



Legal Counsel.

DINSMORE & SHOHL LLP
101 S. Fifth St., Suite 2500
Louisville, KY 40202
www.dinsmore.com

Clifford H. Ashburner
(502) 540-2382 (direct) · (502) 581-8111 (fax)
clifford.ashburner@dinsmore.com

October 18, 2023

RE: ***4516 Cane Run Road***
23-DDP-0034

Dear Neighbor:

Our client, LDG Multifamily, LLC, is hosting a neighborhood meeting to discuss the approved development plan for the proposed multi-family community located at 4516, 4524, & 4518 Cane Run Road (the "Subject Property"). The development plan was approved by the Louisville Metro Planning Commission on August 17th, 2023 and features 128 multi-family units, significant open space, and outdoor amenities including a playground and a dog park. The Louisville Metro Council reviewed the plan and returned it to the Planning Commission for the Commission to review again after a community meeting held near the site. This invitation is for that community meeting. We are inviting nearby property owners, residents and neighborhood group representatives to a neighborhood meeting to discuss the proposal.

MEETING:

Location: **Gospel Kingdom Church**
4742 Cane Run Rd.
Louisville, KY 40216

Date: **November 1st, 2023**

Time: **6:00 p.m. – 7:30 p.m.**

If you would like us to send you a copy of the materials presented at the meeting, please contact Shannon Johnson at Shannon.Johnson@dinsmore.com or 502-540-2341 or Vicki Miller at Vicki.Miller@dinsmore.com or 502-540-2320.

In preparation of the meeting, please see the attached development plan and a map showing the location of the Subject Property.

To further discuss this matter before or after the meeting, please feel free to contact the individuals listed below. If you are unable to attend this meeting and would like to submit comments on the record for the Planning Commission, please forward those comments in writing to the Planning and Design Services Case Manager as listed below:

Property: 4516 Cane Run Road

Planning and Design Services

Ethan Lett
Planning and Design Services
Metro Development Center
444 S 5th Street, 3rd Floor
Louisville, KY 40202
Phone: (502) 574-5158
Email: ethan.lett@louisvilleky.gov

Attorney for Applicant

Clifford H. Ashburner
Dinsmore & Shohl, LLP
101 S Fifth Street, Suite 2500
Louisville, KY 40202
Phone: 502-540-2300
Email: Clifford.Ashburner@dinsmore.com

Plan prepared by:

Derek Triplett
Land Design & Development
503 Washburn Avenue, Suite 101
Louisville, KY 40222
Phone: 502-426-9374
Email: Triplett@LDD-Inc.com

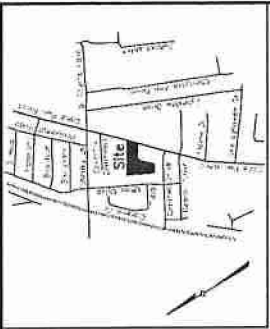
To obtain documents related to this proposal, please visit: <http://louisvilleky.gov/government/planning-design> and click on Search Case Information. For further information and direction, attached is a copy of the *After the Neighborhood Meeting* flier produced by Louisville Metro Planning and Design for your review.

If you have any questions you'd like us prepared to answer, please contact me at the above email address.

Sincerely,



Clifford H. Ashburner



LOCATION MAP
NOT TO SCALE

Page 10 of 10

PROJECT DATA

[illegible]

GENERAL NOTES:

1. Parking spaces and drive lanes to be a hard and durable surface.
2. An underground drain and pond will be required for all work done in the right-of-way adjacent to the street.
3. The height in concrete shall be at least six inches.
4. Site lighting shall not shine in the eyes of driver. It does not need to be re-etched, etched, or painted.
5. Construction fencing will be erected prior to any construction or grading activities preventing connection of lot systems of trees to be preserved. The fencing shall enclose the area around the trees to be preserved and shall be maintained until the trees are removed, transplanted, or construction activities are completed within the fenced area.
6. Existing mature trees from construction activity shall be protected by preservation fence. Upright stakes shall be placed around each tree as well as signs indicating preservation.
7. Concrete utilities shall be placed in a common trench unless otherwise regulated by ordinance.
8. Street slope or curbing, if used, shall indicate high and low, and be finished to prevent vehicles from overtopping sidewalk, encroaching on public right-of-way, or obstructing traffic.
9. All columns and walls, retaining walls, masonry retaining walls or structures, foundation walls, and foundations shall be designed and constructed to meet current code requirements and regulations that may be needed, as necessary, to meet current codes.
10. Street trees shall be planted in a manner that does not obstruct public safety nor impair sight lines.

