

NEIGHBORHOODS

LOUISVILLE



MARTHA ELSON/THE COURIER-JOURNAL

The Clubhouse student apartments at 2330 Crittenden Drive extend along Crittenden from Eastern Parkway, near the University of Louisville.

'CLUBHOUSE' OPENING SOON

Apartments planned for western St. Joseph area

By Martha Elson

melson@courier-journal.com

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A major new private apartment complex towering five stories high next to Interstate 65 on Crittenden Drive near University of Louisville will add 271 new units with 750 "bed spaces" to off-campus housing options for students.

The Clubhouse Student Apartments, 2330 Crittenden at Eastern Parkway, also is open to others and is expected to appeal especially to young professionals, too, Maggie Linneman, a leasing manager, said. Construction is approaching completion, and a grand opening is scheduled Aug. 15.

The complex features such amenities as a hammock lounge, fire pit, outdoor grill station, swimming pool, movie theater, 24-hour clubhouse and computer lab, plus a parking garage with more than 600 spaces.

Prospective renters have been signing up since October, and among the latest were three members of the U of L rowing team, Linneman said. It's called the "premiere apartment community for U of L" at www.clubhousestudentapts.com, although the university is not involved in the project, U of L spokesman Mark Hebert said.

Earlier called The Lofts apartments, the project has brought about a big change to the western edge of the St. Joseph neighborhood. It will be discussed at a St. Joseph Area Association public meeting at 7 p.m. Aug. 10 at Eastern Parkway Baptist Church, 601 Eastern Pkwy., and representatives from the



COURTESY OF THE CLUBHOUSE

A rendering shows the pool area at The Clubhouse student apartments, expected to open Aug. 15, near U of L.

project and U of L are expected to attend.

More than a dozen old homes and other buildings, including a church and a 16-unit apartment building, were razed at the nearly 5-acre site. It's on property purchased for \$4.5 million in 2013 by the HRB Louisville corporation, affiliated with the John Buck Co. in Chicago.

While the project was welcomed as a means of revitalizing the area physically and economically, it was scaled back after neighbors expressed reservations about its scale.

"My main concern from day one was the density of it," Gail Linville, the neighborhood association's president, said. She called it a "high traffic corner"

and said there will be "so many kids or young adults out on the streets going to a morning class," probably texting or talking on their phones, too.

"Are they going to pay attention to what's going on?" she asked. Otherwise, she has said the corridor there was deteriorating and needed upgrading.

A 2012 traffic study in connection with the project said the traffic impact would be "manageable."

The Louisville Metro Council approved a zoning change to allow a higher residential density in December 2012 when an Austin, Texas developer originally was involved, and height varia-

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Construction nearing completion at The Clubhouse Apartments, 2330 Crittenden Drive at Eastern Parkway, near the University of Louisville.

CLUBHOUSE

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nances also were approved to permit taller structures that what are normally allowed — 58 feet high for the residences and the 73 feet for the garage.

The building has some wood frame interior construction, which is allowed at that height in conjunction with a sprinkler system, Dave Marchal, construction review office director for the city's Develop Louisville department, said.

The city's historic preservation staff had not supported the apartment plan, saying in public filings that demolishing the older homes at the site would have an adverse impact on the historic resources of the area and "erode the historic residential pattern." The area includes

rows of bungalow homes dating back to about 1910.

The new Clubhouse complex offers one-, two-, three- and four-bedroom, fully-furnished apartments, and rents are charged per bedroom. Prices are \$920 per bedroom for a one-bedroom, one-bathroom unit; \$639 for two-bedroom, two-bath; \$565 for three-bedroom, three

bath; and \$549 for four-bedroom, four-bath.

Units include a laundry area with a full-sized washer and dryer, and rent covers Wi-Fi internet, cable TV and water/sewer costs.

Reporter Martha Elson can be reached at (502) 582-7061. Follow her on Twitter at @MarthaElson_cj.