

Planning and Design Commission
Thursday , February 18, 2016
Re: 15DEVPLAN1186 / 15DEVPLAN1187

My name is Tracy Evans and I live at 3821 Ormond Road in St Matthews, Ky.

I do not oppose the Masonic Homes proposed increase in their campus density per se but I do have concerns and want to protect our neighborhoods from being detrimentally effected by their development.

One concern is the potential of a negative impact to existing groundwater conditions and sewage infrastructure on Ormond Rd as well as Elmwood.

A second is that even though today's meeting does not specifically concern "...new access or changes to existing access to abutting streets" that approval of these applications will signal another request by Masonic Homes to pursue this access again.

In regard to these concerns, I would like to direct your attention to highlighted comments made by MH representatives during their Oct. 1, 2015, Neighborhood meeting to discuss their proposed development plans. I am providing you with a written transcript of that meeting attached to this letter. The actual recording is available if needed. I hope you will read all of it but please refer to those pages referenced in the paragraphs below.

Please refer to page 13 of the attached transcript regarding sewage connections. Elmwood was found to be connected even though MSD originally thought it was not and it was not shown on their plans. I am still unsure of the status of MH current and proposed MSD connection to Ormond Rd. Residents have back up and flooding and groundwater issues as it currently stands. The condition and ability of the current pipes to handle additional capacity of the proposed assisted living building is of concern. Ashley Bartley states that there will be ties to Elmwood and Grove Point, "will tie into the sewer - that's going to be towards the back of the property."

Please refer to pages 8-9 regarding traffic and access. During the Planning Commission hearing July 28, 2014 MH presented their request to amend the binding element #3 due to safety and traffic issues. However, in the attached transcript from Oct 1, Gary Marsh clearly states that there would be no problem with the traffic created by additional development and that the campus traffic patterns "meet code and would meet code with the new development." Ashley Bartley confirmed this as well. Then Nicole Candler immediately expressed safety concerns. When you read the inconsistencies in the transcript, you will understand we are not comforted by the fact that they are not asking for additional access with this particular set of requests.

If Masonic Homes proposed plans are approved once the development is complete will they meet all traffic and safety regulations? Would this increase become a reason to seek access through our neighborhoods in the future for traffic and safety reasons?

As a resident of Ormond Rd and a concerned citizen who stands to be greatly affected by the current and long term plans of the Masonic Homes for continued development I respectfully request that you do not recommend these cases be approved without further investigation of the cumulative impact this development upon the general welfare and quality of life of the surrounding community.

Sincerely,

Tracy Evans

Masonic Homes of Kentucky, Inc.
Neighborhood Meeting Thursday, Oct. 1, 2015
5:30 – 6:30 p.m. in the Miralea Room

Introductions , etc...

GARY MARSH: Just so you know, there's a difference between what we have- what we are doing on this campus and what we are proposing to do as it comes to assisted living.

Basically, you start with a healthcare uh arena, which is our skilled nursing facility which has nothing to do with assisted living which we already have.

We have the healthcare model of assisted living which is called licensed in KY as a personal care facility. That is our Pillars facility for Sally's Garden as well as the rest of the Pillars facility of personal care. Assisted living in KY is only a social model which basically means that we do not render nursing care to the residents who live in assisted living. We do provide attendants for the residents. So that's the difference.

So what we are proposing is purely the social model assisted living. One of the reasons that obviously we want to put the assisted living building on the campus is because it is a part of the continuum of care which we do not offer and we feel like that is necessary. We do have that part of the continuum in our Shelbyville property as well. But the assisted living has been something we have been wanting to do for some time but we haven't been in a position to want – to be able to do it until just recently. So I've already mentioned that it's not on the campus. Bit What we do now, is I'm going to let J. Scott Judi– he's going to give you a little more insight into actually what is going to be known as the Grove Point Assisted Living Facility of Louisville. J Scott –

J SCOTT JUDI: Thanks, Gary. We're proposing – Masonic Homes is proposing to construct a 72 unit assisted living community that will replace an existing structure on campus. We're filing for 72, however, we're going to do it in phases. Our first phase is only for 48 of the 72 units and they'll be one and two bedroom apartments for assisted living.

NICOLE CANDLER: Just to give you some perspective, Business First each year produces a list of assisted living communities in Louisville and Southern Indiana. In 2014 there were 22 assisted living communities in that area listed. Our proposed 48 unit community would have us ranked at the lower half in terms of size.