USED: 10/10/10

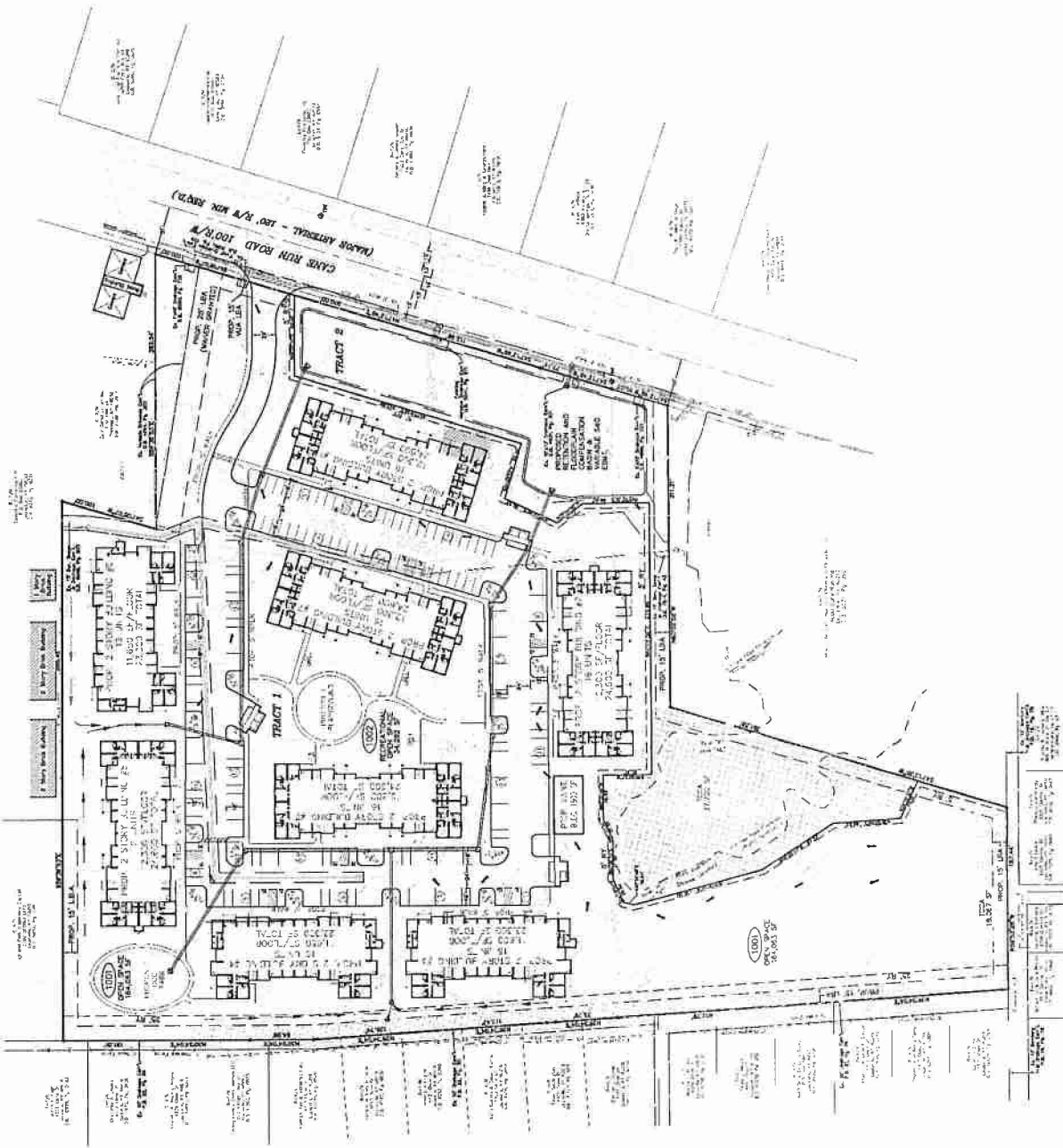
[illegible]

OWNER:
LDC LAND HOLDINGS, LLC
1469 S 4TH STREET
LOUISVILLE, KY 40206

4610, 4524, & 4518 CANE RUN ROAD
TAX BLOCK 1013,
LOTS 0028, 0029, 0091, 0128, 0045
D.B. 12123, PG. 602
D.B. 12123, PG. 696
D.B. 11971, PG. 907

COUNCIL DISTRICT - 1
FIRE PROTECTION DISTRICT - PLEASURE RIDGE PARK
MUNICIPALITY - LOUISIANA

ASE: 23-DDP-0034
D CASE: 21-ZCNE-0085,
PLAT-0082, 15Z0NE1039



GRAPHIC SCALE

FREE CATALOGUE "ARTS & TRADES"

TREE CANOPY CALCULATIONS	
TOTAL SITE AREA	= 520,352 S.F. (11.84 Ac.)
EXISTING TREE CANOPY	= 50.5% (264,773 S.F.)
EXISTING TREE CANOPY REQUIRED TO BE PRESERVED	= 52,855 S.F. (23% OF EXISTING CANOPY)
TOTAL TREE CANOPY AREA REQUIRED	= 35% (182,124 S.F.)

