

St Germain, Dante

From: Williams, Julia
Sent: Wednesday, April 10, 2024 7:33 PM
To: St Germain, Dante
Subject: Watson

Watson Lane Rezone

Where are the seniors coming from? -Seniors are currently living in apartments in addition to homes
Units will be more affordable than the market.
Homeownership
Should be both market rate and affordable
School will be kept as long as there is not a structural problem.
School will be renovated. Maybe playground kept.
Handicap accessible can be multiple floors
What prevents this from becoming Dosker Manor- it will be for seniors, city will not enter into an agreement if its not for seniors
SOI will have guard rails as discussed
My Louisville Plan wants affordable units across Jefferson County
Could this be a bait and switch, a developer has to follow the SOI
Developer has to give proposal if it meets guidelines
Do we have to change the zoning for all 14 acres?
Zoning has to be changed, we will be changing the zoning to higher than R-4
No apartments over 2 stories
No apartments
No subsidized housing
Senior housing is fine in the school.
SF for purchase not for rent
Apartments will bring crime
No apartments on their property
Nothing towering over neighborhood
What type of privacy will be provided? Some type of barrier to separate the communities
Increase the density on the lot- not that much available land to only build single family housing
Asbestos- an environmental assessment will be done in accordance with the EPA
No more land- mayor wants more people to bring into city.
No new schools, not enough schools. Bringing in people that have kids there's no buses, we are adding more kids,
Some have no issues with townhomes
Patio homes look nice.
Senior homes should come before anything else.
Handicap accessible apartments seniors have others moving in with them that cause problems
Watson Lane is broken into everyday
A codes and reg person is supposed to go everyday
Kids break into the building
Senior apartments- will there be a limit to how many people in apartment, yes there will be a limit
Community center or space will also be part of the proposal. Could be a great place
Density proposed is not the same as proposed east of I65, no restaurants or places to buy clothes,
More single units should be built
More renters then you have more democrats

Renting does not build wealth Single units build wealth

Kids in area don't have anyplace to go or anything to do. Space for kids of all age groups park constructive way

Small LMPD police hub there, police live in the neighborhood

1950's school structure

What happens if the building has to be torn down? If. That happens then we go back to the drawing board

Something has to be done about the crime in the building otherwise no one will want to live there

People break in for copper, it is gone

Crew was there yesterday and closed openings secured as of 4/9/24 call the police if people are loitering or breaking in excluding the senior living and community center only want to see ownership

American dream is home ownership, can only get generational wealth without ownership

1 story attached would be ok

Subsidize a purchase is ok

No rentals

Fawn Lakes screwed neighborhood over, neighborhood paid for it. Homes near fawn lakes depreciated in value

Federal funds will dry up in 2025, funds run out what happens?

Senior living will come in under a LITC, doesn't think it will go away. HOME funds are being shut CDBG funds are also being shut, developer will have to come up with a funding plan, developer would get an allocation of money evidentiary period

Early 2026 would be the earliest to get a project started.

Community input is happening now

Housing prices have gone up interest rates have gone up. Missing middle might work, SF housing will not be affordable to new generation as they won't be able to afford them.

Told one thing and other things happen.

Senior is 55 and up

How will elderly be brought in with the young to build community?

Lighting and security needs to be considered

Cameras for security

Community space can have programs for intergenerational traffic all around

Should have had a sign up to inform this meeting because people don't look at their mail. Fencing and barrier would be good. Now?

Age enforced senior living- a younger person would have to be on the lease. If the person does not qualify then the developer has a problem?

Nothing 2 story- only 1 story, want a community center for intergenerational, playground

Will mixed use be included? No commercial will not be included

The village has been forgotten about, needs more policing. Needs something that brings value.

APCD tracks air quality through a station on the site

Needs something free for community to get together- need to keep as community center, park, baseball field, basketball court.

Who is funding the senior- contract with developer, but they will own the land with deed restrictions, MEtro would be part of deed. And any owner would have to follow deed restrictions

Apartments were never part of the proposal, deserve community center and senior center. Never the intent. Will work hard to make that not happen.

Day care center where the school library is.

Housing will need to be around the edges to make project work. Perimeter housing for sale will make this work.

Ethan Allen is a flood plain, what will city do with water, MSD detention basin, drains out it will be engineered. It won't be worse

James Madison- ford circle behind house, backyard is full, MSD is supposed to come in to clean it out. How can MSD get back there. Cannot create more of an issue

Would Watson Lane need to be widened. Semi-s go down Watson because of Riverport

JCPS shouldn't have closed the school.

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