

## Gabbard, Lacey A

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**From:** Carrico, Kenny K (KYTC-D05) <Kenny.Carrico@ky.gov>  
**Sent:** Friday, January 25, 2019 8:00 AM  
**To:** Gabbard, Lacey A  
**Subject:** RE: 18DEVPLAN1200 - Applebee's/First Watch Middletown

Lacey,

There is nothing from my original email that is potentially erroneous or errant, if necessary it can be placed in your file.

Sincerely,

J. Kenny Carrico, P.E.  
District Permit Engineer  
Department of Highways - District 5 Permits  
8310 Westport Road  
Louisville, Kentucky 40242  
(502) 210-5400

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**From:** Gabbard, Lacey A <Lacey.Gabbard@louisvilleky.gov>  
**Sent:** Thursday, January 24, 2019 9:06 AM  
**To:** Carrico, Kenny K (KYTC-D05) <Kenny.Carrico@ky.gov>  
**Subject:** FW: 18DEVPLAN1200 - Applebee's/First Watch Middletown

Kenny,

Mike Hill from LD&D is requesting I include your email (below) in my staff report regarding the First Watch at 12913 Shelbyville Rd in Middletown. Is that something you would be ok with?

Thanks!

---

**From:** Mike Hill [<mailto:hill@ldd-inc.com>]  
**Sent:** Thursday, January 24, 2019 8:27 AM  
**To:** Gabbard, Lacey A <[Lacey.Gabbard@louisvilleky.gov](mailto:Lacey.Gabbard@louisvilleky.gov)>  
**Subject:** FW: 18DEVPLAN1200 - Applebee's/First Watch Middletown

Lacey,

Would it be possible for you to include this email from Kenny Carrico in your staff report? Seems like it would help explain the limitations of building the sidewalk from KYTC's perspective and that might be insightful for the Commissioners.

I'm also attempting to get a letter of support from the Mayor of Middletown, and I think that would be helpful to include as well if I can obtain it in time.

Thanks

**Michael D. Hill, AICP**

Senior Land Planner

**Land Design & Development, Inc.**

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**From:** Carrico, Kenny K (KYTC-D05) <[Kenny.Carrico@ky.gov](mailto:Kenny.Carrico@ky.gov)>

**Sent:** Monday, January 14, 2019 8:45 AM

**To:** Mike Hill <[hill@ldd-inc.com](mailto:hill@ldd-inc.com)>

**Subject:** RE: 18DEVPLAN1200 - Applebee's/First Watch Middletown

Mike,

Sorry for the delayed response. In fact I did receive some feedback.

KYTC's thoughts were that at most there should be some connection from your site to the corner of the signalized intersection. This would provide connectivity along the Data Vault Drive frontage to the intersection, which will eventually include connect to the Middletown segment of the Louisville Loop on the opposite side of Shelbyville Road. Our thoughts also indicate that building sidewalk along the entirety of the property along Shelbyville Road is unrealistic. It was during the reviews and selection of alignment for the Louisville Loop that the North side of Shelbyville Road is impractical for sidewalk construction.

One of the more major concerns is adjacent to your site to the West. To construct a continuous sidewalk would requirement major stormwater and headwall revisions. The cost of which was considered too high from a feasibility standpoint. Building a sidewalk to this location along your frontage will build a sidewalk to this same issue area. The more plausible construction would be into the access roads for the Walmart/Target where grading and cost would be less substantial.

Sincerely,

J. Kenny Carrico, P.E.

District Permit Engineer

Department of Highways - District 5 Permits  
8310 Westport Road  
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**From:** Mike Hill <[hill@ldd-inc.com](mailto:hill@ldd-inc.com)>  
**Sent:** Wednesday, January 02, 2019 1:31 PM  
**To:** Carrico, Kenny K (KYTC-D05) <[Kenny.Carrico@ky.gov](mailto:Kenny.Carrico@ky.gov)>  
**Subject:** RE: 18DEVPLAN1200 - Applebee's/First Watch Middletown

Kenny,

Did you ever happen to get any feedback from other KYTC individuals regarding sidewalk construction along Shelbyville Road?