DETENTION BASIN CALCULATIONS

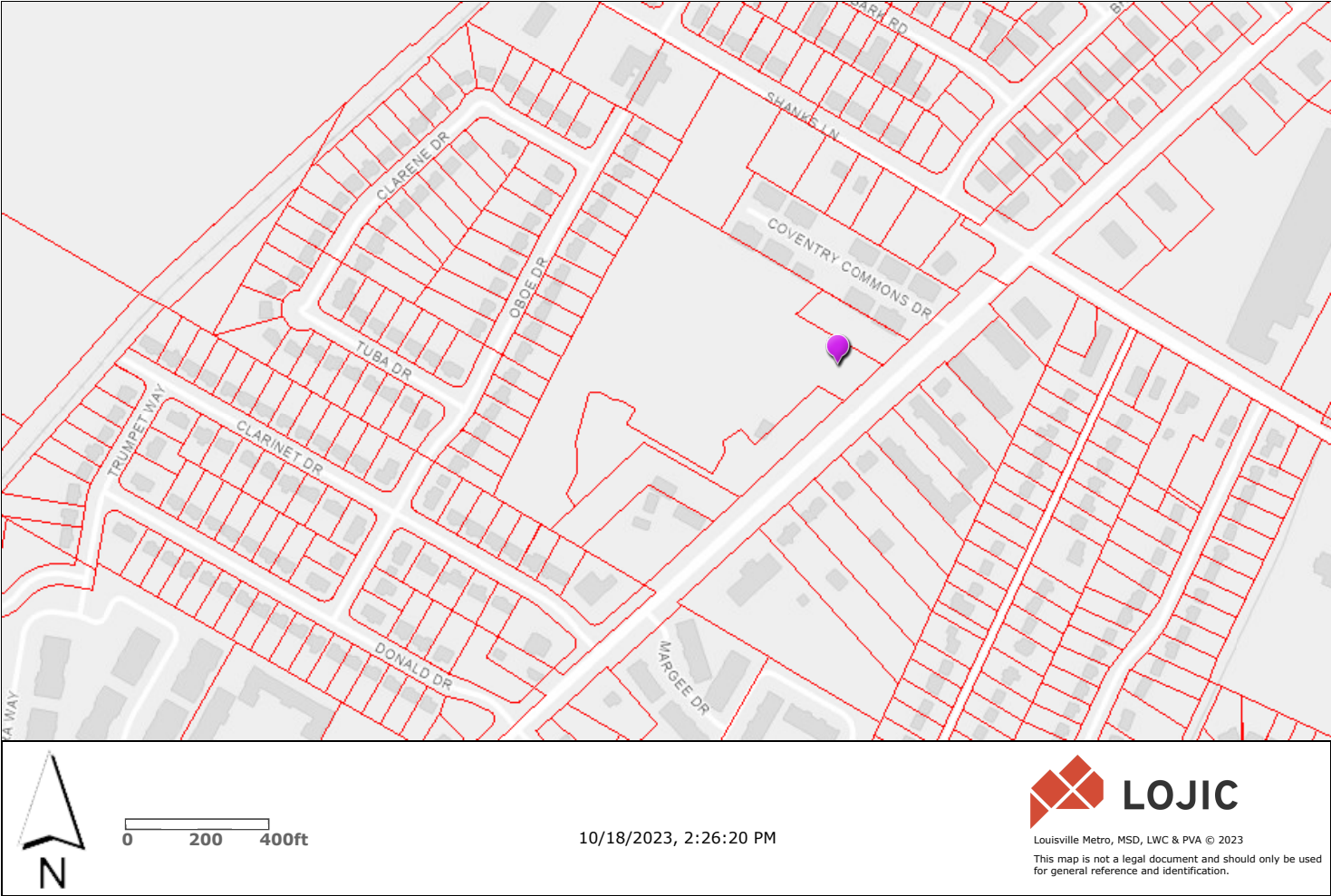
$X = \Delta \text{ GRA}/12$
 $\Delta C = 0.75 - 0.25 = 0.50$
 $A = 17 \text{ AUGUS}$
 $R = 2.8 \text{ INCHES}$
 $X = (0.50)(12)(2.8)/12 = 1.4 \text{ AC.-FT.}$
 REQUIRED $X = 61,000 \text{ CU.FT.}$
 FILL IN FLOODPLAIN = 36,500 SQ.FT.
 COMPENSATION REQUIRED = 36,500 X
 PROVIDED BASIN = 44,000 SQ.FT.
 TOTAL = 44,000 SQ.FT. @ APPROX 3
 = 132,000 CU.FT. > 115,750 CU.FT.

14-00000

TYPICAL PARKING SPACE LAYOUT
NO SCALE

LEGEND

- EXISTING LIGHT POLE
- EXISTING GAS METER
- EXISTING WATER VALVE
- EXISTING FIRE HYDRANT
- EXISTING ELECTRIC TELEPHONE CABLE
- EXISTING GAS LINE
- EXISTING SEWER AND MANHOLE
- EXISTING CATCH BASIN
- EXISTING UTILITY POLE
- EXISTING WATER LINE
- PROPOSED STORM SEWER, CATCH BASIN
- PROPOSED SEWER AND MANHOLE



After the Neighborhood Meeting

This Neighborhood Meeting is an opportunity for the applicants and surrounding neighbors to discuss and develop an understanding of the proposal prior to a public hearing. At the conclusion of this neighborhood meeting, the applicant has 90 days to file a formal application with Planning & Design Services. If the formal application is not filed within 90 days, the applicant will be required to have another neighborhood meeting.

Once the formal application is filed, a public hearing will be scheduled to consider the application. This public meeting is your official opportunity to speak in support or opposition to the proposal. If you received a notice regarding this neighborhood meeting, or did not receive a notice but signed the sign in sheet, you will receive a notice of the public meeting.

If you are interested in staying informed about this proposal, or have any questions about the formal review process, you may call the Planning & Design Services office at **(502) 574-6230**. Please refer to the case number in your inquiry. You may also go to **<https://louisvilleky.gov/government/planning-design>** to view meeting agendas, search case information, or obtain other Planning & Design Services information.

