

Luckett, Jay

From: John Talbott <John@bardlaw.net>
Sent: Thursday, April 11, 2024 9:26 AM
To: Higdon, Robert
Cc: richard@ldd-inc.com; jacorr.author@louisville.gov; Cabrera-Rojas, Yvette F.; Henry Hawkins; Winslow Hale; Terry Tronzo; Donna Bodi; Chad Evans; Rob Higdon; Bill Bardenwerper; Nick Pregliasco; Lucas Taylor; Luckett, Jay; Jason Guelda; Henry Potter; Arthur, Jecorey
Subject: Re: Angel's Envy Proposed Expansion

Follow Up Flag: Follow up
Flag Status: Flagged

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Dear Rob, firstly, my apologies for mistakenly addressing you as "Bill" in my prior email...That was unintentional...

The questions you attached were the same ones sent prior to the Neighborhood Meeting, so I thought we fully addressed them then. I will do my best to go through them again, but if you more focused questions, I am happy to try to address them as well.

It appears you are concerned about the 8-12 trucks per day. To emphasize the limited nature of the traffic anticipated, we are not talking about 8-12 per hour. For a downtown location, on a major arterial, indeed "Main Street", we do not think that this limited traffic would create any abnormal noise. We will have landscape and masonry screening of the loading area to reduce visual and noise impacts. Regarding routes, our powerpoint from the NM addressed those routes, and I am attaching that presentation again for your reference. I recognize that you do not want any trucks on Main Street, but Main Street is a major arterial, more than capable to handle this minor amount of traffic efficiently, safely and without any damage outside of normal wear and tear all streets are subject to.

There will no aging of bourbon at any of the downtown facilities. Consequently there will be no odor or black mold issues. Odor in the bourbon business is typically associated with aging, and maybe some with a the distillery, not bottling. As we explained previously, waste products are also not an issue because this site will be bottling finished product. Regarding fire risk, I am unaware of fire issues at any bottling sites, but all fire codes and safety regulations will be followed. You may have heard of fires at old bourbon warehousing facilities, but again, that is not the activity at this site. As to your questions about "spillage", again, we are bottling, not warehousing, so that is not a risk, but we will comply with all MSD regulations. Keep in mind that this project will be a \$70 million dollar investment, and that does not include the value of the product on location, so Angels Envy is strongly motivated to keep the site free of any risks.

Construction of the site will take 1-2 years. As with any construction site, there will be the typical activity associated with such construction. This site was already approved for an 8-story apartment building, with 343 apartments and 11,800 sf of commercial space. The apartment development would have at least as much, if not more construction issues than the Angels Envy development plan. Just as the buildout of your relatively new condominium did not create any unacceptable noise issues, or damage to nearby buildings, we also do not anticipate any with our development. Although Louisville has not unfortunately had as much of a building boom as other nearby cities, construction is normal in downtown urban cores. As I write this email, Nashville has about 15 construction cranes in its downtown area, which has been going on for about the last two decades, and I am not aware of any claim of damage to

nearby buildings. Our construction firm will take all appropriate precautions utilized in the construction industry for downtown, urban core construction. Regarding noise, construction rarely occurs outside of the daylight hours, so there should not be any issues while neighbors are sleeping.

As we explained at the Neighborhood Meeting, our addition to parking demand will not be substantial, and it will be considerably less than the 343 apartments and 11,800 sf of commercial space. Also, our employees will utilize the significant amount of parking that is usually not in use across the street at the baseball stadium.

Lastly, this project has gone through full agency review, and downtown has more than adequate infrastructure to absorb this development.

Hopefully, this answers your questions, but I am happy to address anything else that you believe requires more information. For the time being, you can contact me about any issues that arise, but we will likely have a company contact we can provide you once we get to the hearing.

Best regards, jt

From: Higdon, Robert <Robert.Higdon@Lubrizol.com>

Date: Wednesday, April 10, 2024 at 8:51 AM

To: John Talbott <John@bardlaw.net>

Cc: richard@ldd-inc.com <richard@ldd-inc.com>, jacorr.author@louisville.gov <jacorr.author@louisville.gov>, Cabrera-Rojas, Yvette F. <Yvette.Cabrera-Rojas@nortonhealthcare.org>, Henry Hawkins <henry.hawkins@thehawkcpa.com>, Winslow Hale <winslowhale@gmail.com>, Terry Tronzo <tjtronzo@gmail.com>, Donna Bodi <donna@evans-property.com>, Chad Evans <chad@evans-property.com>, Rob Higdon <rob.higdon@hotmail.com>, Bill Bardenwerper <wbb@bardlaw.net>, Nick Pregliasco <nrp@bardlaw.net>, Lucas Taylor <lucas@bardlaw.net>, jay.luckett@louisvilleky.gov <jay.luckett@louisvilleky.gov>, Jason Guelda <jguelda@angelsenvy.com>, Henry Potter <hp@paarch.com>

Subject: RE: Angel's Envy Proposed Expansion

Hi John,

I've attached our list of questions previously provided. Please provide responses. The public safety risks associated with the proposed traffic pattern can not be mitigated and it is not acceptable to the people who live in this neighborhood.

Take care,

Rob Higdon

Park Place Lofts

Rob.higdon@hotmail.com

From: John Talbott <John@bardlaw.net>

Sent: Wednesday, April 10, 2024 8:30 AM

To: Higdon, Robert <Robert.Higdon@Lubrizol.com>

Cc: richard@ldd-inc.com; jacorr.author@louisville.gov; Cabrera-Rojas, Yvette F. <Yvette.Cabrera-Rojas@nortonhealthcare.org>; Henry Hawkins <henry.hawkins@thehawkcpa.com>; Winslow Hale <winslowhale@gmail.com>; Terry Tronzo <tjtronzo@gmail.com>; Donna Bodi <donna@evans-property.com>; Chad Evans <chad@evans-property.com>; Rob Higdon <rob.higdon@hotmail.com>; Bill Bardenwerper <wbb@bardlaw.net>; Nick Pregliasco <nrp@bardlaw.net>; Lucas Taylor <lucas@bardlaw.net>; jay.luckett@louisvilleky.gov; Jason Guelda <jguelda@angelsenvy.com>; Henry Potter <hp@paarch.com>

Subject: [EXTERNAL] Re: Angel's Envy Proposed Expansion

Bill, thank you for the email. The prior email sent in January did not ask any questions. It simply stated your position objecting our plan.

We have made several changes in response to issues raised by the neighbors, but it is always difficult to address them all to complete satisfaction. One of the main concerns in your email is truck traffic, which is described as "significant". The number of trucks is estimated to only be 8 to 12 per day, so we will have to agree to disagree on that description.

If you have any specific questions, I am happy to address them or to speak to you. Just let me know sometime and I will do my best to find a convenient time for us to talk.

