

6

----- Forwarded message -----

From: **clay calloway** <[callowac@gmail.com](mailto:callowac@gmail.com)>

Date: Mon, Mar 27, 2023, 5:28 PM

Subject: Fwd: Cynthia Brooks :Project at 4422 W. Broadway  
Louisville, KY

To: [vlackey61@gmail.com](mailto:vlackey61@gmail.com) <[vlackey61@gmail.com](mailto:vlackey61@gmail.com)>, clay calloway  
<[callowac@gmail.com](mailto:callowac@gmail.com)>

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From: **Cynthia Lusco** <[cwaldon@ssclive.org](mailto:cwaldon@ssclive.org)>

Date: Wed, Mar 15, 2023, 5:28 PM

Subject: Project at 4422 W. Broadway Louisville, KY

To: [jay.luckett@louisvilleky.org](mailto:jay.luckett@louisvilleky.org) <[jay.luckett@louisvilleky.org](mailto:jay.luckett@louisvilleky.org)>

Cc: [donna.purvis@louisvilleky.org](mailto:donna.purvis@louisvilleky.org) <[donna.purvis@louisvilleky.org](mailto:donna.purvis@louisvilleky.org)>, [callowac@gmail.com](mailto:callowac@gmail.com) <[callowac@gmail.com](mailto:callowac@gmail.com)>

Good afternoon, Mr. Lockett. I am a resident in the area of the

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Renaissance building project at 4422 W. Broadway, Louisville, KY 40211. I live just around the corner at 724 S. 45<sup>th</sup> Street, and while I am somewhat aware of Christ Temple's intentions, there are a number of concerns that are troubling. I hope they will be addressed as this project proceeds. Here are my concerns:

- The size of the proposed facility will increase the need for 100 parking spaces or more in the vicinity of the apartments. How will that need be satisfied? Currently, when Christ Temple has services and events, the existing parking lot as well as the street parking on my street in the 700 and 800 blocks of South 45<sup>th</sup> Street, are consumed. Also, the 4500 Block of Varble and the 4500 block of Brewster are affected. The additional cars brought by this new project will certainly intensify and worsen the issue unless special provisions are included in the project.
- To my knowledge, the scope of this building is far larger than any in the immediate vicinity of my Westover community. There are a few other multi-unit complexes on and near Broadway in this area. And although they have been in place for many years, the struggles with trash and transient traffic continue.

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- As Broadway becomes more and more filled with rental properties and absentee owners, the safety and well-being of a small tight-knit community filled with seniors like Westover is slowly being eroded. How will the planners of this project address the safety of the neighborhood and the high concentration of residents it will bring to this small area?
- I definitely am concerned about re-zoning the area to R-7/Commercial. It will no doubt put a nail in the coffin of my quiet community. It would be more advantageous for the planners to limit the construction to a smaller complex and skip commercial zoning.
- Have traffic studies been done to determine the impact on the community?
- Will 45<sup>th</sup> Street be subject to the constant influx of construction vehicles? How will the planners assure that access to residents' properties will not be negatively affected?

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- Will residents be regularly updated on the progress of the project, as well as being notified in advance of construction activities that will affect the neighborhood?
- The project should be funded/insured, regardless of its size, to satisfy any damages caused by the project, including but not limited to broken pipes, flooding, broken windows, clogged ventilation systems due to construction dust, loosened roofing, damage to vehicles due to flying debris and construction nails, cracked sidewalks, foundations, and streets, etc. A claims and complaint process for residents should be established prior to construction. A neighborhood liaison or ombudsman should be put in place, as well.
- Does the project address green space? Trees, grass, and landscaping should be a part of the plan to restore neighborhood and residential flavor. For years, the proposed site laid vacant first with a decaying structure and now as a dusty construction site.