NEIGHBORHOOD MEETING NOTES
4516 Cane Run Road
23-DDP-0034

The neighborhood meeting was held at Gospel Kingdom Church, 4742 Cane Run Road, Louisville, KY 40216, at 6:00 p.m. on November 1st, 2023. The applicant, LDG Multifamily, LLC, was represented at the meeting by:

Michael Gross-Development Director
Ramona Vasta-Development Manager
Yvette Gentry-Director of Resident and Community Safety
Christi Lanier-Robinson-Ex. VP of Communications and Strategic Partnerships
Eric Abott-Senior Asset Manager
John David Hale-Development Coordinator
Elijah Lacey-Development Coordinator
Sean Massey-Associate Asset Manager
Elly Green-Resident Services Coordinator
Colby Bentley-Financial Analyst
Cliff Ashburner-Counsel-Dinsmore & Shohl LLP
Derek Triplett-Landscape Architect-Land Design & Development, Inc.
Vadim Kaplan-Architect-Studio A Architecture
Officer Jon Haywood-LMPD

The meeting was formatted as an open house, with several stations for residents and stakeholders to interact with. Participants were asked to sign in, take a comment card, and meet with LDG representatives posted at each station for questions and additional comments. Below is a summary of issues discussed over the course of the meeting. Attached to this summary are copies of the comment cards received and the materials shown at each station.

Several participants asked about the location of the proposed development. Others commented that they were unaware that the previous development was an affordable rental community.

Several participants asked about the notice procedures. LDG representatives and Cliff Ashburner explained the process, provided the notice list, and thanked those that attended.

A participant stated that the development would result in an increase of crime in the area. The participant noted the presence of homeless community members and groups of juveniles in the area that frequent her neighborhood. Yvette Gentry explained how LDG managed resident and community safety and that the security package options would be tailored for this community. Ms. Gentry connected several participants concerned about specific neighborhood crime issues with Officer Haywood of LMPD who attended the meeting. In addition, those with specific concerns about safety or management issues had the opportunity to speak with Eric Abbot, who made note of their concerns and provided his personal contact information.

A participant who expressed a concern because of seeing a person walk through her yard requested that additional buffering be provided around the proposed development to eliminate potential trespassing.

A participant stated that they were happy to see that the site plan included significant tree preservation and open space behind their property, which is located adjacent to the proposed development site.

A participant asked how the open space would be used. Mr. Triplett explained that the open space provided buffering and tree canopy, highlighting the benefits from both. Mr. Triplett compared the prior approved plan to the proposed plan and noted the significant increase in green space.

Several participants expressed concern about traffic safety and requested a stop light be added from Clarinet Drive to Cane Run Road. LDG suggested that those residents speak with KYTC and their Metro Council representative, Tammy Hawkins. LDG has since contacted KYTC to pass along the concern.

A participant stated that the development needs a different activation space and that a pool would be favorable compared to a playground. Representatives from LDG explained that the playground is offered to provide a near year-round activation space, whereas a pool can only be opened for a portion of the year.

A participant asked how the trash would be managed on the site and noted that there are trash issues in other apartment communities. Eric Abott explained the process and noted the location of dumpsters on the site plan. Mr. Abott delivered his contact information to participants who wished to follow up directly or had additional questions.

Participants expressed concern about the lack of grocery stores in the area and noted that the residents need food options. LDG representatives explained that grocery stores typically service areas with high population concentration, and that the proposed development could incentivize grocery stores to be developed in this area with the influx of residents.

A participant expressed concern about public transportation availability and efficiency for the proposed development. There is a TARC stop approximately 200' from the property on Cane Run Road.

Participants expressed concern about the potential traffic impacts from the proposed development.

A participant asked whether the site plan accurately depicted the proposed unit types and expressed concern about the development's impact on crime. The participant stated that they took issue with the notice process. The participant was directed to the Technical Planning station to review the proposed development. LDG representatives further explained the notice process (Both by mail and through GovDelivery), as well.

Participants located adjacent to the Riverport Landings development attended the meeting and expressed concerns about Riverport Landings fencing and crime to Mr. Abbott and Mrs. Gentry.

Several participants expressed concern about property values decreasing as a result of the development. The participants asked whether the development was government-owned public housing. The participants expressed concern that allowing recipients of housing assistance to live in the area will diminish the character of the community.

Several participants expressed that garden style apartments would be beneficial to the area. The participants noted the lack of diversity in housing options.

The neighborhood meeting concluded at 7:30 p.m.

MEETING SIGN IN SHEET

Property: 4516 Cane Run Road

Case No.: 23-DDP-0034

Neighborhood Meeting: November 1, 2023

Location: Gospel Kingdom Church, 4742 Cane Run Road, Louisville, Kentucky 40216

NAME (Please print)	ADDRESS	EMAIL
Frederick D. KATHALIA	4339 Charlotte Ave Dr	Frederick.Kathalia@gmail.com
Ronnie D. DAVIS	4339 Charlotte Ave Dr	ronnie.davis@gmail.com
Jenna Sledge	4415 Obue Dr.	jkerber1145123@gmail.com
MARILYN GIBSON	2820 S. 5th St	marilyn.gibson@gmail.com
Daphne Madison	4201 Virginia Ave	ddt.madison@gmail.com
Bob Henglin	11404 Tunny Ave	bobhenglin@att.net
Mike Geoghegan	3416 Donald Dr	MikeGeoghegan@icloud.com
Pastor Adam Carter, Sr.	4600 Cane Run Road	pastoradamcarter@gmail.com

MEETING SIGN IN SHEET

Property: 4516 Cane Run Road

Case No.: 23-DDP-0034

Neighborhood Meeting: November 1, 2023

Location: Gospel Kingdom Church, 4742 Cane Run Road, Louisville, Kentucky 40216

NAME (Please print)	ADDRESS	EMAIL
Barbara Chapman	3113 Tara Circle Dr	Barbara.Chapman@Tuc.com
Tina Burnell		murrayheights@icloud.com
Michael Cousins	WELCHMAN DR	MICHAEL.COULINS@PG.AGMAIL.COM
Gnn Ramser		geulr@iglon.com
Jim Ruble	6626 Sylvania Rd	jrbble63@yahoo.com
Louis Morris	3743 New Livingston Dr.	lbmorrisc@Tuc.com
Christie McCrory	2902 Wade Lee Ct	christie@loofersfund.org