J SCOTT JUDI: This is a picture of what the assisted living would look like - The Grove Point - where this is the elevation – what it would look like for a consistent basis on campus in fitting it in with our new and our historical buildings. This is a picture of the sight plan. You'll notice the dark red is phase 1, the 48, and the lighter red on the left hand side is phase 2 which will be the 24 units.

GARY MARSH: So the other project that we want to do is independent living. It would be virtually the same as what we have here at Miralea. We will probably add some additional characteristics to the building than we have at Miralea so we're not trying to duplicate exactly what we did here. Although the level of services that we offer and the pricing plans which will exist with the new independent living will be basically the same as we have here.

Marsh cont.... The only difference will be, I guess, in terms of the building structure is in Miralea which we added in a phase 2 – 31 underground parking spaces – the new, the Meadow at Miralea, will have 80 underground parking spaces. So as to and I think we chose to do that largely because we wanted to be able to have more added green space or retain green space associated with the development.

I think you can see that the plan that exists right now – that’s the overview J Scott’ll describe more about. But if you know, basically, the residents in Miralea – it’s all about an active lifestyle. You know, and they’re totally independently. They come and go when they want. Some of our residents drive; some of our residents don’t drive. We do have transportation available for them.

So in addition to that of course in addition to Miralea, we also have the Masonic Home Village Apartments, which are rental apartments, both for affordable housing as well as market rate rentals.

And so the demand for our services in independent living is something that continues to grow. In order for us to even come close to making that decision we engaged Greystone Development out of Dallas, TX who is our development partner on Miralea as well. And we asked them to once again do a market analysis of what the market demands and wants. Given the success that we’ve had with Miralea, it was very clear to us that there is significant demand for these type of services for independent living on our campus. This was presented to the board in as early as I think May. Subsequently, the board approved moving forward with this project in July.

J SCOTT JUDI: Are you sure it was in July? (*unintelligible*)

GARY MARSH: Yes July. I have to figure out – you see we only meet every other month it’s on odd months.

So that’s where we are with this project.

You know, the Miralea development has of now 120 apartments and 12 patio homes. It’s already obviously been in place. We just as I said just recently occupied the additional phase 2 of that with 30 new apartments.

....Unintelligible question.

GARY MARSH: Yes, J Scott

NICOLE CANDLER: You want to talk about life care?

GARY MARSH: Oh. Yeah. there’s one component of Miralea which will also be a part of the Meadow at Miralea and that is our life care program. Basically what life care is about is that the residents who live here pay largely a contract of occupancy – a residency agreement, if you will – an amount that normally you might pay for a condominium elsewhere. And with that they also pay monthly service fees. What happens is that life care provision is that they never pay more than what the monthly service fee is in the event that they need assisted living or skilled nursing. Now just to give you some kind of an idea. The average monthly service fee for a resident in Miralea is a little over \$3,000. And

they get a whole sundry of services for that. If they go to the Sam Swope Care Center, they would pay the difference between – they would NOT pay the difference they would only pay the \$3,000, which means they get about a \$7,000 worth of benefit when they go because the monthly cost at the Sam Swope Care Center is nearly \$10,000 a month. So it's a great benefit. That's why it's called a life care contract. Same thing applies if they go to assisted living, which would be about a 50% discount when they pay the \$3,000. So it's a great opportunity for residents to be assured of what their future life would be in the event that they need those kind of services. Now I'll turn it back to J Scott who will give you more of a description of the Meadow.

J SCOTT JUDI: The Meadow at Miralea will consist of 120 independent living units with 35,000 square feet of common space. It will consist of 2 and 3 bedroom apartments that will each have a patio. It will be a culture of environment in wellness, healthy living, with an active lifestyle. The community will have a fitness center, library, theater for 50 people, card rooms, art studios and guest suites. This is the elevation. Again, we think it is respectful of the other buildings on campus – the other historical buildings – in keeping with our tradition of architecture. This is a picture of the sight plan which is in the northeast – SOUTHEAST corner of the campus alongside the railroad tracks and Frankfort Avenue.

NICOLE CANDLER: Again, to give you some perspective – Business First lists 24 independent living communities in their list of those here in Louisville and Southern Indiana. Masonic Home Village is currently ranked at 14. Miralea is ranked at 18. When we add these additional 120 units to Miralea, we expect it to rank in the top 20% of those lists, based on size.