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The last thing I expected in my senior years was for my residential neighborhood, an area where I grew up, and a home that has been in my family for over 60 years, to be threatened so suddenly by commercial encroachment and all the potential negatives that may bring. As the project aims to move forward, I truly hope that you, the project planners, and metro government will be mindful of a community that has existed since 1938, has elders and dog walkers, park goers, and porch sitters. We are one of the few remaining quiet neighborhoods left in the Westend. In many areas of the City west of 9<sup>th</sup> street development has meant the elimination of Black home ownership and neighborhoods and the erection of rental properties owned by "investors" and those alien to the areas, not neighbors. Christ Temple is a neighbor and should be willing to work with its neighbors to benefit all of us. I pray that someone will give consideration to more than the commercial value of this project and give real thought to the potential harm that must be addressed.

Thanks for reading. I'd appreciate this email being included in the record for this project.

Sincerely

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Cynthia Lusco

724 S. 45<sup>th</sup> Street

Louisville, KY 40211

[clwaldon@gmail.com](mailto:clwaldon@gmail.com)

22-ZONE-0075

## LETTER OF OPPOSITION

### Proposed Rezoning and Development at 4422 West Broadway

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To Whom It May Concern:

Arif Thompson, a resident living at 702 S 4th Street, Louisville, KY. I am writing to express my opposition to the proposed rezoning and development of property at 4422 West Broadway. The Land Use Plan for this site is not consistent with the broader intent of the use of the land which is a Historic preservation. Multiple-family residences in this type of apartment building is not suited for our neighborhood.

My opposition is also based on these potential/probable negative effects:

- They have previously disregarded the integrity of the neighborhood by letting the historic mansion fall to ruin, tearing down the historic building, and allowing trash to pile up outside of trash receptacles.
- The loss of neighborhood and community character.
- Currently there are current problems with parking, cleanliness, and neighborly responsibilities.
- There has been no environmental survey for this area.
- Increased traffic congestion adding to an already dangerous situation on West Broadway.
- There has not been a traffic study to see the effects of this number of tenants and streets available to the neighborhood for parking. The neighborhood will be affected by limited number of parking spaces.
- The destruction of green space and mature trees.
- This type of apartment complex does not fit into the single-family neighborhood.
- The dumpsters needed for this type of building will be a problem for the neighborhood.
- This will cause overcrowding and congestion in the neighborhood.
- Construction such as jackhammering too close to the Historic Basil Doerhoefer Mansion could cause damage. This must be studied and considered.
- The neighborhood already includes a facility owned and operated by the proposed owner of the facility and there are issues with the upkeep.
- Once the property is rezoned, the developer can change the original concept within the approved R7 zoning.
- The proposed facility is too tall and does not meet the current, residential aesthetic in the community.
- Such a facility would be more appropriate for an area which does not include historic homes and an aging population.

Please DO NOT rezone this site to R7. Once the property is rezoned, a developer can change the original concept within the approved R7 zoning. Single family construction fits within this neighborhood and community.

Respectfully,

Arif Thompson

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## LETTER OF OPPOSITION

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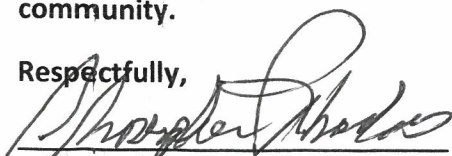
Romeo Catholic Bishop of Louisville, a resident living at 718 South 44<sup>th</sup> Street, Louisville, KY. I am writing to express my opposition to the proposed rezoning and development of property at 4422 West Broadway. The Land Use Plan for this site is not consistent with the broader intent of the use of the land which is a Historic preservation. Multiple-family residences in this type of apartment building is not suited for our neighborhood.

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Respectfully,

  
Christopher Rhodes  
2-28-23

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## LETTER OF OPPOSITION

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To Whom It May Concern:

Desserie Bush, a resident living at 741 Iovette Ave, Louisville, KY. I am writing to express my opposition to the proposed rezoning and development of property at 4422 West Broadway. The Land Use Plan for this site is not consistent with the broader intent of the use of the land which is a Historic preservation. Multiple-family residences in this type of apartment building is not suited for our neighborhood.