MEETING SIGN IN SHEET

Property: 4516 Cane Run Road
 Case No.: 23-DDP-0034
 Neighborhood Meeting: November 1, 2023
 Location: Gospel Kingdom Church, 4742 Cane Run Road, Louisville, Kentucky 40216

NAME (Please print)	ADDRESS	EMAIL
Topia Cunningham	4440 Charlotte Ann	toniac1111@yahoo.com
STUART HOLDER	3213 HUBERTA DR	stuartholder@hotmail.com
Tammy Hawkins	1215 S. 28th	Bank2738@yahoo.com
Bonnie Lawson-Polk	3901 A1ford Ave	lv_r_my3_girl@yahoo.com
Joyce Taylor	4514 Timpaleway	
Sharon Shelton	4506 Sunflower Ave.	
BERNITA SHERLEY	4600 CANE RUN RD.	
LOTTIE SHERLEY	4600 CANE RUN RD	

MEETING SIGN IN SHEET

Property: 4516 Cane Run Road

Case No.: 23-DDP-0034

Neighborhood Meeting: November 1, 2023

Location: Gospel Kingdom Church, 4742 Cane Run Road, Louisville, Kentucky 40216

NAME (Please print)	ADDRESS	EMAIL
EARL J HARTLAGE	4301 BRAMERS LY	NONE
Pat Harper	1400 Chaffin Ave	none
L Donna Lackey	3404 Donald Dr	lacker40@aol.com
Roderick Lovelace	2305 Hardesty Ave	
Randolph Woodford	3314 Teakwood Circle	
Gentile Ntakaumani	222 W. Maple Street	gentile@metropolitantownhousing.org
BETS	4503 OBOE DR	N/A
Shreeeta Walden	3225 Poplar View Dr	shreetaw@kyhrc.org

COMMENT CARD

Case No.: 23-DDP-0034

Project: 4516 Cane Run Road

Neighborhood Meeting: November 1, 2023

Name:

Address:

E-Mail:

COMMENTS RE: PROPOSED PROJECT: I moved here from Jeffersonville, IN and it has been great! My unit is spacious, clean, and quiet. My neighbors are respectful and my child loves the playground being outside of our back yard. The living conditions are way better than where we came from and I hope they continue to build more affordable housing for single moms like me!

Thank you – Your Comments will be shared with the Planning Commission staff.

COMMENT CARD

Case No.: 23-DDP-0034

Project: 4516 Cane Run Road

Neighborhood Meeting: November 1, 2023

Name:

Address:

E-Mail:

COMMENTS RE: PROPOSED PROJECT: _____

Thank you – Your Comments will be shared with the Planning Commission staff.

COMMENT CARD

Case No.: 23-DDP-0034

Project: 4516 Cane Run Road

Neighborhood Meeting: November 1, 2023

Name: Miriam Armstrong

Address: 4613 Topsy #101

E-Mail: miriamarmstrong92@gmail.com

COMMENTS RE: PROPOSED PROJECT: I have lived on the property
for 3 years & love it! Quiet, safe, & affordable! The
new new properties like whispering woods around so
more familiar can have safe living conditions!

Thank you – Your Comments will be shared with the Planning Commission staff.

COMMENT CARD

Case No.: 23-DDP-0034

Project: 4516 Cane Run Road

Neighborhood Meeting: November 1, 2023

Name: Breanna Hampton

Address: 4609 Topsy Circle

E-Mail: Breanna.hampton@yahoo.com

COMMENTS RE: PROPOSED PROJECT: I'm so happy I found whispering
woods! The staff is friendly and helpful & my neighbors
are great! Apartments everywhere else were overpriced &
sometimes dangerous at night. This property is perfect
for me & my daughter! Thank you Whispering Woods!

Thank you – Your Comments will be shared with the Planning Commission staff.

COMMENT CARD

Case No.: 23-DDP-0034

Project: 4516 Cane Run Road

Neighborhood Meeting: November 1, 2023

Name: _____

Address: _____

E-Mail: _____

COMMENTS RE: PROPOSED PROJECT: MAKE SURE ~~THAT~~ THIS STRUCTURE IS CLOSE OR FENCED IN FROM THE BACK OF THE PROPERTY SO OTHERS WILL NOT CUT THROUGH PROPERTY OF OTHERS ON THE SUBDIVISION ADJACENT TO THIS BUILDING.

Thank you – Your Comments will be shared with the Planning Commission staff.

COMMENT CARD

Case No.: 23-DDP-0034

Project: 4516 Cane Run Road

Neighborhood Meeting: November 1, 2023

Name: William R. Ellery

Address: 4420 VANETON DR

LOUISVILLE, KY 40214

E-Mail: _____

COMMENTS RE: PROPOSED PROJECT: THESE APARTMENT NEED NOT TO BE BUILT WE NEED BUSINESS AND HOMES TO HELP OUR HOMES TO GROW. I HAVE LIVED HERE FOR 40 YEARS I WAKE UP LOOKING AT APARTMENT GO TO BED LOOKING AT THEM. HELP OUR NEIGHBORHOOD GROW AND OUR PEOPLE GROW OLD WITH OUT CRIME AND PIECE OF MIND. DON'T KILL US WITH APARTMENT WE NEED HOMES AND BUSINESS TO GIVE PEOPLE A CHOICE. DON'T MAKE US FEEL

Thank you – Your Comments will be shared with the Planning Commission staff.

