

# Master Plan Update

Meeting with our Neighborhoods



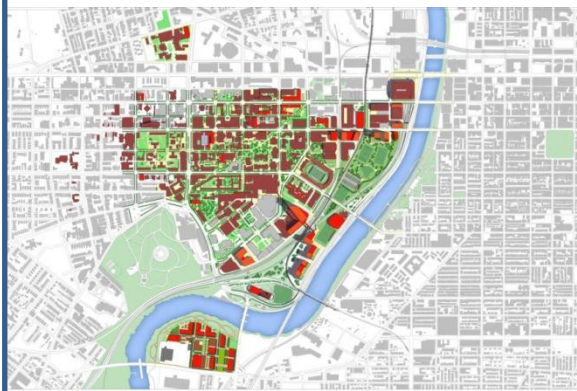
UNIVERSITY OF KENTUCKY

# TEAM

Sasaki Associates – Boston, MA

RossTarrant Architects – Lexington, KY

National Planning Firm of the Year  
2012- American Planning Association



UNIVERSITY OF PENNSYLVANIA  
MISSISSIPPI STATE UNIVERSITY  
UNIVERSITY OF TEXAS AT AUSTIN  
AUBURN  
OHIO STATE UNIVERSITY  
UNIVERSITY OF CALGARY  
SINGAPORE UNIV. OF TECHNOLOGY  
& DESIGN

## SCHEDULE

August 2012 to Spring 2013

# MASTER PLAN PROCESS

- Guide Change and Transformation
- Engage a broad range of stakeholders
- Integrated and Comprehensive
- Maximize linkages and partnerships
- Connect People, Places, and Ideas
- Foster Stewardship and Sustainability
- Master plan will embody the strategic priorities of the University

# Committee and Stakeholder Input

Date	Group	Time	Location	Meeting Counts
Tuesday, September 4, 2012	Columbia Heights	5:30 to 7:00	Alumni House	23
Wednesday, September 12, 2012	LFUCG/UK Meeting	10:00 to Noon	103 Main Building	29
Wednesday, September 12, 2012	UNAC	5:30 - 6:30	Alumni House	13
Thursday, September 13, 2012	University of Kentucky	3:00 - 5:00	203 Student Center Addition	24
Monday, September 17, 2012	Community Organizations	10:00 to 11:30	Alumni House	19
Monday, September 17, 2012	Neighborhood Associations Group I	5:30 to 7:00	Alumni House	40
Tuesday, September 18, 2012	Neighborhood Associations Group II	5:30 to 7:00	Alumni House	34
Tuesday, September 18, 2012	Student Workgroup	11:30 to 1:00	Blazer Commons	18
Wednesday, September 26, 2012	Neighborhood Associations Group III	5:30 to 7:00	Alumni House	21
Thursday, September 27, 2012	Council Members	4:00 to 6:00	Downtown, Government Bldg.	16
Tuesday, October 02, 2012	Retail Owners & Merchants	5:30 to 7:00	127 Wethington Building, Commons Room	14
Tuesday, October 02, 2012	UK Deans Council	3:30 to 5:00	103 Main Building	
Wednesday, October 3, 2012	Landlord Associations	5:30 to 7:00	127 Wethington Building, Commons Room	29
Tuesday, October 16, 2012	Faith Communities	5:30 to 7:00	Alumni House	
Tuesday, October 30, 2012	Shadeland Neighborhood	7:00 to 8:00	Crestwood Christian Church	

# Meetings with Neighborhoods

- **Three well attended meetings in September**
- **Presented overview of the masterplan**
- **Discussed our Phase 2A housing plans**
- **Discussed Greek Park concept**
- **Presented webpage and ways to provide input**
- **Listened to needs and concerns**

# Neighborhood Stated Issues

- **Declining Quality of Certain Neighborhoods**
- **Decrease in Owner-Occupied Homes in Neighborhoods**
- **UK Alcohol Policies**
- **Student Off-Campus Behavior**
- **Parking (On and Off Campus)**
- **Traffic (Cars, Bikes, Pedestrians)**
- **Transition Zone**