We are, of course, making some preparations for the assisted living building. It will be built in place of the old infirmary which was part of our original campus plan. That building has not been used since we constructed the Sam Swope Care Center in 2010. But we did take some extra effort to make sure that we preserved some of those wonderful features of that building. We removed some of the stained glass windows that were in the chapel in the old building and have already repurposed them as part of the Sam Swope Care Center. We have some Brookwood tiles that were removed from that and are in storage so that we can repurpose them as part of the assisted living. And we have plans that have already received two bids if you drive past them on the campus you'll see that there's a wonderful stone entrance way to that. So we are hoping to remove that as part of the deconstruction, preserve that in some way and situate it elsewhere on our campus as a public art feature so that people can continue to enjoy that there.

So that is what we have plans for and think that we are . . .(inaudible) Is there anything else that we want to talk about before we talk about questions? Did anyone have any questions about our project?

Yes...

Can you tell me your name first?

Barbara Sacs: I was wondering if there is currently a conditional use permit on the property? For the property of the Masonic Home?

ASHLEY BARKLEY: Yes. Back the 60s or 70s a conditional use permit was granted for the use of an infirmary - the entire campus and that's why every time typically on a process like this you don't have to do a development plan, but because of the conditional use permit we have to go back and make a modification to that (inaudible, coughing) on campus.

Sacs: So you have to change that, then. This is not what you originally planned for and have a permit for.

ASHLEY BARKLEY: That's not necessarily true when you have a conditional use permit even if you're just making an expansion you have to go back and get a modification.

It's just basically – I think the main reason is- the Board of Zoning Adjustment grants conditional use permits and the development review committee grants development plans. It's two separate bodies that fall under the planning commission.

And because of the conditional use permit fits in that basically forces you to go to the board of zoning adjustment. And, again, there are some uses like assisted living, like daycare that require a conditional use permit no matter what zone they are in.

Sacs: What was the original permit? What did it permit?

ASHLEY BARKLEY: Infirmary, which is essentially assisted living.

GARY MARSH: Skilled nursing.

ASHLEY BARKLEY: Skilled nursing, yes. What's going on here on the campus today.

Kevin Harman: Most interested in the assisted living facility going to the back of the property. You say it's going to be in two phases – you have a proper timeline – what's going on or when is construction going to be starting in approximately?

J SCOTT JUDI: Construction will begin towards the middle of 2016 then finish up in the middle of '18.

Harman: So it's about a 2 year project. First Phase or (simultaneous agreement)

J SCOTT JUDI: First Phase.

Harman: So I notice on the printout here it says 200 feet form district transition zone. I just wonder what means or what that is.

ASHLEY BARKLEY: That is so there's four districts in the community and then this is campus and on the other side of Frankfort Avenue the center line of Frankfort Avenue is the dividing line for this neighborhood so when you are within 200 feet of that you have special provisions like building height is maximum and there is a very complicated way to figure out where your building height is –it's

between the top of the gable and (*unintelligible*) But it's building restriction heights and that's pretty much it I don't think it's extra landscaping, but it's basically like that. You can have a building within that area but it might be just be less than what you permitted. For example campus form district permits 120 feet tall buildings so if you are in a form district transition zone, you're restricted to 45 feet on this property.

Harman: So you said the maximum of 40 feet – do you know what the maximum of this building is going to be?

ASHLEY BARKLEY: The building?

Harman: Yeah.

GARY MARSH: It's two stories, basically.

ASHLEY BARKLEY: Wait. Are you talking about the independent living or the assisted living?

Harman: Assisted living. Is it basically the same height as Mockingbird is what I'm asking. And I'm going to probably be one of the ones most affected ones, that's why I'm asking the question. So will it be basically going to mirror the ones that have already been built over to the west side there?

J SCOTT JUDI: yes The Sam Swope Care Center is two stories.

Harman: Right, so it's going to be roughly the same height?

ASHLEY BARKLEY: 40 feet is what I have on my plan.

Harman: So I guess my next question was and I'm asking for the neighbors - That berm in the landscape area you know is the plan back there is what? Is it going to stay the way it is? Is it going to essentially stay the way it is? With the parking lot on the back side now?

GARY MARSH: The berm will basically stay in place. Specifically we don't really have any plans to change that. I think what we originally put it up for, and it was here before I got here, so, but what I've learned is that by and large it was designed so that it kind of buffered the view between Mockingbird and the Masonic Home Campus.

The only problem that we ever have relative to having the berm is that in at least half of it it has almost unfettered access which there's been some issues where we've had people come over the berm – mainly teenagers and children who have come onto the campus and helped themselves in various different ways and vandalized the property. So- came across on golf carts. But we don't have any intent on changing the berms that are back there.

