

To Whom It May Concern,

My wife and I have lived in the neighborhood for years and are the immediate neighbors touching the property of the LongTail Building.

We appreciate the historical renovation at the LongTail Building (formerly the Whirlaway Inn on the corner of 4th and Montana) by UofL and the improvements made to the building and its impact on the neighborhood.

We support the zoning change from C1 to C2, which would allow the LongTail Building to open a beer garden or bar. We believe this would be good for the neighborhood, serve the community by positively impacting the vibrancy of social interactions, and provide a blueprint for continued business investment and local development.

We encourage the development of green spaces and do not want additional parking spaces in the neighborhood as these would damage the community development that we are beginning to see with people walking in the neighborhood and talking to each other, rather than individually driving a car and parking.

Sincerely,

Edna Hout

6-2-20

413 MONTANA AVE 40208

06.26.20

To Whom It May Concern,

I was excited to see the renovation of the historical LongTail Building (formerly the Whirlaway Inn on the corner of 4th and Montana). Having been one of the ULI Rose Fellows appointed by Mayor Fischer I was involved in studying the 4th Street corridor and its potential vitality as a spine for the city from downtown to Churchill Downs. The LongTail Building embodies the vision we started to lay out more than half a decade ago, not only improving the neighborhood along 4th Street, but also being a creative incubator attracting talent and ideas that could create exponential positive impacts along this section of 4th Street.

I am writing to support their proposed zoning change from C1 to C2 to allow the LongTail Building to open a public house of sorts with the opportunity to serve adult beverages and round out the potential to make the space a place for creative ideas and gatherings much in the vein of the work we did with ReSurfaced. I believe that the LongTail Building will have a positive impact on the community and drive additional local development and interest along the corridor and in the neighborhood.

I'd also like to mention that, given the current pandemic and the need for social distancing, communities around the world are opening their eyes to the need to take back some of the public space real estate ceded to the automobile to provide the necessary space for pedestrians to move about and interact safely. I believe Louisville Metro is currently working to reduce minimum parking requirements even before the pandemic. I feel that the LongTail Building has the best chance to be a catalyst for the neighborhood, corridor, and entrepreneurs and public using the space if they are able to maintain their green space and avoid ceding some of it for on-site parking. While retail and restaurants are trying to find ways to spill out into the streets to increase capacity, simply not requiring additional on-street parking at the LongTail will avoid their need to take away on-street parking spaces to achieve the same goals.

The ULI Rose Fellowship vision for the 4th Street corridor was to knit together a series of vibrant walkable neighborhood nodes along a great public transit route tying together great institutional destinations. Micromobility, bike lanes and transit all play a role in building towards the vision and it is my hope that the LongTail Building will have the opportunity to be the best catalyst it can be with the zoning change and maintaining its outdoor gathering space.

Sincerely,

A handwritten signature in black ink, appearing to read "Patrick Piuma". The signature is fluid and cursive, with the first name "Patrick" being larger and more prominent than the last name "Piuma".

Patrick Piuma  
Director of the Urban Design Studio  
University of Louisville

07.30.20

Joel Dock, Planner II  
Louisville Metro Planning and Design  
444 S. Fifth Street, 3rd Floor  
Louisville, KY 40202

RE: The Longtail – 2532 & 2528 S. 4th St.  
Change in Zoning from R-6 & C-1 to C-2 - PARKING WAIVER

Dear Mr. Dock:

My name is Andy Blieden, and I am the President of the Butchertown Business Alliance, the developer of The Butchertown Market and have developed over 30 projects in Louisville, focusing on adaptive reuse. My work has centered on strengthening neighborhoods and creating community interaction through small-scale economic development in overlooked urban environments.

I write to you in support of Longtail Ventures, LLC's request of C-2, commercial zoning for its properties located at 2532 & 2528 S. 4th St., located in an underserved neighborhood that will markedly benefit from adaptive reuse such as LongTail Ventures is proposing.

