol.com; Judy@hollisjones.com  
**Subject:** RE: Case # 16 Zone 1044

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Ms. Williams,

My husband, Ronald Jones and I reside next door to Kellie & Rudy Vogt. We have attended meetings and expressed our dismay and concern about the proposed zoning change for the project at Grinstead and Lexington RD. The size of these proposed buildings will:

- Add density to the area that the streets cannot handle (it is already extremely congested at 3:00 – 6:00 PM and 7:00 – 9:00 AM).
- Produce light that will interfere with the environment of the historic homes along Cherokee Parkway
- Produce noise from commercial establishments that produce noise at the wee hours of night/morning.
- Reduce the value of homes along Cherokee Parkway.

Please do not approve the zoning change to allow the project in its currently proposed scope. Too much density for 3 acres and too tall for this historic neighborhood.

A much lower and smaller project would be welcomed.

Please stop this zoning change.

Judith Hollis  
2651 Cherokee Parkway

**From:** Williams, Julia [mailto:Julia.Williams@louisvilleky.gov]  
**Sent:** Wednesday, September 26, 2018 12:37 PM  
**To:** Kellie Vogt <ruvoco@gmail.com>  
**Cc:** Rudy <rvogt@cvresources.com>; Judith Hollis <judith.hollis.jones@gmail.com>; lesliemillar@quonsethut.net; wildmom59@aol.com  
**Subject:** RE: Case # 16 Zone 1044

Thank you for letting me know your concerns regarding the change in zoning. Your letter will be made part of the record for the case.

Please let me know if you have any further concerns or questions regarding this case.

Thanks  
Julia

**From:** Kellie Vogt [mailto:ruvoco@gmail.com]  
**Sent:** Wednesday, September 26, 2018 12:19 PM  
**To:** Williams, Julia

**Cc:** Rudy; Judith Hollis; [lesliemillar@quonsethut.net](mailto:lesliemillar@quonsethut.net); [wildmom59@aol.com](mailto:wildmom59@aol.com)  
**Subject:** Case # 16 Zone 1044

Dear Ms. Williams -

My name is Kellie Vogt, and our family lives at 2647 Cherokee Parkway, Louisville, KY 40204.

I am shocked that this proposed development is even being considered, less than 200 feet from my front door. My home was built in 1890, and in order to change the color of my shutters, my roofing material or any exterior aspect of my home, I have to have permission from the city. I had to go to court 3 times in order to get permission and permits to repair my garage.

This development will ruin my property value - and by the way, my property taxes were recently increased by 400%.

This development will make the intersections leading to my neighborhood nearly impassible for years, and will completely overwhelm the already overburdened roads in this area.

Thanks

Kellie Vogt

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## Williams, Julia

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**From:** Kellie Vogt <ruvoco@gmail.com>  
**Sent:** Wednesday, September 26, 2018 12:19 PM  
**To:** Williams, Julia  
**Cc:** Rudy; Judith Hollis; lesliemillar@quonsethut.net; wildmom59@aol.com  
**Subject:** Case # 16 Zone 1044

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Ms. Williams -

My name is Kellie Vogt, and our family lives at 2647 Cherokee Parkway, Louisville, KY 40204.

I am shocked that this proposed development is even being considered, less than 200 feet from my front door. My home was built in 1890, and in order to change the color of my shutters, my roofing material or any exterior aspect of my home, I have to have permission from the city.

I had to go to court 3 times in order to get permission and permits to repair my garage.

This development will ruin my property value - and by the way, my property taxes were recently increased by 400%.

This development will make the intersections leading to my neighborhood nearly impassible for years, and will completely overwhelm the already overburdened roads in this area.

Thanks

Kellie Vogt

## Williams, Julia

---

**From:** Harry A. Talamini <htalo1@bellsouth.net>  
**Sent:** Wednesday, September 26, 2018 9:21 PM  
**To:** Williams, Julia  
**Subject:** Comment on Plan for Lexington Road and Grinstead Drive

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Memo to: Julia Williams

Re: Case #16 ZONE 1044

This is to express my opposition to the plans proposed for the triangle area at Lexington Road and Grinstead Drive. I oppose the extreme increase in population density and the hazards created by it. The plan will also cause a great disruption to traffic flows in that area.

Sincerely,

Harry A. Talamini  
Louisville, Ky. 40207  
Sent from [Mail](#) for Windows 10

## Williams, Julia

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**From:** Kendall & Irene Spyke <ksspyke@aol.com>  
**Sent:** Wednesday, September 26, 2018 7:13 AM  
**To:** Williams, Julia; bill.hollander@public.govdelivery.com  
**Cc:** Irene Haugh Spyke  
**Subject:** Case # 16ZONE1044 -- "One Park"

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Julia, Bill and Who it may concern,

Upon hearing that the Lexington-Grinstead triangle was going to be developed, my neighbors and acquaintances were mildly optimistic. The current area, functional though un-inspiring, certainly could be improved.

At the point that the renderings for the current "One Park" were released, the comments ranged from horrendous and obscene, to monstrous and horrible. Not exactly terms of support.

We are certain that these are opinions have been expressed to you previously in casual conversations, formal comments and during the charrettes.

From our perspective, this development is grossly out of character and scale with the surrounding areas. In reviewing the most recent available documents, it did not go unnoticed that the size of the buildings were difficult to discern (I believe it to be 34 stories), and that a significant portion of the document was dedicated to allaying concerns that the buildings were staggeringly oversized for the area. The building comparisons utilized strengthen the argument that "One Park" is out of scale. The two 'suburban' choices for comparison were half as tall and in established retail and business corridors, and those of similar height are in a downtown area. The comparison to Buckhead in Atlanta was also poorly chosen as Buckhead has been an established hub of entertainment, shopping, hotels and offices since the 60's (I grew up in Atlanta), though to be fair, the density and height has increased (along with unbearable traffic — one of the reasons we don't live there). The other comparisons strike me as nothing more than a hopeful insinuation that urban parks are supposed to have big buildings near them.

It also did not go unnoticed in the documents that the building scale concerns came after the pretty pictures of litter receptacles and plant containers.

One of reasons that we live in the Crescent Hill / Clifton / St Matthews area is a dirty little secret that traffic is immensely manageable. I concur that the roads in the area can handle more traffic, but that does not mean that they should. Our focus on these streets should be to continue to reduce traffic on these roads to further increase safety and encourage alternative transportation options, not add a 1000's of more car trips every day.

It is understood that our government has a responsibility to both sides of this development conversations, those of the developer, and those of the surrounding community. I believe that the community has spoken strongly that this development is out of scale with the surrounding neighborhoods and landscape, and is not wanted in its current configuration. The single developer in this case has much to gain financially and the size simply adds additional zeros to his bottom line. While the 1000's of community members have much to lose - every single day - in our quality of life.

Best Regards,  
Kendall and Irene Spyke

## Williams, Julia

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**From:** Sarah Almy <ssalmy@aol.com>  
**Sent:** Wednesday, September 26, 2018 7:57 AM  
**To:** Williams, Julia  
**Cc:** Brandon.coan@public.govdelivery.com; manuel.carralero@yahoo.com; mihun@aol.com  
**Subject:** One Park project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Julia,

I attended a charette on this monstrous project on September 28, 2016. My father is buried at the top of the bluff in Cave Hill Cemetery. I am a resident of Tyler Park neighborhood. I believe I have sufficient standing to oppose this project. In the two years since that early charrette, despite the flowery talk about neighborhood input, really nothing has changed that will improve the project or decrease the negative impact on the community - and the impact goes far beyond the first few tiers of property owners.

You and I have met before on other projects coming across your desk and I am familiar with Mr. Bardenwerper glossing over the realities of inappropriate developments. This one really takes the cake.

Traffic along Grinstead Drive flowing toward St. Matthews and onto I-64 MUST be taken under consideration because it affects residents not just in the adjacent neighborhoods but also Tyler Park residents and beyond. Wedged between Cherokee Park and Cave Hill Cemetery is a funnel of heavy traffic that is already often unreasonably backed up. No traffic study by Dianne Zimmerman or anyone else will suffice to show that the new development will do anything other than create chaos and wreak havoc on residents as they try to move back and forth between the Highlands to I-64 and St. Matthews. And what will we do then? Take part of Cherokee Park, which is a part of the Olmstead Conservancy? Take part of Cave Hill Cemetery which is not just historic but also should be respected as the final address for many Louisvillians? Existing lanes are insufficient already and THERE IS NOWHERE TO GO. What is the backup traffic plan?

I also have some concerns about the surrounding area being damaged by the shade caused by these buildings. Has a shade study been performed? If so could I please receive a copy? If not, could you please require the developer to provide one? With such large buildings, it is possible that the shade created will cause unanticipated and catastrophic effects on vegetation in the area.

Please also let me know whether or not a geotechnical review will be or has been completed. With all the caves underneath Louisville and the evident sinkholes in the surrounding area, including several on the Cherokee Park golf course, the construction of such massive construction might not be advisable on this tiny space of land in this karst geographic area.

I am worried about the negative impact of this proposed development. It is too dense, It is too tall. It will create adverse effects on traffic for a large area of tax-paying residents. It may not be suitable for the karst geography in this area. It will cast huge shadows on surrounding areas, potentially destroying existing vegetation. Most importantly, after its approval is pushed through and construction completed, there will be no remedy to repair the damage it does. With all due respect, even if it is reduced to 50% capacity, it will still be inappropriate, incompatible and inadvisable.

Thank you for your time.  
Sarah Almy

SARAH ALMY  
1611 ROSEWOOD AVENUE  
LOUISVILLE KY 40204  
OFFICE 502 452-6333  
CELL 502 386-3474

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## Williams, Julia

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**From:** ANN SCHELL <adschell@bellsouth.net>  
**Sent:** Tuesday, September 25, 2018 11:21 PM  
**To:** Williams, Julia  
**Cc:** Kate Talamini  
**Subject:** Lexington Rd. and Grinstead Drive

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

We agree wholeheartedly with the email sent to you yesterday by Catherine Vogt Talamini. Aesthetics are wrong and traffic is already dreadful with the new land configuration on Lexington Rd.

Ann and Ivan Schell  
Garden Drive resident for 41 years

Sent from my iPad

## Williams, Julia

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**From:** Mia Simpson <mia.simpson@gmail.com>  
**Sent:** Tuesday, September 25, 2018 4:45 PM  
**To:** Williams, Julia  
**Subject:** Concerns about Case # 16ZONE1044

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Ms. Williams,

I am against the planned real estate project for the corner of Grinstead and Lexington ( Case # 16ZONE1044). What are the appropriate avenues to make my opposition known to the Planning Commission? I am especially worried because my councilman has recused himself from this vote, which leaves all of District 8 unrepresented.

Thank you for your guidance,  
Mia

## Williams, Julia

---

**From:** Judy <judysteer@twc.com>  
**Sent:** Tuesday, September 25, 2018 3:50 PM  
**To:** Williams, Julia  
**Subject:** Grinstead/Lexington project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Outrageous this project is even being considered. Horrible for water, drainage, traffic, obstruction of views, population, etc.

Judy Steer

## Williams, Julia

---

**From:** Ronald Murphy <ronmurphy@twc.com>  
**Sent:** Tuesday, September 25, 2018 1:21 PM  
**To:** Williams, Julia  
**Subject:** Coogan/Jefferson development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I believe this project is an overzealous reach for this relatively small parcel of land. The streets are already overused with bike lanes exacerbating the traffic problem. If you drive Lexington and Ginstead during busy times of day you will not be able to comprehend adding more cars to these streets.

Something much more modest with a traffic plan is more suitable. But I am a NO to this proposal.

Ronald Murphy

## Williams, Julia

---

**From:** Allan Atherton <aatherton@twc.com>  
**Sent:** Monday, September 24, 2018 8:03 PM  
**To:** Williams, Julia  
**Subject:** Case# 16 ZONE 1044

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I saw the article in the C-J, and downloaded the PDF presentation. It looks like an impossible amount of buildings, people and cars to be crammed onto that site. Take out the three high rises and it could work.

Allan Atherton  
702 Antrim Rd.  
Louisville, KY 40207  
502-895-7178  
[aatherton@twc.com](mailto:aatherton@twc.com)

## Williams, Julia

---

**From:** Kate Talamini <katetalo@bellsouth.net>  
**Sent:** Monday, September 24, 2018 9:21 PM  
**To:** Williams, Julia  
**Subject:** Comment on Plan for Lexington Road and Grinstead Drive

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Memo to: Julia Williams

Re: Case #16 ZONE 1044

As a 60+ year resident of Louisville I want to express my dismay and complete opposition to the current development proposal for Lexington and Grinstead Roads. The plan is far too gargantuan for the locale. It will destroy the character of the entrance to Cherokee Park and adjacent neighborhoods. And contrary to what any traffic study, submitted by the developers, may have concluded the area cannot support this considerable increase in density. The traffic, which is confined to one lane on Grinstead Drive, already backs up for a half a mile on regular days at rush hour. Additionally, this small area of 3 acres could not possibly be able to withstand the water and waste disposal this huge construction would create. Furthermore, there have been 3 sizable residential apartment/condominium complexes built recently in close approximation to this area and the need for these additional proposed residential and commercial units fulfill no logical need at this time.

Whatever studies have been submitted to date backing this plan are biased. Reality is that such a plan flies in the face of need, aesthetics, and functionality. I sincerely urge our city planners to also give consideration to the wonderful traditional character of each of our unique neighborhoods with the hope that they will agree that changing a 3 acre plot with no development higher than the tree tops, to a development fit for a Manhattan inner city block would not be in keeping with what Louisville is all about.

Sincerely,

Catherine V. Talamini  
Louisville, KY 40207  
[katetalo@bellsouth.net](mailto:katetalo@bellsouth.net)

## Williams, Julia

---

**From:** Deb Murphy <debrammurphy@icloud.com>  
**Sent:** Monday, September 24, 2018 9:00 PM  
**To:** Williams, Julia  
**Subject:** Grinstead Project

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I strongly oppose the proposed development by the Jefferson Group at that location. It is overly ambitious and will adversely effect the environment, traffic pattern and quality of life. I am all for urban living but done with a keen eye to livability and sensible development. I will probably miss the meetings but want to make sure my opinion is heard. Please don't permit the development to proceed as currently envisioned!

Deb Murphy

## Williams, Julia

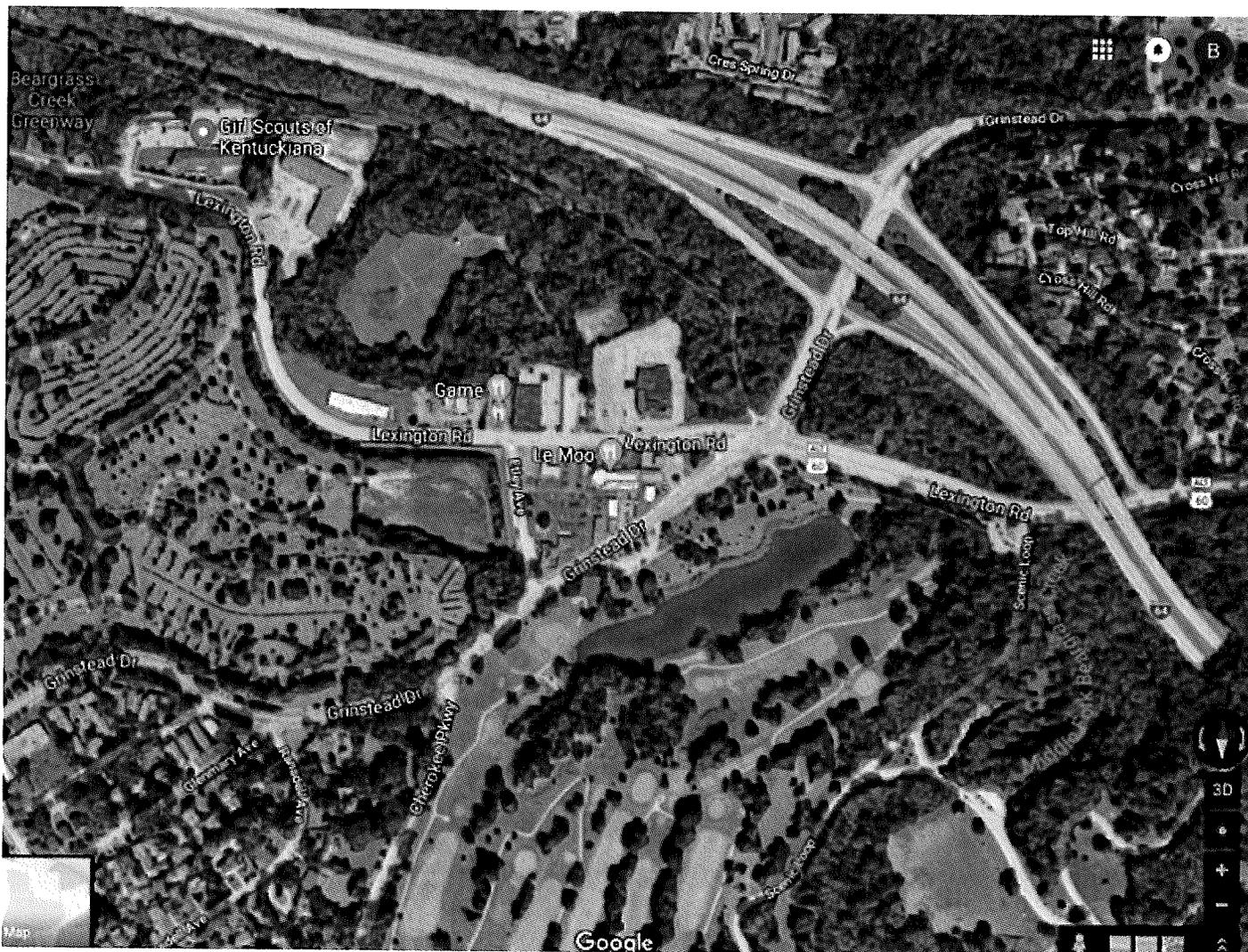
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**From:** Barry Creech <barrycre@hotmail.com>  
**Sent:** Friday, September 21, 2018 6:53 PM  
**To:** Williams, Julia  
**Subject:** RE: Case # 16ZONE1044

After saying I was trying to be succinct <g>, let me add one more piece...a Google Maps photo of the area. The photo may be useful in backing up my earlier contention that nothing about this site is urban.