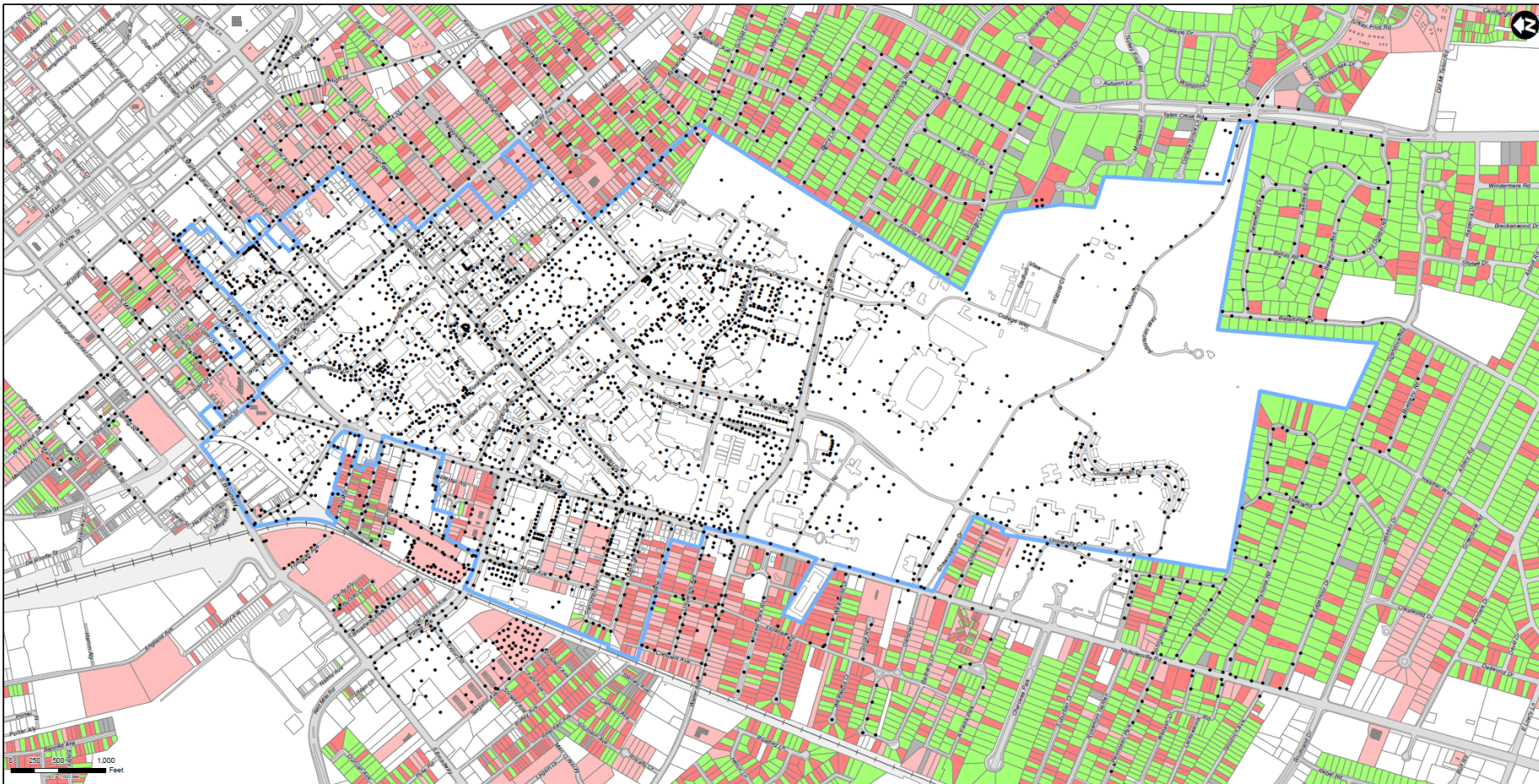
# Neighborhood Suggestions

- **Expand UK's 'Live Where you Work' Program**
- **Collaborate with City and Stakeholders**
- **Create a Transition Zone between campus and city**
- **Expand the reach of the Off-Campus Housing Office**
- **Retain More Students and Social Organizations On Campus**
- **Improvements to Gateways into Campus**





