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June 4, 2019

Hal Baillie
Planner Senior
Division of Planning
Lexington Fayette Urban County Planning Commission
Phoenix Building – 7th Floor
101 E. Vine St.
Lexington, KY

Dear Hal:

I am writing concerning the outreach efforts conducted by our client, Winterwood, Inc., with regard to the proposed development at 1812 Versailles Road. Winterwood's efforts at neighborhood outreach included one on one discussions with key stakeholders, including recently retired Council member Peggy Henson, and calls to several area neighborhood organizations. Winterwood also conducted an open house style meeting at the Village Branch of the Lexington Public Library. Winterwood brought information regarding the development and the development plans, had representatives from its engineering and architecture firms present, as well as legal counsel. Those in attendance had access to Winterwood representatives, and the assembled professionals. An attendance sheet is attached. At a minimum, representatives from the Pine Meadows Neighborhood Association and the Hamilton Park/Westgate Neighborhood Association were present.

Several topics were discussed, including drainage from the site to Vaughn's Branch, traffic to and from the site, pedestrian access through the site and along Versailles Road, the impact of affordable housing on area property values, buffering adjacent properties and property management. Residents of the Pine Meadows neighborhood suggested that the proposal integrate some recreational space for residents. Several residents suggested that the proposal integrate with planned improvements on Versailles Road. At the plan level, there were questions about the number and type of units, the use of the community center building and the building design. Attendees were able to review the plans to see the number and type of units proposed.

Scott Southall, with CDP Engineers, handled most of the technical questions that were asked. Mr. Southall explained that access to the site would not come from Versailles Road but from the existing Hill Rise Drive. Mr. Southall also addressed drainage and water quality on the site, pointing to the use of permeable pavers and the fact that the property borders Vaughn's Branch that will handle storm water.

Zach Worsham, COO of Winterwood, discussed his company's history in the region and its management portfolio. Mr. Worsham also discussed the adjacent property to the east, which is owned and managed by Winterwood and which underwent a recent renovation. Mr. Worsham explained that the

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community building shown would include offices for maintenance and management personnel as well as community space and offices. In response to a question about pedestrian access, Mr. Worsham stated that Winterwood would include sidewalks along Versailles Road and would explore ways to allow existing pedestrian traffic to use sidewalks instead of existing dirt paths to get to Versailles Road.

Gabe Fritz, Director of Development for Winterwood, discussed several of the above issues with various area residents in attendance. Mr. Worsham and Mr. Fritz also discussed that residents of the proposed development would be screened to ensure both compliance with the requirements of financing (income, employment) and the requirements of Winterwood (credit, criminal background), a level of screening not typically part of the private rental process.

Jay Copley with Necto Architecture spoke about the design of the buildings and site. Cliff Ashburner spoke about the overall development, drainage issues and addressed concerns raised about affordable housing in the area.

The open house lasted approximately two hours, with some attendees staying longer than others. Please let me know if you have any questions.

Very truly yours,



Clifford H. Ashburner

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