Kindly, John T

Sent from my iPhone

On Apr 10, 2024, at 7:03 AM, Higdon, Robert <Robert.Higdon@lubrizol.com> wrote:

Dear Mr. Talbott,

We received the Public Hearing Notice regarding the request for zoning change from C-3 to EZ-1. You provided no response to our most recent communication. We cannot support this proposed zoning change until our homeowners concerned are adequately addressed. Will you address our concerns?

Take care,

Rob Higdon
Park Place Lofts
Rob.higdon@hotmail.com

From: Higdon, Robert
Sent: Tuesday, January 23, 2024 3:24 PM
To: John Talbott <John@bardlaw.net>
Cc: richard@lidd-inc.com; jacorr.author@louisville.gov; Cabrera-Rojas, Yvette F. <Yvette.Cabrera-Rojas@nortonhealthcare.org>; Henry Hawkins <henry.hawkins@thehawkcpa.com>; Winslow Hale <winslowhale@gmail.com>; Terry Tronzo <tjtronzo@gmail.com>; Donna Bodi <donna@evans-property.com>; Chad Evans <chad@evans-property.com>; Rob Higdon <rob.higdon@hotmail.com>; Bill Bardenwerper <wbb@bardlaw.net>; Nick Pregliasco <nrp@bardlaw.net>; Lucas Taylor <lucas@bardlaw.net>; jay.luckett@louisvilleky.gov; Jason Guelda <jguelda@angelsenvy.com>
Subject: RE: Angel's Envy Proposed Expansion

Rob Higdon
Park Place Lofts
Rob.higdon@hotmail.com

RE: Angel's Envy Expansion Proposal First Response

Dear Mr. Talbott,

Thanks again for facilitating the neighborhood meeting to discuss the proposed Angel's Envy Expansion and providing the meeting presentation. We sincerely appreciate the thoughtful discussion and appreciate the professionalism shown by our Angel's Envy neighbors as well as the entire project team. I've updated our previous list of concerns to illustrate what issues were addressed during the meeting.

Our board as well as our owners, have discussed the proposal along with what we learned during the meeting. While all the concerns are valid, a few concerns are viewed as particularly troubling and require elevated attention, namely, Truck Traffic and Operational Noise. It seems reasonable that these concerns and their mitigations should be more highly prioritized because design changes are much easier at this stage of the project.

The noise, vibration and safety risks associated with proposed Truck Traffic are significant concerns. The proposed Truck Traffic routing is not acceptable to us. We think alternative Truck Traffic routes are available and should be further evaluated. Main and Preston Streets are focal points for considerable community activity with substantial pedestrian activity. Scores of families with children are ever present on the Main and Preston Street sidewalks, crosswalks, and sometimes the roadways themselves. The planned truck turns onto Main and Preston streets will block all lanes of traffic and will be difficult to execute safely. The noise caused by the Truck Traffic will negatively impact our residents as well as those living in nearby buildings. The vibrations caused by Truck Traffic on Main and Preston streets currently disturb the owners and tenants in our building and proposed additional Truck Traffic is significant and will be much worse. The proposed Truck Traffic routing is not consistent with the direction of our community at the time of our building's construction or other buildings of similar vintage. We're confident alternate Truck Traffic routes are available, and Angel's Envy can continue to be successful utilizing such.

Operational noise associated with bottling, plant traffic, truck loading/unloading, and entertainment activities will be significant and are of great concern to the residents of our building. The proposed landscaping will improve the situation but is not adequate. Renderings of the West and South sides of the proposed design haven't been provided. We think substantial structure is necessary in addition to the planned landscaping and this structure should surround the entire property at a height adequate to prevent noise from disturbing nearby residents.

We value the contributions of Angel's Envy to our community and we're confident we can resolve these design shortcomings. Please don't hesitate to contact me if you like to discuss any of my comments further or have any questions whatsoever.

Take care,

Rob Higdon
Park Place Lofts
400 East Main Street #202
Louisville, KY 40402
Rob.higdon@hotmail.com

From: John Talbott <John@bardlaw.net>
Sent: Friday, January 12, 2024 6:26 AM
To: Higdon, Robert <Robert.Higdon@Lubrizol.com>
Cc: richard@ldd-inc.com; jacorr.author@louisville.gov; Cabrera-Rojas, Yvette F. <Yvette.Cabrera-Rojas@nortonhealthcare.org>; Henry Hawkins <henry.hawkins@thehawkcpa.com>; Winslow Hale <winslowhale@gmail.com>; Terry Tronzo <tjtronzo@gmail.com>; Donna Bodi <donna@evans-property.com>; Chad Evans <chad@evans-property.com>; Rob Higdon <rob.higdon@hotmail.com>; Bill Bardenwerper <wbb@bardlaw.net>; Nick Pregliasco <nrp@bardlaw.net>; Lucas Taylor <lucas@bardlaw.net>; jay.luckett@louisvilleky.gov; Jason Guelda <jguelda@angelsenvy.com>
Subject: [EXTERNAL] Re: Angel's Envy Proposed Expansion

Rob, thank you for coming last night, and it was nice to meet you. Attached is the powerpoint for your review. With kind regards, jt

<image001.png>

John C. Talbott

Bardenwerper Talbott & Roberts, PLLC
Office 502-426-6688
Cell 502-741-8783

From: Higdon, Robert <Robert.Higdon@Lubrizol.com>

Date: Thursday, January 11, 2024 at 8:07 PM

To: John Talbott <John@bardlaw.net>

Cc: richard@ldd-inc.com <richard@ldd-inc.com>, jacorr.author@louisville.gov <jacorr.author@louisville.gov>, [Cabrera-Rojas, Yvette F. <Yvette.Cabrera-Rojas@nortonhealthcare.org>](mailto:Cabrera-Rojas@nortonhealthcare.org), [Henry Hawkins <henry.hawkins@thehawkcpa.com>](mailto:henry.hawkins@thehawkcpa.com), [Winslow Hale <winslowhale@gmail.com>](mailto:winslowhale@gmail.com), [Terry Tronzo <tjtronzo@gmail.com>](mailto:tjtronzo@gmail.com), [Donna Bodi <donna@evans-property.com>](mailto:donna@evans-property.com), [Chad Evans <chad@evans-property.com>](mailto:chad@evans-property.com), [Rob Higdon <rob.higdon@hotmail.com>](mailto:rob.higdon@hotmail.com), [Bill Bardenwerper <wbb@bardlaw.net>](mailto:wbb@bardlaw.net), [Nick Pregliasco <nrp@bardlaw.net>](mailto:nrp@bardlaw.net), [Lucas Taylor <lucas@bardlaw.net>](mailto:lucas@bardlaw.net), jay.luckett@louisvilleky.gov <jay.luckett@louisvilleky.gov>, [Jason Guelda <jguelda@angelsenvy.com>](mailto:jguelda@angelsenvy.com)

Subject: RE: Angel's Envy Proposed Expansion

Hi John,

Great job with the neighborhood meeting. We really appreciate the conversation. Can you forward the presentation?