LIKE A PRISON IN OUR OWN HOME.

COMMENT CARD

Case No.: 23-DDP-0034

Project: 4516 Cane Run Road

Neighborhood Meeting: November 1, 2023

Name: VERNITA SHERLEY
Address: 4600 CANE RUN RD
MORE THAN CONQUERORS CHURCH
E-Mail: VERNITA_SHERLEY@yahoo.com

COMMENTS RE: PROPOSED PROJECT:

NOT CERTAIN THIS IS A GOOD PROPOSAL
PUTTING TOO MANY PEOPLE IN ONE AREA

Thank you – Your Comments will be shared with the Planning Commission staff.

COMMENT CARD

Case No.: 23-DDP-0034

Project: 4516 Cane Run Road

Neighborhood Meeting: November 1, 2023

Name: Frederick D Nat Jr
Address: 4339 Church Hill Drive
E-Mail: Frederick.Nat Jr1955@gmail.com

COMMENTS RE: PROPOSED PROJECT: Why build more apartments
In this area we have enough. We need affordable
housing. Why not go to the east end and try to
also why weren't the neighborhood notified about
this. This is not fair to the neighborhood.
You pretty much have this section done so
no matter what we say about it

Thank you – Your Comments will be shared with the Planning Commission staff.

for the District needs notice

COMMENT CARD

Case No.: 23-DDP-0034

Project: 4516 Cane Run Road

Neighborhood Meeting: November 1, 2023

Name:

Address:

E-Mail:

COMMENTS RE: PROPOSED PROJECT: I would like to know

when the next meeting. Notice 1 month
before the meeting. before Nov. 16
which is suppose to be next meet.

Thank you – Your Comments will be shared with the Planning Commission staff.

COMMENT CARD

Case No.: 23-DDP-0034

Project: 4516 Cane Run Road

Neighborhood Meeting: November 1, 2023

Name:

Address:

E-Mail:

COMMENTS RE: PROPOSED PROJECT: That acceptable

progress for this neighbor

Thank you – Your Comments will be shared with the Planning Commission staff.

COMMENT CARD

Case No.: 23-DDP-0034

Project: 4516 Cane Run Road

Neighborhood Meeting: November 1, 2023

Name: Bonnie Polk

Address: 4600 Cane Run Rd

E-Mail: lv-my 3 girls@yahoo.com

COMMENTS RE: PROPOSED PROJECT:

Thank you – Your Comments will be shared with the Planning Commission staff.

NOVEMBER 1, 2023
@ 6:15 PM

COMMENT CARD

Case No.: 23-DDP-0034

Project: 4516 Cane Run Road

Neighborhood Meeting: November 1, 2023

Name: Bonnie Prince

Address: 4339 Charlotte Ann Dr

E-Mail: pwpr617@gmail.com

COMMENTS RE: PROPOSED PROJECT:

we would like to be notify
when next meeting. 1 month in
advance.

WE DONT WANT APARTMENT

Thank you – Your Comments will be shared with the Planning Commission staff.

in your community.

COMMENT CARD

Case No.: 23-DDP-0034

Project: 4516 Cane Run Road

Neighborhood Meeting: November 1, 2023

Name: Adam Carter Sr.

Address: 4600 Cane Run Road

E-Mail: pastoradamcarter@gmail.com

COMMENTS RE: PROPOSED PROJECT: I would like to schedule a
face to face meeting w/ LDG.

Thank you – Your Comments will be shared with the Planning Commission staff.

COMMENT CARD

Case No.: 23-DDP-0034

Project: 4516 Cane Run Road

Neighborhood Meeting: November 1, 2023

Name: Stewart Ditto

Address: 3122 Northland Drive

E-Mail: 150 Ditto 98 AT G mail

COMMENTS RE: PROPOSED PROJECT: _____

Thank you – Your Comments will be shared with the Planning Commission staff.

COMMENT CARD

Case No.: 23-DDP-0034

Project: 4516 Cane Run Road

Neighborhood Meeting: November 1, 2023

Name: MICHAEL COLLINS

Address: _____

E-Mail: MICHAEL.COLLINSCPG@GMAIL.COM

COMMENTS RE: PROPOSED PROJECT: CHANGE IS GOOD
LOUISVILLE NEEDS THE DEVELOPMENT!

Thank you – Your Comments will be shared with the Planning Commission staff.

COMMENT CARD

Case No.: 23-DDP-0034

Project: 4516 Cane Run Road

Neighborhood Meeting: November 1, 2023

Name: Earl J. Hartlage

Address: 4201 Bramwell Ln

Box 40316

E-Mail: _____

COMMENTS RE: PROPOSED PROJECT: This is a Fine Home

Thank you – Your Comments will be shared with the Planning Commission staff.

COMMENT CARD

Case No.: 23-DDP-0034

Project: 4516 Cane Run Road

Neighborhood Meeting: November 1, 2023

Name: gentile Ntakardimama

Address: _____

E-Mail: gentile@metropolitanhousing.org

COMMENTS RE: PROPOSED PROJECT: I approve and strongly support building more affordable housing in cane run road. today I've learned a lot about how families haven't been able to afford housing and so a lot of them have had to either move or simply live in cramped housing situations to afford a roof over their heads. I hope you realize that when you don't support fair, affordable + accessible housing in you and say not in my neighborhood you support racism as well and classism

Thank you – Your Comments will be shared with the Planning Commission staff.