Thanks!

Barry Creech  
217 South Bayly Avenue  
Louisville, KY 40206.



**From:** Williams, Julia  
**Sent:** Friday, September 21, 2018 9:15 AM

To: Barry Creech

Subject: RE: Case # 16ZONE1044

Thank you for letting me know your concerns regarding the change in zoning. Your letter will be made part of the record for the case. Your letter will either be summarized or included in its entirety in the staff reports prepared for the case.

Please let me know if you have any further concerns or questions regarding this case.

Thanks

Julia

---

**From:** Barry Creech [<mailto:barrycre@hotmail.com>]

**Sent:** Thursday, September 20, 2018 8:35 PM

**To:** Williams, Julia

**Subject:** Case # 16ZONE1044

Thank you for providing this opportunity to comment on the OnePark development, Case # 16ZONE1044.

The designs are compelling and innovative in many ways. It looks like a project that would generate civic pride and draw interest to the community. However, the basic flaw that I see in the proposals is the repeated assertion that the proposed building site is an urban area, and that Cherokee Park is an urban park. There is a huge difference in comparing the relationship of Central Park to Manhattan, with Cherokee Park and downtown Louisville, as the proposal does.

The proposal would fit in well on River Road or Main Street downtown. If Louisville had an urban park, one might imagine it to be Central Park, but a development of the magnitude of One Park would even be out of place on the border of Old Louisville's Central Park. Only Waterfront Park would qualify as the sort of urban park that would fit in well with such a development.

The developer's decry the current zoning limitations as allowing anything in that lot: used car lots, massage parlors and the like, but rather than proposing more restrictive uses, they want to lift the current restrictions that are in place. The current restrictions limit development to 8 stories. An 8 story development is fair game and within the zoning restrictions that have served the neighborhood well.

Any triangle-shaped area nestled between a metro park on one side, a park-like cemetery on the other, and a greenway park on the third side, cannot honestly be considered an urban area.

Please reject the appeal for a zoning change and re-affirm the community planning provisions that are already in place. OnePark deserves to be in a true urban area downtown.

Barry Creech  
217 South Bayly Avenue  
Louisville, KY 40206

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## Williams, Julia

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**From:** Ken High <ken.high@outlook.com>  
**Sent:** Friday, September 21, 2018 9:06 AM  
**To:** Williams, Julia  
**Subject:** CASE#16ZONE1044  
**Attachments:** image1.PNG; ATT00001.txt

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

This project is so misguided it boggles my mind. Below is a brief list (for now) of my concerns.

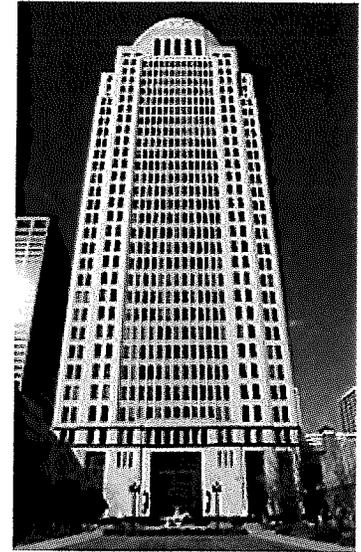
- 1). The height of the tower(s) is way too tall for this location for so many reasons. Please see attached graphic. In my opinion this would be completely inappropriate for this neighborhood.
- 2). This WILL cause a major increase in traffic congestion in one of city's busiest intersections.
- 3). According to the article published in the CJ, the developer alleges that Cherokee and Seneca parks are underused. Have they ever been there on a pretty day? These areas are intended for reducing stress, not a sea of people and cars. Also, when I visit my loved ones buried in Cave Hill Cemetery I'd rather not have this looming over me.

Would you please let me know what your job is in this? Thank you.

## ^ Tallest buildings

This list ranks Louisville skyscrapers that stand at least 37 meters tall, based on standard height measurement. This includes spires and architectural details but does not include antenna masts. Existing structures are included for ranking purposes based on present height.

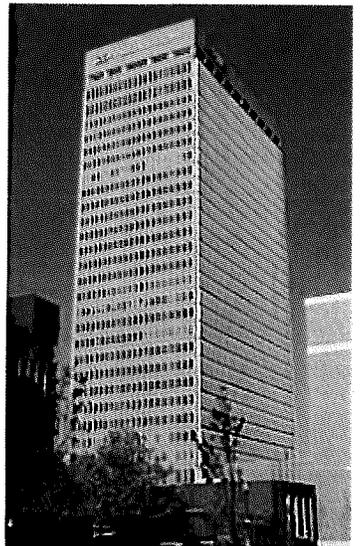
Rank	Name	Height ft / m	Floors	Year	Notes
1	400 West Market	549 / 167	35	1993	Formerly Capital Holding Tower; formerly Providian Center; tallest building in Kentucky, 1993 to present
2	National City Tower	512 / 156	40	1972	Formerly PNC Tower, First National Tower; tallest building in Kentucky, 1972–1993
3	PNC Plaza	420 / 128	30	1971	Formerly Citizens Plaza; tallest building in Kentucky, 1971–1972
4	Humana Building	417 / 127	27	1985	
5	Omni Louisville Hotel	394 / 120	30	2018	Tallest Hotel and tallest residential building in Kentucky 2018 - present



400 West Market, the tallest building in Louisville



National City Tower, 2nd tallest building in Louisville



PNC Plaza, the city's 3rd tallest building



## Williams, Julia

---

**From:** Mike V <mikevanarsdale@gmail.com>  
**Sent:** Thursday, September 20, 2018 10:35 AM  
**To:** Williams, Julia  
**Subject:** Zoning Case #16ZONE1044

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hi Julia - I'm writing to express my DEEP concern for this project.

As a resident of this neighborhood I (along with every neighbor I've spoken with) have no interest in a new development in this space for several reasons.

That said, if this project is ultimately approved a smaller complex similar to those developed recently around Bardstown Road and Broadway would be a much easier pill to swallow.

Thank you,  
Mike Van Arsdale

## Williams, Julia

---

**From:** patirck gittings <w.p.gittings@gmail.com>  
**Sent:** Thursday, September 20, 2018 10:18 AM  
**To:** Williams, Julia  
**Subject:** I feel that the proposal for the Lexington Grinstead development is completely inconsistent with the area and the traffic patterns.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Thanks  
Patrick

## Williams, Julia

---

**From:** Barry Creech <barrycre@hotmail.com>  
**Sent:** Thursday, September 20, 2018 8:35 PM  
**To:** Williams, Julia  
**Subject:** Case # 16ZONE1044

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Thank you for providing this opportunity to comment on the OnePark development, Case # 16ZONE1044.

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The proposal would fit in well on River Road or Main Street downtown. If Louisville had an urban park, one might imagine it to be Central Park, but a development of the magnitude of One Park would even be out of place on the border of Old Louisville's Central Park. Only Waterfront Park would qualify as the sort of urban park that would fit in well with such a development.

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Any triangle-shaped area nestled between a metro park on one side, a park-like cemetery on the other, and a greenway park on the third side, cannot honestly be considered an urban area.

Please reject the appeal for a zoning change and re-affirm the community planning provisions that are already in place. OnePark deserves to be in a true urban area downtown.

Barry Creech  
217 South Bayly Avenue  
Louisville, KY 40206

## Williams, Julia

---

**From:** Jeff Doran <jeffdoran@hotmail.com>  
**Sent:** Thursday, September 20, 2018 3:07 PM  
**To:** bill.hollander@public.govdelivery.com; Williams, Julia  
**Subject:** Re: District 9 eNews - Thursday, September 20, 2018  
**Attachments:** 09-20-18+District+9+eNews.doc

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Julia, I wanted to contact you to say that I am categorically against re-zoning the Lexington Road and Grinstead Drive area (Case # 16ZONE1044) that would allow the One Park project to proceed. That area of the city simply cannot handle the traffic that would ensue if this were approved.

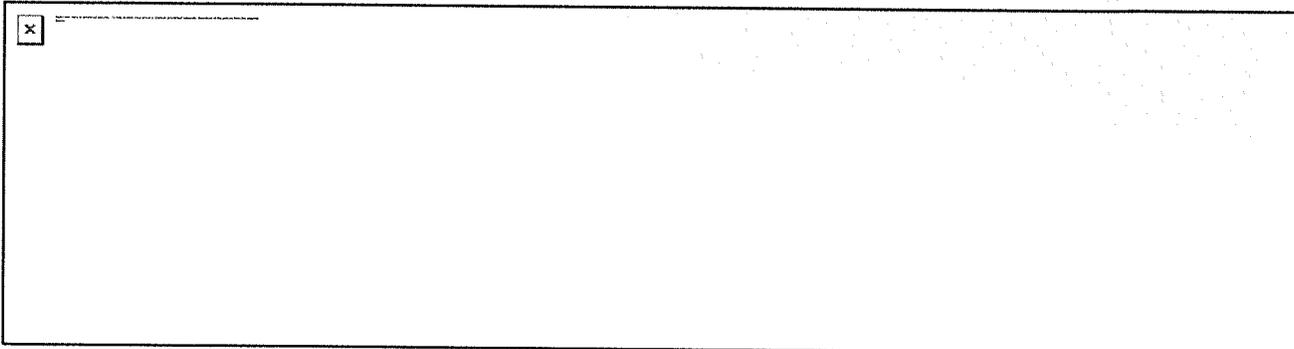
Also, on a similar note, when will we get our bike path back?

Thanks!

Jeff

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**From:** Councilman Bill Hollander <bill.hollander@public.govdelivery.com>  
**Sent:** Thursday, September 20, 2018 8:20 AM  
**To:** jeffdoran@hotmail.com  
**Subject:** District 9 eNews - Thursday, September 20, 2018



**Councilman Bill Hollander**  
 601 West Jefferson Street  
 (502) 574-1109  
[Email Bill](#)

Kyle Ethridge  
 Legislative Assistant  
 (502) 574-3908  
[Email Kyle](#)

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**Links**

[Visit the District 9 Website](#)

[Visit the Blog](#)

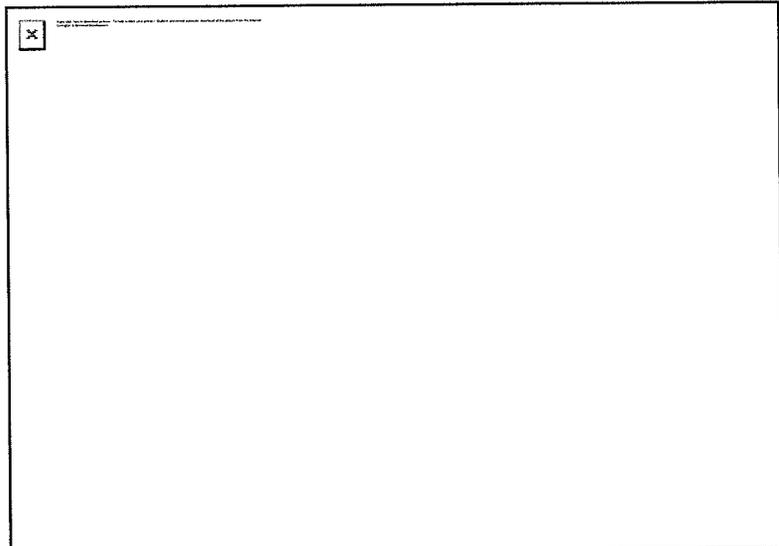
[See NDF/CIF Spending](#)

## In this issue...

- [Lexington & Grinstead Development Proposal](#)
- [Bourbon & Beyond – Champions Park](#)
- [Sustainability Story: Beargrass Creek Cleanup](#)
- [5th Annual Brightside Bash – TONIGHT - September 20](#)
- [Notice of Planning & Design Public Meetings](#)
- [Reminders - Sidewalk Trees are Citizens' Responsibility](#)
- [Flash Flood Safety](#)
- [Louisville Parks and Recreation to Host Public Meetings](#)
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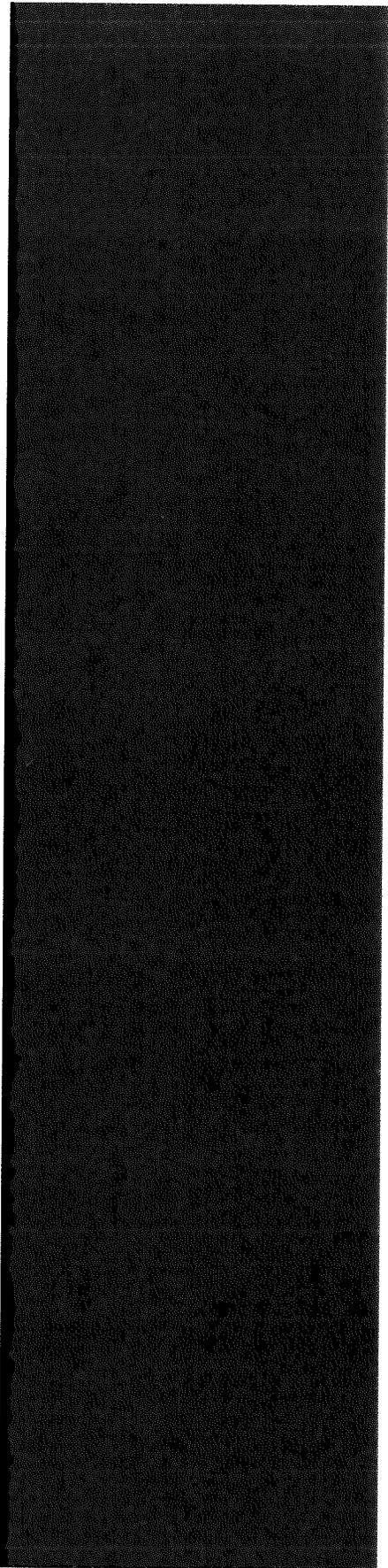
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This project has NOT been approved. Now that a formal application has been filed, Louisville Metro Planning and Design and various agencies will review it. Those reviews will be followed by at least two public meetings, the dates for which have not been set. Months ago, I asked that the Planning Commission hearing be held at night near the site, given the interest and concern the project has attracted, and the size and scope of the proposed development. I am confident that request will be granted.

Three public documents related to the application are online. The



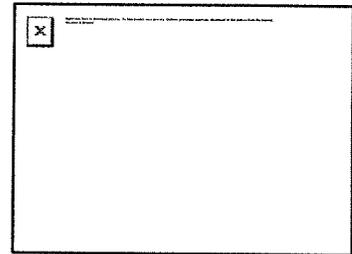
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Metro Council, which has the ultimate say on rezonings, makes decisions based on the Planning Commission record and I urge everyone to make their views known in that record by writing or appearing to speak at a Planning Commission meeting.

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The Bourbon & Beyond music festival will be in Champions Park this weekend - September 22-23, 2018. More information on the festival is located online at <https://bourbonandbeyond.com/>



#### Community General Information:

- Concert setup is underway and will continue until after the Louder Than Life concert, September 28-30. There is significant construction activity as part of the setup.
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The following streets will be closed during the following times:

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- Edith Road from River Road to Mellwood Avenue (will be open to pedestrians)

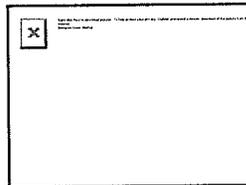
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Help clean up Beargrass Creek!