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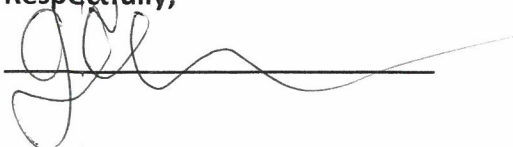
Gregory Crowe, a resident living at 7411014 Ave, Louisville, KY. I am writing to express my opposition to the proposed rezoning and development of property at 4422 West Broadway. The Land Use Plan for this site is not consistent with the broader intent of the use of the land which is a Historic preservation. Multiple-family residences in this type of apartment building is not suited for our neighborhood.

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Respectfully,



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## LETTER OF OPPOSITION

### Proposed Rezoning and Development at 4422 West Broadway

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To Whom It May Concern:

EUNEICE COLE, a resident living at 730 S. 45th ST, Louisville, KY. I am writing to express my opposition to the proposed rezoning and development of property at 4422 West Broadway. The Land Use Plan for this site is not consistent with the broader intent of the use of the land which is a Historic preservation. Multiple-family residences in this type of apartment building is not suited for our neighborhood.

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Respectfully,

Euneice Cole

22-2018-0075

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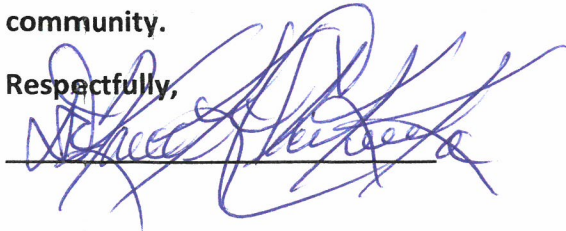
KAMAR CHUKWUEKE a resident living at 801 DEARBORN AVE, Louisville, KY. I am writing to express my opposition to the proposed rezoning and development of property at 4422 West Broadway. The Land Use Plan for this site is not consistent with the broader intent of the use of the land which is a Historic preservation. Multiple-family residences in this type of apartment building is not suited for our neighborhood.

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## LETTER OF OPPOSITION

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### Proposed Rezoning and Development at 4422 West Broadway

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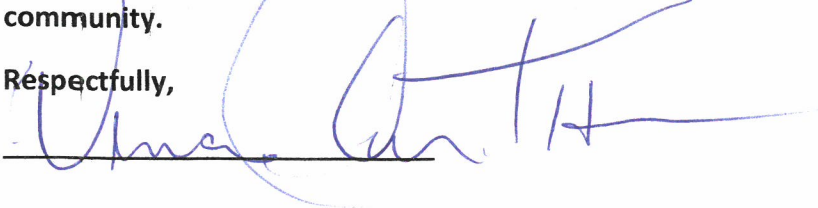
Vivian Titus, a resident living at 812 Dearborn Ave., Louisville, KY. I am writing to express my opposition to the proposed rezoning and development of property at 4422 West Broadway. The Land Use Plan for this site is not consistent with the broader intent of the use of the land which is a Historic preservation. Multiple-family residences in this type of apartment building is not suited for our neighborhood.

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Respectfully,



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## LETTER OF OPPOSITION

Proposed Rezoning and Development at 4422 West Broadway

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To Whom It May Concern:

Dana Cutcher, a resident living at 807 Dearborn, Louisville, KY. I am writing to express my opposition to the proposed rezoning and development of property at 4422 West Broadway. The Land Use Plan for this site is not consistent with the broader intent of the use of the land which is a Historic preservation. Multiple-family residences in this type of apartment building is not suited for our neighborhood.

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Respectfully,

Dana Cutcher

22-ZONE-0025



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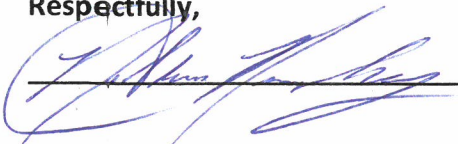
DeShawn Murphy, a resident living at 814 Darbarn, Louisville, KY. I am writing to express my opposition to the proposed rezoning and development of property at 4422 West Broadway. The Land Use Plan for this site is not consistent with the broader intent of the use of the land which is a Historic preservation. Multiple-family residences in this type of apartment building is not suited for our neighborhood.