Take care,

Rob

From: John Talbott <John@bardlaw.net>

Sent: Thursday, January 11, 2024 11:20 AM

To: Higdon, Robert <Robert.Higdon@Lubrizol.com>; [Luckett, Jay <Jay.Luckett@louisvilleky.gov>](mailto:Jay.Luckett@louisvilleky.gov)

Cc: richard@ldd-inc.com; jguelda@angelsenvy.com; jacorr.author@louisville.gov; [Cabrera-Rojas, Yvette F. <Yvette.Cabrera-Rojas@nortonhealthcare.org>](mailto:Cabrera-Rojas@nortonhealthcare.org); [Henry Hawkins <henry.hawkins@thehawkcpa.com>](mailto:henry.hawkins@thehawkcpa.com); [Winslow Hale <winslowhale@gmail.com>](mailto:winslowhale@gmail.com); [Terry Tronzo <tjtronzo@gmail.com>](mailto:tjtronzo@gmail.com); [Donna Bodi <donna@evans-property.com>](mailto:donna@evans-property.com); [Chad Evans <chad@evans-property.com>](mailto:chad@evans-property.com); [Rob Higdon <rob.higdon@hotmail.com>](mailto:rob.higdon@hotmail.com); [Bill Bardenwerper <wbb@bardlaw.net>](mailto:wbb@bardlaw.net); [Nick Pregliasco <nrp@bardlaw.net>](mailto:nrp@bardlaw.net); [Lucas Taylor <lucas@bardlaw.net>](mailto:lucas@bardlaw.net)

Subject: [EXTERNAL] Re: Angel's Envy Proposed Expansion

Rob, thank you. My conflict cleared, so I will see you tonight..jt

From: Higdon, Robert <Robert.Higdon@Lubrizol.com>
Date: Thursday, January 11, 2024 at 10:10 AM
To: Lockett, Jay <Jay.Lockett@louisvilleky.gov>, John Talbott <John@bardlaw.net>
Cc: richard@ldd-inc.com <richard@ldd-inc.com>, jguelda@algelsenvy.com <jguelda@algelsenvy.com>, jacorr.author@louisville.gov <jacorr.author@louisville.gov>, Cabrera-Rojas, Yvette F. <Yvette.Cabrera-Rojas@nortonhealthcare.org>, Henry Hawkins <henry.hawkins@thehawkcpa.com>, Winslow Hale <winslowhale@gmail.com>, Terry Tronzo <tjtronzo@gmail.com>, Donna Bodi <donna@evans-property.com>, Chad Evans <chad@evans-property.com>, Rob Higdon <rob.higdon@hotmail.com>, Bill Bardenwerper <wbb@bardlaw.net>, Nick Pregliasco <nrp@bardlaw.net>, Lucas Taylor <lucas@bardlaw.net>
Subject: RE: Angel's Envy Proposed Expansion

Thanks very much for the feedback Jay,

Rob

From: Lockett, Jay <Jay.Lockett@louisvilleky.gov>
Sent: Thursday, January 11, 2024 10:04 AM
To: John Talbott <John@bardlaw.net>; Higdon, Robert <Robert.Higdon@Lubrizol.com>
Cc: richard@ldd-inc.com; jguelda@algelsenvy.com; jacorr.author@louisville.gov; Cabrera-Rojas, Yvette F. <Yvette.Cabrera-Rojas@nortonhealthcare.org>; Henry Hawkins <henry.hawkins@thehawkcpa.com>; Winslow Hale <winslowhale@gmail.com>; Terry Tronzo <tjtronzo@gmail.com>; Donna Bodi <donna@evans-property.com>; Chad Evans <chad@evans-property.com>; Rob Higdon <rob.higdon@hotmail.com>; Bill Bardenwerper <wbb@bardlaw.net>; Nick Pregliasco <nrp@bardlaw.net>; Lucas Taylor <lucas@bardlaw.net>
Subject: [EXTERNAL] RE: Angel's Envy Proposed Expansion

Rob,

Thank you for taking the time to submit the questions and concerns from Park Place Lofts residents regarding this proposal. I will add your letter to the record. Please feel free to contact me with further questions or comments. You may also reach out to me with any questions about the zoning change process, the Land Development Code, Comprehensive Plan or any other relevant matters.

I advise the applicants to work to answer all of these questions and concerns as best they can well ahead of any public hearings regarding this proposal.

Regards,

Jay Lockett, AICP
Planning Supervisor

Office of Planning

Louisville Metro Government
444 S. Fifth St. #300, Louisville, KY 40202

O: 502-574-5159

<image002.png>

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From: John Talbott <John@bardlaw.net>

Sent: Wednesday, January 10, 2024 8:24 AM

To: Higdon, Robert <Robert.Higdon@Lubrizol.com>

Cc: richard@ltd-inc.com; jguelta@algelsenvy.com; Luckett, Jay <Jay.Luckett@louisvilleky.gov>; jacorr.author@louisville.gov; Cabrera-Rojas, Yvette F. <Yvette.Cabrera-Rojas@nortonhealthcare.org>; Henry Hawkins <henry.hawkins@thehawkcpa.com>; Winslow Hale <winslowhale@gmail.com>; Terry Tronzo <tjtronzo@gmail.com>; Donna Bodi <donna@evans-property.com>; Chad Evans <chad@evans-property.com>; Rob Higdon <rob.higdon@hotmail.com>; Bill Bardenwerper <wbb@bardlaw.net>; Nick Pregliasco <nrp@bardlaw.net>; Lucas Taylor <lucas@bardlaw.net>

Subject: Re: Angel's Envy Proposed Expansion

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.

Dear Rob, thank you for the email. We look forward meeting you tomorrow and having the opportunity to discuss our plans for the site. Your email will help us prepare in advance and hopefully answer all of your questions. One thing to keep in mind, though, is that we are very early in the process at this stage. We have not even filed our rezoning application yet. Once we file, the entire rezoning process will take 7-9 months. Once hopefully approved, we will still need to get building permits and finalize construction planning, which will take probably a few more months. So keep in mind that we are very, very early in the process.

Angels Envy has been a stakeholder and player in this area of downtown for a long time, and works very hard to avoid conflicts or disruptions to any of its neighbors. From your email, it sounds like you have had some experience working with them in the past. While we cannot promise no disruptions during the construction of the project, we will make efforts to minimize those disruptions as much as possible.

Regarding traffic, this project's truck traffic will be very limited. We are only expecting around 10 trucks a day, so this project will not have major traffic impacts. Regarding your questions about the routes, I am not sure about them as I write this email, but we will discuss tomorrow. I would expect that the route is going to be mainly a function of our destination and which interstate we need to access, which will probably vary.

Again, thank you for the email. I am confident that we will be able to answer most of your questions and concerns tomorrow, and our team looks forward to seeing you. I personally will not be at the meeting because of another conflict, but Bill Bardenwerper will be conducting it. For future contact, my cell phone number is below, and feel free to use it.