Thanks

**Michael D. Hill, AICP**  
Senior Land Planner  
**Land Design & Development, Inc.**  
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**From:** Carrico, Kenny K (KYTC-D05) <[Kenny.Carrico@ky.gov](mailto:Kenny.Carrico@ky.gov)>  
**Sent:** Wednesday, December 19, 2018 10:19 AM  
**To:** Mike Hill <[hill@ldd-inc.com](mailto:hill@ldd-inc.com)>  
**Subject:** RE: 18DEVPLAN1200 - Applebee's/First Watch Middletown

Mike,

On this project I provided direct feedback to Metro that a sidewalk should be at least required from the property to the corner of the signalized intersection. This would provide connectivity for your site to the proposed extension of the Louisville Loop opposite Shelbyville Road. Regarding the construction along Shelbyville, I will get some feedback from the different individuals at KYTC.

Sincerely,

J. Kenny Carrico, P.E.  
District Permit Engineer  
Department of Highways - District 5 Permits  
8310 Westport Road  
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**From:** Mike Hill <[hill@ldd-inc.com](mailto:hill@ldd-inc.com)>  
**Sent:** Wednesday, December 19, 2018 8:38 AM  
**To:** Carrico, Kenny K (KYTC-D05) <[Kenny.Carrico@ky.gov](mailto:Kenny.Carrico@ky.gov)>  
**Subject:** FW: 18DEVPLAN1200 - Applebee's/First Watch Middletown

Kenny,

Is this project in your area? 12913 Shelbyville Road in Middletown. Was previously an Applebee's now proposed to be a First Watch restaurant.

Can I get your thoughts on a sidewalk along the site's Shelbyville Road frontage? Scroll down to see a Google street view image. Metro tells us a sidewalk is required along Shelbyville Road, but as you can see there is a drainage ditch, landscaping and a telephone pole to contend with. Seems unsafe to build a sidewalk at the edge of pavement. We are likely going to be asking for a sidewalk waiver and it would help to have your feedback, one way or the other.

Thanks

**Michael D. Hill, AICP**  
Senior Land Planner  
**Land Design & Development, Inc.**  
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**From:** Dutrow, Mark B <[Mark.Dutrow@louisvilleky.gov](mailto:Mark.Dutrow@louisvilleky.gov)>  
**Sent:** Monday, December 17, 2018 10:51 AM  
**To:** Mike Hill <[hill@ldd-inc.com](mailto:hill@ldd-inc.com)>  
**Subject:** RE: 18DEVPLAN1200 - Applebee's/First Watch Middletown

We did and determined it could be constructed but at a higher cost than a regular sidewalk but it could still be constructed.

---

**From:** Mike Hill <[hill@ldd-inc.com](mailto:hill@ldd-inc.com)>  
**Sent:** Monday, December 17, 2018 10:48 AM  
**To:** Dutrow, Mark B <[Mark.Dutrow@louisvilleky.gov](mailto:Mark.Dutrow@louisvilleky.gov)>  
**Cc:** Gabbard, Lacey A <[Lacey.Gabbard@louisvilleky.gov](mailto:Lacey.Gabbard@louisvilleky.gov)>  
**Subject:** RE: 18DEVPLAN1200 - Applebee's/First Watch Middletown

Mark,

Did your department discuss the feasibility of constructing this sidewalk as you mentioned would happen today? Thoughts?

**Michael D. Hill, AICP**

Senior Land Planner

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**From:** Dutrow, Mark B <[Mark.Dutrow@louisvilleky.gov](mailto:Mark.Dutrow@louisvilleky.gov)>  
**Sent:** Monday, December 17, 2018 10:46 AM  
**To:** Mike Hill <[hill@ldd-inc.com](mailto:hill@ldd-inc.com)>  
**Cc:** Gabbard, Lacey A <[Lacey.Gabbard@louisvilleky.gov](mailto:Lacey.Gabbard@louisvilleky.gov)>  
**Subject:** RE: 18DEVPLAN1200 - Applebee's/First Watch Middletown

I received the question this morning about Middletown even having a fee in lieu. Jeff Brown does not believe they do. Because of that I believe a waiver will have to be applied for.

---

**From:** Mike Hill <[hill@ldd-inc.com](mailto:hill@ldd-inc.com)>  
**Sent:** Thursday, December 13, 2018 2:28 PM  
**To:** Dutrow, Mark B <[Mark.Dutrow@louisvilleky.gov](mailto:Mark.Dutrow@louisvilleky.gov)>  
**Cc:** Gabbard, Lacey A <[Lacey.Gabbard@louisvilleky.gov](mailto:Lacey.Gabbard@louisvilleky.gov)>  
**Subject:** RE: 18DEVPLAN1200 - Applebee's/First Watch Middletown

Sounds good.