# Driving Tour Info



## RESIDENTIAL PROPERTY OCCUPANCY

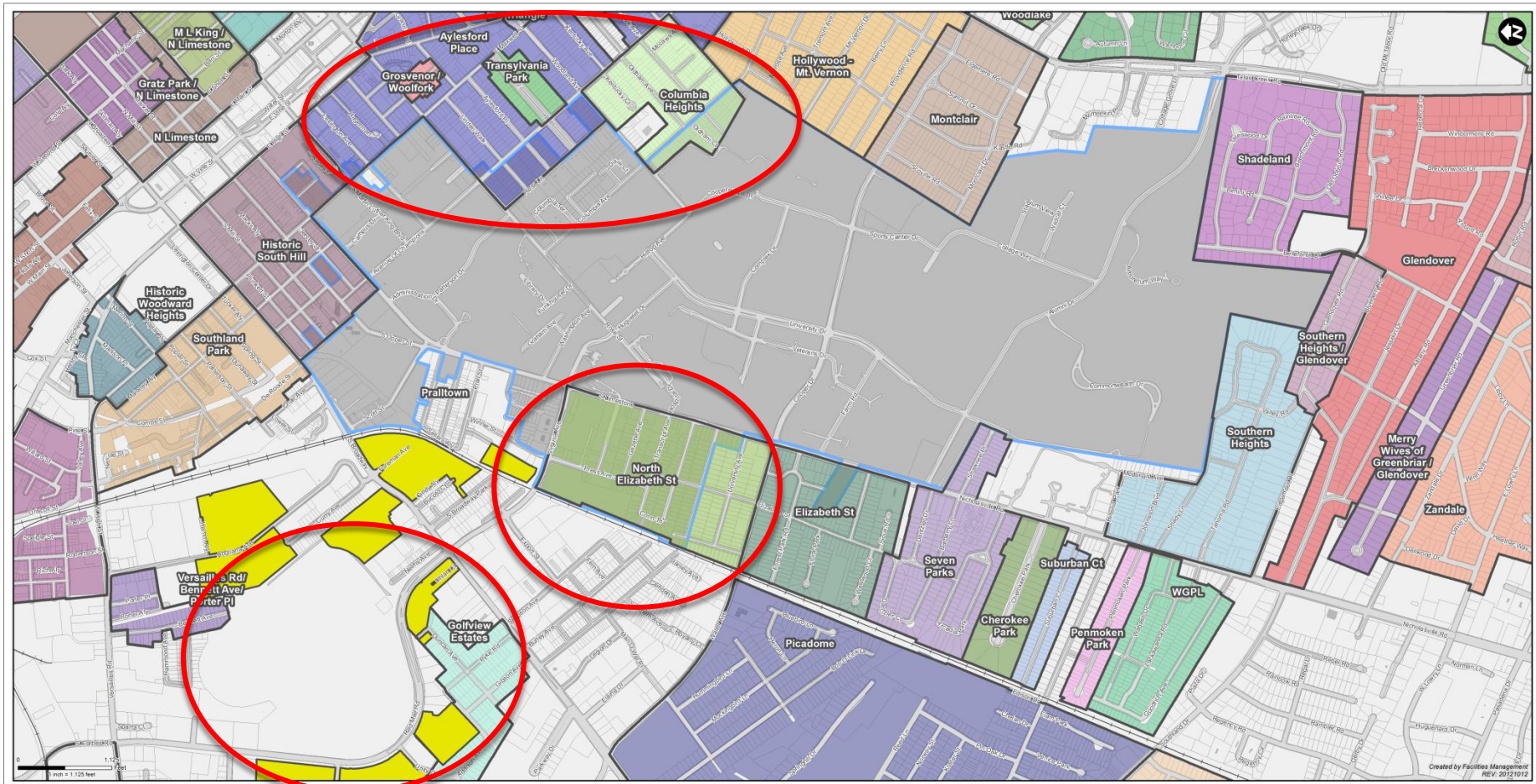
University of Kentucky Vicinity  
Lexington, Kentucky

- Exterior Lighting
- ⊕ University of Kentucky Boundary
- Green Residential - 1 Unit  
Owner Address Does Match Property Address
- Red Residential - 1 Unit  
Owner Address Does Not Match Property Address
- Pink Residential - More than 1 Unit  
(Apartment, Condominium, or Duplex)
- Grey Incomplete Data
- White Non-Residential Property

Map Created by Facilities Management  
REV: 2/12/2019  
Data Source:  
Property Boundaries - Lexington/Fayette Urban County Government GIS Office (8-21-2012)  
Property Information - Fayette County Property Information Administrator's Office (8-21-2012)