With kind regards,



John C. Talbott

Bardenwerper Talbott & Roberts, PLLC
Office 502-426-6688
Cell 502-741-8783

From: Higdon, Robert <Robert.Higdon@Lubrizol.com>

Date: Wednesday, January 10, 2024 at 7:15 AM

To: John Talbott <John@bardlaw.net>

Cc: richard@ldd-inc.com <richard@ldd-inc.com>, jguelda@algelsenenvy.com <jguelda@algelsenenvy.com>, jay.luckett@louisvilleky.gov <jay.luckett@louisvilleky.gov>, jacorr.author@louisville.gov <jacorr.author@louisville.gov>, Cabrera-Rojas, Yvette F. <Yvette.Cabrera-Rojas@nortonhealthcare.org>, Henry Hawkins <henry.hawkins@thehawkcpa.com>, Winslow Hale <winslowhale@gmail.com>, Terry Tronzo <tjtronzo@gmail.com>, Donna Bodi <donna@evans-property.com>, Chad Evans <chad@evans-property.com>, Rob Higdon <rob.higdon@hotmail.com>

Subject: Angel's Envy Proposed Expansion

Rob Higdon
Park Place Lofts
Rob.higdon@hotmail.com

RE: Neighborhood Meeting for proposed Angel's Envy Expansion

Dear Mr. Talbott,

Thanks for reaching out to us. I serve on the board of homeowners at Park Place Lofts adjacent to Angel's Envy property. We consider Angel's Envy a great neighbor and support their continued success. As a board, we've discussed the proposal and plan to attend the upcoming neighborhood meeting. I've attached a list of questions and concerns we would like to discuss further.

Heavy Truck Traffic - We are concerned about the truck traffic merging onto Main Street near our building.

1. What other traffic patterns were considered?
2. What criteria were utilized to evaluate the alternative traffic patterns?
3. What design elements are directed at truck traffic noise reduction?
4. What is the design noise levels targeted outside of the property?
5. Who at Angel's Envy do we contact if we have a problem with truck traffic flow, truck traffic noise or truck traffic vibration?

Operations – We are concerned about noise, odors, and environmental issues during operations.

1. What design elements are directed at operational noise reduction?

2. What is the design operational noise levels outside of the Angel's Envy property?
3. What design elements are directed at operational odor control?
4. How will "whiskey fungus" be addressed?
5. What design elements are directed at mitigating the fire risks to neighboring residential properties?
6. How will the risks associated with by-product waste storage be mitigated?
7. What design elements will be directed at preventing spillage into storm sewers and industrial sewers?
8. Who at Angel's Envy do we contact if we have a problem with operational noise, operational odors, or environmental issues?

Construction – We are concerned about noise, vibration, and debris during construction.

1. When do you expect construction to start?
2. What is the anticipated duration of construction activities?
3. How will construction debris be controlled during construction?
4. How will construction noise be mitigated during construction?
5. What consideration has been given to damage of nearby structures caused by construction vibration?
6. Who at Angel's Envy do we contact if we have a problem with construction debris, construction noise or structural damage resulting from construction vibration?

Infrastructure – We are concerned about loss of parking and the impact on existing utilities.

1. How will the loss of parking spaces be mitigated?
2. How will the existing utilities be impacted (sewer, water, electricity, and gas)?
3. How will the damage to roadways be mitigated?

We look forward to meeting with you as well as the rest of the neighborhood.

Sincerely,

Rob Higdon
Park Place Lofts
400 East Main Street #202
Louisville, KY 40402
Rob.higdon@hotmail.com

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Luckett, Jay

From: Davis, Brian
Sent: Friday, February 23, 2024 12:47 PM
To: Luckett, Jay
Cc: Arthur, Jecorey
Subject: FW: Contact Councilman Arthur's Office [#375]

Jay, please see the comment Councilman Arthur's office received. Please incorporate into the case file and reach out to them to help answer any questions they may have.

Thanks,
Brian

From: Arthur, Jecorey <Jecorey.Arthur@louisvilleky.gov>
Sent: Friday, February 23, 2024 12:42 PM
To: Davis, Brian <Brian.Davis@louisvilleky.gov>
Subject: Fw: Contact Councilman Arthur's Office [#375]

From: Wright, Brianna <Brianna.Wright@louisvilleky.gov>
Sent: Tuesday, December 12, 2023 3:39 PM
To: Arthur, Jecorey <Jecorey.Arthur@louisvilleky.gov>
Subject: FW: Contact Councilman Arthur's Office [#375]

I attempted to reply to them but it bounced back. I also called to give them P&Z information but I had to leave a voicemail. I am unsure if you would like to call them with any information.

I called P&Z and there is no case number for this as of yet because it is so new.

Brianna

From: Councilman Arthur's Office <no-reply@wufoo.com>
Sent: Tuesday, December 12, 2023 2:31 PM
To: Wright, Brianna <Brianna.Wright@louisvilleky.gov>
Subject: Contact Councilman Arthur's Office [#375]

Name *

Erica Fields

Address



415 E Market Street Unit 203

Louisville, KY 40202

United States

Phone Number

(612) 889-0647

Email

ericaf@ryemerchant.com

Please select a topic for your comments *

Business, Economic and Jobs Development

Comments

Hi Jacory,

I am writing about the Angel's Envy project that is happening on Main Street between Jackson and Preston. We are concerned that an expansion of the distillery so close to our condo unit and the ones on Preston will create a hazard. I don't recall seeing the public notice of their application for permits and would like to be able to make our concerns heard. Please get in touch if you can so we can learn more about this.

Thank you.

Erica and Patience Fields

Attach a File



[img_6035.pdf](#) 555.78 KB • PDF

Luckett, Jay

From: Higdon, Robert <Robert.Higdon@Lubrizol.com>
Sent: Tuesday, January 23, 2024 3:24 PM
To: John Talbott
Cc: richard@ldd-inc.com; jacorr.author@louisville.gov; Cabrera-Rojas, Yvette F.; Henry Hawkins; Winslow Hale; Terry Tronzo; Donna Bodi; Chad Evans; Rob Higdon; Bill Bardenwerper; Nick Pregliasco; Lucas Taylor; Luckett, Jay; Jason Guelda
Subject: RE: Angel's Envy Proposed Expansion
Attachments: Angel's Envy Proposed Expansion First Response.pdf; Angel's Envy Proposed Expansion RevC.pdf

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Rob Higdon
Park Place Lofts
Rob.higdon@hotmail.com

RE: Angel's Envy Expansion Proposal First Response

Dear Mr. Talbott,

Thanks again for facilitating the neighborhood meeting to discuss the proposed Angel's Envy Expansion and providing the meeting presentation. We sincerely appreciate the thoughtful discussion and appreciate the professionalism shown by our Angel's Envy neighbors as well as the entire project team. I've updated our previous list of concerns to illustrate what issues were addressed during the meeting.

Our board as well as our owners, have discussed the proposal along with what we learned during the meeting. While all the concerns are valid, a few concerns are viewed as particularly troubling and require elevated attention, namely, Truck Traffic and Operational Noise. It seems reasonable that these concerns and their mitigations should be more highly prioritized because design changes are much easier at this stage of the project.