Harman: I had one more question I'm supposed to ask and I'll think of it after . . .

NICOLE CANDLER: Well then I'll give you my card later and if there's something that comes out I'd be happy for you to reach out to me.

Paul (?) Bertrand: Do you have a layout of the whole place to show where each of these projects is located? I'm sure you do.

NICOLE CANDLER: We do not have a map of . . . We have a map of the entire campus? We have it as it exists now. We do not have – unless Ashley knows

ASHLEY BARKLEY: I've got a good part of it if you want to look at it. I can show you kind of in relationship to where everything is.

GARY MARSH: This building if you're familiar with coming onto the campus of course, on the driveway, this building is right directly to the front of the campus on the right hand side before you get to the first building that exists. The other one is all the way . . . You know where the Olmstead is? The Olmstead building which is in the center of campus. Well the infirmary, the old infirmary or healthcare center as it was is directly behind where the Olmstead is, which in the center of campus. Yeah, there's the Olmstead, there's where the old infirmary is – that's where the assisted living will go. One additional feature that we are going to have in addition to that on the campus is that we're going to put greenscape – is that what it's called, Bud?

Bud (Greystone): Yeah it's just green pavement

GARY MARSH: Grass will grow through it. It's where we have where we need excess parking for various different events. And we're going to make that in there. And it's probably and it's not official it's not (exactly where we're going to put it necessarily, but at least it's a plan right now and a grove of trees back in that back right there is where we think the front entrance to the building the stonework that's out front and put that statue in that area right there.

J SCOTT JUDI: Very similar to the building façade that's down on River Rd. and Frankfort Ave.

Tracy Evans: Did he say that one of these is not part of the campus?

GARY MARSH: No

Evans: But I mean I know that in one of your proposals you re-parcelled some of the land and what – I mean- towards Ormond – at the end – that's where the infirmary is. Is that footprint going to remain the same?

GARY MARSH: Everything is largely there. You're talking about where the maintenance building is?

Evans: No. Where the infirmary is – right now.

GARY MARSH: Well basically, if you see the infirmary the new Grove Point will be right directly on that same sight.

Evans: Okay

GARY MARSH: The parking lot that you see that joins the old infirmary is basically going to continue to be the parking lot for the assisted living building.

Evans: Okay. And then you're also going to have underground parking?

GARY MARSH: No. Not in assisted living. It's all service parking. The reason being is that assisted living – the residents don't drive. The only people that drive will be people that come visit them. So while we'll have enough parking spaces that you would say –but for everyone lives there you'll rarely for the people who come to visit assisted living will ever see the parking lot full. But the (state???) development plan will require us to put a parking space for every apartment that we have, even though the residents don't drive. I know it's a little strange. This is about the same thing we had to do when we built the Sam Swope Care Center that residents had to have a parking space. But that's part of the rules.

Barbara Sinai : I want to hear about how many automobiles you're planning for adding to the campus from what's there now.

GARY MARSH: I don't know specifically. It depends on how many of the residents of the Meadow at Miralea we'll have. Generally speaking like the residents who live in this building only about 60 % of them have automobiles. Now the interesting part is that there's a lot several of our residents who live here in Miralea who have automobiles that they never use. They use our transportation or public transportation.

Sinai: Normally with parking for condos you would allow 1 ½ automobiles for unit. I realize that comes under your variance that you don't need that many. That much parking. But I'm wondering about the amount of people you have on the campus. And what they envision all these people automobiles are going to do to what's required.

GARY MARSH: Well let me just say –the reality is that we have no traffic problem on this campus. the only time that you ever have a backup of traffic that lasts more than a couple of minutes is when we have an event at the Olmstead and it might take them 5 to 10 minutes to get off the campus. But for the residents who live on the campus it really isn't all that difficult. I mean I come and go from this campus 2 and 3 and 4 times maybe a day sometimes. I can tell you that rarely is it more than 4 or 5 cars at the traffic light that's at Frankfort Avenue. Would we like to have a second entrance? Probably. But at this point in time we don't have any specific plans for that at all. We believe that the one entrance will serve our needs and I think the traffic study.....

Sinai: Did you check that that will meet code?

ASHLEY BARKLEY: Yes it does. It does meet code.

GARY MARSH: Oh yes

Sinai: For the addition also?

ASHLEY BARKLEY: Yeah. Oh yeah. There's no requirement right now – well- and anytime in the near future. This is not going to kick in anything for this requirement.