Thanks, Mark.

**Michael D. Hill, AICP**  
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---

**From:** Dutrow, Mark B <[Mark.Dutrow@louisvilleky.gov](mailto:Mark.Dutrow@louisvilleky.gov)>  
**Sent:** Thursday, December 13, 2018 2:24 PM  
**To:** Mike Hill <[hill@ldd-inc.com](mailto:hill@ldd-inc.com)>  
**Cc:** Gabbard, Lacey A <[Lacey.Gabbard@louisvilleky.gov](mailto:Lacey.Gabbard@louisvilleky.gov)>  
**Subject:** RE: 18DEVPLAN1200 - Applebee's/First Watch Middletown

I neither support nor oppose a fee-in-lieu. I simply analyze whether or not it can be built. I will have that discussion with Public Works on Monday on the buildability of the walk.

---

**From:** Mike Hill <[hill@ldd-inc.com](mailto:hill@ldd-inc.com)>  
**Sent:** Thursday, December 13, 2018 2:15 PM  
**To:** Dutrow, Mark B <[Mark.Dutrow@louisvilleky.gov](mailto:Mark.Dutrow@louisvilleky.gov)>  
**Cc:** Gabbard, Lacey A <[Lacey.Gabbard@louisvilleky.gov](mailto:Lacey.Gabbard@louisvilleky.gov)>  
**Subject:** RE: 18DEVPLAN1200 - Applebee's/First Watch Middletown

OK, Mark.

Thanks for the response. I'm working with the client to determine how they want to approach this sidewalk issue. I can see putting a sidewalk from the building out to the signalized intersection, but it would be really difficult to put a sidewalk along the site's Shelbyville Road frontage.

I'll get back to you after we've discussed this further, but is this a situation where the sidewalk fee-in-lieu would be offered, or a waiver request supported?

Thanks

**Michael D. Hill, AICP**

Senior Land Planner

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---

**From:** Dutrow, Mark B <[Mark.Dutrow@louisvilleky.gov](mailto:Mark.Dutrow@louisvilleky.gov)>

**Sent:** Thursday, December 13, 2018 7:22 AM

**To:** Mike Hill <[hill@ldd-inc.com](mailto:hill@ldd-inc.com)>

**Cc:** Gabbard, Lacey A <[Lacey.Gabbard@louisvilleky.gov](mailto:Lacey.Gabbard@louisvilleky.gov)>

**Subject:** RE: 18DEVPLAN1200 - Applebee's/First Watch Middletown

Good morning, Mike,

Unless a sidewalk fee-in-lieu has been processed for a site a sidewalk is always required in this scenario.

Along the east side of Data Vault there is a sidewalk leading from the north to the intersection and to a crosswalk that heads to the west where there is no landing or connection into the site. This is the only of the four corners that does not have such a treatment.

Sidewalks along State facilities is not unheard of, the State would probably suggest an integral curb and sidewalk for the sake of safety.

A sidewalk can always be pushed further into the site and then placed in a sidewalk easement as well.

---

**From:** Mike Hill <[hill@ldd-inc.com](mailto:hill@ldd-inc.com)>

**Sent:** Wednesday, December 12, 2018 4:23 PM

**To:** Dutrow, Mark B <[Mark.Dutrow@louisvilleky.gov](mailto:Mark.Dutrow@louisvilleky.gov)>

**Cc:** Gabbard, Lacey A <[Lacey.Gabbard@louisvilleky.gov](mailto:Lacey.Gabbard@louisvilleky.gov)>

**Subject:** 18DEVPLAN1200 - Applebee's/First Watch Middletown

Mark,

Regarding your sidewalk comment for 18DEVPLAN1200, First Watch Middletown, are you saying that a sidewalk is required to be installed across the site's Shelbyville Road frontage? I've looked at the Shelbyville Road Streetscape Plan (2003) as you suggested and I see where a sidewalk is shown in this location. I'm sure you are familiar with the site (see image below), but there is a drainage ditch, electric poles and existing landscaping in this area that would all likely need to be relocated in order to construct a sidewalk (unless you put it directly adjacent to the Shelbyville Road edge of pavement which would be dangerous).

What are our options here?

Thanks





**Michael D. Hill, AICP**

Senior Land Planner

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