

# 8000 Broad Run Road

Scott Skinner, PhD  
10400 Broad Run Road  
Louisville, KY 40299



# Plan 2040: A Vision at Risk

- Louisville Metro Plan 2040 Vision Statement<sup>1</sup>
  - In 2040, Louisville Metro is a vibrant and diverse community that is connected, healthy, authentic, sustainable and equitable, with compassionate citizens and memorable places among its greatest assets and where all people are able to achieve their full potential.



- Concept of being responsible stewards of the Earth, nature



Photo credit: Cheryl Ramalho/Shutterstock

# Dense Urbanization in a Rural Community

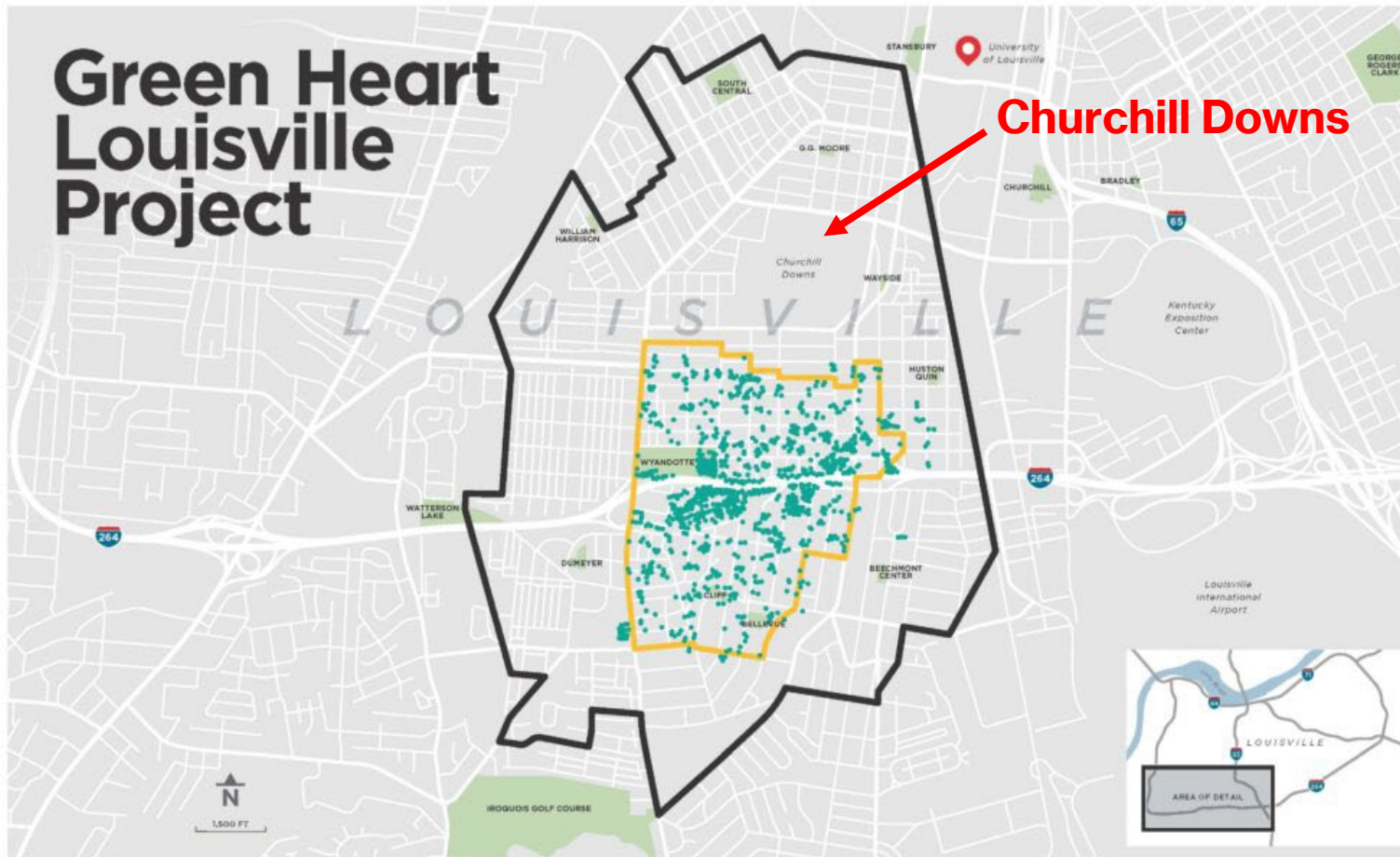




# Evidence

- Green Heart Louisville Project<sup>2</sup>
- Neighborhoods where trees and shrubs were more than doubled
- Lower levels of a blood marker of inflammation (risk factor for heart disease and other chronic conditions)

Actual residential area in South Louisville showing trees and shrubs added for the Green Heart Louisville Project



UL CHRISTINA LEE BROWN  
ENVIROME INSTITUTE

GHStudy Area 2019 Intervention zone New Planting Metro Parks

# Evidence

- Multi-year research funded by the National Institute of Environmental Health Sciences and others (\$8M+)
- Where trees and shrubs were added, general inflammation in study participants was reduced by 13-20%
- **10-15% reduction in risk of heart attacks, cancer**
- **Green material = improved health**