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### Proposed Rezoning and Development at 4422 West Broadway

To Whom It May Concern:

Donna Webster, a resident living at 813 DEARBORN AVE, Louisville, KY. I am writing to express my opposition to the proposed rezoning and development of property at 4422 West Broadway. The Land Use Plan for this site is not consistent with the broader intent of the use of the land which is a Historic preservation. Multiple-family residences in this type of apartment building is not suited for our neighborhood.

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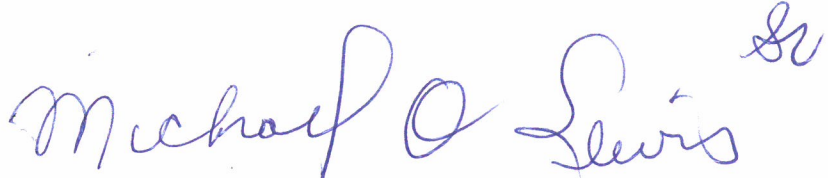
MICHAEL O. LEWIS, a resident living at 811 DEARBORN AVE, Louisville, KY. I am writing to express my opposition to the proposed rezoning and development of property at 4422 West Broadway. The Land Use Plan for this site is not consistent with the broader intent of the use of the land which is a Historic preservation. Multiple-family residences in this type of apartment building is not suited for our neighborhood.

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- Once the property is rezoned, the developer can change the original concept within the approved R7 zoning.
- The proposed facility is too tall and does not meet the current, residential aesthetic in the community.
- Such a facility would be more appropriate for an area which does not include historic homes and an aging population.

Please DO NOT rezone this site to R7. Once the property is rezoned, a developer can change the original concept within the approved R7 zoning. Single family construction fits within this neighborhood and community.

Respectfully,

 *Michael O. Lewis*

22-ZONE-0075

## LETTER OF OPPOSITION

RECEIVED

MAR 28 2015

PLANNING &  
DESIGN SERVICES

### Proposed Rezoning and Development at 4422 West Broadway

To Whom It May Concern:

Virgil Fitzpatrick a resident living at 927 So 47th St, Louisville, KY. I am writing to express my opposition to the proposed rezoning and development of property at 4422 West Broadway. The Land Use Plan for this site is not consistent with the broader intent of the use of the land which is a Historic preservation. Multiple-family residences in this type of apartment building is not suited for our neighborhood.

#### My opposition is also based on these potential/probable negative effects:

- They have previously disregarded the integrity of the neighborhood by letting the historic mansion fall to ruin, tearing down the historic building, and allowing trash to pile up outside of trash receptacles.
- The loss of neighborhood and community character.
- Currently there are current problems with parking, cleanliness, and neighborly responsibilities.
- There has been no environmental survey for this area.
- Increased traffic congestion adding to an already dangerous situation on West Broadway.
- There has not been a traffic study to see the effects of this number of tenants and streets available to the neighborhood for parking. The neighborhood will be affected by limited number of parking spaces.
- The destruction of green space and mature trees.
- This type of apartment complex does not fit into the single-family neighborhood.
- The dumpsters needed for this type of building will be a problem for the neighborhood.
- This will cause overcrowding and congestion in the neighborhood.
- Construction such as jackhammering too close to the Historic Basil Doerhoefer Mansion could cause damage. This must be studied and considered.
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- The proposed facility is too tall and does not meet the current, residential aesthetic in the community.
- Such a facility would be more appropriate for an area which does not include historic homes and an aging population.

Please DO NOT rezone this site to R7. Once the property is rezoned, a developer can change the original concept within the approved R7 zoning. Single family construction fits within this neighborhood and community.

Respectfully,

Virgil Fitzpatrick

22-2015-0075



## LETTER OF OPPOSITION

### Proposed Rezoning and Development at 4422 West Broadway

RECEIVED

MAR 28 2023

PLANNING &  
DESIGN SERVICES

To Whom It May Concern:

Donna Deppa, a resident living at 927 So 47th St, Louisville, KY. I am writing to express my opposition to the proposed rezoning and development of property at 4422 West Broadway. The Land Use Plan for this site is not consistent with the broader intent of the use of the land which is a Historic preservation. Multiple-family residences in this type of apartment building is not suited for our neighborhood.