The Beargrass Creek Alliance is sponsoring a cleanup and a removal of invasive porcelain berry on Saturday, September 22, between 9:00 a.m. and Noon. You can park at the Girl Scouts

building at 2115 Lexington Road. Gloves, bags and pick-up sticks will be provided, or bring your own. It's recommended you wear long sleeves, long pants, a hat and bug spray. Signup at [www.volunteersignup.org/HWMD4](http://www.volunteersignup.org/HWMD4).

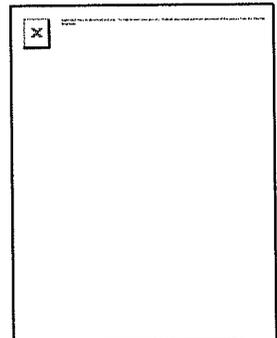
We'd like to feature your sustainability story - a resident or business doing good things for the environment. Riding the bus, bicycling, walking, gardening and more - our eNews will feature practices which can benefit all of us. Send your story to [Bill Hollander](#) or [Kyle Ethridge](#).

## 5th Annual Brightside Bash – TONIGHT - September 20

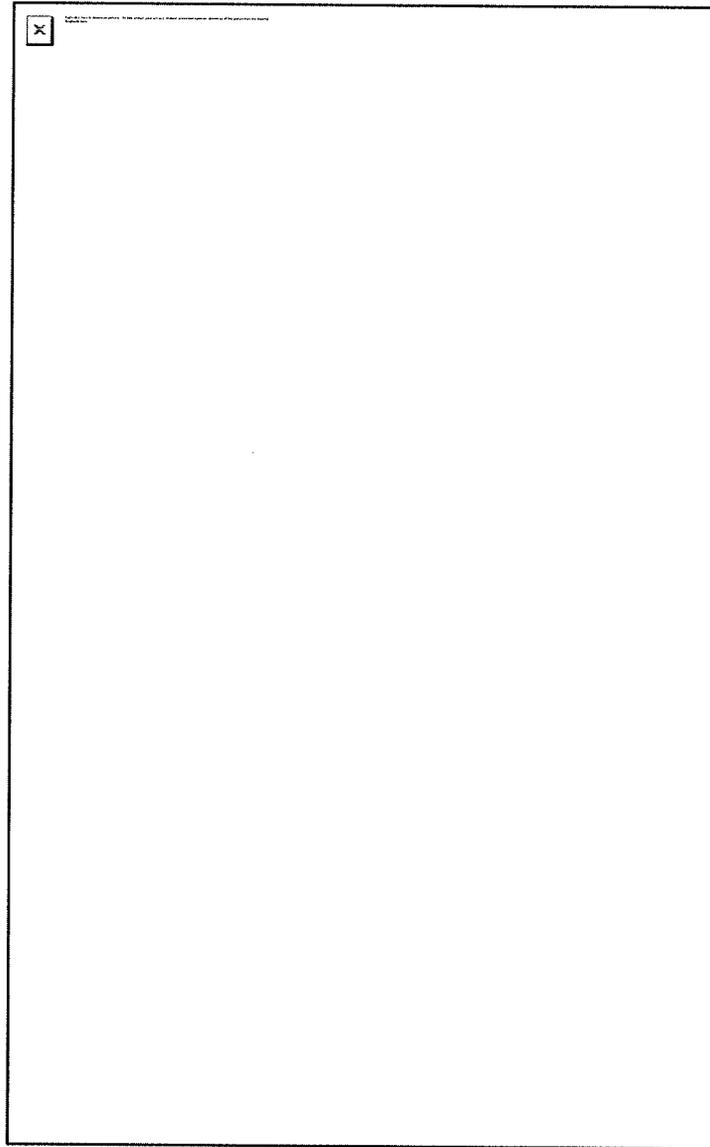
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This year they will be introducing a new way for you to "win" some truly incredible items with the Wheel of Chance! For each item listed in the image, Brightside will be selling just 20 tickets (at the price listed.) That means you could win a week-long



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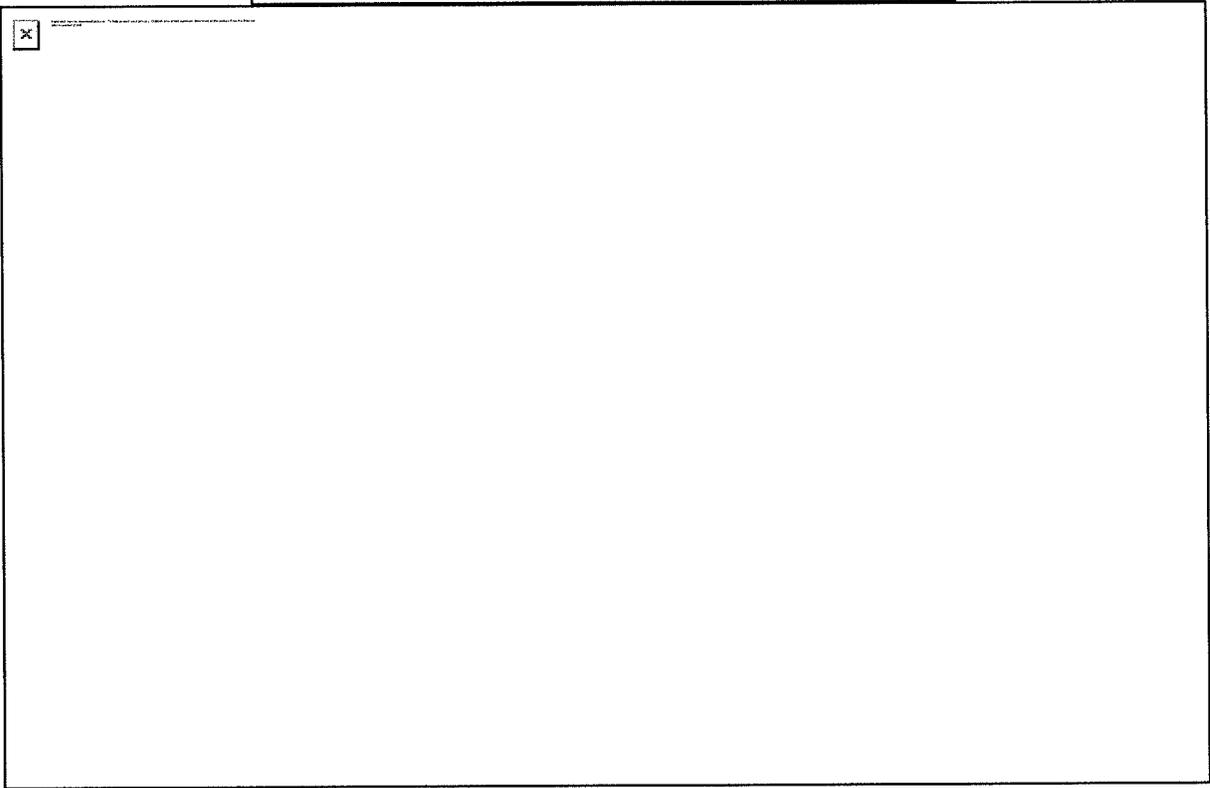
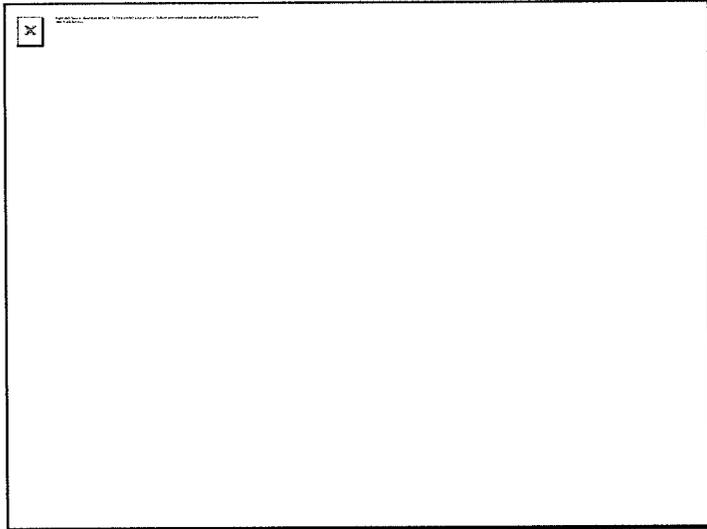
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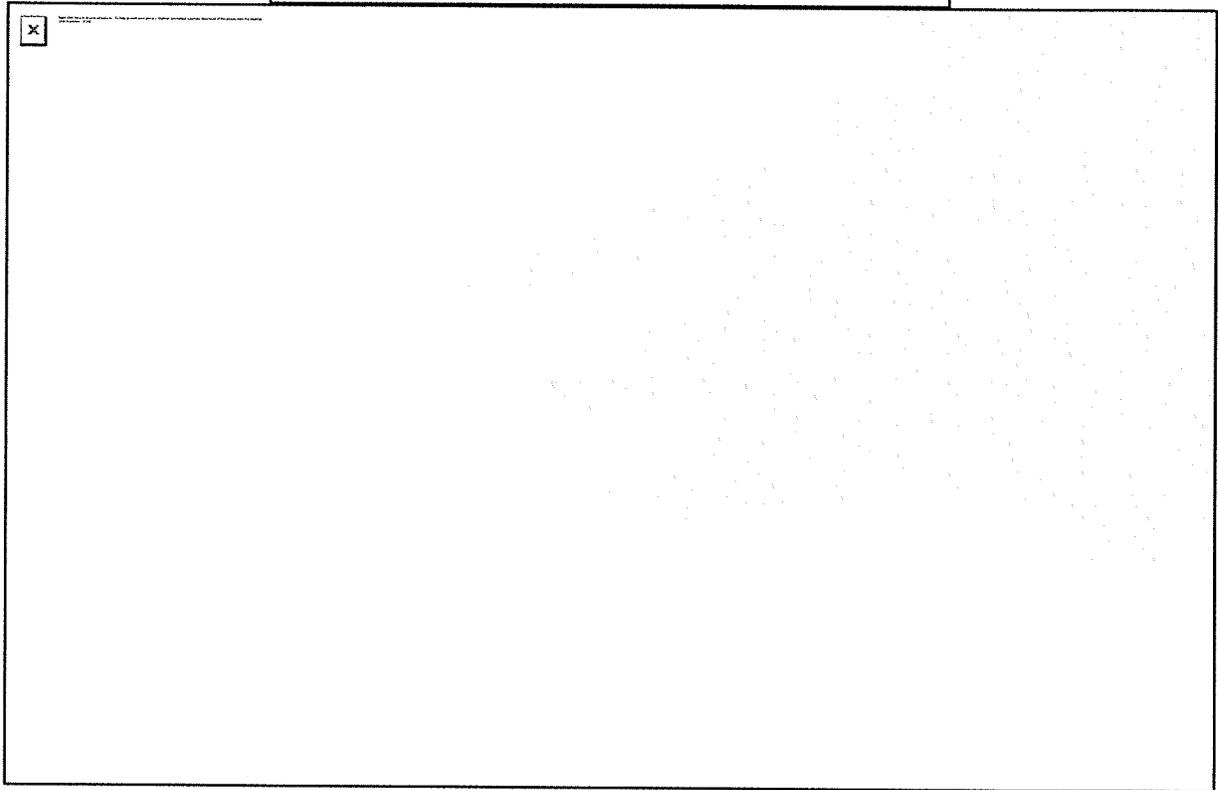
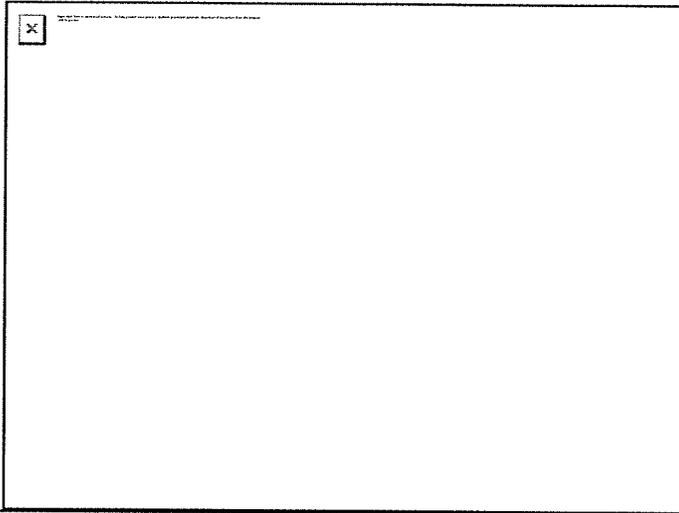
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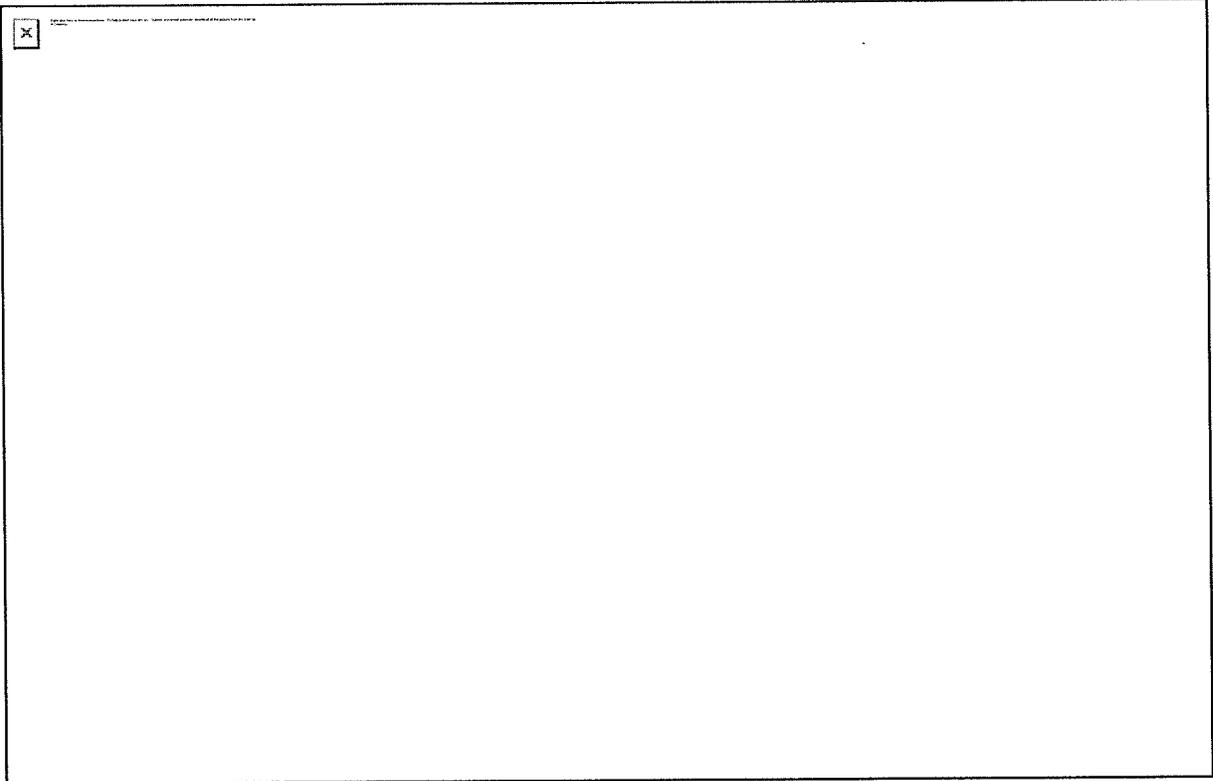
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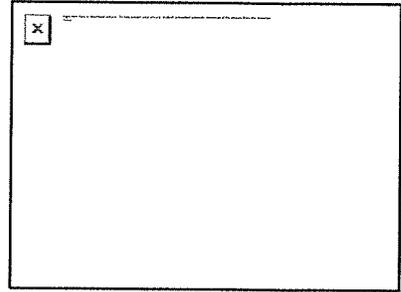
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The speed and duration of flooding can vary significantly. Flooding can occur slowly as rain continues to fall for many days. This type of flooding, sometimes called a slow-onset flood, can take a week to develop and can last for months before floodwaters recede.