The noise, vibration and safety risks associated with proposed Truck Traffic are significant concerns. The proposed Truck Traffic routing is not acceptable to us. We think alternative Truck Traffic routes are available and should be further evaluated. Main and Preston Streets are focal points for considerable community activity with substantial pedestrian activity. Scores of families with children are ever present on the Main and Preston Street sidewalks, crosswalks, and sometimes the roadways themselves. The planned truck turns onto Main and Preston streets will block all lanes of traffic and will be difficult to execute safely. The noise caused by the Truck Traffic will negatively impact our residents as well as those living in nearby buildings. The vibrations caused by Truck Traffic on Main and Preston streets currently disturb the owners and tenants in our building and proposed additional Truck Traffic is significant and will be much worse. The proposed Truck Traffic routing is not consistent with the direction of our community at the time of our building's construction or other buildings of similar vintage. We're confident alternate Truck Traffic routes are available, and Angel's Envy can continue to be successful utilizing such.

Operational noise associated with bottling, plant traffic, truck loading/unloading, and entertainment activities will be significant and are of great concern to the residents of our building. The proposed landscaping will improve the situation but is not adequate. Renderings of the West and South sides of the proposed design haven't been provided. We think substantial structure is necessary

in addition to the planned landscaping and this structure should surround the entire property at a height adequate to prevent noise from disturbing nearby residents.

We value the contributions of Angel's Envy to our community and we're confident we can resolve these design shortcomings. Please don't hesitate to contact me if you like to discuss any of my comments further or have any questions whatsoever.

Take care,

Rob Higdon
Park Place Lofts
400 East Main Street #202
Louisville, KY 40402
Rob.higdon@hotmail.com

From: John Talbott <John@bardlaw.net>
Sent: Friday, January 12, 2024 6:26 AM
To: Higdon, Robert <Robert.Higdon@Lubrizol.com>
Cc: richard@ldd-inc.com; jacorr.author@louisville.gov; Cabrera-Rojas, Yvette F. <Yvette.Cabrera-Rojas@nortonhealthcare.org>; Henry Hawkins <henry.hawkins@thehawkcpa.com>; Winslow Hale <winslowhale@gmail.com>; Terry Tronzo <tjtronzo@gmail.com>; Donna Bodi <donna@evans-property.com>; Chad Evans <chad@evans-property.com>; Rob Higdon <rob.higdon@hotmail.com>; Bill Bardenwerper <wbb@bardlaw.net>; Nick Pregliasco <nrp@bardlaw.net>; Lucas Taylor <lucas@bardlaw.net>; jay.luckett@louisvilleky.gov; Jason Guelda <jguelda@angelsenvy.com>
Subject: [EXTERNAL] Re: Angel's Envy Proposed Expansion

Rob, thank you for coming last night, and it was nice to meet you. Attached is the powerpoint for your review. With kind regards, jt



Land Law

John C. Talbott

Bardenwerper Talbott & Roberts, PLLC
Office 502-426-6688
Cell 502-741-8783

From: Higdon, Robert <Robert.Higdon@Lubrizol.com>
Date: Thursday, January 11, 2024 at 8:07 PM
To: John Talbott <John@bardlaw.net>
Cc: richard@ldd-inc.com <richard@ldd-inc.com>, jacorr.author@louisville.gov <jacorr.author@louisville.gov>, Cabrera-Rojas, Yvette F. <Yvette.Cabrera-Rojas@nortonhealthcare.org>, Henry Hawkins <henry.hawkins@thehawkcpa.com>, Winslow Hale <winslowhale@gmail.com>, Terry Tronzo

<tjtronzo@gmail.com>, Donna Bod. <donna@evans-property.com>, Chad Evans <chad@evans-property.com>, Rob Higdon <rob.higdon@hotmail.com>, Bill Bardenwerper <wbb@bardlaw.net>, Nick Pregliasco <nrp@bardlaw.net>, Lucas Taylor <lucas@bardlaw.net>, jay.luckett@louisvilleky.gov <jay.luckett@louisvilleky.gov>, Jason Guelda <jguelda@algelsenvy.com>
Subject: RE: Angel's Envy Proposed Expansion

Hi John,

Great job with the neighborhood meeting. We really appreciate the conversation. Can you forward the presentation?

Take care,

Rob

From: John Talbott <John@bardlaw.net>
Sent: Thursday, January 11, 2024 11:20 AM
To: Higdon, Robert <Robert.Higdon@Lubrizol.com>; Luckett, Jay <Jay.Luckett@louisvilleky.gov>
Cc: richard@ldd-inc.com; jguelda@algelsenvy.com; jacorr.author@louisville.gov; Cabrera-Rojas, Yvette F. <Yvette.Cabrera-Rojas@nortonhealthcare.org>; Henry Hawkins <henry.hawkins@thehawkcpa.com>; Winslow Hale <winslowhale@gmail.com>; Terry Tronzo <tjtronzo@gmail.com>; Donna Bodi <donna@evans-property.com>; Chad Evans <chad@evans-property.com>; Rob Higdon <rob.higdon@hotmail.com>; Bill Bardenwerper <wbb@bardlaw.net>; Nick Pregliasco <nrp@bardlaw.net>; Lucas Taylor <lucas@bardlaw.net>
Subject: [EXTERNAL] Re: Angel's Envy Proposed Expansion

Rob, thank you. My conflict cleared, so I will see you tonight..jt

From: Higdon, Robert <Robert.Higdon@Lubrizol.com>
Date: Thursday, January 11, 2024 at 10:10 AM
To: Luckett, Jay <Jay.Luckett@louisvilleky.gov>, John Talbott <John@bardlaw.net>
Cc: richard@ldd-inc.com <richard@ldd-inc.com>, jguelda@algelsenvy.com <jguelda@algelsenvy.com>, jacorr.author@louisville.gov <jacorr.author@louisville.gov>, Cabrera-Rojas, Yvette F. <Yvette.Cabrera-Rojas@nortonhealthcare.org>, Henry Hawkins <henry.hawkins@thehawkcpa.com>, Winslow Hale <winslowhale@gmail.com>, Terry Tronzo <tjtronzo@gmail.com>, Donna Bodi <donna@evans-property.com>, Chad Evans <chad@evans-property.com>, Rob Higdon <rob.higdon@hotmail.com>, Bill Bardenwerper <wbb@bardlaw.net>, Nick Pregliasco <nrp@bardlaw.net>, Lucas Taylor <lucas@bardlaw.net>
Subject: RE: Angel's Envy Proposed Expansion

Thanks very much for the feedback Jay,

Rob

From: Luckett, Jay <Jay.Luckett@louisvilleky.gov>
Sent: Thursday, January 11, 2024 10:04 AM
To: John Talbott <John@bardlaw.net>; Higdon, Robert <Robert.Higdon@Lubrizol.com>
Cc: richard@ldd-inc.com; jguelda@algelsenvy.com; jacorr.author@louisville.gov; Cabrera-Rojas, Yvette F.