#### My opposition is also based on these potential/probable negative effects:

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Please DO NOT rezone this site to R7. Once the property is rezoned, a developer can change the original concept within the approved R7 zoning. Single family construction fits within this neighborhood and community.

Respectfully,

Donna Deppa

22-ZONE-0075

## LETTER OF OPPOSITION

RECEIVED

### Proposed Rezoning and Development at 4422 West Broadway

MAR 28 2015

PLANNING &  
DESIGN SERVICES

To Whom It May Concern:

Tracey Tyson, a resident living at 4508 Variable Ave, Louisville, KY. I am writing to express my opposition to the proposed rezoning and development of property at 4422 West Broadway. The Land Use Plan for this site is not consistent with the broader intent of the use of the land which is a Historic preservation. Multiple-family residences in this type of apartment building is not suited for our neighborhood.

My opposition is also based on these potential/probable negative effects:

- They have previously disregarded the integrity of the neighborhood by letting the historic mansion fall to ruin, tearing down the historic building, and allowing trash to pile up outside of trash receptacles.
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Respectfully,

Tracey Tyson

22-ZONE-0075



## LETTER OF OPPOSITION

RECEIVED

### Proposed Rezoning and Development at 4422 West Broadway

MAR 28 2023

PLANNING &  
DESIGN SERVICES

To Whom It May Concern:

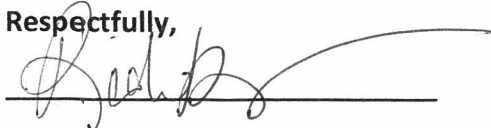
Richea Robinson, a resident living at 4508 Jarble Ave, Louisville, KY. I am writing to express my opposition to the proposed rezoning and development of property at 4422 West Broadway. The Land Use Plan for this site is not consistent with the broader intent of the use of the land which is a Historic preservation. Multiple-family residences in this type of apartment building is not suited for our neighborhood.

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Respectfully,



22-ZONE-0075

## LETTER OF OPPOSITION

### Proposed Rezoning and Development at 4422 West Broadway

RECEIVED

MAR 28 2023

PLANNING &  
DESIGN SERVICES

To Whom It May Concern:

Freelisha Ingram, a resident living at 4514 Brawster Ave, Louisville, KY. I am writing to express my opposition to the proposed rezoning and development of property at 4422 West Broadway. The Land Use Plan for this site is not consistent with the broader intent of the use of the land which is a Historic preservation. Multiple-family residences in this type of apartment building is not suited for our neighborhood.

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- The proposed facility is too tall and does not meet the current, residential aesthetic in the community.
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Please DO NOT rezone this site to R7. Once the property is rezoned, a developer can change the original concept within the approved R7 zoning. Single family construction fits within this neighborhood and community.

Respectfully,

Freelisha Ingram

22-201E-0075



## LETTER OF OPPOSITION

RECEIVED

### Proposed Rezoning and Development at 4422 West Broadway

MAR 28 2023

PLANNING &  
DESIGN SERVICES

To Whom It May Concern:

Bennie Clark Sr., a resident living at 520 Beecher St, Louisville, KY. I am writing to express my opposition to the proposed rezoning and development of property at 4422 West Broadway. The Land Use Plan for this site is not consistent with the broader intent of the use of the land which is a Historic preservation. Multiple-family residences in this type of apartment building is not suited for our neighborhood.

#### My opposition is also based on these potential/probable negative effects:

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- The proposed facility is too tall and does not meet the current, residential aesthetic in the community.
- Such a facility would be more appropriate for an area which does not include historic homes and an aging population.

Please DO NOT rezone this site to R7. Once the property is rezoned, a developer can change the original concept within the approved R7 zoning. Single family construction fits within this neighborhood and community.