GARY MARSH: The traffic patterns we have on this campus you know are well below what anything would be called or really create any possible by the addition of all the cars that's going to be on the campus you that we – the reason being that rarely do you find you know that many people coming all the same time. You know we have three shifts a day that work in the Sam Swope Care Center. People who work you know the Villages – they come at a different time. The people who work here at Miralea – they have different schedules. You don't find too many people leaving at the same time and you don't have too many people coming on the campus at the same time.

Sinai: What is your provision for say if a broken down train?

GARY MARSH: Well then we open Washington Square. That's the emergency exit. So that's what we do.

Skip Thorpe: You're said you do not have a traffic problem. Does that mean you are not going to pursue your legal action against Planning and Zoning when they did not grant you access to the streets onto Chenoweth?

GARY MARSH: Well I - you know - the truth is that we have an appeal. It has not been heard by the courts.

Thorpe: No, but if you say you have no problem, why are you appealing to the courts to overturn the ruling of Planning and Zoning?

GARY MARSH: Well, first of all, I think it's because we made, you know, we filed for plans to try to open additional access points on the east side. We were turned down by the Planning Commission. We have the right to file an appeal either with Metro Council as well as the courts.

Thorpe: If you have no need, why are you doing this?

GARY MARSH: Well because we want it.

Thorpe: Well that's mighty kind of you! We appreciate that!!

GARY MARSH: Well you either have one of two things. You have a need or a want. In this case we want it.

NICOLE CANDLER: There's still a very real safety concern for us in pursuing that and that was the reason we pursued that was that there is some concerns that when we do have something blocked like that or when we do have emergency vehicles that are trying to get here that we do have something that was more immediate and available for that.

Thorpe: Yeah immediate access emergency.

GARY MARSH: Well let me just say this. I mean you could ask me questions about that all night long. The truth of the matter is that's not what we're here about. Regardless of what happens with that. Nothing may come of it. Quite frankly at this point I don't even have any clue. Matter of fact I'd even forgot we had the appeal until you brought it up. Because the courts had – supposedly - 45 days to respond. We're now at about 240 days, so the idea that they're ever going to truly respond to our appeal is unknown at this point, so anything I say about it at this point is . . .

Thorpe: You advertised this as a neighborhood meeting. In order for the neighborhood to meet, they have to know that there is a meeting to be held. How did you advertise this meeting?

ASHLEY BARKLEY: Well, first of all, the neighborhood meeting tonight is optional. It's recommended but it's not required for this process. But there – when you do notify the neighborhood meeting, you notify the first tier property owners – the adjacent ones – so in this case, because it's on this portion of the property, you know people on this side might not be notified because they're not directly adjacent, but we notified how many people? Close to a hundred? And then also with that notice went out to district neighborhood groups, council people in the district, etc. So again, this is not required, but we followed Planning and Design regulations for how it was to be noticed.

Thorpe: I don't understand when you say it's not required.

ASHLEY BARKLEY: A neighborhood meeting is not required for a modification of a conditional use permit.

Thorpe: Your letter says something a little different.

ASHLEY BARKLEY: Well that's it. So the notification that the plan was filed – you probably got two different notices – one was like

Thorpe: I didn't get anything. I just happened to have a neighbor who brought it up to my attention.

ASHLEY BARKLEY: Okay.

Thorpe: If that notice had been broadly spread, instead of twenty people here, we would have had a hundred!

ASHLEY BARKLEY: Well, again,

Thorpe: So I think this is a well-orchestrated way to say yes, we had a public meeting. We had it at a most inconvenient time to minimize the number of people that would show up.

ASHLEY BARKLEY: And again, it's not a requirement. If we were filing for a new conditional use permit we would be required to have a neighborhood meeting but we're not, so it wasn't even a requirement, but the Masonic Home always try to . . .

J SCOTT JUDI: But we sent it to the people that we're required to send it to.

Brendan McCarten: Neighbor, and I want to know is it possible to get to this ingress notice . . .
(interrupted)

ASHLEY BARKLEY: It's included in our files – it's public record.

Evans: Yeah. It's in the permit . . .

McCarten: Again, I didn't hear about it until now.

Evans: Can we get Do you all maintain a list of just neighbors that are interested, that we can get on that list? I mean if we were to request to be kept in the loop?

Sacs: In one of our meetings, you did agree to notify everybody on the streets neighboring you – not just the tier. The front tier. Everybody on each street and we don't get that . . . and we don't get that mailing.

Evans: Well is there a way now? I'm just asking, is there something from this point forward? I mean obviously there are some neighborhood people who are interested.