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- If floodwater is blocking your route but you can turn around safely, turn around and go to a building on high ground.
- If your vehicle is trapped in rapidly moving water, stay in the vehicle. If water is rising inside the vehicle, seek refuge on the roof.
- Never drive around a barrier into flood waters

Adapted from the Federal Emergency Management Agency bulletin, [How to Prepare for a Flood](#)

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Did you know there are twelve D9 Metro Parks? Louisville Parks and Recreation will be hosting open house-style public meetings this fall. Director Seve Ghose said the meetings will not necessarily focus on a particular topic but will give the public an opportunity to ask questions and voice concerns. All meetings will be held from 6-

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- **Thursday, December 13**, Mary T. Meagher Aquatic Center, 201 Reservoir Avenue, 40206

Please pick a date that's convenient for you and make your voice heard about our twelve Metro Parks in D9!

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## Register and Vote!

The deadline for registering to vote in Kentucky before the 2018 General Election is rapidly approaching and it's easier than ever to do so.

Tuesday, October 9 is the last day to register to vote in the November 6 election. Kentuckians can now register to vote, and



check and update their registrations online, at this [website](#).

Voters who will be outside Jefferson County on Election Day are among those who can vote absentee. More information about voting absentee, both by mail and in-house, is [here](#).

If you qualify to vote by absentee ballot, you can do that at the Jefferson County Clerk's Election Center, which has moved to 701 West Ormsby Avenue, Suite 301, beginning next Monday, September 24. Here's the schedule:

In-house Voting Dates:

Monday – Friday

- September 24 – November 5, 2018      8:30 a.m. – 4:30 p.m.

Saturdays

- October 20, 2018                      9:00 a.m. – 3:00 p.m.
- October 27, 2018                      9:00 a.m. – 3:00 p.m.
- November 3, 2018                      9:00 a.m. – 3:00 p.m.

Exercise your right to register and vote this fall!

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## District 9 Calendar Events

Below are some Ninth District calendar events! To view a full listing of events please visit the **District 9 Blog** at <http://district9news.wordpress.com/>. If you would like to submit events to be considered for the blog calendar please email [Kyle Ethridge](#) or call 574-1109.

**Thursday, September 20:** The Brightside Bash is a fun twist on a traditional gala fundraiser. The Bash features local bands, a silent auction, raffles, food, and fun! Brightside Bash 2018 will be held from 6:00 - 9:00 p.m. For more information, [click here](#). The Brightside Bash serves as a fundraiser for the Brightside Foundation. With the generous donations and contributions from this event Brightside is able to continue our many educational programs, sustainability initiatives, and beautification projects for it's community.

**Thursday, September 20:** Crescent Hill Library, 2762 Frankfort Avenue, to discuss the movie Goldfinger at 6:30 p.m. James Bond tries to nail a saboteur bent on depleting America's gold reserve by robbing Fort Knox. In order to stop his adversary, Bond has to survive several perilous situations, including a huge, deadly laser. Questions, please call the branch at 574-1793.

**Saturday, September 22 - Sunday, September 23:** Bourbon & Beyond, a perfect blend of bourbon, food and music at Champions Park. For more information, please [click here](#).

**Wednesday, September 26:** Crescent Hill Library, 2762 Frankfort Avenue, to host book for lunch 1:00 p.m. Plan to discuss Corduroy Mansions by Alexander McCall Smith. Questions, please call the branch at 574-1793.

**Thursday, September 27:** Kentucky School for the Blind Charitable Foundation to host annual Golf Scramble at Fuzzy Zoeller's Covered Bridge Golf Club, 12510 Covered Bridge Golf Club, Sellersburg, IN. \$150 per golfer or \$600 for foursome. [Click here](#) for more information.

**Thursday, September 27:** Carmichael's Bookstore, 2720 Frankfort Avenue, hosts Michael Sokolove, author of The Last Temptation of Rick Pitino at 7:00 p.m. Questions, please call the store at 896-6950.

**Friday, September 28:** Yappy Hour fundraiser for the Kentucky Humane Society from 5:00 - 11:00 p.m. at Apocalypse Brew Works, 1612 Mellwood Avenue. Come drink craft beer with your four-legged

best friend! A portion of the proceeds to benefit the KY Humane Society. Enjoy great food from Lexie Lu's food truck. All dogs must remain on a leash at all times.

**Friday, September 28:** F.A.T. Friday Trolley Hop on the final Friday of the month from 6:00 – 10:30 p.m. Park at one of the many convenient FREE and public parking areas and board the Frankfort Avenue Trolley at any designated stop. The trolley route runs from RiverPark Place on River Road to Cannons Lane. For more information about specific events please visit: <http://www.frankfortave.com>.

**Friday, September 28:** Just Creations, 2722 Frankfort Avenue, to host a community shopping night to benefit the Parklands of Floyds Fork from 6:00 - 9:00 p.m. Just Creations will donate 15% of the evenings sales to this group. For more information, please call 897-7319.

**Friday, September 28:** Join Crescent Hill Baptist Church, St. Mark's Episcopal Church, and Third Lutheran Church for FAT Friday. There will be food trucks in St. Mark's parking lot and then walk over to the steps of Crescent Hill Baptist Church to hear Misty Mountain String Band perform. The event runs from 6:00 - 8:30 p.m.

**Friday, September 28 - Sunday, September 30:** Louder Than Life music festival at Champions Park. For more information, please [click here](#).

**Saturday, September 29:** Fourth Annual Friends of the University of Louisville School of Music 5K Run/Walk Cherokee Park. The race starts at Hogan's Fountain Pavilion and will feature live music at every turn of the course. Top finishers will receive awards. This event is open to all ages with proceeds going to help support our mission of sponsoring scholarships for music students at the U of L School of Music. Registration is \$25 and is available online at [www.uoflalumni.org/music5K](http://www.uoflalumni.org/music5K)

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**If you are having trouble viewing this email please click on the link at the bottom of this email to view a Microsoft Word version of eNews. PLEASE feel free to copy any of this information for use at your meetings or in your newsletters!**

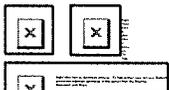


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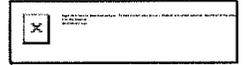
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# Louisville Metro Council

## District 9 eNews

September 20, 2018

### Lexington & Grinstead Development Proposal

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### **Case No. 18ZONE1039**

*You are invited to attend a review of a proposed change in zoning from R-7, multi-family residential to C-1, Commercial with conditional use permit for off-street parking (145 Stoll Avenue) and landscape waiver along east and west property lines.*

Subject Property: 1860 Frankfort Avenue

Case Manager: Joel Dock ([joel.dock@louisvilleky.gov](mailto:joel.dock@louisvilleky.gov))

Meeting Type: Planning Commission

Date: Thursday, September 20, 2018

Time: Meeting will begin at 1:00 p.m. and continue until all cases are heard

Location: Old Jail Auditorium, 514 W. Liberty Street

### **Case No. 18ZONE1038**

*You are invited to attend a review of a proposed change in zoning from R-5B, two-family residential to C-1, Commercial and landscape waiver.*

Subject Property: 1749 Frankfort Avenue

Case Manager: Joel Dock ([joel.dock@louisvilleky.gov](mailto:joel.dock@louisvilleky.gov))

Meeting Type: Planning Commission

Date: Thursday, September 20, 2018

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Location: Old Jail Auditorium, 514 W. Liberty Street

### **Case No. 18VARIANCE1039**

*You are invited to attend a review for a variance to allow a structure to exceed the required maximum infill front yard setback.*

Subject Property: 4 Caledonia Avenue

Case Manager: Dante St. Germain ([dante.st.germain@louisvilleky.gov](mailto:dante.st.germain@louisvilleky.gov))

Meeting Type: Board of Zoning Adjustment

Date: Monday, October 1, 2018

Time: Meeting will begin at 1:00 p.m. and continue until all cases are heard

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The deadline for registering to vote in Kentucky before the 2018 General Election is rapidly approaching and it's easier than ever to do so.

Tuesday, October 9 is the last day to register to vote in the November 6 election. Kentuckians can now register to vote, and check and update their registrations online, at this [website](#).

Voters who will be outside Jefferson County on Election Day are among those who can vote absentee. More information about voting absentee, both by mail and in-house, is [here](#).

If you qualify to vote by absentee ballot, you can do that at the Jefferson County Clerk's Election Center, which has moved to 701 West Ormsby Avenue, Suite 301, beginning next Monday, September 24. Here's the schedule:

### In-house Voting Dates:

#### Monday – Friday

- September 24 – November 5, 2018      8:30 a.m. – 4:30 p.m.

#### Saturdays

- October 20, 2018      9:00 a.m. – 3:00 p.m.
- October 27, 2018      9:00 a.m. – 3:00 p.m.
- November 3, 2018      9:00 a.m. – 3:00 p.m.

Exercise your right to register and vote this fall!

## Ninth District Events!

Below are some Ninth District calendar events! To view a full listing of events please visit the **District 9 Blog** at <http://district9news.wordpress.com/>. If you would like to submit events to be considered for the blog calendar please email [Kyle Ethridge](mailto:Kyle.Ethridge@kentucky.gov) or call 574-1109.

**Thursday, September 20:** The Brightside Bash is a fun twist on a traditional gala fundraiser. The Bash features local bands, a silent auction, raffles, food, and fun! Brightside Bash 2018 will be held from 6:00 - 9:00 p.m. For more information, [click here](#). The Brightside Bash serves as a fundraiser for the Brightside Foundation. With the generous donations and contributions from this event Brightside is able to continue our many educational programs, sustainability initiatives, and beautification projects for it's community.

**Thursday, September 20:** Crescent Hill Library, 2762 Frankfort Avenue, to discuss the movie *Goldfinger* at 6:30 p.m. James Bond tries to nail a saboteur bent on depleting America's gold reserve by robbing Fort Knox. In order to stop his adversary, Bond has to survive several perilous situations, including a huge, deadly laser. Questions, please call the branch at 574-1793.

**Saturday, September 22 - Sunday, September 23:** Bourbon & Beyond, a perfect blend of bourbon, food and music at Champions Park. For more information, please [click here](#).

**Wednesday, September 26:** Crescent Hill Library, 2762 Frankfort Avenue, to host booked for lunch 1:00 p.m. Plan to discuss *Corduroy Mansions* by Alexander McCall Smith. Questions, please call the branch at 574-1793.

**Thursday, September 27:** Kentucky School for the Blind Charitable Foundation to host annual Golf Scramble at Fuzzy Zoeller's Covered Bridge Golf Club, 12510 Covered Bridge Golf Club, Sellersburg, IN. \$150 per golfer or \$600 for foursome. [Click here](#) for more information.

**Thursday, September 27:** Carmichael's Bookstore, 2720 Frankfort Avenue, hosts Michael Sokolove, author of *The Last Temptation of Rick Pitino* at 7:00 p.m. Questions, please call the store at 896-6950.

**Friday, September 28:** Yappy Hour fundraiser for the Kentucky Humane Society from 5:00 - 11:00 p.m. at Apocalypse Brew Works, 1612 Mellwood Avenue. Come drink craft beer with your four-legged best friend! A portion of the proceeds to benefit the KY Humane Society. Enjoy great food from Lexie Lu's food truck. All dogs must remain on a leash at all times.

**Friday, September 28:** F.A.T. Friday Trolley Hop on the final Friday of the month from 6:00 - 10:30 p.m. Park at one of the many convenient FREE and public parking areas and board the Frankfort Avenue Trolley at any designated stop. The trolley route runs from RiverPark Place on River Road to Cannons Lane. For more information about specific events please visit: <http://www.frankfortave.com>.

**Friday, September 28:** Just Creations, 2722 Frankfort Avenue, to host a community shopping night to benefit the Parklands of Floyds Fork from 6:00 - 9:00 p.m. Just Creations will donate 15% of the evenings sales to this group. For more information, please call 897-

7319.

**Friday, September 28:** Join Crescent Hill Baptist Church, St. Mark's Episcopal Church, and Third Lutheran Church for FAT Friday. There will be food trucks in St. Mark's parking lot and then walk over to the steps of Crescent Hill Baptist Church to hear Misty Mountain String Band perform. The event runs from 6:00 - 8:30 p.m.

**Friday, September 28 - Sunday, September 30:** Louder Than Life music festival at Champions Park. For more information, please [click here](#).

**Saturday, September 29:** Fourth Annual Friends of the University of Louisville School of Music 5K Run/Walk Cherokee Park. The race starts at Hogan's Fountain Pavilion and will feature live music at every turn of the course. Top finishers will receive awards. This event is open to all ages with proceeds going to help support our mission of sponsoring scholarships for music students at the U of L School of Music. Registration is \$25 and is available online at [www.uoflalumni.org/music5K](http://www.uoflalumni.org/music5K)

## **District 9 LINKS**

- [www.district9news.wordpress.com](http://www.district9news.wordpress.com)
- <http://www.louisvilleky.gov/district9>

## **District 9 Office Staff**

**Bill Hollander**, 9<sup>th</sup> District Councilman  
601 W Jefferson Street, Louisville, KY 40202  
Phone: 502.574.1109  
Fax: 502.574.4422  
[bill.hollander@louisvilleky.gov](mailto:bill.hollander@louisvilleky.gov)

**Kyle Ethridge**, Legislative Assistant  
Phone: 502.574.3908  
Fax: 502.574.4422  
[kyle.ethridge@louisvilleky.gov](mailto:kyle.ethridge@louisvilleky.gov)

## Williams, Julia

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**From:** Ben Peskoe <ben@sierrainteractive.com>  
**Sent:** Thursday, September 20, 2018 3:34 PM  
**To:** Williams, Julia  
**Subject:** Case # 16ZONE1044

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello,

My name is Benjamin Peskoe and I am a home owner at 332 S Galt Ave., Louisville KY 40206, as well as a local business owner and employer.

I'm writing to indicate my opposition to the planned "One Park" development at the corner of Lexington Rd. and Grinstead Dr.

It seems natural to develop that area for residential use, but the proposed development is completely out of scale and out of character with the surrounding area.

Additionally, it will create traffic and congestion in a way that the area can't accommodate. During peak (and non-peak) hours, that intersection already receives substantial traffic which it struggles to accommodate.

The addition of such a large number of residents to this area would result in severe traffic problems, to the detriment of all current residents of the area and also to local businesses.

I plan to attend the public meeting once announced, but also wanted to voice my opposition directly.

Sincerely,

Ben Peskoe

Ben Peskoe  
**Sierra Interactive**

[ben@sierrainteractive.com](mailto:ben@sierrainteractive.com) | Tel 502-410-3050  
[www.sierrainteractive.com](http://www.sierrainteractive.com) | Fax 866-527-3099

## Williams, Julia

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**From:** Christina Miller <ChristinaM@Sjkids.org>  
**Sent:** Thursday, September 20, 2018 2:18 PM  
**To:** Williams, Julia  
**Subject:** Case # 16ZONE1044

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Ms. Williams,

My name is Christina Miller and I am contacting you today in regards to the "One Park" proposal, Case # 16ZONE1044. As a resident of the Clifton neighborhood for five years, I have lived out most of my twenties in this neighborhood and have seen a lot of changes be made. I'm a firm believer that change can be a good thing however, the zoning and development changes being proposed are troubling.

My first concern is that the Lexington Axis apartments are already an eyesore and have created a lot more trouble for Headliner's Music Hall parking (just attended a concert there this week actually and had to park a quarter of a mile away because of the limited space). Apartment complexes like Axis and AMP are overpriced for many of us in the neighborhood and cater to a very specific, privileged class of people.

My second concern is increased traffic leading to longer commutes as well as limited parking. With the addition of this retail, office, residential, AND restaurant space within this "One Park" where will all these people park? Will they be buying up surrounding businesses and homes only to tear them down for more parking/development? There have already been enough people and families displaced from Clifton as property values go up. One Park would only make that gentrification worse.

That leads to my third concern which is that this business will drive out community members who have made Clifton what it is today by bringing in more corporations and wealth. Our neighborhood is what it is because of the affordability and location. We do not want more skyscrapers, expensive residential housing, or large corporations. What we DO want is increased accessibility, affordable housing, local eateries, and thrift stores.

One Park may think our neighborhood is the place for them because it's cheaper to develop but our neighborhood knows that is not the case.

I look forward to learning when the public meetings will be held regarding this matter.

Thank you,

**Christina Miller**

## Williams, Julia

---

**From:** Thomas Knepshield <knepshieldt18@stxtigers.com>  
**Sent:** Thursday, September 20, 2018 7:00 PM  
**To:** Williams, Julia  
**Subject:** Cherokee High Rise

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello,

Cherokee Park is in a very beautiful area. It has many old style houses and an old condominium complex. Adding something new will not only not "fit in" with the other buildings, but it will make a beautiful place more ugly. I believe that this addition would harm the area more than it will benefit. If you would like to keep your government job in the future, I advise these plans be denied. This will be extremely unpopular to the local people.

