Agenda

The following study includes sites within the ‘College Town Study Area’, which encompasses land owned by the University of Kentucky, the Calvary Baptist Church, and several private landowners. The study explores opportunities for the development of these sites, but does not reflect a consensus or endorsement on any of the potential development strategies by the University or other landowners.

Recap

Summary of Stakeholder Observations

Assumptions and Timeline

Influences

North District Concept Plans

Next Steps
Recap

Option 1

<table>
<thead>
<tr>
<th>Building</th>
<th>Total Area (sqft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial Research / Academic</td>
<td>1,054,700</td>
</tr>
<tr>
<td>Church Expansion</td>
<td>38,200</td>
</tr>
<tr>
<td>Market-rate Housing</td>
<td>302,400</td>
</tr>
<tr>
<td>Student Housing</td>
<td>308,100</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>1,763,400</strong></td>
</tr>
</tbody>
</table>

| Parking Decks             | 1,438 spaces      |

Option 2

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<tr>
<th>Building</th>
<th>Total Area (sqft)</th>
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</thead>
<tbody>
<tr>
<td>Commercial Research / Academic</td>
<td>976,600</td>
</tr>
<tr>
<td>Church Expansion</td>
<td>42,800</td>
</tr>
<tr>
<td>Market-rate Housing</td>
<td>286,800</td>
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<tr>
<td>Student Housing</td>
<td>218,900</td>
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<td><strong>TOTAL</strong></td>
<td><strong>1,525,100</strong></td>
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</table>

| Parking Decks             | 1,252 spaces      |

Option 3

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<tr>
<th>Building</th>
<th>Total Area (sqft)</th>
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</thead>
<tbody>
<tr>
<td>Commercial Research / Academic</td>
<td>1,079,600</td>
</tr>
<tr>
<td>Church Expansion</td>
<td>42,000</td>
</tr>
<tr>
<td>Market-rate Housing</td>
<td>250,600</td>
</tr>
<tr>
<td>Student Housing</td>
<td>321,200</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>1,693,400</strong></td>
</tr>
</tbody>
</table>

| Parking Decks             | 1,289 spaces      |
Recap

2009 College Town Recommendations

- Limestone as a retail corridor
- MLK as a residential corridor
- Potential for internal green space connections at center of blocks
- Growth of University towards downtown
- Fill in missing teeth
- Limestone urban design response to existing Victorian fabric
- Desire not to over build parking
- Opportunities to enhance east-west connections to improve the retail environment

Major Changes

- Acquisition of Samaritan Hospital by University
- University student housing strategy
Summary of Stakeholder Observations

Program

Housing
• Undergraduate student housing (portion of 4,000 north campus beds)
• Graduate student housing (+/- 500 beds)
• Medical residents and clinical faculty housing
• University and Medical Center faculty and staff
• Retirees

Other Program Elements
• Retail (retail study needed to establish demand)
• Student amenities
• Commercial office (study needed to establish demand)
• Potential cinema development
Summary of Stakeholder Observations

Town/Gown Issues
• Strong City and University need to work collaboratively for mutual success
• Desire to implement U3 Ventures recommendations, starting with ‘anchor council’
• UK needs to become more of a regional and national institution; the image of the campus is an important factor in attracting students

Neighborhood Issues
• South Hill neighborhood is strong within its own boundaries but is weakened by surrounding development of off-campus student housing; boundaries of edges of the neighborhood are important
• Neighborhood is a cross roads between the campus and downtown; student behavior is an issue
• Concern about preserving housing for non-student populations
• Concern about quality of development that occurs; stricter adherence to design guidelines for new development needed
Summary of Stakeholder Observations

Financial Considerations
• Undergraduate students don’t spend a lot of money so need a broader demographic mix to support retail in the district; a success factor of Penn is the blend of students, faculty and staff
• Land values drive need for higher density development on key sites
• Retail and commercial office study needed to establish demand

Physical Planning Considerations
• Use topography to accommodate density without significant height
• Concentrate retail along Limestone
• Improved east-west connections important, such as Chrysalis Street extension
Assumptions and Timeline

Development Opportunities
- Vacant land and surface parking
- Underutilized sites
- Land assembly through potential land swaps
- Redevelopment of Samaritan Hospital site (long-term)
- Transit Center development potential
- Haggerman Court houses (east edge of study area)

Timeline

- 2014: Blazer and Wildcat housing complete
- 2014: North Campus dining required?
- 2015: Phase 2B housing complete
- 2017: 2,000 remaining beds required
- 2017: Newtown Pike Scott Street completion
- 2022-2032: Good Samaritan site available
Phasing

Area 1
Available 2013
Phasing

Area 1
Available 2013

Area 2
Available?

Non-UK Owned Buildings
UK Owned Buildings
College Town Boundary
UK Acquisition Boundary

Downtown

Lexington
Fayette Library
Kentucky
Theater

Grosvenor/
Woolfork

YMCA

Rupp Arena

E High St

Historic
Building

Aylesford
Place

Historic
Building
Area
1
Available
2013

Avenue of Champions

Winslow St

Lexington Ave

E Maxwell St

Bolivar St

Pine St

S Upper St

S Broadway

S Limestone St

Boyle Ave

Lexington FYC Library

High St

MLK St

Upper St

Winslow St

Jersey St

Broadway

Bolivar St

Pine St
Phasing

Area 1
Available 2013

Area 2
Available ?

Area 3
Available 2022 - 2032
Housing Distribution

[Map showing various buildings and streets, including Rupp Arena, Lexington Fayette Library, Kentucky Theater, and UK Owned Buildings.]
Planning Influences

Downtown
- Encourage economic development
- Reinforce connections with UK

UK
- Reinforce academic mission and strengthen campus community
- Enhance connections with downtown
- Mitigate impacts on surrounding neighborhoods

South Hill Neighborhood
- Preserve stability
- Strengthen boundaries

Grosvenor/Woolfork
- Stabilize neighborhood
- Consider reinvestment for faculty and staff housing
Traffic

E Maxwell St
Avenue of Champions
MLK St
Lexington Ave
S Limestone St
Lexington Fayette Library

South Hill Neighborhood

Rupp Arena
E High St
S Limestone St
Kentucky Theater

Non-UK Owned Buildings
UK Owned Buildings
College Town Boundary
UK Acquisition Boundary

18,206
11,945
3,988

Downtown
Grosvenor/Woolfork

YMCA
Lexington Fayette Library

11,945
3,988
Concept 1

- Historic buildings preserved
- Dining relocated in student union
Concept 2

Patterson Hall demolished

Dining rebuilt
PHASING | Concept 1
Concept 1 Phasing A

North Campus:
1400 Undergraduate Beds
Concept 1 Phasing B

378 Undergraduate Beds
280 Graduate Beds
Concept 1 Phasing C
Concept 1 Phasing D

450 Graduate Beds
Concept 1 Phasing E

350 Graduate Beds
Concept 1 Phasing F
Concept 1 All

Total Beds:
1778 Undergraduate Beds
1100 Graduate Beds

Housing distributed to Scott Street/Newtown Pike Extension and Euclid/Woodland
Discussion