NICOLE CANDLER: Sure I would be happy to give you my business card and I would certainly be happy to keep you posted when we have neighborhood events. Absolutely.

Evans: Well not really neighborhood events – I think the people here are kind of interested in what you're doing, not just about maybe becoming part of the community of Masonic Home. But I mean, be realistic. We want to know what's going on. And we would love to be neighborlyand . . .

NICOLE CANDLER: Well I think there's also an opportunity for you to be – I don't know if you received our councilman's newsletter. We do welcome that as an opportunity to get information out just as I'm sure he welcomes people to sign up for that as well. And you know, I mean that is a resource that we use to communicate. You know we also have partnerships with the St. Matthews chamber that we talk about developments in our campus and we certainly keep up with those groups.

GARY MARSH: If you have an interest in wanting information we send out a newsletter called the Messenger on a periodic basis and we can put you on that mailing list if you want to do it, but you'll need to talk to Nicole about getting on that list.

Evans: Great. Thank you. Appreciate it.

ASHLEY BARKLEY: You all will be notified of the public hearings before Zoning Adjustment and development review committee and also everybody that was notified of this meeting.

J SCOTT JUDI: Who will they notify? So that they know?

ASHLEY BARKLEY: Who?

J SCOTT JUDI: Who will BOZA notify?

ASHLEY BARKLEY: Oh well we...

J SCOTT JUDI: Second tier? Same group?

ASHLEY BARKLEY: And anybody that's here tonight. You'll be notified of the meetings.

Ralph Haeberlin: What kind of population density are you talking about? What's the population increase going to be?

ASHLEY BARKLEY: Campus wide we will now be at . . . (unintelligible)

J SCOTT JUDI: Are you asking a question about employees (or additions??).

Haeberlin: (???) What do you foresee or project as it to be after this development?

ASHLEY BARKLEY: Presently I'm going to have to do the math but I can tell you that when this is constructed it will be 5.88 units per acre.

Haeberlin: No, no, no, population. Not area. I mean she said it was going to be in the top 20%. Is that square footage? Or is that population?

J SCOTT JUDI: That's in population. That's in the number of accommodations for that business line.

Haeberlin: So what's the population increase going to be?

GARY MARSH: Well we have a – We'll be building with phase one of the assisted living and the 120 apartments. While we don't know the exact number because we don't know how many couples will be moving in. Basically we'll have at least 168 additional people on the campus. It will probably be more than that. But until we know exactly how many couples move in – that's the only reason that we don't know the exact number.

Haeberlin: Is it limited to couples?

GARY MARSH: Yes.

Haeberlin: Then why is there 2 and 3 bedroom apartments? Why do you have a 3 bedroom apartment for 2 people?

GARY MARSH: Well you may want (**J SCOTT JUDI** and **ASHLEY BARKLEY** begin to talk at the same time - can't understand what anyone is saying).

J SCOTT JUDI: not 3 bedroom

ASHLEY BARKLEY: 1 and 2.

Haeberlin: I wrote down what you said: 2 and 3 bedroom apartments.

J SCOTT JUDI: If I said 3 bedroom, I misspoke. It's 1 and 2 bedrooms.

Haerberlin: That's what I said when I saw 3, I'm like (interrupted by **GARY MARSH**)

GARY MARSH: Well even if we had 3, people don't always want exactly the same size. We don't – You don't drive the same car I do. I want something different that you and the same thing applies to the people who move into Miralea. Some want a 1 bedroom. Some want a 2 bedroom you know and if we had 3 bedrooms, I'm sure that someone would want 3 bedrooms because they want that space.

Haerberlin: Okay, now you say (**GARY MARSH** talks over) I'm just curious. She said something about it's being comparable to buying a condo. Can you give me what comparable number that is? In other words, how much does it cost to buy in?

GARY MARSH: Well, you don't buy.

Haerberlin: How much does it cost to – basically – what's what is the entrance fee?

GARY MARSH: The entrance fees start at something just over \$200,000 with a 90 or 95% refundability and they go up to as high as about \$450,000 – a large 2 bedroom with den.

Haerberlin: Okay, I also heard mentioned that you have affordable housing in the – what I know as Masonic Home – yeah, the Village – the original Masonic Home. Of that, how many units do you have?

J SCOTT JUDI: There are 149.

Haerberlin: 149. Alright, out of the 149 units, how many of them are set for affordable housing?

J SCOTT JUDI: 100.

