

SUMMIT CONSTRUCTION, LLC
4852 Crittenden Drive
Louisville, KY 40209

February 16, 2015

Dear Neighbor,

RE: 6023 Jefferson Blvd. -- Jefferson Commerce Center

As a follow-up to the meeting we held with neighbors on December 16, 2014 at the Green Acres Baptist Church, we have spent considerable time redesigning this project to address concerns raised by many of you and by State Representative Larry Clark and by Metro Council members Barbara Shanklin and Madonna Flood.

What we are sending you with this letter are colored-up versions of the revised development plan plus a cross section at the rear of the building showing distances, berming and landscaping and what can typically be seen of the development site from one of the nearest homes. By completely flipping the building, we were able to relocate tractor trailer deliveries and parking to the Jefferson Blvd. front side of the building, placing employee parking at the rear. This will assure that any nuisances caused by tractor trailer maneuvering and/or deliveries occurs as far away from residential properties as possible.

You will also note on the accompanying development plan an open space area in the southwest corner of the site. This is a wetland area that will not be developed.

Storm water will continue to be collected and directed to the detention basin on the opposite side of Jefferson Blvd. No storm water will flow in the direction of residential properties except the extremely small amount that might flow from the residential side of the berm. Any drainage flowing from the adjoining residential properties toward this development site will be accommodated by a ditch along the back side of the berm with an outlet through the berm to the development side where, as said, storm water will be collected and directed to the detention basin on the opposite side of Jefferson Blvd.


We refiled this revised development plan (RDDP) today with the Division of Planning and Design Services (DPDS). Government agencies will again review the RDDP and, once they determine that the application is ready for docketing for review by the Planning Commission or one of its committees, you will be re-noticed of the day and place for that meeting.

In the meantime if you have continuing questions or concerns, the best people to call are the following, in this order: engineer Steve Scott or land planner/landscape architect Kathy Linares at Mindel Scott (485-1508) or attorney Bill Bardenwerper (426-6688).

You may also prefer to call our DPDS case manager Matthew Doyle at 574-4388 or whoever you have been working with at MSD.

We appreciate your willingness to work with us on this.