Thanks,  
Thomas Knepshield

## Williams, Julia

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**From:** Mary Brady <brdymar@aol.com>  
**Sent:** Thursday, September 20, 2018 12:05 PM  
**To:** Williams, Julia  
**Subject:** Case # 16zone1044

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

I am writing to voice my opposition to the planned development at Grinstead and Lexington Rd. It is too big and traffic congestion at that site is already a problem. The proposed 25 story building will do nothing but block the light, increase traffic and it is not something needed in the area. I also have concerns about previous projects from this developer resulting in faulty construction. It will create a massive heat island which is another thing this city does not need. We also don't need more high end housing-we need affordable housing. The Louisville market is getting saturated with hotels.

Mary Brady  
40206  
Sent from my iPad

## Williams, Julia

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**From:** Jason Abbott <profjabbott@gmail.com>  
**Sent:** Thursday, September 20, 2018 5:56 PM  
**To:** Williams, Julia  
**Subject:** Cherokee Park development

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Ms Williams.

My wife and I are writing to protest at the proposed development of a massive condominium/commercial on Lexington and Grinstead. At 34 stories this will dwarf any surrounding buildings and tower over Cherokee Park being visible for miles around. The scale of this project is suitable for downtown or an area like Butchertown not adjacent to one of the most beloved and iconic parks in the city. All of this is before what would be a considerable impact on traffic in this area. While we are not opposed to development in this area we feel it should be appropriate to the neighborhood and sensitive to the surrounding environment.

Sincerely

Dr. Jason Abbott and Allison Abbott  
1611 Speed Ave  
40205

## Williams, Julia

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**From:** Sara Holland <sfgholland@yahoo.com>  
**Sent:** Thursday, September 20, 2018 9:29 PM  
**To:** Williams, Julia  
**Subject:** Development near Cherokee Park

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Ms. Williams,

This evening I saw the proposed development for apartments and offices at the corner of Lexington and Grinstead, and I am appalled by how out of proportion the development is for an otherwise generally residential area.

I do not live nearby but as a runner I often use Cherokee Park. I cannot fathom what traffic nightmares will be caused by the additional 581 apartments and condominiums, 299 hotel rooms and countless offices planned in this development.

I appreciate your taking the time to listen to the concerns of direct neighbors as well other Louisvillians.

Respectfully submitted,

Sara Holland

Please excuse any typos as this is sent from my phone

## Williams, Julia

---

**From:** Greg A Pestinger <talán0411@gmail.com>  
**Sent:** Tuesday, September 18, 2018 12:01 PM  
**To:** Williams, Julia  
**Subject:** Proposed Development at Lexington and Grinstead

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Julia,

I wanted to send you an email as I know you are one of a few representing areas connected to the proposed development at Grinstead Avenue and Lexington Road.

I live at 2134 Baringer Avenue in the Cherokee Triangle not far from the site. *I'd like to tell you that I am in full support of the project as it is proposed.* We bought our home here many years ago because we like to live in a vibrant, dynamic area that is open-minded.

I've previously lived in the Central West End in St. Louis (bordered by another Olmsted project) and Lincoln Park in Chicago. I've seen how smart projects can enhance property values and quality of life for residents.

I view this project the same way. With each design, it has improved and I can say that as my wife and I consider retirement and downsizing, we view this development as somewhere we would like to move into because of its mixed-use nature. Live, eat, play, shop, access the park. Those are things that appeal to all generations. We should be encouraging these types of developments.

This will be a real litmus test for our city. Do we want to grow as surrounding cities are doing, or will we stagnate? Will we build iconic projects that move us forward, or will we be satisfied by a mishmash of surface lots?

This is an aspirational plan and there will be some that will not embrace forward-thinking. I hope that you are not one of those people. We need vision.

Sincerely,

Greg Pestinger  
2134 Baringer Ave.  
Louisville, KY 40204  
502-454-9444

## Williams, Julia

---

**From:** Tyler Chesser <tyler@tylerchesser.com>  
**Sent:** Monday, August 6, 2018 9:34 AM  
**To:** Williams, Julia  
**Subject:** Note of Support: Proposed Project at Lexington & Grinstead

Ms. Williams--

I wanted to write to you to let you know I wholeheartedly support the multi-use project proposed for Lexington and Grinstead. I think it's bold and transformative and exactly what this city needs if we hope to achieve the necessary wage growth to make the city an economically vibrant place.

This is a pivotal point for Louisville. We can get busy growing, or we can stagnate. Growth is contingent on forward-thinking change makers like the developers and thoughtful consideration from Metro. If we are going to attract highly-skilled individuals and companies to locate in Louisville, this is exactly the place they would do it. The current site is an eyesore for our community, but the proposed plan would be a huge improvement.

Please reject the NIMBY-ists. Olmsted's vision was one of inclusion, not exclusion, and this project means more people would be able to enjoy the parks and there would be even more pedestrian and bike access. He built urban parks to be enjoyed by the masses, not just for a select few that happened to own property in the area first.

We need MORE housing stock, not less. We need MORE in-fill growth, not less.

Please stand up for urbanism and a dynamic Louisville. Please support this project. Thank you for relaying to the planning commission.

Tyler Chesser  
224 S. Keats Ave

## Williams, Julia

---

**From:** Ethridge, Kyle  
**Sent:** Tuesday, July 17, 2018 10:18 AM  
**To:** Reverman, Joe; Bill Harris  
**Cc:** Hollander, Bill H.; Williams, Julia  
**Subject:** RE: Lexington & Grinstead Proposal

Thanks so much, Joe!



**Ms. Kyle Ethridge** | Legislative Assistant  
Office of Councilman Bill Hollander  
601 W. Jefferson Street | Louisville, KY 40202  
d: (502) 574-3908 o: (502) 574-1109

Click [here](#) to sign up for the District 9 weekly eNews, and sign up for the D9 [blog](#) for the latest neighborhood news and alerts!

**From:** Reverman, Joe  
**Sent:** Tuesday, July 17, 2018 10:17 AM  
**To:** Ethridge, Kyle <Kyle.Ethridge@louisvilleky.gov>; Bill Harris <hwh55ny@gmail.com>  
**Cc:** Hollander, Bill H. <Bill.Hollander@louisvilleky.gov>; Williams, Julia <Julia.Williams@louisvilleky.gov>  
**Subject:** RE: Lexington & Grinstead Proposal

Thanks, Kyle. And just to verify, we still have not received the formal application as of yet. We will keep your office updated when we receive something.

Thanks,

Joe Reverman, AICP  
Assistant Director  
Planning & Design Services  
Department of Develop Louisville  
*LOUISVILLE FORWARD*  
444 South Fifth Street, Suite 300  
Louisville, KY 40202  
(502) 574-6246  
<https://louisvilleky.gov/government/planning-design>



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*LOUISVILLE FORWARD*



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**From:** Ethridge, Kyle  
**Sent:** Tuesday, July 17, 2018 10:13 AM  
**To:** Bill Harris <hwh55ny@gmail.com>  
**Cc:** Hollander, Bill H. <Bill.Hollander@louisvilleky.gov>; Williams, Julia <Julia.Williams@louisvilleky.gov>; Reverman, Joe

<Joe.Reverman@louisvilleky.gov>

**Subject:** RE: Lexington & Grinstead Proposal

You're welcome!



**Ms. Kyle Ethridge** | Legislative Assistant  
Office of Councilman Bill Hollander  
601 W. Jefferson Street | Louisville, KY 40202  
d: (502) 574-3908 o: (502) 574-1109

Click [here](#) to sign up for the District 9 weekly eNews, and sign up for the D9 [blog](#) for the latest neighborhood news and alerts!

**From:** Bill Harris <hwh55ny@gmail.com>

**Sent:** Tuesday, July 17, 2018 10:05 AM

**To:** Ethridge, Kyle <Kyle.Ethridge@louisvilleky.gov>

**Cc:** Hollander, Bill H. <Bill.Hollander@louisvilleky.gov>; Williams, Julia <Julia.Williams@louisvilleky.gov>; Reverman, Joe <Joe.Reverman@louisvilleky.gov>

**Subject:** Re: Lexington & Grinstead Proposal

Thank you for the update.

On Tue, Jul 17, 2018 at 8:42 AM Ethridge, Kyle <Kyle.Ethridge@louisvilleky.gov> wrote:

Mr. Harris,

Good Morning! Thank you for contacting Councilman Hollander's office regarding the Lexington & Grinstead proposal. Our office has not received notification from Planning & Design that a formal application has been submitted. Once an application has been submitted Planning & Design staff will review and set up public meetings to discuss the proposal.

I have copied the case manager with Planning & Design on this email, Julia Williams. As soon as we receive notification of the public committee meetings we'll post in our weekly eNews.

Thank you,

Kyle



**Ms. Kyle Ethridge** | Legislative Assistant

Office of Councilman Bill Hollander  
601 W. Jefferson Street | Louisville, KY 40202  
d: (502) 574-3908 o: (502) 574-1109

Click [here](#) to sign up for the District 9 weekly eNews, and sign up for the D9 [blog](#) for the latest neighborhood news and alerts!

**From:** Councilman Bill Hollander <[no-reply@wufoo.com](mailto:no-reply@wufoo.com)>  
**Sent:** Tuesday, July 17, 2018 7:17 AM  
**To:** Ethridge, Kyle <[Kyle.Ethridge@louisvilleky.gov](mailto:Kyle.Ethridge@louisvilleky.gov)>; Hollander, Bill H. <[Bill.Hollander@louisvilleky.gov](mailto:Bill.Hollander@louisvilleky.gov)>  
**Subject:** Contact Councilman Bill Hollander [#1751]

**Name \*** Bill Harris

**Address**   
621 Wataga Drive  
Louisville, KY 40206  
United States

**Phone Number \*** (502) 333-5973

**Email \*** [hwh55ny@gmail.com](mailto:hwh55ny@gmail.com)

**Comments** Just wanted to know the status of the planned project at Lexington and Grinstead. I honestly can't believe something of that size and design should be in our area of Crescent Hill etc. Not only for aesthetics reasons in our neighborhood, but the added traffic at an already congested intersection could be a nightmare especially during rush hours. Any information as to what I can do to halt this would be appreciated and I hope your opinion of this is the same. Thank you for you time and consideration.

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## Williams, Julia

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**From:** Nancy Givens <nlgbg15@outlook.com>  
**Sent:** Thursday, June 28, 2018 4:01 PM  
**To:** Williams, Julia  
**Cc:** Hollander, Bill H.; Ethridge, Kyle  
**Subject:** Lexington Rd.-Grinstead Dr. proposed development

I am writing to share concerns about the high rise development proposed for the intersection at Lexington Road and Grinstead Drive. I attended the June 27 meeting and am not alone in my concerns. I also I believe the importance of the decision made supersedes this single development and will set an important precedent for the City in how decisions are made concerning livability and voice for residents and Louisville's ability to truly become a model city for sustainability.

I support the possibility for some development at this location. It is a beautiful and underutilized corridor of the City. Fantes Coffee Shop, relatively new, is one of my favorite places to meet with friends or colleagues; I would welcome more businesses of this sort. I support some residential, office, and mixed use space. However, I oppose the high rise, high density type of development being proposed for specific and broader reasons.

My specific objections include:

- this development would substantially alter the look and feel of the neighboring communities and Cherokee Park, in ways that I and many others would deem to be undesirable;
- there is inadequate road infrastructure to appropriately handle the projected increase in traffic, in an already overly congested area at certain times of day (the developers figures show an additional of 250 cars at peak times which I find to be in-credible given the number of apartments, hotel rooms, offices, and retail stores included), and
- the high rise structures would be a pervasive blot on a scenic park-scape in an otherwise beautiful and partially protected area of the city.

Looking at the bigger picture, the climate change-environmental degradation-extreme inequality crises are real and present. These problems cannot be solved using the same solutions that created this situation. Bold thinking and direction-setting by Louisville government will be required.

I moved to Louisville four years ago and have fallen in love with it's historic neighborhoods, "small town" charm, extensive park system, vibrant arts and small business communities in combination with large city amenities, and the welcoming, informed, compassionate and engaged people of River City. These things make Louisville unique and draw people to move here and stay. The proposed development directly counters what is best in Louisville and worth preserving. It would significantly and irrevocably impair the park-scapes and quality of life for existing residents. It is designed for high profits over residents' concerns and a larger City vision.

I recognize that Louisville has taken significant steps to become more sustainable and has signed some important declarations but it has not done enough. Sustainability is the name of the game for successful cities in the future yet Louisville is still taking small steps when leaps are needed. For example, in the U.S. today, seventy-one cities have already committed to 100% renewable energy ([www.sierraclub.org/ready-for-100](http://www.sierraclub.org/ready-for-100)); some have achieved this and Louisville has yet to set initial goals. A recent World Economic Forum report said that most of the world's countries could run on 100% renewable energy by 2050 and some are already doing so. This is a high-stakes game where cities which fail to set and achieve meaningful climate change, fairness, equity, environmental protection, and sustainability goals may ultimately themselves fail--along with posing great peril to people and the Earth.

Building for growth, jobs, and profit is no longer a sufficient vision. Developments in the future must be designed with full recognition of the need to move rapidly away from carbon heavy lifestyles and car-dependency to effective energy alternatives and mass transit supported communities, water conservation, affordable neighborhoods for diverse populations not just a wealthy elite, and other concerns. Citizen input must also be respected and integrated in democratic processes to improve the quality of decision-making, rather than merely to meet requirements or for show.

These goals are not exclusive. There is profit in meeting climate change, sustainability, fairness, diversity, equity, and environmental protection goals. Cities which successfully embrace these goals will win in gaining and retaining population and become the model thriving cities of the future.

In summary, the proposed development at Lexington Rd. and Grinstead Drive is incompatible with the expressed concerns of local neighbors and new approaches to development. This proposal does point to a need for the City to explore the need to add new zoning restrictions, for example, a cap on building heights outside of downtown locations plus energy, water, affordability, and landscaping codes to guide all new developments. These might include, for example, requiring tree islands in all large surface parking areas and roadways, mass transit-energy efficiency-renewable energy-water conservation/recycling-waste reduction/recycling plans for all new major developments, and low income set asides for larger developments, at a minimum.

I look forward to future public meetings on this topic. I recommend that a format be used that does not focus the majority of time on the presenter's input, but gives ample opportunity for community members to voice their thoughts, questions, and concerns. An impartial moderator would help this.

Thanks for your time and consideration,

Nancy Givens

3015 Brownsboro Rd., #11  
Louisville, KY 40206  
270-792-0727

## Williams, Julia

---

**From:** Suellen Brill <suellenbrill@gmail.com>  
**Sent:** Thursday, June 28, 2018 6:44 PM  
**To:** Williams, Julia  
**Subject:** Kevin Cogan's Hideous Development/Grinstead Drive

Hi Julia,

Bill Hollander is my Metro Council representative and he said you are the project manager for the proposed Grinstead Drive multi-story development project. As a 50-year Crescent Hill resident, I have a number of issues with this project.

First, the look and scale of this project completely out of keeping with the adjacent residential areas. The existing building is far too high, too populated, and plain ugly. The already congested traffic flow will not support the increase in cars/pollution, and the development will do detrimental damage to trees in Cherokee Park. I want to go on record opposing this project.

It must be scaled down dramatically and the development company must hold focus groups with neighbors or there are going to be some very angry voters/residents coming to City Hall.

Let me know what to do next--I am furious.

Thanks. Suellen Brill

# BECKHAM BIRD CLUB

FOUNDED IN 1935

**P.O. Box 5301 § Louisville, Kentucky § 40255-0301**  
**E-mail: [beckhambirdclub@gmail.com](mailto:beckhambirdclub@gmail.com)**

Ms. Emily Liu  
Director, Planning and Design Services  
Louisville Metro Government  
444 S. 5th Street  
Louisville, KY 40202

Dear Ms. Liu:

On behalf of the 300 members of the Beckham Bird Club, we are writing to express our opposition to the Jefferson Development Group's proposal for a high-rise project on land near the intersection of Lexington Road and Grinstead Drive.

While we share the concerns of others in the community over the traffic and visual impacts of such a massive development at this site, our chief objection is the threat to the avifauna of Cave Hill Cemetery, Cherokee Park and the adjacent Nettleroth Bird Sanctuary.

These are among the few large areas of wildlife habitat remaining within Louisville's urban core – the area within the I-264 loop. As such, they are critical habitat for resident species, winter visitors and especially migrants that pass through in the spring and fall.

A recent analysis by the Cornell Laboratory of Ornithology, the preeminent bird research organization in North America, demonstrated the importance of such

islands of urban habitat for migratory birds. Among the birds using Louisville's urban habitats are a number of species whose populations are in rapid decline due to habitat loss on their wintering or breeding grounds.

Collisions with buildings are a significant cause of avian mortality, killing hundreds of millions of birds in the United States each year. Even buildings of modest height, if they include large areas of glass and are illuminated at night, can be deadly. Many of the species most likely to collide with buildings are among those that are both in decline and known to use these green islands in the heart of Louisville.