Haerberlin: Alright, so you have a hundred. Alright and who sets the . . . (interrupted by **ASHLEY BARKLEY**)

ASHLEY BARKLEY: But that doesn't change as a result of this proposed project. That's existing and that that (interrupted by **Haerberlin**)

Haerberlin: Well is there going to be any – Okay so you're building up right now . . . let's see 120 and 72 – 192 units. Alright. And the assisted living is there anything for affordable people living.

GARY MARSH: No.

Haerberlin: So you're looking at 192 units that are limited to people who can afford to drop down \$200,000 plus \$3,000 a month to live there.

GARY MARSH: That's correct. What's your point?

Haerberlin: That seems exclusive to me.

GARY MARSH: Well let's put it this way. We're in the business of taking care of seniors.

Haerberlin: You're in the business to make money.

GARY MARSH: We're in the business of taking care of seniors. If making money is a part of it, then that's a part of the business. But the truth of the matter is that that's what we do. As a non-profit organization we take our money that we make presumably, put it back into services for and facilities for more residents. You know if you haven't seen the statistics, you know that there's going to be a considerable number of seniors who are going to be in our population. I being one of them.

Haerberlin: I being one of them too.

GARY MARSH: And so consequently, the demand for what we do is what we're all about. This is the – we're in the business of taking care of seniors and that's what we do. Now if we make money, there's nothing wrong with that.

Evans: I have a question. You all currently connect your sewer and drainage and all that it connects... into Ormond Road at the end, right? (Marsh shakes head no..) There's nothing?

GARY MARSH: No. It goes into a pump station right over here (**ASHLEY BARKLEY and J SCOTT JUDI** talking simultaneously at his time and no one can be understood).

Evans: So there's nothing? – What's at the end of your property and Ormond?(interrupted)

J SCOTT JUDI: There's water there's a water connection there. (ASHLEY BARKLEY also talking – can't understand)

ASHLEY BARKLEY and J SCOTT JUDI: (unintelligible) **ASHLEY BARKLEY: No, there is sewage.**

Evans: Are you saying there is sewage?

Evans: Yeah.

ASHLEY BARKLEY: yeah but that's...

J SCOTT JUDI: That only serves our property.

Evans: Sure, but your proposed development at the infirmary which is right at the end of Ormond Rd. I'm sure would tie into that,.. Ashley?

ASHLEY BARKLEY: Yeah, so the independent living (Meadow at Miralea) will tie into Elmwood and then the assisted living (Grove Point) will tie into the sewer – that's going to be towards the back of the property

GARY MARSH: Well, it's already there. Already has sewers

Evans: No, I know that, that's what my first question was. Is there (interrupted)

GARY MARSH: I believe that that ties into Mockingbird Gardens.

ASHLEY BARKLEY: The storm water – the sanitary would tie into let me find it – it's just going to the sewers that are out there.

Evans: Right. That's what I was concerned with. We have a chronic – really chronic – issue with back-up and drainage and MSD and St Matthews are always at the end of Ormond Rd and when I call them about an issue they always tell me that they are at their capacity so any future use of existing sewage pipes is a big concern to me.

ASHLEY BARKLEY: Now I will tell you – where there are new requirements in storm water – for any development in the city of Louisville we have to utilize draining structure. So out in that circle there's going to be very very large underground chambers where all the storm water from the assisted living will be stored and there will be an overflow and a new system that goes through campus that would overflow into back in Mockingbird Gardens but the design volumes for those chambers is going to be enormous.

Evans: So that might actually mitigate some of our current issues?

ASHLEY BARKLEY: You're not going to add anything.. and I cannot I'm not a civil engineer but there is a certain amount I think it's the first inch of a storm and then there's a certain (year???) storm that has to be stored but there will be a ton of underground storage out there. And then back at the assisted living there will be some backspills and rain gardens again that (interrupted)

Evans: And that's all part of your plan that you've submitted so it's all there

ASHLEY BARKLEY: Yes it's required by MSD now.

Evans: But that's part, like I could go and check that out on your application, what you've provided for?

ASHLEY BARKLEY: These are the official development plans filed and I'll show you the rest

Evans: Okay. Yeah I'm really--

GARY MARSH: As you drive out of the campus you will see, I think, several rain gardens that we have which are basically the water goes in there and then it goes straight in so that's the way it's set up. You know, that's what MSD requires. And I think between here right out here in front of Miralea there's (Interruption **J SCOTT JUDI:** there's three) actually three going on campus.

ASHLEY BARKLEY: The ones in Miralea are a lot more attractive that the ones but there's tons of little ones back of Miralea and (unintelligible)

Evans: So you know there was a comment that was made, that there was not going to be any kind of future.. no future plans were in the works, for more development? And something like this takes some planning. You know I mean, how long does it take to put together this kind of plan– this is huge! How long does it take . . .

