

St Germain, Dante

From: M Williams <marilwill@hotmail.com>
Sent: Thursday, April 18, 2024 9:04 AM
To: St Germain, Dante
Subject: Re: 24-Zone-0026
Attachments: 24-Zone-0026 letter.docx

Importance: High

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

Kind Regards,

Marilyn Williams

From: St Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Sent: Thursday, April 18, 2024 8:51 AM
To: M Williams <marilwill@hotmail.com>
Subject: RE: 24-Zone-0026

Please resend as an attachment. I cannot access in-line documents.

Dante St. Germain, AICP
Senior Planner

Office of Planning
444 S 5th Street, Suite 300, Louisville, KY 40202
O: (502) 574-4388



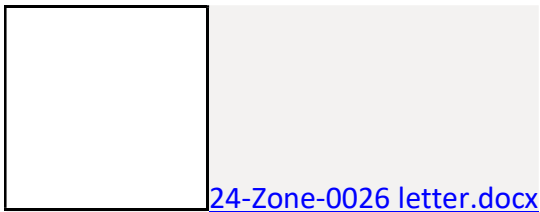
OFFICE OF
PLANNING

Find us: [Website](#) | [Facebook](#)

Stay aware of new development in your area! Sign up for Gov Delivery notifications at:
<https://public.govdelivery.com/accounts/KYLOUISVILLE/subscriber/new>

From: M Williams <marilwill@hotmail.com>
Sent: Thursday, April 18, 2024 8:50 AM
To: St Germain, Dante <Dante.St.Germain@louisvilleky.gov>
Subject: RE: 24-Zone-0026
Importance: High

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.



Good Morning Ms. St. Germain,

I hope all is well. Please see attached.

Kind Regards,

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

April 16, 2024

RE: 24-Zone-0026

Dante St. Germain, AICP, Senior Planner
Office of Planning, Metro Government Center
444 South 5th Street, 3rd Floor
Louisville, Kentucky 40202
502 574 4388 DANTE.ST.GERMAIN@LOUISVILLEKY.GOV

Ms. St. Germain,

I am writing to you to re-emphasize the concerns expressed during the first meeting on March 19, 2024 regarding Case #24-Zone-0026. Thank you for the opportunity.

I hope the development of this land will be single family, affordable, home ownership/owner occupied suburban residential housing. Homes that preserve the legacy and strong historical fiber of the historically Black Community of Berrytown.

I am firmly against the rezoning of 1408 -1412 North English Station Road, keep the current R4 zoning in place.

With regard to the current structures on these lots, please do not demolish these buildings. It would be ideal if the structure at 1408 could be repurposed at another site in Berrytown. The structure at 1412 is one of the oldest and original residences in Berrytown. It could be refurbished and made a focal/administrative facility for the proposed new development on this site.

Regarding the tree canopy, please keep as many older established trees on the site as possible, and establish as much green space as feasible, to enhance the environment and community togetherness atmosphere.

The Berrytown Community Land Trust should be afforded strong consideration and would be great stewards for this development.

All measures taken should be in accordance to the Berrytown Neighborhood Plan, Ordinance No.093, Series 2023, signed by Mayor Craig Greenberg on August 03, 2023.

Your attention and kind consideration is greatly appreciated.

Regards,

Marilyn Williams

St Germain, Dante

From: Victor D. Williams <vwilliams@berrytownclt.org>
Sent: Thursday, March 21, 2024 12:20 PM
To: St Germain, Dante
Cc: Harris, Marilyn; Casey, Rachel; 'Patrick Cornett'; 'Andrew Hawes'
Subject: RE: Thanks for the courtesy extended /N English Station Rezoning Neighborhood Meeting

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

Dante,

I also want to share examples of 265 Square Feet, 2-bedroom duplexes built by our partners at Housing Partnership Inc (HPI).



7009 James Madison Way, 40272



7003 James Madison Way, 40272

Please feel free to contact me, if you have any questions or concerns.

All the Best,

Victor D. Williams
Executive Director



Berrytown Community Land Trust, Inc., - A IRS 501(c)(3) tax exempted foundation
"A Community Established by a Freed Slave in 1874"

P.O. Box 43501 Louisville, KY 40253

Email: vwilliams@berrytownclt.org

Visit www.berrytownclt.org to learn more about our projects in Berrytown.

NOTICES/DISCLAIMER: This message and any attachments are confidential and intended solely for the addressee. Please notify the sender immediately if you have received this message in error. Any unauthorized use, disclosure, copying, distribution, or action concerning the contents of this information is strictly prohibited and may be unlawful.

From: Victor D. Williams <vwilliams@berrytownclt.org>

Sent: Wednesday, March 20, 2024 12:34 PM

To: 'St Germain, Dante' <Dante.St.Germain@louisvilleky.gov>

Cc: 'Harris, Marilyn' <Marilyn.Harris@louisvilleky.gov>; 'Casey, Rachel' <Rachel.Casey@louisvilleky.gov>; 'Patrick Cornett' <PCornett@wearehpi.org>; 'Andrew Hawes' <ahawes@wearehpi.org>

Subject: RE: Thanks for the courtesy extended /N English Station Rezoning Neighborhood Meeting

Dante,

I'll defined a cottage as a one floor, one and two bedroom small Garden Home with a patio.

All the Best,

Victor D. Williams
Executive Director



Berrytown Community Land Trust, Inc., - A IRS 501(c)(3) tax exempted foundation

"A Community Established by a Freed Slave in 1874"

P.O. Box 43501 Louisville, KY 40253

Email: vwilliams@berrytownclt.org

Visit www.berrytownclt.org to learn more about our projects in Berrytown.