Construction of a large development in close proximity to such important bird habitat poses a substantial threat to birds moving between these areas and those using them as migratory stopovers. The Beckham Bird Club believes that a rigorous environmental impact assessment of this project should be conducted and must include an analysis of the threat to birds and other wildlife in the area.

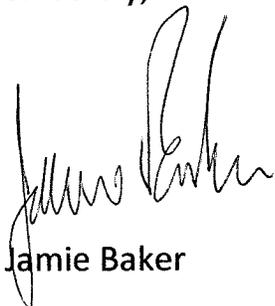
Furthermore, the approval of any major project for this or any similar site must, at a minimum, be conditioned on the acceptance of binding elements that include:

1. Mandated use of bird-safe glass of the highest effectiveness available at the time of project approval.
2. Restrictions on nighttime illumination, particularly during peak migration seasons.
3. Incorporation of bird-safe design elements such as those developed by the U.S. Green Building Council.

The Beckham Bird Club will be happy to direct your office to sources of information on bird-building collisions, the prevention thereof, and specific data about the birds using the areas in close proximity to this proposed development.

Thank you for your consideration.

Sincerely,



Jamie Baker

President, Beckham Bird Club



Andrew Melnykovich

Vice President



Tom Ackerson

Treasurer



Jean Jones

Secretary



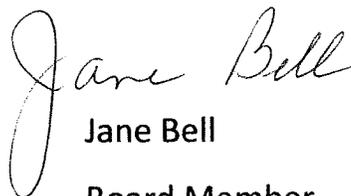
Carol Besse

Past President



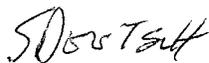
Joanne Luyster

Board Member



Jane Bell

Board Member



Steve Deetsch

Board Member



Karen Bonsell

Board Member

CC: Mayor Greg Fischer

Metro Council Member Bill Hollander

Metro Council Member Brandon Coan

Metro Council Member Madonna Flood, Chair, Planning/Zoning, Land Design  
and Development Committee

Chair, Louisville Metro Planning Commission

Chair, Louisville Board of Zoning Adjustment



**Williams, Julia**

---

**From:** Linda Johnson <linda.ejecarpet@gmail.com>  
**Sent:** Wednesday, October 25, 2017 1:00 PM  
**To:** Williams, Julia  
**Cc:** Eric Johnson  
**Subject:** Proposed Mixed Use Project at Grinstead Drive and Lexington Road

Dear Ms Williams,

As long time property owners in Cherokee Triangle, we would like to go on record with respect to the proposed mixed use project at the intersection of Grinstead Drive and Lexington Road.

While we are not opposed to a mixed use project at the site, we believe that the buildings should be not more than five (5) stories high. Anything other than that would not be in keeping with the surrounding park and neighborhood areas. The project as presently proposed would be better suited to a downtown location.

Additionally, the density of this project would severely disrupt traffic patterns in an intersection that is already at its limit in what it can handle at busy times.

We strongly encourage the Zoning Board to vote against allowing this development to go ahead as it is being proposed, and encourage the developer to consider the suggestions of the surrounding communities by compromising on the height and density of the project.

We have seen no such consideration or compromise by Kevin Cogan to date.

Thus, we are opposed to the development as proposed.

Yours truly,

*George Eric Johnson*

*Linda C. Johnson*

Cherokee Properties

PO Box 6003

Louisville, KY 40206-0003

Cell: 502.417.0994

Fax: 502.897.2874

[linda.ejecarpet@gmail.com](mailto:linda.ejecarpet@gmail.com)

[ejecarpet@gmail.com](mailto:ejecarpet@gmail.com)

City of Louisville Planning and Design  
444 S. 5th Street  
Louisville, KY 40202

September 5, 2017

This letter is written to object to the towers proposed on the three acre site at the Lexington and Grinstead intersection. I rarely write letters objecting to anything.

Louisville needs development of course. I welcome development in appropriate places. The Grinstead Lexington Road site is wildly inappropriate.

As a residents of the Highlands since 1981 we are well aware of the choke point in traffic at the Lexington, Grinstead intersection and the exit from Highway 64. While the developers contend that this will not really be a problem, the traffic engineer herself admitted that coming to an evening August meeting she found herself backed up onto 64 and that was at a time of day when that exit is typically not yet heavily traveled.

Has anyone who is designing this site or is likely to sit on the approval boards actually tried to cross the street at those corners on foot? I have. It is terrifying. Adding hundreds of people, including children, in a tri-tower system across the street from very enticing park areas is a recipe for a future death toll. Why would we do this?

The revised traffic seems pretty dubious. The two lights proposed at Etley Avenue would back up traffic on the property itself as well as find difficulty feeding into traffic streams that are already backed up on Grinstead and Lexington at busy times of day. And what about school buses trying to pick up children who might live in the tower. How is that going to safely work, especially if those children have to cross the street to ride the bus? There is the distinct feeling that the developers are much more interested in their own financial well being than the well being of the residents. Natural enough I suppose, but as a neighbor in the area I not surprisingly object to being a sacrificial lamb to someone else's increased wealth. And I fear for the well being of people who might live there, especially children.

There is much else that can be said. How is a 34, 28, and 24 story tower triplex appropriate in the Highlands? Even the 1400 Willow is only 20 stories. How are 1700 additional parking spots in that tiny three acre site a really good idea? Is this simply the result of poor foresight in zoning that 3 acres so that a developer was able to swoop into a neighborhood of single family dwellings with a huge building quite out of place at that site? I really have more to say about this and sadly none of it is positive; but the letter is long enough and features some of my chief concerns.

Respectfully,

  
Ruth Spangler  
1710 Windsor Place 40204

RECEIVED

SEP 07 2017

PLANNING AND  
DESIGN SERVICES

**Williams, Julia**

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**From:** cindyinlou@gmail.com on behalf of Cindy Albright Parrish  
<cindy@cindyinlouisville.com>  
**Sent:** Friday, September 1, 2017 1:07 PM  
**To:** Williams, Julia

I live in the Top Hill Road area. This neighborhood is horrified by the size and scope of the Lexington/Grinstead Rd Development.

It is an insult and degradation to the Historic Olmstead care and planning that was gifted us so many years ago.

It has been taken off the agenda for this week's meeting.

Can you offer any update or representation on how to join forces to scale down this disaster?

Our neighborhood residents are desperate to connect. I will communicate any information you provide.

Thanks so much!!

--

**Cindy**  
**Cynthia Albright-Parrish**  
**Re/Max Properties East**  
**[cindy@cindyinlouisville.com](mailto:cindy@cindyinlouisville.com)**  
**10525 Timberwood Circle**  
**Louisville, Ky. 40223**  
**502-551-5371**  
**Fax - 502-719-8161**

**[www.cindyinlouisville.com](http://www.cindyinlouisville.com)**  
**[www.louisvilleguidebycindy.com](http://www.louisvilleguidebycindy.com)**

## Williams, Julia

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**From:** Perry, Martha <mperry@bellarmine.edu>  
**Sent:** Monday, August 21, 2017 10:23 AM  
**To:** Williams, Julia  
**Subject:** Lexington - Grinstead

Dear Ms. Williams,

I would like to go on record as strongly opposing the proposed development at Grinstead Drive and Lexington Road. While the idea of new development there is not unwelcome, the sheer height of the project is ridiculous. Seven or eight stories is more than enough. The enormity of this proposed project is staggering. It's not a good fit or location for any of the surrounding neighborhoods or for a development of this size.

This area is overwhelmed with traffic already. I simply can't see that this will help anything in any way.

Thank you for listening.

Sincerely,  
Martha Perry  
2937 Lexington Road

## Williams, Julia

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**From:** Mary Woolsey <marywoolsey@hotmail.com>  
**Sent:** Sunday, August 20, 2017 10:36 PM  
**To:** Williams, Julia  
**Subject:** Grinstead & Lexington Rd

Ms Williams,

I am forwarding my comments as Bill Hollander suggested. I want to voice my strong opposition to the complex at Lexington Rd and Grinstead Drive.

- 1)The scale of this development seems so completely out of proportion to the character of the neighborhood that it is hard to believe it is being taken seriously. This complex is too tall.
- 2)The suggestion that traffic would be only marginally affected cannot be taken seriously. I don't need a research study to show that I already spend too much of my life at this intersection.
- 3)The suggestion that we need high-rise development to attract and retain young people is completely without evidence, and it too defies common sense. Young people would be plenty attracted to all the cool restaurants and shops no matter what floor they are on.

I hope you will oppose this project. I believe nothing taller than 3 stories belongs in a property at this location.  
Mary Woolsey



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## Williams, Julia

---

**From:** Coan, Brandon  
**Sent:** Wednesday, August 16, 2017 5:21 PM  
**To:** Williams, Julia  
**Subject:** FW: Contact Councilman S. Brandon Coan [#333]

Hi, Julia. Please see below and add to your file for case 16ZONE1044 – thanks very much.

Brandon Coan

Metro Council District 8  
(502) 574-1108

601 W. Jefferson Street  
Louisville, KY 40202

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**From:** Wufoo [mailto:[no-reply@wufoo.com](mailto:no-reply@wufoo.com)]  
**Sent:** Wednesday, August 16, 2017 3:55 PM  
**To:** Coan, Brandon; Masterson, Jasmine  
**Subject:** Contact Councilman S. Brandon Coan [#333]

**Name** Derek Ingersoll

**Address**   
1117 Hilliard Ave.  
Louisville, KY 40204  
United States

**Phone Number** (773) 895-8938

**Comments, Questions or Concerns:**

Brandon,

I hope you are well. I understand you have recused yourself from the discussion regarding the development on Lexington and Grinstead. While I find it beyond ironic that you now find yourself in a compromised position given your past associations, without becoming accusatory, I will say my peace under the assumption that your recused status was simply and unfortunate chain of associational events.

So with that said, I have two points why this development is a bad idea. The first is that this type of structure, although perfectly fine in a vacuum, is everything that our neighborhood is not. People seek out high rise neighborhoods, that is great, but to place such a large structure in a neighborhood with such contrasting ideas, is simply a bad fit. No matter how big the empty lot, the proximity to the city, etc. Cherokee Park is close to downtown, how about we build some condo's around it and make a country club???? Good idea, wrong location. In the end, it's not always about having the right to build something, but having that structure be the right thing to build.

Secondly, your unfortunate recusal, while probably fair to the process, now leaves us void of true district representation and at a time when it really is needed. It seems this proposed construction was in the works for years and you were aware of this while you were running for the district. While that doesn't prevent you from running, it surely would seem, with minimal foresight, that this would be on your plate as our councilman and that a recused voice is not the voice we need during this time, nor on such a crucial issue.

I am not sure if there is a response you can give, but please know as a constituent that I am not for this and I am disappointed. If it permits, could you please pass this on to someone who can represent my voice? Thank you and good luck with all the issues of District 8.

## Williams, Julia

---

**From:** Elizabeth Matney <matney.elizabeth@gmail.com>  
**Sent:** Tuesday, August 15, 2017 10:55 AM  
**To:** Williams, Julia  
**Subject:** Lexington & Grinstead Project

Hello Julia,

I am unable to be present at either of the meetings this week, but I have reviewed the plans and notice that a traffic plan is not included.

Has no one been on Grinstead during 7-9 am or 3-7 pm? I cannot imagine how this region can withstand more traffic. Is there an estimated number of cars that will be entering/exiting this property and a review made that includes just how this will add to the daily backup?

Without any Metro Council support on this from our councilperson, I feel the neighborhood is bring left to manage on our own and I don't know we have any voice against this developer. Hopefully the CTA will represent us in these discussions.

Kind regards,  
Elizabeth Matney  
1115 Everett Ave  
Louisville, KY 40204  
[matney.elizabeth@gmail.com](mailto:matney.elizabeth@gmail.com)



## Williams, Julia

---

**From:** Coan, Brandon  
**Sent:** Friday, August 4, 2017 10:53 AM  
**To:** Janet Dakan  
**Cc:** Kennedy, Rachel M.; Williams, Julia; Masterson, Jasmine  
**Subject:** RE: FW: Invitation to Neighborhood Informational Meeting

Janet,

All development proposals require review and sign-off by many different utilities and public agencies, including MSD, so whatever interplay there may be between MSD's basin project and the Grinstead Rd development will be addressed at some point - the case manager indicated in the notice you attached, Julia Williams (copied here), is the best person to answer your question more specifically.

Best Regards,

Brandon Coan

Metro Council District 8  
(502) 574-1108

601 W. Jefferson Street  
Louisville, KY 40202

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**From:** Janet Dakan [janetdakan@gmail.com]  
**Sent:** Thursday, August 03, 2017 3:13 PM  
**To:** Dakan, Janet; Coan, Brandon; Masterson, Jasmine  
**Subject:** Fwd: FW: Invitation to Neighborhood Informational Meeting

Hi, Brandon & Jasmine,

I am forwarding you a message I sent to Rachel Kennedy, Olmsted Parks Conservancy, about the development proposal off Lexington Road and Grinstead Avenue having noticed she was left off the people being notified of the development.

I hope you can address my concerns about the MSD constructing the storage basin for sewage and storm water in the vicinity of the former Jim Porter's and how it might impact the development.

Your constituent,

Janet Dakan

---

**From:** Council District 8 Notification of Development Proposals [mailto:[development-notifications@public](mailto:development-notifications@public)].

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govdelivery.com]

Sent: Wednesday, August 2, 2017 3:56 PM

To: [gramigm@bellsouth.net](mailto:gramigm@bellsouth.net)

Subject: Invitation to Neighborhood Informational Meeting

Rachel,

I am forwarding this to you because at the previous Neighborhood Informational Meetings that were held about this development before you became CEO of Olmsted Parks was the concern by many of how this large development with all the traffic and pollution would effect Cherokee Park. This concern caused many people to object to the building of the development. Also, I do not know how the MSD construction announced in the Courier Journal today by James Bruggers in which he said the construction of a large storage basin for sewage and storm water along the popular Beargrass Creek Greenway trail used by bikers and bicyclists to get and from Cherokee Park which will be blocked off for 2 1/2 years in the vicinity of the former Jim Porter's music venue would impact the construction of this development.

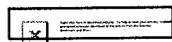
The attached invitation is being forwarded to you on behalf of the applicant for the development proposal described. This is for an informational meeting the applicant is required to conduct before a formal application can be made with Louisville Metro Planning and Design Services for this development proposal.

- [3rd+Charrette+Letter+mailed+08+02+17.pdf](#)

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## Williams, Julia

---

**From:** Hollander, Bill H.  
**Sent:** Monday, February 06, 2017 10:48 AM  
**To:** kevin.gue@icloud.com  
**Cc:** Williams, Julia; Ethridge, Kyle  
**Subject:** RE: Contact Councilman Bill Hollander [#988]  
**Attachments:** William-B-Bardenwerper.vcf

Kevin –

Thank you for contacting me. The Planning Commission Case Manager is Julia Williams - [Julia.Williams@louisvilleky.gov](mailto:Julia.Williams@louisvilleky.gov). The applicant's attorney is Bill Bardenwerper. His contact information is attached.

Bill



**Councilman Bill Hollander** | Ninth District Councilman  
Louisville Metro Council  
601 W. Jefferson Street | Louisville, KY 40202  
d: (502) 574-1109

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**From:** Councilman Bill Hollander [<mailto:no-reply@wufoo.com>]  
**Sent:** Saturday, February 04, 2017 3:59 PM  
**To:** Ethridge, Kyle; Hollander, Bill H.  
**Subject:** Contact Councilman Bill Hollander [#988]

**Name \*** Kevin Gue

**Address**   
2920 Lexington Road  
Louisville, KY 40206  
United States

**Phone Number \*** (334) 559-3426

**Email \*** [kevin.gue@icloud.com](mailto:kevin.gue@icloud.com)

**Comments**

Dear Mr. Hollander,

Thanks for your service to our district. I was involved in some Nextdoor discussion last year about the proposed 30+ story development at Grinstead and Lexington. I intend to gather the neighborhood to discuss the situation soon, but would like to meet with you first in order to understand the process. My schedule is pretty flexible; I'd be happy to meet for coffee or whatever is most convenient for you.

Thanks,

--Kevin



## Williams, Julia

---

**From:** Ray Brundige <brundige@iglou.com>  
**Sent:** Wednesday, July 20, 2016 3:57 PM  
**To:** Williams, Julia  
**Subject:** RE: Case 16ZONE1044

Julia –

I called today and was told you are on vacation – please enjoy! – and the ending date for comments for the case applies to the agencies involved in this point of the process, rather than to the general ability to have views and information added to the record.

So I will hold my own comments for the time being.

Thank you.