Respectfully,

Bennie B. Clark Sr.

22-20NE-0075



## LETTER OF OPPOSITION

### Proposed Rezoning and Development at 4422 West Broadway

RECEIVED

MAR 28 2023

PLANNING &  
DESIGN SERVICES

To Whom It May Concern:

Michelle Carson, a resident living at 3612 Del Park Terrace #7, Louisville, KY. I am writing to express my opposition to the proposed rezoning and development of property at 4422 West Broadway. The Land Use Plan for this site is not consistent with the broader intent of the use of the land which is a Historic preservation. Multiple-family residences in this type of apartment building is not suited for our neighborhood.

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Respectfully,

Michelle Carson

22-ZONE-0075

## LETTER OF OPPOSITION

RECEIVED

MAR 28 2023

Proposed Rezoning and Development at 4422 West Broadway PLANNING &  
DESIGN SERVICES

To Whom It May Concern:

Curtis Anthony, a resident living at 4515 Bransler Ave, Louisville, KY. I am writing to express my opposition to the proposed rezoning and development of property at 4422 West Broadway. The Land Use Plan for this site is not consistent with the broader intent of the use of the land which is a Historic preservation. Multiple-family residences in this type of apartment building is not suited for our neighborhood.

My opposition is also based on these potential/probable negative effects:

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Respectfully,

Curtis Anthony

22-20VE-0075



RECEIVED

MAR 20 2023

PLANNING &  
DESIGN SERVICES

## LETTER OF OPPOSITION

### Proposed Rezoning and Development at 4422 West Broadway

To Whom It May Concern:

Damon K. McGavock a resident living at 4618 Riverview, Louisville, KY. I am writing to express my opposition to the proposed rezoning and development of property at 4422 West Broadway. The Land Use Plan for this site is not consistent with the broader intent of the use of the land which is a Historic preservation. Multiple-family residences in this type of apartment building is not suited for our neighborhood.

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Respectfully,

*Damon K. McGavock* 3/25/2023

22-ZONE-0075

## LETTER OF OPPOSITION

RECEIVED

MAR 28 2025

PLANNING &  
DESIGN SERVICES

### Proposed Rezoning and Development at 4422 West Broadway

To Whom It May Concern:

Vanessa Carson Anthony, a resident living at 4515 Brewster Ave Louisville, KY. I am writing to express my opposition to the proposed rezoning and development of property at 4422 West Broadway. The Land Use Plan for this site is not consistent with the broader intent of the use of the land which is a Historic preservation. Multiple-family residences in this type of apartment building is not suited for our neighborhood.

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- They have previously disregarded the integrity of the neighborhood by letting the historic mansion fall to ruin, tearing down the historic building, and allowing trash to pile up outside of trash receptacles.
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Respectfully,

Vanessa Carson Anthony

22-ZONE-0075



## LETTER OF OPPOSITION

### Proposed Rezoning and Development at 4422 West Broadway

To Whom It May Concern:

Kisha Callaway, a resident living at 726 S. 45st, Louisville, KY. I am writing to express my opposition to the proposed rezoning and development of property at 4422 West Broadway. The Land Use Plan for this site is not consistent with the broader intent of the use of the land which is a Historic preservation. Multiple-family residences in this type of apartment building is not suited for our neighborhood.

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Respectfully,

Kisha Callaway

RECEIVED

MAR 28 2023

PLANNING & DESIGN  
SERVICES

22-ZONE-0075

## LETTER OF OPPOSITION

### Proposed Rezoning and Development at 4422 West Broadway

To Whom It May Concern:

Robert W. English, a resident living at 8005.45<sup>th</sup> St., Louisville, KY. I am writing to express my opposition to the proposed rezoning and development of property at 4422 West Broadway. The Land Use Plan for this site is not consistent with the broader intent of the use of the land which is a Historic preservation. Multiple-family residences in this type of apartment building is not suited for our neighborhood.

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Respectfully,

Robert W. English

RECEIVED

MAR 28 2023

PLANNING & DESIGN  
SERVICES

22-ZONE-0075