

BARDENWERPER, TALBOTT & ROBERTS, PLLC

ATTORNEYS AT LAW

1000 N. HURSTBOURNE PARKWAY • BUILDING INDUSTRY ASSOCIATION OF GREATER LOUISVILLE BLDG. • SECOND FLOOR • LOUISVILLE, KENTUCKY 40223
(502) 426-6688 • (502) 425-0561 (FAX) • WWW.BARDLAW.NET

William B. Bardenwerper
Email: WBB@BARDLAW.NET

John C. Talbott
Email: John@BARDLAW.NET

September 13, 2021

RE: “One Park North” addition; new zone change from C-1, C-2, R-1 and R-6 to Planned Development District (“PDD”) consisting of mixed residential, office, retail and restaurant on 3.831 +/- acres at the intersection of Lexington Road and Grinstead Drive, specifically, 2297, 2313 & 2345 Lexington Road

Dear All:

We are writing to invite you to what the PDD regulation (found in the Metro Land Development Code at Chapter 2, Section 2.8.1 through 2.8.5) terms a “public charrette” for what for now we’re calling “One Park North”. This is the partly JDG-owned and partly MSD-owned site located across Lexington Road from the “One Park South” site, which was rezoned and for which a PDD Plan was approved in 2019.

A charrette under this regulation must be held with at least 14 days prior written notice to owners of surrounding property within 200 feet of the proposed PDD development site, **plus** any persons, agencies or organizations that Metro Planning and Design Services (“PDS”) deems appropriate. We have decided that all of the nearly 400 people who were sent notice of and/or signed in at any of the many “One Park South” meetings are appropriate for notice of this rezoning case and thus are receiving this invite.

Pretty nearly everyone knows the PDD process we went through in the “One Park South” case, which (separate from the eventual LD&T meeting, Planning Commission public hearing and Metro Council reviews) involved us hosting 11 charrettes and other public meetings over 2-1/2 years time. Because of that and given that the issues in this the “One Park North” case will not be new, our expectation is that the process and schedule this time around should prove closer to normal.

We are hosting 2 in-person design charrettes at the **Kentucky International Convention Center (“KICC”)** located at **222 South 4th Street in Ballrooms A & B**. Hosting 2 charrettes will give neighbors a better chance to participate. You are invited to the one on **Monday, September 27, 2021 beginning at 6:00 pm**. If you cannot attend that charrette but want to see if we can fit you into the other one, please email Anna Martinez at anna@bardlaw.net, and she will do her best to accommodate you. Also, masks are required to be worn when attending the charrette.

Suggested parking is at the **Cowger Parking Garage** located at the corner of 4th and Market Streets, or the **Commonwealth Parking Garage (Hyatt Regency)** located at the corner of 3rd and Jefferson Streets. Enter the KICC using the entrances across from the parking garages at either the corner of Jefferson Street or the corner of Market Street. Upon entering the building, Ballroom A & B will be located directly in front of you on the Main Concourse.

In addition to the two in-person charrettes, with respect to which we’re mailing approximately 200 invites each, we will host a virtual charrette at **6:00 pm on Wednesday, September 29th** for those of you who prefer to participate in that kind of session instead. To access the virtual session, here are the instructions:

September 13, 2021

Page 2

From your computer, tablet or smartphone, type in
<https://global.gotomeeting.com/join/308848557>

OR

Dial:

866-899 4679

or

571-317-3116

Whether accessing online or via phone, enter this Access Code: 308-848-557

If you are new to GoToMeeting, get the app now and be ready when the meeting starts: <https://global.gotomeeting.com/install/308848557>

If you would like the connection link emailed to you, please email Anna Martinez at the above address.

As to “One Park South”, JDG design professionals continue to work on detailed architectural and engineering (“A&E”) plans, while financial people work on that subject. However you look at it, “One Park South” is a major project, so all of this takes time. But significant headway is being made.

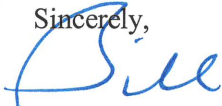
As to the new “One Park North”, because MSD recently put its C-2, “Pre-Plan Certain” property up for sale, JDG had to pursue purchasing it because the by-right options available to develop that property would render the approved “One Park South” seriously problematic. A truck stop at the first-in or last-out site to and from Louisville was otherwise a distinct possibility, as truck stop operators are known to be scouring I-64 for any site they can find.

We will file a “One Park North” plan for pre-application review with Metro PDS that will be assigned a case number and case manager. A follow-up meeting to the aforementioned charrettes will likely follow the week of October 11th to report back to everyone what has been decided.

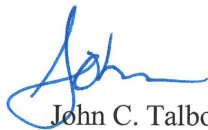
If you cannot attend any of these charrette but have questions or comments, please email us at the above addresses.

We look forward to seeing you or hearing from you. Many thanks again.

Sincerely,



William B. Bardenwerper



John C. Talbott

c: Hon. Bill Hollander, Councilman, District 9
Hon. Cassie Chambers Armstrong, Metro Councilwoman, District 8
Emily Liu, Joe Reverman, Brian Davis & Julia Williams, Planning & Design Services
Nearby Property Owners
Kevin Cogan & Erica Hodge, JDG Triangle Partners, LLC c/o Jefferson Development Group
Rob Donhoff, AIA, NCARB, Tucker Booker Donhoff Partners
Kent Gootee, ASLA, Principal, Mindel Scott & Associates
Diane Zimmerman, P.E., Diane B. Zimmerman Traffic Engineering, LLC