- Ray Brundige

---

**From:** Williams, Julia [<mailto:Julia.Williams@louisvilleky.gov>]  
**Sent:** Tuesday, July 12, 2016 10:04 AM  
**To:** Ray Brundige  
**Subject:** RE: Case 16ZONE1044

You can send your comments on the proposal directly to me. Review agencies such as Public Works, MSD, KY Transportation Cabinet, Louisville Water Co. etc have the availability to comment through our system.

The first bullet point indicates that PDS (Planning and Design) received the application. We received a complete pre-application therefore the intake was approved.

There wasn't enough information shown on the plans received, so DPW (Public Works) only gave a few comments.

The deadline for the review agencies to give comments is 7/20/16.

The information from the neighborhood meetings will be submitted when the applicant formally files the change in zoning request.

Please send any comments you or others may have about the proposal to me.

Thanks

Julia

**From:** Ray Brundige [mailto:brundige@iglou.com]  
**Sent:** Monday, July 11, 2016 6:00 PM  
**To:** Williams, Julia  
**Subject:** Case 16ZONE1044

Ms. Williams -

I am unfamiliar with the pre-application review process but see that the referenced case seems to be moving ahead quickly:

- The "PDS Intake" review is marked APPROVED with a start date and complete date of 6/30/2016. The Problem Link hyperlink to 422891 goes to an empty form.
- The "Metro DPW" review is marked COMPLETED with a start date and complete date of 7/11/2016. The Problem Link hyperlink to 422900 goes to a form that does ask for certain actions, like "Label the pavement widths of each surrounding road."

Both of the above review items have a comment review date of 7/20/2016, but I have no idea how to submit comments. Presumably, the comments made at the charrettes were given to you as part of the review process but I do not in fact recall anyone transcribing what we said or recording the session, except spot camera work for television news.

If that is correct the only record of our concerns would have had to come to you from the applicant. Since I have a number of issues regarding the effect of the applicant's planned development could have (as presented in the June 22 charrette), the speed of the process concerns me. Thus I am sending you this as a follow-up to the request made this afternoon for you to call me.

Please advise me on the process and how I can raise issues with the pertinent agencies.

- Ray Brundige

## Williams, Julia

---

**From:** Leslie Francis <lfrancis22@aol.com>  
**Sent:** Thursday, July 14, 2016 1:14 PM  
**To:** Williams, Julia  
**Cc:** Ethridge, Kyle  
**Subject:** Proposed Lexington Road/Grinstead Drive development

Ms. Williams,

I'm writing to you about the concern amongst my neighbors regarding the proposed massive development on the corner of Lexington Road and Grinstead Drive. From the information that I have received, it appears that Mr. Cogan is requesting to build two 35 story apartment towers and a hotel in that space. Please add my name to your file of Crescent Hill residents who are in opposition of this proposal. I ask that any development in this area show consideration to the existing residents, and that it not overwhelm our neighborhood with additional traffic congestion.

Thank you

Leslie Francis  
2203 Cross Hill Road  
502-550-8851



## Williams, Julia

---

**From:** Brian Dettman <BDettman@dettmanlawgroup.com>  
**Sent:** Thursday, July 14, 2016 11:14 AM  
**To:** Williams, Julia  
**Subject:** Lexington/Grinstead Potential Development

Hi Julia,

I received your contact info from my Councilman Bill Hollander's office. I'm told you are the person to speak to about the potential development near Grinstead and Lexington.

I live on Top Hill Road near the potential development. I've seen renderings of the proposed towers and I have to hope the developer is shooting for the stars in the hope he gets to the moon. The sheer size and scope of the towers and development is too large for that area. My father and brother are commercial/residential realtors (out of state) so I'm not opposed to development, but my hope is the height of those towers can be cut as to provide a number of residences that will not inundate the area with unmanageable traffic patterns and number of residents. We already have traffic flow issues backing up cars beyond the golf course (traveling toward Frankfort).

Something in the four to six stories range at a maximum (like the ones already on Lexington) would be much more appropriate.

I would ask that my concerns be added to the official file and I would like the opportunity to be updated on the potential re-zoning.

I appreciate your time,  
Sincerely,  
Brian

Brian R. Dettman  
Dettman and Associates  
310 W. Liberty Street #100  
Louisville, KY 40202  
502-779-9998  
[www.louisville-injury-lawyer.com](http://www.louisville-injury-lawyer.com)

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## Williams, Julia

---

**From:** Ethridge, Kyle  
**Sent:** Wednesday, November 30, 2016 4:38 PM  
**To:** llindac@aol.com  
**Cc:** Hollander, Bill H.; Williams, Julia  
**Subject:** RE: Lexington/Grinstead Proposal

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Ms. Sparrow,

Thank you for contacting Councilman Hollander's office regarding the proposed development at Lexington and Grinstead. At this point a formal application has not been filed with Planning & Design, so there is no information or application to review online. There is a case manager, Ms. Julia Williams, and I have copied her on this email. You may submit comments regarding the project to her for inclusion in the case file, when/if they file a formal application. If the developer files a formal application there will be more opportunities for public comment and input.

Thank you,  
Kyle



**Ms. Kyle Ethridge** | Legislative Assistant  
Office of Councilman Bill Hollander  
601 W. Jefferson Street | Louisville, KY 40202  
d: (502) 574-3908 o: (502) 574-1109

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**From:** Councilman Bill Hollander [<mailto:no-reply@wufoo.com>]  
**Sent:** Wednesday, November 30, 2016 4:26 PM  
**To:** Ethridge, Kyle; Hollander, Bill H.  
**Subject:** Contact Councilman Bill Hollander [#911]

<b>Name *</b>	Linda Sparrow
<b>Address</b>	 1009 Old Cannons Ln Louisville, Ky 40206 United States
<b>Phone Number *</b>	(502) 639-6870
<b>Email *</b>	<a href="mailto:llindac@aol.com">llindac@aol.com</a>
<b>Comments</b>	Dear Mr Hollander,

I saw you at a Sept meeting discussing the development plans for

Grinstead/Cherokee roads by Kevin Cogan of Jefferson Development. Has the proposed zoning change gone before the board and/or Metro Council? Is there a site where we can follow the progress of this? I think the public needs more information and input.

Thank you, Linda

## Williams, Julia

---

**From:** diane cooke <dimacooke@aol.com>  
**Sent:** Tuesday, November 29, 2016 9:22 AM  
**To:** Williams, Julia  
**Subject:** Lexington Road Development

Hi Julia,

I am with Lexington Road Preservation Assoc, We are concerned about the proposed development for Lexington Road and Grinstead Area. Our concern is for added traffic and congestion this will create. Could you keep us informed of any zoning changes for this area. We represent about 1700 residents and they want to be informed.

Thanks,

Diane Bridgwater Cooke  
President  
Lexington Road Preservation

502 893 6674



## Williams, Julia

---

**From:** Ethridge, Kyle  
**Sent:** Wednesday, October 19, 2016 4:22 PM  
**To:** rpass60@twc.com  
**Cc:** Hollander, Bill H.; Williams, Julia  
**Subject:** RE: Lexington and Grinstead Proposed Developemtn

Ruth,

Thank you for sending us your comments regarding the Lexington and Grinstead proposed development. We have copied Ms. Julia Williams with Planning and Design on this email so she may add your comments to the official case file.

Thank you,  
Kyle



**Ms. Kyle Ethridge** | Legislative Assistant  
Office of Councilman Bill Hollander  
601 W. Jefferson Street | Louisville, KY 40202  
d: (502) 574-3908 o: (502) 574-1109

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**From:** Councilman Bill Hollander [<mailto:no-reply@wufoo.com>]  
**Sent:** Wednesday, October 19, 2016 3:49 PM  
**To:** Ethridge, Kyle; Hollander, Bill H.  
**Subject:** Contact Councilman Bill Hollander [#873]

**Name \*** Ruth Passamaneck

**Address**   
405 Godfrey Avenue  
Louisville, Kentucky 40206  
United States

**Phone** (502) 779-0014

**Number**

\*

**Email \*** [rpass60@twc.com](mailto:rpass60@twc.com)

### Comments

I am adamantly opposed to Application Number 16ZONE1044 for a zoning change from C-2 to PDD for the property owned by Kevin Cogan at Lexington Road and Grinstead Drive. The reasons for my opposition are:

1. Mr. Cogan purchased the parcels knowing that they were zoned C-2. The C-2 zoning permits eight story buildings, which are more suitable for the site.
2. The proposed high density development, presented at the September 28, 2016 design charrette, is not appropriate for the little more than three acre

site. No previously approved PDD has that level of density.

3. I do not believe the developer is listening to neighbors' input. We are being told that we will like what is proposed when it is built. This is disrespectful of us. The purpose of the design charrette is to work together toward a mutually agreeable result. I saw no evidence of this at the September 2016 meeting.
4. The site is across from the National Register listed Cherokee Park and within close proximity to Cherokee Triangle Historic Preservation District and National Register District. A new development should have a design that is sensitive to the context of these historic districts.
5. The proposal does not respect and reinforce our existing communities, integrating new development with existing developments to ensure compatibility. Property values of existing homes could fall.
6. The cars from the proposed 2,300 space garage will increase higher traffic density, resulting in increased air pollution in our neighborhoods.
7. Currently, Grinstead Drive and Lexington Road receive a score of D for their ability to handle the existing traffic. Traffic will increase on these two streets and I64, which are already heavily-traveled. Merging and exiting traffic from I64 will be at increased risk of accidents. The flow of traffic on the streets will worsen, increasing travel time for current residents.
8. The construction is projected to last from two to four years. This will cause further traffic delays and possible accidents.

In conclusion, the extremely high density development will benefit the developer and those with incomes to afford the high cost of the condominiums, apartments and stores. The lives of current neighborhood residents will be diminished. Current residents will bear the burden of problems, while realizing minimal benefits. This is extremely unfair to people already living in the existing neighborhoods. We deserve better than this.

## Williams, Julia

---

**From:** Ethridge, Kyle  
**Sent:** Monday, October 10, 2016 9:54 AM  
**To:** marywoolsey@hotmail.com  
**Cc:** Hollander, Bill H.; Williams, Julia  
**Subject:** RE: Objection to Lexington and Grinstead Proposed Project

Ms. Woolsey,

Thank you for contacting Councilman Hollander's office to share your opposition to the Lexington/Grinstead proposed development. We have copied the Planning & Design case manager, Ms. Julia Williams, on this email so may add your comments to the official file.

Thank you,  
Kyle



**Ms. Kyle Ethridge** | Legislative Assistant  
Office of Councilman Bill Hollander  
601 W. Jefferson Street | Louisville, KY 40202  
d: (502) 574-3908 o: (502) 574-1109

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**From:** Councilman Bill Hollander [<mailto:no-reply@wufoo.com>]  
**Sent:** Saturday, October 8, 2016 3:10 PM  
**To:** Ethridge, Kyle; Hollander, Bill H.  
**Subject:** Contact Councilman Bill Hollander [#859]

**Name \*** Mary Woolsey

**Address**   
3328 Trinity Rd  
Louisville, ky 40206  
United States

**Phone** (502) 896-9914

**Number**

\*

**Email \*** [marywoolsey@hotmail.com](mailto:marywoolsey@hotmail.com)

### Comments

I object to the towers being proposed by Kevin Cogan at the point at Grinstead and Lexington Roads. I can't imagine anyone actually thinking multiple, 30+ stories would be appropriate in that location. Our downtown has very few buildings in that range, much less a residential area that far from downtown. The traffic in that area is already a "D" and does not let up when rush hour is over. The amount of shade it would create is overwhelming. It is next to one of our great city parks, and would destroy the look of the park scenery. I would want to see only two or three stories at the maximum. I realize this project is fueled by greed, and two or three stories would not produce the amount of money Mr Cogan wants. Wherever he purchases land, he wants huge buildings, to provide the quickest monetary payout. Mr Cogan has no regard for what the city needs, only

what will provide him with the largest dollar result. I believe the C-2 rating should be taken away from someone who is not responsible in his building practices.

## Williams, Julia

---

**From:** Ethridge, Kyle  
**Sent:** Monday, October 10, 2016 9:56 AM  
**To:** johnfidler@gmail.com  
**Cc:** Hollander, Bill H.; Williams, Julia  
**Subject:** RE: Opposition to Lexington and Grinstead Proposed Project

Mr. Fidler,

Thank you for contacting Councilman Hollander's office to share your opposition to the Lexington/Grinstead proposed development. We have copied the Planning & Design case manager, Ms. Julia Williams, on this email so may add your comments to the official file.

Thank you,  
Kyle



**Ms. Kyle Ethridge** | Legislative Assistant  
Office of Councilman Bill Hollander  
601 W. Jefferson Street | Louisville, KY 40202  
d: (502) 574-3908 o: (502) 574-1109

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**From:** Councilman Bill Hollander [<mailto:no-reply@wufoo.com>]  
**Sent:** Saturday, October 8, 2016 2:29 PM  
**To:** Ethridge, Kyle; Hollander, Bill H.  
**Subject:** Contact Councilman Bill Hollander [#858]

**Name \*** John Fidler

**Address**   
433 Country Lane  
Louisville, KY 40207  
United States

**Phone** (502) 644-1183

**Number**

\*

**Email \*** [johnfidler@gmail.com](mailto:johnfidler@gmail.com)

### Comments

Dear Sir,

I'm writing as a resident of the community and stakeholder to express my strong opposition to the proposed development at what has been referred to as "the old KT's property" in the triangle between Lexington Road and Grinstead Drive. It's my understanding that while the property owner has yet to formally apply for a change in zoning that would allow this mega development to move forward, letters from the community would be included in the staff reports prepared for any future rezoning hearing. It's in that spirit that I am writing you.

While the area in its current state (as well as the old Jim Porter's property across the street) is an eyesore, the proposed "Atlanta-style" development is unimaginative, wildly out of keeping with the surrounding community, not to mention impractical. Any project with such universal opposition from local residents is doomed to failure. Rather than "not in my backyard" obstructionism, this is just good business. As any disciplined developer will tell you, projects that involve deep local collaboration, and are integrated into the fabric of the community, are far more likely to prove successful. This is a historic neighborhood bounded by Cherokee Park and Cave Hill Cemetery. A massive hypermodern development featuring multiple skyscrapers would ruin the character of this historical part of Louisville. Moreover, as a parent at Louisville Collegiate School, I can personally speak to the level of traffic congestion that already exists in this area, particularly at a rush hour. The addition of hundreds of residential units, hundreds of thousands of square feet of office space, 2000+ parking spaces, etc. would render traffic levels in the areas completely impenetrable impacting tens of thousands of commuters.

Separately, the project seems economically unfeasible. There simply does not exist enough demand for this volume of residential and office space. I applaud Mr. Cogan for his bold vision and willingness to take risk, but hope that he can develop a plan that is better tailored to the needs and profile of the local community, and more connected with reality, not to mention more tasteful. This property has the potential to be developed into a one-of-a-kind destination that reimagines the suburban town center, nestled next to a historic Olmsted Park. The proposed development is both bad business and bad for the community.

Thanks,

John

## Williams, Julia

---

**From:** Ethridge, Kyle  
**Sent:** Wednesday, October 5, 2016 2:20 PM  
**To:** 2kmccs@msn.com  
**Cc:** Hollander, Bill H.; Williams, Julia  
**Subject:** RE: Opposition to the Lexington-Grinstead Proposed Development

Ms. Kesler,

Thank you for contacting Councilman Hollander's office to share your opposition to the Lexington/Grinstead proposed development. We have copied the Planning & Design case manager, Ms. Julia Williams, on this email so may add your comments to the official file.

Thank you,  
Kyle



**Ms. Kyle Ethridge** | Legislative Assistant  
Office of Councilman Bill Hollander  
601 W. Jefferson Street | Louisville, KY 40202  
d: (502) 574-3908 o: (502) 574-1109

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---

**From:** Councilman Bill Hollander [<mailto:no-reply@wufoo.com>]  
**Sent:** Wednesday, October 5, 2016 2:15 PM  
**To:** Ethridge, Kyle; Hollander, Bill H.  
**Subject:** Contact Councilman Bill Hollander [#849]

**Name \*** Karen Kesler

**Address** 

157 S Crestmoor Avenue  
Louisville, KY 40206  
United States

**Phone** (502) 272-5515

**Number**

\*

**Email \*** [2kmccs@msn.com](mailto:2kmccs@msn.com)

### Comments

I am opposed to the development proposed for the area between Etley Avenue, Lexington Rd, and Grinstead drive. The hi rise condo building, hotel, and hotel signage, plus the cars intended for the 2300 underground parking spots for

residents guests and shoppers will mean increased light pollution, increased traffic congestion and increased air and noise pollution in an already traffic congested area.

The increased traffic will devalue the reasons people now move to the area. The building size regardless if design is not a suitable fit for the historic neighborhoods nearby.