This is an amazing project in a part of Louisville that desperately needs thoughtful and creative development. Josh Rosenthal and his team are visionaries. We are so lucky to have them in our city. We must support their development and do whatever it takes to help Mr. Rosenthal and his team be successful in Old Louisville.

Sincerely,  
Andy Blieden  
Butchertown Market  
1201 Story Avenue, Suite 100  
Louisville, KY 40206

July 3rd, 2020

Joel Dock, Planner II  
Louisville Metro Planning and Design  
444 S. Fifth Street, 3<sup>rd</sup> Floor  
Louisville, KY 40202  
Joel.Dock@louisvilleky.gov

RE: The Longtail – 2532 & 2528 S. 4<sup>th</sup> St.  
Change in Zoning from R-6 & C-1 to C-2

Dear Mr. Dock:

My name is Jack Dulworth and I am a representative of Aptitude 4<sup>th</sup> Street, LLC, owner of the property located at 2400 S. 4<sup>th</sup> St., where The Marshall, a ten-story apartment development for University of Louisville students, was recently opened to residents.

I write to you in support of Longtail Ventures, LLC's request of C-2, commercial zoning for its properties located at 2532 & 2528 S. 4<sup>th</sup> St., which is located approximately a block south of the Marshall. I have spoken to Josh Rosenthal with Longtail Ventures about their wishes for establishing a beer garden and bar on the property and how the proposed use can assist in re-activating such an important, yet long-ignored corridor in Louisville Metro. With both the Marshall and the Trifecta Apartments within a short walk from the Longtail property, the proposed use will be a popular addition to the immediate area.

This proposal conforms to the University Corridor Study and enhances the area as envisioned by Cornerstone 2040. I am encouraged that with Metro's approval of Longtail Venture, LLC's request for C-2 zoning and the opening of a business within newly-refurbished structures on this stretch of S. 4<sup>th</sup> St., other users will soon follow Longtail's lead and populate this immediate area with new development investment, thereby establishing new land uses to further activate the S. 4<sup>th</sup> Street corridor. On behalf of The Marshall, I commend the property owner for the great amount of work it has undertaken to create a beautiful space from dilapidation and look forward to having the Longtail as our new neighbor.

Sincerely,

*Jack B. Dulworth*

Jack B. Dulworth, Local Partner  
Aptitude 4<sup>th</sup> Street, LLC  
2400 South 4<sup>th</sup> Street  
Louisville, KY 40208

June 29, 2020

Joel Dock, Planner II  
Louisville Metro Planning and Design  
444 S. Fifth Street, 3<sup>rd</sup> Floor  
Louisville, KY 40202

RE: The Longtail – 2532 & 2528 S. 4<sup>th</sup> St.  
20-ZONEPA-0019

Dear Mr. Dock:

I am writing to express support for the proposed zoning application seeking C-2, Commercial designation for the properties located at 2532 & 2528 S. 4<sup>th</sup> St. to permit thereon a beer garden and bar. Capstone owns and operates Trifecta Apartments directly across S. 4<sup>th</sup> St. from the subject properties. On behalf of Capstone, I want to state how pleased we have been with Longtail Ventures, LLC's substantial efforts to refurbish and put back into the use the two structures located on the subject properties; the reinvestment into the properties and the S. 4<sup>th</sup> St corridor in general is eagerly welcomed and we hope it spurs similar developments to the immediate community.

I have discussed with representatives of Longtail Ventures, LLC their plans for the future use of the property as a beer garden and bar and Capstone believes the proposed use is compatible with the surrounding area and adds much needed vibrancy to the corner of Montana Ave. and S. 4<sup>th</sup> St. Capstone looks forward to the opening of the proposed use on the property, where our residents can safely walk to and enjoy time with friends and fellow students so near to their living spaces.

Sincerely,

*Krystal DePrinzio*

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Krystal DePrinzio, VP of Property Management  
Capstone Real Estate Investments, LLC