LDG
DEVELOPMENT

THE PATH OFF CANE RUN

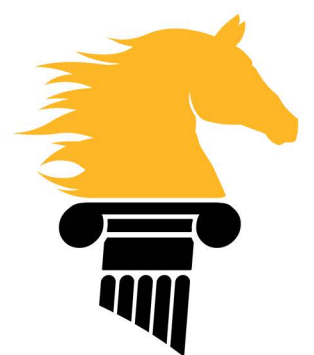
	2021 TOWNHOME PLAN	2023 GARDEN STYLE PLAN
UNIT MIX	80 – 3-bedrooms	36 – 2-bedrooms
	26 – 4-bedrooms	80 – 3-bedrooms
	106 Total units	12 – 4-bedrooms
		128 units total
NUMBER OF BEDROOMS	344 bedrooms	360 bedrooms
AMI LEVELS	Affordable, rental housing 30% and 60% AMI	Affordable, rental housing 30%, 50%, and 60% AMI
HEIGHT	2 stories Max is 35’	2 stories Max is 35’ (proposed for 30’)
AMENITIES	Playground and dog park planned, but not detailed on the plan	Playground and dog park are now detailed on the plan



LDG GIVES BACK

- Bezos Academy: \$10.5MM
- NAHRO scholarship: \$1MM
- Arthur Street Hotel: \$4MM annually
- Food Pantry: \$17,000K
- University of Louisville: \$1MM
- Evolve 502: \$250K
- Elliott Park: \$100K
- Norton Healthcare/JCTC partnership

A community needs assessment is completed in order to tailor the programs to the needs of each development.



LDG
DEVELOPMENT





SECURITY PACKAGE OPTIONS

Tailored for Each Community

External Options

☐ Install Cameras in common areas of complex

☐ Have cameras monitored in real-time by a security contractor that can call appropriate first responders if they detect an emergency

☐ Install Flock LPR (license plate readers) at entrances and exits

- LPR sends instant alerts to law enforcement when the cameras identify license plates that match those on lists that are stolen or of interest in other investigations.

*80% of crimes involve a vehicle.

87% of crimes go unsolved if there is no lead

☐ Contract with security company to provide guards as needed to address any patterns of crime or provide an additional layer of safety during approved events (some cities do not have many quality security options available)

☐ Issue Parking permits and have a regular towing schedule of unauthorized vehicles. This will deter people from trespassing on property.

☐ Layer the LPR technology with gunshot detection software (Flock Raven)

- This technology has a 90% accuracy rating of notifying police timely when gunshots, glass breaking, or screeching tires are identified.

* Only 12% of gunshots heard by citizens are called into law enforcement. We capture much more data by using technology when seconds matter.

- Improves emergency response time with accurate, timely, reliable data.
- Can pinpoint location of shots within 90 feet

☐ Increase Lighting

- Double the number of exterior lights required in common areas for maximum visibility and quality of camera view.

☐ Install Perimeter fencing to define boundaries and control access for vehicles and pedestrians so that trespassing can be enforced

☐ Use exterior gates and utilize resident specific codes as devices to control access to property

- Gates add an additional barrier but are subject to failure and delays in repairs are frequent due to supply chain issues with parts needed for repairs.
- If gates are installed, we must be clear that they are a design feature that will not be used 24/7. We must keep open during peak times to allow for school buses and deliveries.