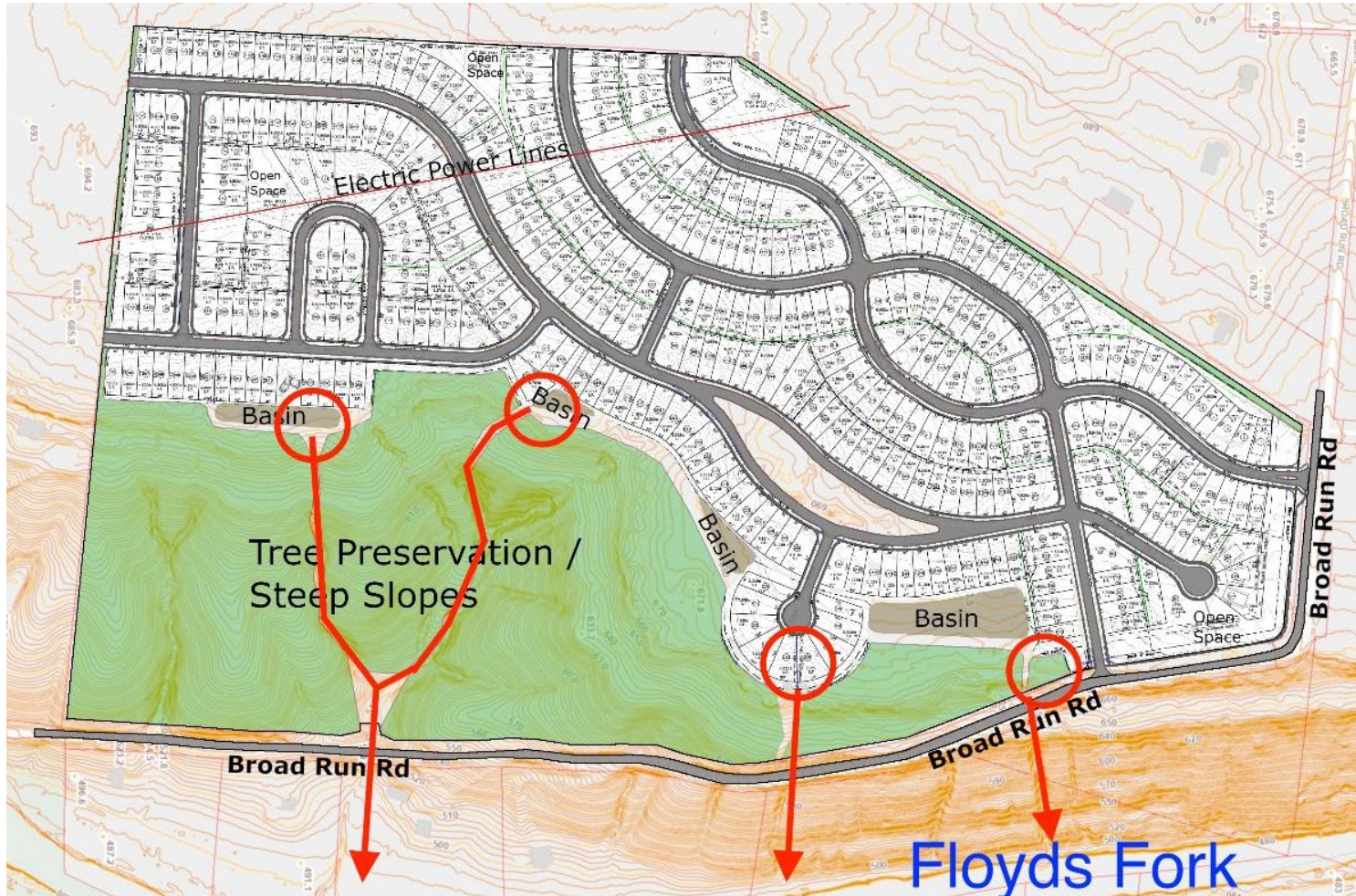


# Evidence

- Sturm & Cohen<sup>3</sup>
- Study explored association between suburban sprawl and chronic medical conditions
- Findings were that sprawl predicts chronic medical conditions and quality of life
- **By one measure, an increase in sprawl aged populations by 4 years**







## Current Phase II Plan

- Destroys around 40 acres of woodland
- Remaining “green space” appears to be largely drainage basins and steep slopes
- Token green space is “functionally useless” to residents
- Access to The Parklands is miles away (by car)
- Why rob residents of the chance to live their healthiest lives?



# Developer

- Comments previously made about Phase II land
- Comments made at Echo Trail Middle School regarding a similar development
- Does this project strike a good balance between public interest and private gain?



Photo credit: Scott Skinner – taken at 10400 Broad Run Road



# Other Considerations

- Lack of conformance to several land use and development policies of Plan 2040
- Scale of development – negative impacts on adjacent residential uses and transportation network (no public transit)
- Proposed housing options not optimally integrated
- Connectivity between site and nearby services – miles away
- Multiple other environmental concerns
- Roadway safety concerns
- Light pollution
- The list goes on

# Rezoning Denial is Essential

- To protect future residents
  - Green space loss = public health harm
- To uphold Plan 2040
- Preserve rural character
- This plan sacrifices community for profit

Rezoning denial is essential to protect public health, uphold Plan 2040, and preserve rural character



# References

<sup>1</sup>Comprehensive Plan. Accessed at <https://louisvilleky.gov/government/office-planning/comprehensive-plan> on May 13, 2025.

<sup>2</sup>UofL Green Heart Project: residents' inflammation lower after trees added to neighborhoods. Accessed at <https://louisville.edu/medicine/news/uofl-green-heart-project-residents2019-inflammation-lower-after-trees-added-to-neighborhoods> on May 13, 2025.

<sup>3</sup>Sturm R., Cohen D. Suburban sprawl and physical and mental health. Public Health. 2004 Oct;118(7):488-96. <https://doi.org/10.1016/j.puhe.2004.02.007>. PMID: 15351221. Accessed on May 13, 2025.