<Yvette.Cabrera-Rojas@nortonhealthcare.org>; Henry Hawkins <henry.hawkins@thehawkcpa.com>; Winslow Hale <winslowhale@gmail.com>; Terry Tronzo <tjtronzo@gmail.com>; Donna Bodi <donna@evans-property.com>; Chad Evans <chad@evans-property.com>; Rob Higdon <rob.higdon@hotmail.com>; Bill Bardenwerper <wbb@bardlaw.net>; Nick Pregliasco <nrp@bardlaw.net>; Lucas Taylor <lucas@bardlaw.net>
Subject: [EXTERNAL] RE: Angel's Envy Proposed Expansion

Rob,

Thank you for taking the time to submit the questions and concerns from Park Place Lofts residents regarding this proposal. I will add your letter to the record. Please feel free to contact me with further questions or comments. You may also reach out to me with any questions about the zoning change process, the Land Development Code, Comprehensive Plan or any other relevant matters.

I advise the applicants to work to answer all of these questions and concerns as best they can well ahead of any public hearings regarding this proposal.

Regards,

Jay Luckett, AICP
Planning Supervisor

Office of Planning
Louisville Metro Government
444 S. Fifth St. #300, Louisville, KY 40202

O: 502-574-5159



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From: John Talbott <John@bardlaw.net>
Sent: Wednesday, January 10, 2024 8:24 AM
To: Higdon, Robert <Robert.Higdon@Lubrizol.com>
Cc: richard@ldd-inc.com; jguelda@algelsenenvy.com; Luckett, Jay <Jay.Luckett@louisvilleky.gov>; jacorr.author@louisville.gov; Cabrera-Rojas, Yvette F. <Yvette.Cabrera-Rojas@nortonhealthcare.org>; Henry Hawkins <henry.hawkins@thehawkcpa.com>; Winslow Hale <winslowhale@gmail.com>; Terry Tronzo <tjtronzo@gmail.com>; Donna Bodi <donna@evans-property.com>; Chad Evans <chad@evans-property.com>; Rob Higdon <rob.higdon@hotmail.com>; Bill Bardenwerper <wbb@bardlaw.net>; Nick Pregliasco <nrp@bardlaw.net>; Lucas Taylor <lucas@bardlaw.net>
Subject: Re: Angel's Envy Proposed Expansion

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Dear Rob, thank you for the email. We look forward meeting you tomorrow and having the opportunity to discuss our plans for the site. Your email will help us prepare in advance and hopefully answer all of your questions. One thing to keep in mind, though, is that we are very early in the process at this stage. We have not even filed our rezoning application yet. Once we file, the entire rezoning process will take 7-9 months. Once hopefully approved, we will still need to get building permits and finalize construction planning, which will take probably a few more months. So keep in mind that we are very, very early in the process.

Angels Envy has been a stakeholder and player in this area of downtown for a long time, and works very hard to avoid conflicts or disruptions to any of its neighbors. From your email, it sounds like you have had some experience working with them in the past. While we cannot promise no disruptions during the construction of the project, we will make efforts to minimize those disruptions as much as possible.

Regarding traffic, this project's truck traffic will be very limited. We are only expecting around 10 trucks a day, so this project will not have major traffic impacts. Regarding your questions about the routes, I am not sure about them as I write this email, but we will discuss tomorrow. I would expect that the route is going to be mainly a function of our destination and which interstate we need to access, which will probably vary.

Again, thank you for the email. I am confident that we will be able to answer most of your questions and concerns tomorrow, and our team looks forward to seeing you. I personally will not be at the meeting because of another conflict, but Bill Bardenwerper will be conducting it. For future contact, my cell phone number is below, and feel free to use it.

With kind regards,



John C. Talbott

Bardenwerper Talbott & Roberts, PLLC
Office 502-426-6688
Cell 502-741-8783

From: Higdon, Robert <Robert.Higdon@Lubrizol.com>

Date: Wednesday, January 10, 2024 at 7:15 AM

To: John Talbott <John@bardlaw.net>

Cc: richard@ltd-inc.com <richard@ltd-inc.com>, jguelda@algelsenenvy.com <jguelda@algelsenenvy.com>, jay.luckett@louisvilleky.gov <jay.luckett@louisvilleky.gov>, jacorr.author@louisville.gov <jacorr.author@louisville.gov>, [Cabrera-Rojas, Yvette F. <Yvette.Cabrera-Rojas@nortonhealthcare.org>](mailto:Cabrera-Rojas,Yvette.F.<Yvette.Cabrera-Rojas@nortonhealthcare.org>), [Henry Hawkins <henry.hawkins@thehawkecpa.com>](mailto:Henry.Hawkins@thehawkecpa.com), [Winslow Hale <winslowhale@gmail.com>](mailto:Winslow.Hale@gmail.com), [Terry Tronzo <tjtronzo@gmail.com>](mailto:Terry.Tronzo@gmail.com), [Donna Bodi <donna@evans-property.com>](mailto:Donna.Bodi@evans-property.com), [Chad Evans <chad@evans-](mailto:Chad.Evans@evans-)

property.com>, Rob Higdon <rob.higdon@hotmail.com>

Subject: Angel's Envy Proposed Expansion

Rob Higdon
Park Place Lofts
Rob.higdon@hotmail.com

RE: Neighborhood Meeting for proposed Angel's Envy Expansion

Dear Mr. Talbott,

Thanks for reaching out to us. I serve on the board of homeowners at Park Place Lofts adjacent to Angel's Envy property. We consider Angel's Envy a great neighbor and support their continued success. As a board, we've discussed the proposal and plan to attend the upcoming neighborhood meeting. I've attached a list of questions and concerns we would like to discuss further.

Heavy Truck Traffic - We are concerned about the truck traffic merging onto Main Street near our building.

1. What other traffic patterns were considered?
2. What criteria were utilized to evaluate the alternative traffic patterns?
3. What design elements are directed at truck traffic noise reduction?
4. What is the design noise levels targeted outside of the property?
5. Who at Angel's Envy do we contact if we have a problem with truck traffic flow, truck traffic noise or truck traffic vibration?

Operations – We are concerned about noise, odors, and environmental issues during operations.

1. What design elements are directed at operational noise reduction?
2. What is the design operational noise levels outside of the Angel's Envy property?
3. What design elements are directed at operational odor control?
4. How will "whiskey fungus" be addressed?
5. What design elements are directed at mitigating the fire risks to neighboring residential properties?
6. How will the risks associated with by-product waste storage be mitigated?
7. What design elements will be directed at preventing spillage into storm sewers and industrial sewers?
8. Who at Angel's Envy do we contact if we have a problem with operational noise, operational odors, or environmental issues?

Construction – We are concerned about noise, vibration, and debris during construction.

1. When do you expect construction to start?
2. What is the anticipated duration of construction activities?
3. How will construction debris be controlled during construction?
4. How will construction noise be mitigated during construction?
5. What consideration has been given to damage of nearby structures caused by construction vibration?
6. Who at Angel's Envy do we contact if we have a problem with construction debris, construction noise or structural damage resulting from construction vibration?