GARY MARSH: Are you talking about the new development?

Evans: Yeah. Like your new project. How long?

GARY MARSH: I can't remember exactly when we started I think we instructed Greystone to look at the feasibility of what we could do for additional development on the campus around Christmas of last year maybe late November. It was in the spring when we got the results of that study and it was July when we took it to the board for their approval. And from that point we began to go into design and development for the new (project??). And it'll take us until probably midyear next year before we actually start construction. Could be in the fall.

Evans: Do you have plans to put up buffers at the end of Ormond Road? For that – because when you were building that big berm, I don't know you said you weren't here when the berm was built but...

GARY MARSH: In the back – all the way in the back?

Evans: Yeah, –

J SCOTT JUDI: The old berm. There's two different berms. There's one that's behind the Sam Swope Care Center that's new and then there's this older one that was the Mockingbird Gardens' (interrupted) **Evans:** was built, yeah, right. Well obviously I want to know if you're planning to put some kind of buffer up because that will be pretty loud.

ASHLEY BARKLEY: There are some screen requirements too along the Ormond dead-end. There's a 25 foot landscape buffer area and I'd have to look at code regulations . . .

GARY MARSH: Which already really exists – that 25 feet's already . . .

ASHLEY BARKLEY: Yeah and is there a fence there now?

J SCOTT JUDI: yes

Evans: There's a dog-ear fence right there, but that's you know, what -6 feet?

GARY MARSH: It's 8 feet.

ASHLEY BARKLEY: That - but those are the requirements.

Evans: But yeah..that's the requirement.

Pat Payne: I live in Mockingbird Gardens. The berm – let's go back to that. The new pile the pile back there recently the dirt- one of the bulldozer guys talked like you were going to use it.

J SCOTT JUDI: Yes, when the infirmary comes down when the building comes down, then that is all the infill.

Pat Payne: Really?! You'll fill up the whole basement?

GARY MARSH: Yeah, we have a full basement under that building.

J SCOTT JUDI: Actually, there's two basements.

GARY MARSH: It'll actually take all the you know we have basically two mounds. One's practically next to it. And one's in the back farther back. And all of that dirt will go into back to the assisted living. And I mean the assisted living building.

Pat Payne: Fill up the whole basement? Okay.

GARY MARSH: Now there might be a little top soil still left – not much - that will be used once we've built the building and we fill that in with more top soil. Actually the building is going to be – I guess it's going to be about the same where it is right now – about the same height.

Pat Payne: Good I'm glad to hear that.

Julie Leake: When you demolish the old infirmary I know because of the age of that building it's going to be a lot of asbestos there – (interrupted)

GARY MARSH: We've already abated most of the asbestos. We have part of the roof that still has to be abated. We didn't do it because we didn't want – because we still have the fire alarm and the sprinkler system active in that building which requires we're required to do because of our insurance. And so consequently we didn't do all the roof so that will be the only additional asbestos abatement that will be necessary before the actual demolition of the rest of the building.

Evans: I've got one last question. Ashley, and I'm sorry if this isn't relevant here today, but QK4 – are you still involved with the engineering study for the widening of Chenoweth Lane?

ASHLEY BARKLEY: I'm not. And I just heard something about that yesterday. An email sent to me and I – that's not part – I don't even know if that's our office that might be the Frankfort office.

Evans: Okay but it's still your firm, but just a separate division of it? Okay

J SCOTT JUDI: Yeah they designed Spaghetti Junction – the new Spaghetti Junction.

Evans: Oh, well I won't comment on that... (Laughter)

NICOLE CANDLER: Well we thank you all for joining us tonight. We are excited to share this project with you and we are glad that you all attended. Thank you.

(Graystone representative "Bud" was present bud did not speak)

Neighborhood Speakers (22 neighbors were in attendance)

Kevin Harman – 1st tier homeowner Pepperbush Rd– Mockingbird Gardens

Barbara Sinai –Eastover Ct. (Architect , used to a metro rep..??)

Barbara Sacs - Washington Sq. (rep Todd H)

Skip Thorpe – Chenoweth Ln (Thorpe Interiors)

Tracy Evans – Ormond Rd

Brendan McCartan -Ormond Rd

Julie Leake - Elmwood

Ralph Haeberlin – Elmwood

Pat Payne -1st tier homeowner Coralberry, Mockingbird Gardens