Instead, transition 2/3 of those 2300 parking spots into bicycle parking spaces, decrease lanes on Lexington and Grinstead for cars to two total with 20 mph speed limits on both streets (from Shelbyville Rd and Frankfort to Bardstown Payne and Broadway)and add protected bike lanes throughout the main arteries leading downtown. Limit stories to 6 or 8. That's a development I can support. That's development that provides a solution to our city's obesity and air pollution problems.

## Williams, Julia

---

**From:** Ethridge, Kyle  
**Sent:** Tuesday, October 4, 2016 11:50 AM  
**To:** gemcat33@yahoo.com  
**Cc:** Hollander, Bill H.; Williams, Julia  
**Subject:** RE: Opposition to the Lexington-Grinstead development

Ms. Foote,

Thank you for contacting Councilman Hollander's office to share your opposition to the Lexington/Grinstead proposed development. We have copied the Planning & Design case manager, Ms. Julia Williams, on this email so may add your comments to the official file.

Thank you,  
Kyle



**Ms. Kyle Ethridge** | Legislative Assistant  
Office of Councilman Bill Hollander  
601 W. Jefferson Street | Louisville, KY 40202  
d: (502) 574-3908 o: (502) 574-1109

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**From:** Councilman Bill Hollander [<mailto:no-reply@wufoo.com>]  
**Sent:** Monday, October 3, 2016 10:41 PM  
**To:** Ethridge, Kyle; Hollander, Bill H.  
**Subject:** Contact Councilman Bill Hollander [#847]

<b>Name *</b>	Catherine Foote
<b>Address</b>	 418 McCready Ave Louisville , KY 40206 United States
<b>Phone Number *</b>	(502) 939-2652
<b>Email *</b>	<a href="mailto:gemcat33@yahoo.com">gemcat33@yahoo.com</a>

**Comments**

Dear Bill,

My husband and I oppose the Lexington-Grinstead development. It is much too large for our beloved residential area. I implore you to do all you can to work with the developers to find a happy medium for the plan. I fully support a mixed use site, but one that fits into the neighborhood

landscape. Please help.

Thank you,

Catherine Foote

## Williams, Julia

---

**From:** Ethridge, Kyle  
**Sent:** Tuesday, October 4, 2016 1:55 PM  
**To:** bstaton@iglou.com; Hollander, Bill H.  
**Cc:** Williams, Julia  
**Subject:** RE: Grinstead/Lexington Road Development Proposal

Ms. Staton,

Thank you for contacting Councilman Hollander's office regarding the Grinstead and Lexington Development Proposal. We have copied the case manager, Ms. Julia Williams, on this email so she may add your comments to the official file.

Thank you,  
Kyle



**Ms. Kyle Ethridge** | Legislative Assistant  
Office of Councilman Bill Hollander  
601 W. Jefferson Street | Louisville, KY 40202  
d: (502) 574-3908 o: (502) 574-1109

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**From:** Councilman Bill Hollander [<mailto:no-reply@wufoo.com>]  
**Sent:** Tuesday, October 4, 2016 1:51 PM  
**To:** Ethridge, Kyle; Hollander, Bill H.  
**Subject:** Contact Councilman Bill Hollander [#848]

**Name \*** Barbara Staton

**Address**   
2203 Wrocklage Ave  
Louisville, KY 40205  
United States

**Phone** (502) 649-1203

**Number**

\*

**Email \*** [bstaton@iglou.com](mailto:bstaton@iglou.com)

### Comments

The traffic at the Grinstead/Lexington Road intersection can be horrific at the best of times. Bringing a project of this scope into that area would make it completely unmanageable.

Plus, the scale of the buildings he wants to build there are horrible. How in the world does he think a twenty plus floor complex could be anything else but an eyesore. I want growth there but not at the detriment of the whole community. Build it in the scale and style of surrounding architecture or don't build it at all.

No one I've spoken to either wants this or this... that it's a good idea.

Thank you,  
Barbara Staton

## Williams, Julia

---

**From:** Stpinlou@aol.com  
**Sent:** Monday, October 3, 2016 5:05 PM  
**To:** Williams, Julia  
**Subject:** Re: Cogan porposal, Lexington Rd and Grinstead

Julia,  
As usual, thanks for the good work.  
Steve

In a message dated 10/3/2016 4:53:51 P.M. Eastern Daylight Time, [Julia.Williams@louisvilleky.gov](mailto:Julia.Williams@louisvilleky.gov) writes:  
16zone1044

Sent from my iPad

On Oct 3, 2016, at 4:24 PM, "[Stpinlou@aol.com](mailto:Stpinlou@aol.com)" <[Stpinlou@aol.com](mailto:Stpinlou@aol.com)> wrote:

Julia,

I understand you are the case manager on the above proposal. I cannot find it on-line. Can you give me the case number? Thanks

At this time I represent the Lexington Road Preservation Association in opposition to the current proposal.

As this case progresses, please copy me on all correspondence regarding the case. Thanks.

Steve

Stephen T. Porter  
Attorney at Law  
2406 Tucker Station Road  
Louisville, KY 40299  
[stpinlou@aol.com](mailto:stpinlou@aol.com)  
502-297-9991



## Williams, Julia

---

**From:** Ethridge, Kyle  
**Sent:** Friday, September 30, 2016 2:45 PM  
**To:** seemst331@att.net  
**Cc:** Hollander, Bill H.; Williams, Julia  
**Subject:** RE: Grinstead Drive-Lexington Rd Proposed Development

Ms. Ernst,

Thank you for contacting Councilman Hollander's office regarding the proposed development at Grinstead Drive and Lexington Road. We have copied Ms. Julia Williams with Planning & Design on this email, so your comments may be added to the official case file.

These meetings have been held by the developer, and when a formal application is filed there will be an opportunity for public comment. We will post Planning & Design meeting notifications in our weekly eNews.

Thank you for sharing your thoughts on the project.

Kyle



**Ms. Kyle Ethridge** | Legislative Assistant  
Office of Councilman Bill Hollander  
601 W. Jefferson Street | Louisville, KY 40202  
d: (502) 574-3908 o: (502) 574-1109

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**From:** Councilman Bill Hollander [<mailto:no-reply@wufoo.com>]  
**Sent:** Friday, September 30, 2016 2:34 PM  
**To:** Ethridge, Kyle; Hollander, Bill H.  
**Subject:** Contact Councilman Bill Hollander [#840]

**Name \*** Sarah Ernst

**Address**   
331 Zorn Place #9  
Louisville, KY 40206  
United States

**Phone Number \*** (502) 896-6328

**Email \*** [seemst331@att.net](mailto:seemst331@att.net)

**Comments** My husband (Richard) and I are totally against the proposed development at Grinstead Drive-Lexington Rd. - Etley Avenue !!!! It is totally out of character with the surrounding neighborhood - and would be an eyesore/traffic hazard/ridiculous use of property besides being a frightening idea !!!!! We were out of town for the meetings on the 28th and 29th - but certainly hope we have an opportunity to be present at another one -- if this really "insane" idea continues to be proposed.

Thank you!!!!



## Williams, Julia

---

**From:** Ethridge, Kyle  
**Sent:** Thursday, September 29, 2016 1:22 PM  
**To:** Williams, Julia  
**Subject:** FW: DEVELOPMENT, LEXINGTON AND GRINSTEAD

**Importance:** Low

Hi Julia,

Please add below comments to the case file.

Thanks so much,  
Kyle



**Ms. Kyle Ethridge** | Legislative Assistant  
Office of Councilman Bill Hollander  
601 W. Jefferson Street | Louisville, KY 40202  
d: (502) 574-3908 o: (502) 574-1109

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**From:** Hollander, Bill H.  
**Sent:** Thursday, September 29, 2016 1:14 PM  
**To:** [jim58ellis@aol.com](mailto:jim58ellis@aol.com)  
**Cc:** Ethridge, Kyle  
**Subject:** RE: DEVELOPMENT, LEXINGTON AND GRINSTEAD  
**Importance:** Low

Jim –

We will pass your comment along to the case manager, Julia Williams, to add to the official file.

When, and if, any proposal comes to Metro Council, I will make my decision based on the record. I encourage you and everyone else, on all sides, to stay involved as the process moves forward.

Bill

(NOTE: if you didn't, please be sure to copy my Legislative Assistant, Ms. Kyle Ethridge, on all emails to me. Her email is: [Kyle.Ethridge@louisvilleky.gov](mailto:Kyle.Ethridge@louisvilleky.gov) )



**Councilman Bill Hollander** | Ninth District Councilman  
Louisville Metro Council  
601 W. Jefferson Street | Louisville, KY 40202  
d: (502) 574-1109

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**From:** [jim58ellis@aol.com](mailto:jim58ellis@aol.com) [<mailto:jim58ellis@aol.com>]  
**Sent:** Wednesday, September 28, 2016 4:25 PM  
**To:** Hollander, Bill H.  
**Subject:** DEVELOPMENT, LEXINGTON AND GRINSTEAD

I, AS MOST OF YOUR DISTRICT ARE NOT FOR THIS DEVELOPMENT. HOPE YOU STICK UP FOR US. THEY'LL HAVE A BACKUP PLAN THEY WILL TRY TO SELL BECAUSE THEY ALREADY KNOW THE CURRENT PLAN IS TO MASSIVE FOR THE PROPOSED AREA.  
JIM ELLIS ; RAINBOW DRIVE

## Williams, Julia

---

**From:** Ford, Will F  
**Sent:** Wednesday, September 28, 2016 5:11 PM  
**To:** Williams, Julia  
**Subject:** FW: Planning & Design: Grinstead Drive Development

A citizen comment for you!

Will Ford  
Communications Specialist  
Develop Louisville  
444 South Fifth Street  
Louisville, KY 40202-4313  
502-574-5170/502-322-5642  
[will.ford@louisvilleky.gov](mailto:will.ford@louisvilleky.gov)

-----Original Message-----

From: [mtsappteam@louisvilleky.gov](mailto:mtsappteam@louisvilleky.gov) [mailto:[mtsappteam@louisvilleky.gov](mailto:mtsappteam@louisvilleky.gov)] On Behalf Of [fljorientalrugs@yahoo.com](mailto:fljorientalrugs@yahoo.com)  
Sent: Wednesday, September 28, 2016 5:10 PM  
To: Ford, Will F  
Subject: Planning & Design: Grinstead Drive Development

Submission:

Submitted by Anonymous (not verified) on September 28, 2016 - 5:10pm

Your Email Address:  
[fljorientalrugs@yahoo.com](mailto:fljorientalrugs@yahoo.com)

Your Subject:  
Grinstead Drive Development

Your Comment:

To whom it may concern,

I have lived or worked in the neighborhood since 1980. I would love to see it grow, but I do not think this development would be an asset to our area.

I own a business on bardstown road and every day I drive through the proposed development. Around rush hour Grinstead Drive is often backed up from Lexington Road to Cherokee Parkway. This is with practically no development.

The existing infrastructure cannot accommodate 2,400 more cars through that intersection. I strongly oppose this development.

Fran Jasper  
Frances Lee Jasper Oriental Rugs

Choose a Department:  
Planning & Design

Department Email:

[will.ford@louisvilleky.gov](mailto:will.ford@louisvilleky.gov)

## Williams, Julia

---

**From:** Ethridge, Kyle  
**Sent:** Wednesday, September 21, 2016 10:02 AM  
**To:** dimacooke@aol.com  
**Cc:** Hollander, Bill H.; Williams, Julia  
**Subject:** RE: Lexington & Grinstead Planned Development

Diane,

Thank you for contacting our office regarding the Lexington Road Preservation Association's position with the new planned development at Lexington and Grinstead. Ms. Julia Williams ([Julia.williams@louisvilleky.gov](mailto:Julia.williams@louisvilleky.gov)) is the case manager for this project. We have copied her on this email, so she can add your comments to the official file.

Thank you,  
Kyle



**Ms. Kyle Ethridge** | Legislative Assistant  
Office of Councilman Bill Hollander  
601 W. Jefferson Street | Louisville, KY 40202  
d: (502) 574-3908 o: (502) 574-1109

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**From:** Councilman Bill Hollander [<mailto:no-reply@wufoo.com>]  
**Sent:** Tuesday, September 20, 2016 8:11 PM  
**To:** Ethridge, Kyle; Hollander, Bill H.  
**Subject:** Contact Councilman Bill Hollander [#825]

**Name \*** diane cooke

**Address**   
3318 lexington Road  
louisvile, ky 40206  
United States

**Phone Number \*** (502) 893-6674

**Email \*** [dimacooke@aol.com](mailto:dimacooke@aol.com)

**Comments** Lexington Road Preservation Area Assoc. for the record.

Lexington Road Preservation Assoc is opposed to the new Planned Development District (PDD) at the intersection of Grinstead and Lexington Road.

I will be out of town, other board members will be attending  
the meeting at Girl Scouts learning center, on Sept 26th and Wed 28th.

Thanks,

Diane Bridgwater Cooke

President

Lexington Road Preservation Area

## Williams, Julia

---

**From:** Carol Nussbaum <caroln724@gmail.com>  
**Sent:** Monday, September 19, 2016 4:52 PM  
**To:** Williams, Julia  
**Subject:** Proposed Development Lexington Rd/ Grinstead Dr.

Dear Julia,

I am writing to you about the proposed Lexington Rd/ Grinstead Dr development.

I am a long time resident of Top Hill Road, very near the proposed development. I attended one of the meetings and heard about the plans. The scope of what he is considering is extremely worrisome to me.

A 30 to 40 story building in this area seems extravagant and unnecessary. I think it would be an eyesore next to our beautiful and serene park. I am not opposed to a tasteful and unobtrusive development project that could enhance the area.

That being said I am very concerned about the change in traffic patterns any development would add. I am a biker and hiker and already it is extremely difficult if not impossible to cross Lexington Road from Top Hill in the mornings and late afternoons. Any development will make the traffic patterns horrific and impossible for me to cross the street. I live where I do because of the easy access to the park. Hopefully that access will not be compromised in the future.

Please add my concerns to your official file and update me on any potential rezoning.

Thank you,

Carol

Carol Nussbaum  
2502 Top Hill Rd.  
Louisville, Ky. 40206

Sent from my iPhone



## Williams, Julia

---

**From:** Ray Brundige <brundige@iglou.com>  
**Sent:** Wednesday, July 20, 2016 3:57 PM  
**To:** Williams, Julia  
**Subject:** RE: Case 16ZONE1044

Julia –

I called today and was told you are on vacation – please enjoy! – and the ending date for comments for the case applies to the agencies involved in this point of the process, rather than to the general ability to have views and information added to the record.

So I will hold my own comments for the time being.

Thank you.

- Ray Brundige

---

**From:** Williams, Julia [mailto:Julia.Williams@louisvilleky.gov]  
**Sent:** Tuesday, July 12, 2016 10:04 AM  
**To:** Ray Brundige  
**Subject:** RE: Case 16ZONE1044

You can send your comments on the proposal directly to me. Review agencies such as Public Works, MSD, KY Transportation Cabinet, Louisville Water Co. etc have the availability to comment through our system.

The first bullet point indicates that PDS (Planning and Design) received the application. We received a complete pre-application therefore the intake was approved.

There wasn't enough information shown on the plans received, so DPW (Public Works) only gave a few comments.

The deadline for the review agencies to give comments is 7/20/16.

The information from the neighborhood meetings will be submitted when the applicant formally files the change in zoning request.

Please send any comments you or others may have about the proposal to me.

Thanks

Julia

**From:** Ray Brundige [mailto:brundige@iglou.com]  
**Sent:** Monday, July 11, 2016 6:00 PM  
**To:** Williams, Julia  
**Subject:** Case 16ZONE1044

Ms. Williams -

I am unfamiliar with the pre-application review process but see that the referenced case seems to be moving ahead quickly:

- The "PDS Intake" review is marked APPROVED with a start date and complete date of 6/30/2016. The Problem Link hyperlink to 422891 goes to an empty form.
- The "Metro DPW" review is marked COMPLETED with a start date and complete date of 7/11/2016. The Problem Link hyperlink to 422900 goes to a form that does ask for certain actions, like "Label the pavement widths of each surrounding road."

Both of the above review items have a comment review date of 7/20/2016, but I have no idea how to submit comments. Presumably, the comments made at the charrettes were given to you as part of the review process but I do not in fact recall anyone transcribing what we said or recording the session, except spot camera work for television news.

If that is correct the only record of our concerns would have had to come to you from the applicant. Since I have a number of issues regarding the effect of the applicant's planned development could have (as presented in the June 22 charrette), the speed of the process concerns me. Thus I am sending you this as a follow-up to the request made this afternoon for you to call me.

Please advise me on the process and how I can raise issues with the pertinent agencies.

- Ray Brundige