LDG
DEVELOPMENT



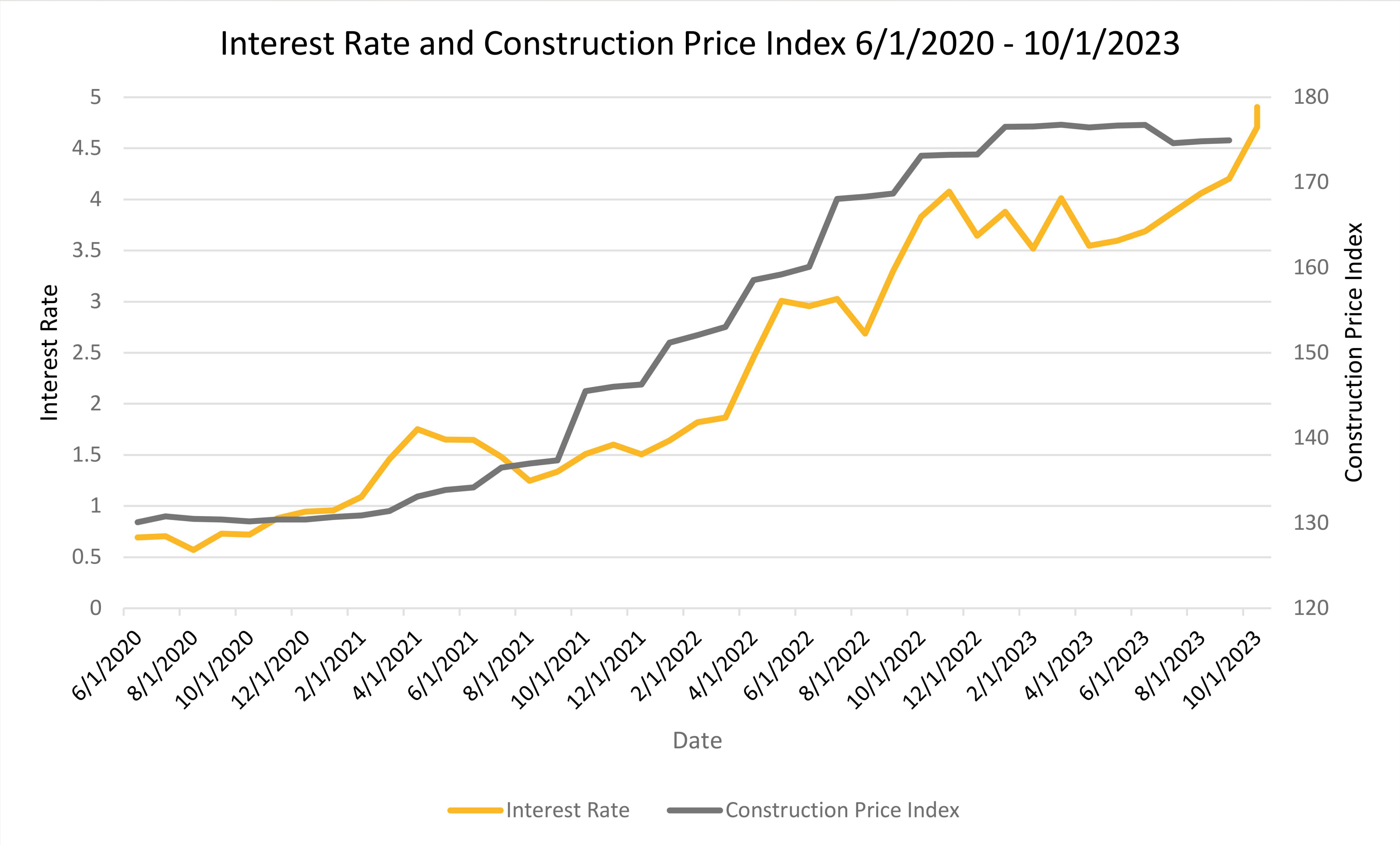


LDG
DEVELOPMENT





HOW DID WE GET HERE?



2020

Land Under Contract

2021

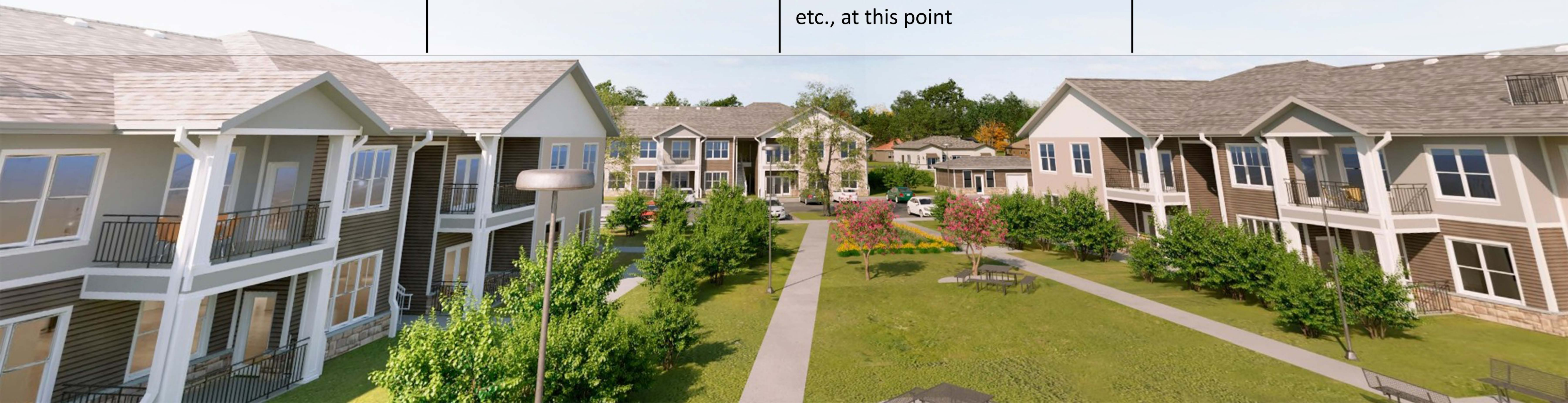
- March** – Purchased 4518 Cane Run Rd
- May** – Filed rezoning pre-application (Townhomes)
- July** – filed rezoning formal application
- August** – Purchased 4516 and 4524-4528 Cane Run Road

2022

- April** – Rezoning approved at Metro Council
- April/May** – Notification of awards from LAHTF and KHC
- May** – Submitted townhome construction plans for permitting
- October** – Received bids from subcontractors for the townhome plans
- October - April 2023** – Went through multiple design revisions in an attempt to reduce townhome cost
- Applied for additional financing.
- LDG paid over \$250,000 on due diligence, design consultants, attorney fees, permit review fees, etc., at this point

2023

- March/April** – Final decision to move forward with revised garden style plan
- April/May** – requested approval of change in scope from finance partners
- May** – Submitted application to Metro for garden-style plan
- August** – Development Review Committee (public notice mailed to 370+ households)
- August** – Revised plan approved by Planning Commission





LDG
DEVELOPMENT

THE PATH OFF CANE RUN

6:00 TO 7:30 P.M.

Welcome!

Station 1:
Technical Plan Details

Station 2:
Property Management/Resident Safety

Station 3:
LDG Gives Back & Resident Services

Station 4:
Previous Plan vs New Plan – what changed & why

Station 5:
Feedback & Other Questions

This is an open house meeting. Please feel free to visit each station at your leisure.

