

June 20, 2017

Louisville Metro Planning and Design
444 S. Fifth St.
Louisville, KY 40202

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RE: 16 CUP 1063
Letter of Explanation

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To whom it may concern:

The intent of this CUP filing is to request a conditional use permit to allow RU-2 Residential Housing at the location of 200 & 212 W. Broadway. The RU-2 Housing will consist of 52 college student housing apartments, with the capacity to house 192 students. There will be 44- two bedroom apartments housing four students each, and 8 one bedroom apartments housing two students each.

Ordinance No. 186, Series 2016 was approved last year in relation to case 16ZONE1038 which allows the RU-2 Residential Use Category to be a Conditional Use within the SoBro 'Broadway' PDD Subarea, as part of the SoBro Planned Development District.

Background on the request:

The existing building located at 200 W. Broadway, currently contains 9 floors and approximately 128,209 square feet of offices, and college/institutional related space. There is also a parking garage on site, which is connected to the building, and contains two floors of office structures over the top of the parking garage.

The Developer has plans to renovate the existing building. Part of the renovations would include the conversion of some of the floors into college student housing apartments. Additional renovations and improvements include the addition of a first floor retail space in the form of a college bookstore. This bookstore would also contain a small coffee shop/ café restaurant. Both the bookstore and the café would be available to the general public. The remainder of the building will be tenant office spaces, as well as institutional space for JEC. Additionally, the existing parking garage will be available to the greater community as a pay-to-park facility, not exclusive to building tenancy.

The Developer believes there is sufficient population of students to support this proposal, given that the building is directly adjacent to the JEC campus core. Currently, per the JEC website the overall student enrollment is 11,982 students, with 28.5% of those students being full-time. Having student housing available with direct access to the campus core, would serve to improve upon the available housing selection in the area for students.

Additionally, the building offers direct access to employment centers. One of the tenants for the building is Metropolitan College, with is a joint education-workforce and economic development initiative involving the University of Louisville, JEC, and the Louisville Metro government and State of Kentucky government. UPS is a charter employer participating within the Metropolitan's workforce development program. The organization is also engaged with other sources providing employment opportunities and post- secondary training to eligible Kentucky residents.

Since RU1 multi-family residential is currently a permitted use in the Broadway Subarea, the applicant believes that the request for a conditional use permit is appropriate. Given that the property is an existing educational

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use, and that the property is immediately adjacent to the border of the Campus Subarea, RU-2 housing would be in keeping with the character of the area, as well as the Downtown Form District and intent of the Cornerstone 2020 plan.

Thank you for your consideration. We are excited about the great things that are starting to take shape in the SoBro neighborhood.

Sincerely,

Kelley A. Parker

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