Infrastructure – We are concerned about loss of parking and the impact on existing utilities.

1. How will the loss of parking spaces be mitigated?
2. How will the existing utilities be impacted (sewer, water, electricity, and gas)?

3. How will the damage to roadways be mitigated?

We look forward to meeting with you as well as the rest of the neighborhood.

Sincerely,

Rob Higdon
Park Place Lofts
400 East Main Street #202
Louisville, KY 40402
Rob.higdon@hotmail.com

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Luckett, Jay

From: John Talbott <John@bardlaw.net>
Sent: Tuesday, January 16, 2024 6:22 PM
To: Haberman, Joseph
Cc: Luckett, Jay; Groskreutz, Katherine; Darr, Savannah; Dee Ford; Lori Mattingly; Cash Moter; Eric Huelsman; Jason Guelda; Ann Richard; Mike Hill
Subject: Re: Angels Envy Preliminary Design Overlay Comments

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Dear Joe, thank you for meeting with us last week, and also for the detailed comments. I believe we will be able to address most if not all of them, but I do want to meet with our team before providing the details you are requesting.

Again, all our thanks, and we will be in touch as soon as we can.

With best regards, jt

From: Haberman, Joseph <Joseph.Haberman@louisvilleky.gov>
Date: Tuesday, January 16, 2024 at 6:12 PM
To: John Talbott <John@bardlaw.net>, Eric Huelsman <e.huelsman@josephandjoseph.net>, Cash Moter <c.moter@josephandjoseph.net>, Jason Guelda <jguelda@angelsenky.com>, Ann Richard <richard@louisvilleky.gov>
Cc: Luckett, Jay <Jay.Luckett@louisvilleky.gov>, Groskreutz, Katherine <Kat.Groskreutz@louisvilleky.gov>, Darr, Savannah <Savannah.Darr@louisvilleky.gov>
Subject: Angels Envy Preliminary Design Overlay Comments

John and company,

In follow up to our meeting on 1/5, here are some preliminary staff comments regarding your current design as it relates to the DDRO design guidelines. The attached document is generally how we present our findings to the Committee in our staff report. As this was a preliminary review, we have not made any final determinations as to whether the proposal meets each guideline as more information/detail is needed to make some conclusions. However, in large part, the design is well thought out and in keeping with the guidelines.

Here is a summary of the findings. Let me know if you have any questions, Joe

Building:

- The building's design clearly indicates that it is not historic or original to the site. It is well unified in concept with the existing distillery buildings on the adjacent parcel. In general, this style is appropriate and should be maintained.

- The siting of the building at the corner of the intersection (and its orientation to it) is compliant and an important aspect of the design. However, it does not fully continue along each frontage. Ideally buildings would form the entire street wall along E Main. The wall only partial mitigates the loss of this ideal form contemplated by SP1. Careful attention should be paid to the E Main wall to ensure it serves as an adequate substitute to a building.
- While taller buildings are permitted in the District, the site is located at the edge of the District and the modest height is compatible with nearby structures.
- The building has a defined base and the pedestrian experience is enhanced by its entrances and windows, which is compliant with BP2.
 - *Will the ground level windows be transparent allowing view into the building, similar to the Slugger Factory/Museum?*
- The entrances located at the corner of Main and Jackson better activate the corner, which is encouraged by BP5. However, this impact will be reduced if this entrance is closed or limited in use.
 - *What is the expected activity with the entrance to the new building? Will it be exit only?*
 - *Will employees and tour guests continue to use the main entry on the existing building and the pedways to access the new building?*
 - Staff recommends making the entry more prominent with the introduction of a canopy/awning and signage.
- There are not any details regarding rooftop mechanical or utility equipment to determine compliance with BM6.
 - *Will there be any rooftop mechanical or utility equipment visible from pedestrian view? If it will be visible, we will need further details to ensure it is well-integrated.*
- BP3 requires building materials characteristic of the area having texture, color, pattern, and a higher quality of detailing.
 - More information is needed on the metal panels. *Will they be metallic or painted? Will they have a glossy, reflective, or flat finish?*
- BP7 relates to alley facing facades. Articulation is limited to metal panels along the south facing corner that will be visible from S Jackson. Additional detailing should be incorporated into this area of the façade that will be highly visible to pedestrians walking north on S Jackson. There are no windows or doors provided closer to the entrance of the alley to break up the expanse and massing of the wall.
- To ensure compliance SS5, staff will recommend a condition of approval that pedway use shall be restricted to customers and employees and not be open to the general public. Staff highly recommends incorporating artistic lighting on the pedways to make them an activating feature of the site.

Wall:

- Modifications to the material and height are not encouraged; however further articulation such as additional pilasters, columns, insets would result in less monotony and architectural interest. Staff would prefer measures to soften the wall rather than have it mimic a façade or a greater height which would be uncommon.
- Landscaping is highly encouraged along and in front of the wall to soften its presence. The renderings only show sparsely separated street trees. The new building provides consistent street walls along both frontages and the alley, much of which is animated through variations in the facades.
- Staff recommends providing renderings that clearly show what the screening wall will look like from street level and across the street.
- Concerning BM1, the wall along E Main is built to the street, but it does not fit the surrounding massing context in terms of its height and depth. However, staff does not encourage a significantly taller wall as that too would be incompatible. Street trees with a greater height than the wall and extensive canopies can mitigate the wall's lesser massing.
- Concerning BC1, additional vertical elements such as columns should be incorporated into its design. The capping at the top of the wall is an interesting horizontal element that mimics the treatment atop the parapets and should be maintained.
- Gate details were not provided. There is an opportunity to have the gate contribute to the design by having an arched top mimicking the windows and doors. The height of the gate may exceed the height of the wall. If it incorporates artistic features, it may become a valued focal point of the design.

- Concerning BP1, there is potential to create insets in the wall for streetscaping, such as benches or additional landscaping/trees. This could also serve to soften the wall and create a more active stretch to this 30% of the frontage.