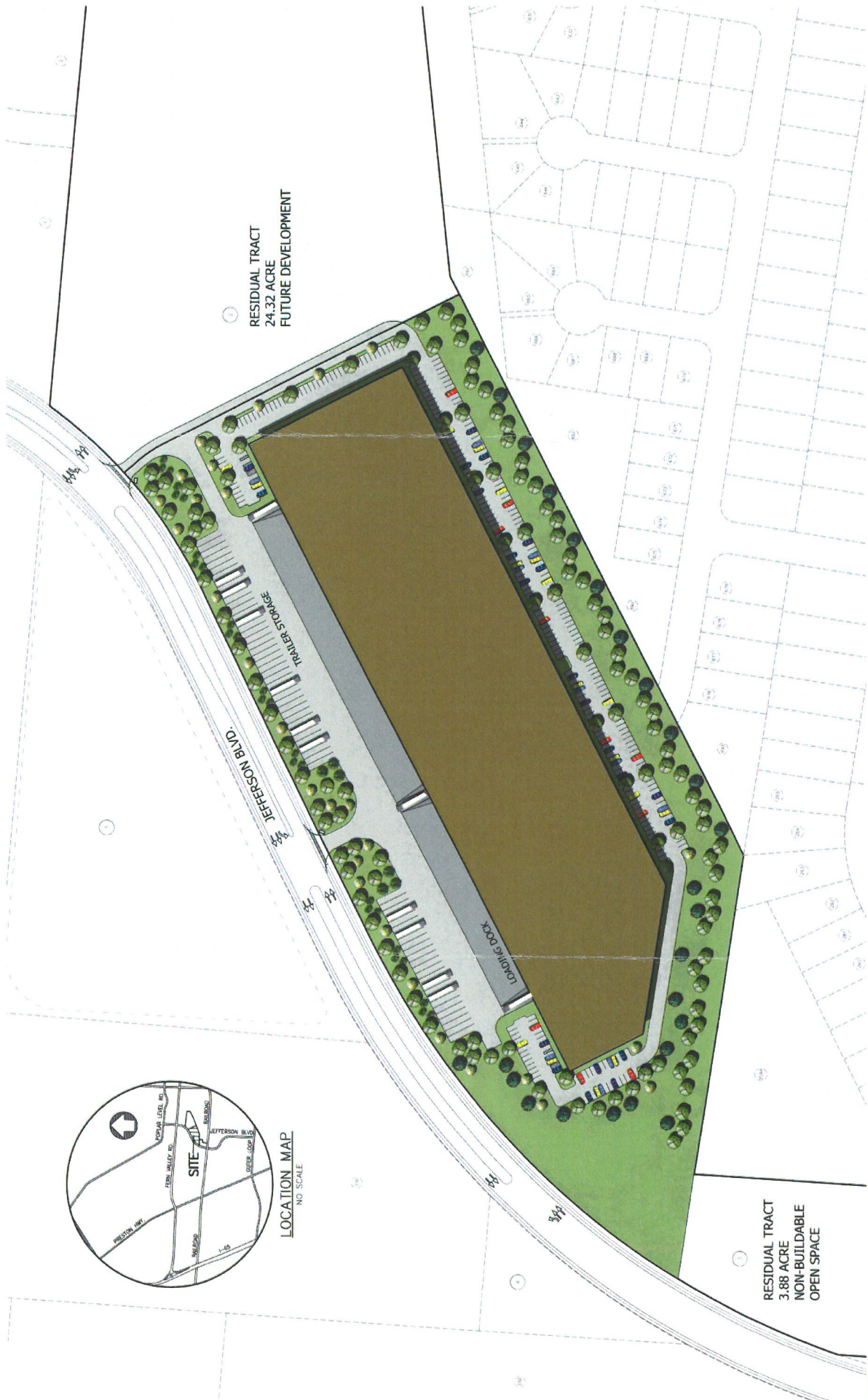
Best personal regards,


Jeff Robinson, Principal

c: Hon. Larry Clark, State Representative
Hon. Barbara Shanklin, Metro Councilwoman, District 2
Hon. Madonna Flood, Metro Councilwoman, District 24
Matthew Doyle, DPDS case manager
Jim Rice, Flynn Brothers
Bill Bardenwerper, Bardenwerper, Talbott & Roberts, law firm
Steve Scott & Kathy Linares, Mindel Scott & Associates

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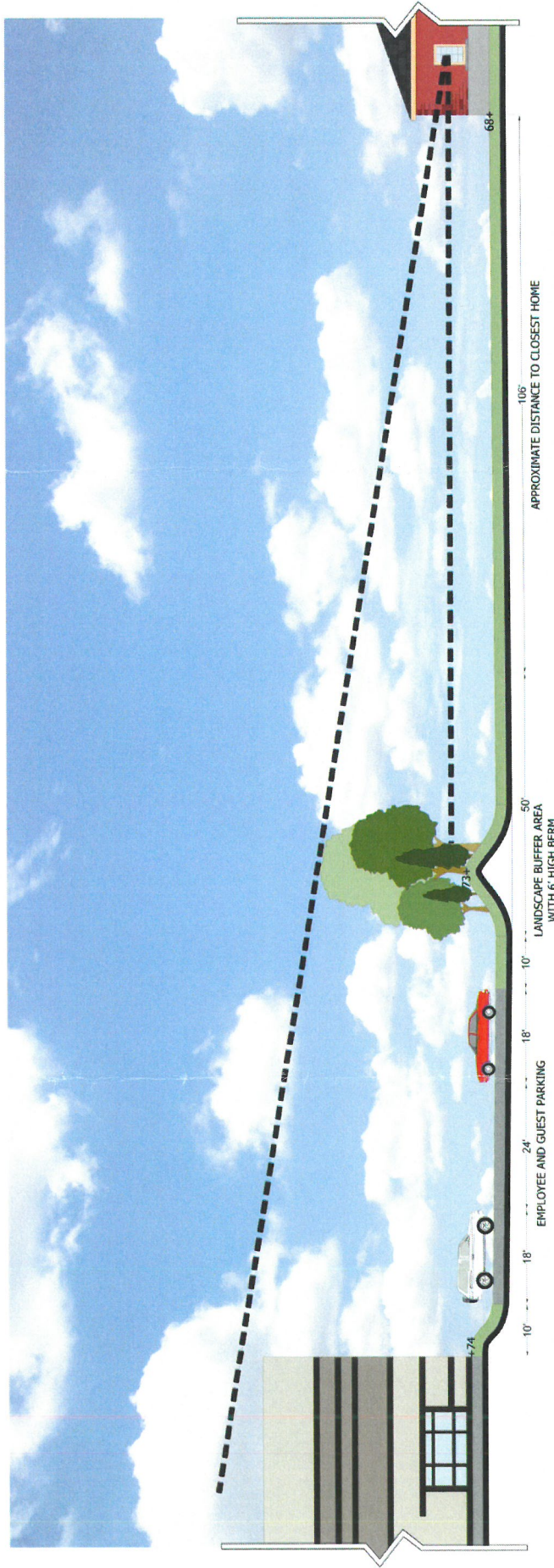


Mindel, Scott & Associates, Inc.
Planning • Urban Consulting • Property Management

JANUARY 23, 2015

JEFFERSON COMMERCE CENTER
Louisville, KY
#2786

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JEFFERSON COMMERCE CENTER - SITE VIEW

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