NOTICES/DISCLAIMER: This message and any attachments are confidential and intended solely for the addressee. Please notify the sender immediately if you have received this message in error. Any unauthorized use, disclosure, copying, distribution, or action concerning the contents of this information is strictly prohibited and may be unlawful.

From: St Germain, Dante <Dante.St.Germain@louisvilleky.gov>

Sent: Wednesday, March 20, 2024 11:31 AM

To: vwilliams@berrytownclt.org

Cc: Harris, Marilyn <Marilyn.Harris@louisvilleky.gov>; Casey, Rachel <Rachel.Casey@louisvilleky.gov>; 'Patrick Cornett' <PCornett@wearehpi.org>; 'Andrew Hawes' <ahawes@wearehpi.org>

Subject: RE: Thanks for the courtesy extended /N English Station Rezoning Neighborhood Meeting

Mr. Williams,

If you don't mind, could you define what you mean by "cottages"?

Dante St. Germain, AICP
Senior Planner

Office of Planning
444 S 5th Street, Suite 300, Louisville, KY 40202
O: (502) 574-4388



OFFICE OF
PLANNING

Find us: [Website](#) | [Facebook](#)

Stay aware of new development in your area! Sign up for Gov Delivery notifications at:
<https://public.govdelivery.com/accounts/KYLOUISVILLE/subscriber/new>

From: Victor D. Williams <vwilliams@berrytownclt.org>

Sent: Wednesday, March 20, 2024 11:20 AM

To: St Germain, Dante <Dante.St.Germain@louisvilleky.gov>

Cc: Harris, Marilyn <Marilyn.Harris@louisvilleky.gov>; Casey, Rachel <Rachel.Casey@louisvilleky.gov>; 'Patrick Cornett' <PCornett@wearehpi.org>; 'Andrew Hawes' <ahawes@wearehpi.org>

Subject: Thanks for the courtesy extended /N English Station Rezoning Neighborhood Meeting

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

Hello Dante,

Thanks for the courtesy extended to me and the residents of Berrytown at yesterday's Rezoning Neighborhood Meeting.

As mentioned, our CLT is advocating for a Pocket Neighborhood with small single-family housing and duplexes for home ownership, and cottages for our senior residents, for both ownership and rentals, as shown below.

Pocket Neighborhood

This test fit shows an example of how a larger site could be designed to be compatible with an existing single-family residential neighborhood.

The design focuses on "community living in nature", with a variety of small housing types organized around shared open spaces.



Please note that the Pocket Neighborhood shown above was received from Rachel Casey, Senior Planner with the Office of Planning, and is in accordance with the Housing & Mixed-Use Development presentation held in February 2024.

This presentation is from a Metro-wide Government study analyzing the existing conditions to identify areas where mixed-use and diverse housing types may be enabled while providing a high quality of life and making the best use of available resources.

I have taken the liberty of attaching a copy of this presentation for your review. I have also cc'd Rachel for visibility.

Lastly, as I mentioned to Marilyn Harris, we intend to respond to the SOI when it's released, and we plan to request that the two remaining structures standing on the property at 1408 and 1412 N English Station Road not be demolished. Our SOI response will include rehabbing and repurposing these structures.

If you have any questions or concerns, please feel free to contact me.

Again, thanks for the courtesy extended, and I look forward to talking with you again in the near future.

All the Best,

Victor D. Williams
Executive Director



Berrytown Community Land Trust, Inc., - A IRS 501(c)(3) tax exempted foundation
"A Community Established by a Freed Slave in 1874"

P.O. Box 43501 Louisville, KY 40253

Email: vwilliams@berrytownclt.org

Visit www.berrytownclt.org to learn more about our projects in Berrytown.

NOTICES/DISCLAIMER: This message and any attachments are confidential and intended solely for the addressee. Please notify the sender immediately if you have received this message in error. Any unauthorized use, disclosure, copying, distribution, or action concerning the contents of this information is strictly prohibited and may be unlawful.

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

St Germain, Dante

From: Joan Pauly <joanpauly@gmail.com>
Sent: Saturday, April 6, 2024 2:34 PM
To: St Germain, Dante
Cc: Harris, Marilyn
Subject: Berrytown Development Feedback

CAUTION: This email came from outside of Louisville Metro. Do not click links, open attachments, or give away private information unless you recognize the sender's email address and know the content is safe.

Hello,
This is a follow-up from the presentation the city provided concerning ideas for the N. English Station Rd. project.

The recent Berrytown Neighborhood plan accurately reflects the neighborhood's wishes for more single family and affordable homes. That was echoed during the meeting you hosted. I am also in support of that approach and in favor of both detached and attached units such as duplexes, but not high density attached units.

My feedback, in order to preserve tree canopy, foster community engagement, and allow for quality, affordable housing would be to plan this acreage using pocket neighborhood or cottage court principles, and let that be the guide to density and unit mix.

Typically this type of land plan will include an alley system for cars, utilities, and waste cans so that common front yard greenspace can be used for community gatherings and "free range" children can play without danger of cars ripping through. Rarely does a developer look at the "approach" to the land first... traditionally it's "best use" which means highest density/profit allowable. If the city is willing to drive that discussion to use pocket neighborhood design with resulting density, and include it in the SOI, that would be amazing.

I am a big fan of Ross Chapin and the developments he's done using these principles. Front porch living with smaller footprint homes and expanded common space is the type of development I would like to see on N. English Station Rd.

Examples here: <https://rosschapin.com/projects/>

Thank you,
Joan
Joan Pauly
mobile: 404.291.5178
email: joanpauly@gmail.com
<https://www.paulyrealestate.com/>
Louisville, KY