Parking/Loading Area:

- Concerning SP4, the gate along E Main should remain closed when not in use and design features should be incorporated into the sidewalk area to inform pedestrians of potential truck traffic.
- Concerning BP7, given the one-way nature of the drive that is somewhat accessible via the beginning of the alley, signage and other design features should delineate the drive from the alley prior to the beginning of the fence.
- The loading/vehicle use area is discouraged per P2. While a vehicle use area is discouraged, staff understands its necessity due to the nature of the development and can support its inclusion if adequately screened.
 - The view is generally screened from pedestrian view, although the height may not full screen the height of a heavy truck parked closer to E Main. Heavy trucks should not park immediately adjacent to the wall.
 - Gate material and design details will need to be provided, as well as how it operates (swinging, sliding, lift, etc.).
 - There is an opportunity to include public art on the wall as encouraged by this Guideline, in the form of murals or attachments, or to be placed in front of the wall. Staff highly recommends the inclusion of meaningful and compatible art on or adjacent to the wall.
 - Will trucks/vehicles park for long durations or be stored in this area or will be it only be used for relatively short term loading/unloading?*
 - Will the new curb cut on E Main be wider than the existing curb cut that is to be removed?*
 - Are any design features intended to delineate truck access from safer areas of the sidewalks (i.e. changes in material, markings)?*
 - Was direct access using Billy Goat Strut from the rear of the site determined to not be feasible, requiring the rear drive from S Jackson?*

Site:

- Prior to the Committee meeting, staff requests a site plan that shows potential sidewalk improvements, street trees, street furniture, lighting locations, trash containers, etc. to determine compliance with this set of Guidelines.
 - Sidewalk dimensions or details were not provided to determine compliance with BP1, BP6, SS1, and SS2.
 - A revised site plan showing refuse container locations is needed to determine compliance with SP4.
 - A landscaping plan has not been provided to determine compliance with SS4.
 - Lighting details have not been provided to determine compliance with BP7, BP8, and SS3.
- The design places an emphasis on E Main and relates well with Slugger Field. While Slugger Field, a significant neighboring structure, is located directly across the street, a public open space per SP2 may not be necessary if the relatively wide sidewalk along E Main is maintained.
- No public art details have been provided. Public art, which can take various forms, is critical to the District and should be incorporated into the project.

Joseph Haberman, AICP
 Planning & Design Manager
 Office of Planning
 Louisville Metro Government
 444 S. Fifth St. #300, Louisville, KY 40202

O: 502.574.5178



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Luckett, Jay

From: John Talbott <John@bardlaw.net>
Sent: Wednesday, January 10, 2024 8:24 AM
To: Higdon, Robert
Cc: richard@ltd-inc.com; jguelta@algelsen.com; Luckett, Jay;
jacorr.author@louisville.gov; Cabrera-Rojas, Yvette F.; Henry Hawkins; Winslow Hale;
Terry Tronzo; Donna Bodi; Chad Evans; Rob Higdon; Bill Bardenwerper; Nick Pregliasco;
Lucas Taylor
Subject: Re: Angel's Envy Proposed Expansion

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Dear Rob, thank you for the email. We look forward meeting you tomorrow and having the opportunity to discuss our plans for the site. Your email will help us prepare in advance and hopefully answer all of your questions. One thing to keep in mind, though, is that we are very early in the process at this stage. We have not even filed our rezoning application yet. Once we file, the entire rezoning process will take 7-9 months. Once hopefully approved, we will still need to get building permits and finalize construction planning, which will take probably a few more months. So keep in mind that we are very, very early in the process.

Angels Envy has been a stakeholder and player in this area of downtown for a long time, and works very hard to avoid conflicts or disruptions to any of its neighbors. From your email, it sounds like you have had some experience working with them in the past. While we cannot promise no disruptions during the construction of the project, we will make efforts to minimize those disruptions as much as possible.

Regarding traffic, this project's truck traffic will be very limited. We are only expecting around 10 trucks a day, so this project will not have major traffic impacts. Regarding your questions about the routes, I am not sure about them as I write this email, but we will discuss tomorrow. I would expect that the route is going to be mainly a function of our destination and which interstate we need to access, which will probably vary.

Again, thank you for the email. I am confident that we will be able to answer most of your questions and concerns tomorrow, and our team looks forward to seeing you. I personally will not be at the meeting because of another conflict, but Bill Bardenwerper will be conducting it. For future contact, my cell phone number is below, and feel free to use it.

With kind regards,



John C. Talbott
Bardenwerper Talbott & Roberts, PLLC
Office 502-426-6688
Cell 502-741-8783

From: Higdon, Robert <Robert.Higdon@Lubrizol.com>
Date: Wednesday, January 10, 2024 at 7:15 AM
To: John Talbott <John@bardlaw.net>
Cc: richard@ldd-inc.com <richard@ldd-inc.com>, jguelda@algelsenenvy.com <jguelda@algelsenenvy.com>, jay.luckett@louisvilleky.gov <jay.luckett@louisvilleky.gov>, jacorr.author@louisville.gov <jacorr.author@louisville.gov>, Cabrera-Rojas, Yvette F. <Yvette.Cabrera-Rojas@nortonhealthcare.org>, Henry Hawkins <henry.hawkins@thehawkecpa.com>, Winslow Hale <winslowhale@gmail.com>, Terry Tronzo <tjtronzo@gmail.com>, Donna Bodi <donna@evans-property.com>, Chad Evans <chad@evans-property.com>, Rob Higdon <rob.higdon@hotmail.com>
Subject: Angel's Envy Proposed Expansion

Rob Higdon
Park Place Lofts
Rob.higdon@hotmail.com

RE: Neighborhood Meeting for proposed Angel's Envy Expansion

Dear Mr. Talbott,

Thanks for reaching out to us. I serve on the board of homeowners at Park Place Lofts adjacent to Angel's Envy property. We consider Angel's Envy a great neighbor and support their continued success. As a board, we've discussed the proposal and plan to attend the upcoming neighborhood meeting. I've attached a list of questions and concerns we would like to discuss further.

Heavy Truck Traffic - We are concerned about the truck traffic merging onto Main Street near our building.

1. What other traffic patterns were considered?
2. What criteria were utilized to evaluate the alternative traffic patterns?
3. What design elements are directed at truck traffic noise reduction?
4. What is the design noise levels targeted outside of the property?
5. Who at Angel's Envy do we contact if we have a problem with truck traffic flow, truck traffic noise or truck traffic vibration?

Operations – We are concerned about noise, odors, and environmental issues during operations.

1. What design elements are directed at operational noise reduction?
2. What is the design operational noise levels outside of the Angel's Envy property?
3. What design elements are directed at operational odor control?
4. How will "whiskey fungus" be addressed?
5. What design elements are directed at mitigating the fire risks to neighboring residential properties?
6. How will the risks associated with by-product waste storage be mitigated?
7. What design elements will be directed at preventing spillage into storm sewers and industrial sewers?
8. Who at Angel's Envy do we contact if we have a problem with operational noise, operational odors, or environmental issues?

Construction – We are concerned about noise, vibration, and debris during construction.

1. When do you expect construction to start?
2. What is the anticipated duration of construction activities?
3. How will construction debris be controlled during construction?
4. How will construction noise be mitigated during construction?
5. What consideration has been given to damage of nearby structures caused by construction vibration?
6. Who at Angel's Envy do we contact if we have a problem with construction debris, construction noise or structural damage resulting from construction vibration?

Infrastructure – We are concerned about loss of parking and the impact on existing utilities.

1. How will the loss of parking spaces be mitigated?
2. How will the existing utilities be impacted (sewer, water, electricity, and gas)?
3. How will the damage to roadways be mitigated?

We look forward to meeting with you as well as the rest of the neighborhood.

Sincerely,

Rob Higdon
Park Place Lofts
400 East Main Street #202
Louisville, KY 40402
Rob.higdon@hotmail.com

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