# Driving Tour Focus Areas



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| <p><b>Aylesford/Maxwell Street</b></p> <ul style="list-style-type: none"> <li>A. Historic homes face changing nature of absentee ownership</li> <li>B. Apartment incursions/multi-units in older single family structures</li> <li>C. Greek Incursions</li> <li>D. Rental apartment code enforcement/deterioration of housing quality</li> <li>E. Changing demographics; students to more urban poor?</li> <li>F. Traffic/parking</li> <li>G. Euclid Avenue commercial</li> </ul> <p><b>Columbia Heights/Hollywood/Montclair</b></p> <ul style="list-style-type: none"> <li>A. UK Acquisition boundary</li> <li>B. Smaller single family homes confronted with vinyl box additions</li> <li>C. Backs up to campus - Athletics &amp; Cooperstown areas</li> <li>D. Protection &amp; stabilization</li> </ul> <p><b>Transylvania Park</b></p> <ul style="list-style-type: none"> <li>A. Stability</li> <li>B. Protecting Older/Single Family Homes</li> <li>C. Connection of Maxwell St/Euclid Ave</li> </ul> | <p><b>South Hill</b></p> <ul style="list-style-type: none"> <li>A. Historic neighborhood/Preservation/Stability</li> <li>B. Rising levels &amp; amounts of private student housing on S. Broadway</li> <li>C. Long-term concern about changes in zoning on individual properties (offices, etc.)</li> <li>D. Future commercial growth along Limestone and Maxwell Street</li> <li>E. Police &amp; code enforcement issues</li> <li>F. Good Samaritan future/Jersey Street lot future</li> <li>G. Neighb. churches &amp; their plans</li> <li>H. Surface parking lot plans</li> <li>I. Rupp Arena Civic Center parking lot future</li> </ul> <p><b>University/State Street Area/North Elizabeth St</b></p> <ul style="list-style-type: none"> <li>A. Lack of city infrastructure: lighting, curbs &amp; sidewalks</li> <li>B. Neighborhood radically transformed by student rentals &amp; vinyl additions</li> <li>C. Post-NCAA gathering area of student &amp; community disturbance</li> <li>D. Conversions to other uses/offices, etc.</li> <li>E. Traffic cut through from Waller to Virginia Avenue</li> <li>F. UK Acquisition boundary</li> <li>G. Growth/Expansion of UK Campus/Health/Care</li> </ul> | <p><b>Pralltown</b></p> <ul style="list-style-type: none"> <li>A. Historic African American neighborhood with significant changes (teardowns &amp; replacements) in the last two decades</li> <li>B. How would future UK construction on Scott Street mesh with low rise units in adjacent Pralltown?</li> <li>C. Resident/student conflicts?</li> <li>D. Significant private student developments/concentrations across railroad tracks adjacent to neighborhood</li> </ul> <p><b>Seven Parks</b></p> <ul style="list-style-type: none"> <li>A. Still has good concentration of owner occupancy homes</li> <li>B. Fearful of students moving increasingly south of Waller Ave into their neighborhood</li> <li>C. UK Commonwealth Village</li> <li>D. Old county neighborhood with lack of infrastructure</li> <li>E. Drainage issues</li> <li>F. Football game's parking and mess, etc.</li> <li>G. Concern of vinyl box additions &amp; now "teardowns &amp; replace"</li> </ul> |
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## NEIGHBORHOODS

University of Kentucky Vicinity  
Lexington, Kentucky



- Parcel
- Neighborhood Association
- Private Student Housing
- UK Campus

Parcel Boundaries - Lexington Fayette Urban County Government GIS Office (08-21-2012)  
 Neighborhood Association Boundaries - Lexington Fayette Urban County Government GIS Office (08-21-2012)  
 UK Logo - New UK Logo Sources  
 Neighb. Assoc. Boundaries - Lexington Fayette Urban County Government GIS Office (08-21-2012)

Created by Facilities Management  
REV: 20121012



# Neighborhood Tour: Specific Issues

## **Columbia Heights/ Hollywood/Montclair**

1. UK acquisition boundary
2. Smaller single family homes confronted with vinyl box additions
3. Backs up to campus – Athletics and Cooperstown areas
4. Protection and stabilization

## **University/State Street Area/North Elizabeth St**

1. Lack of city infrastructure: lighting, curbs and sidewalks
2. Neighborhood radically transformed by student rentals and vinyl additions
3. Post NCAA gathering area of student and community disturbance
4. Conversions to other uses/offices etc.
5. Traffic cut through from Waller to Virginia Avenue
6. UK Acquisition boundary
7. Growth/Expansion of UK Campus/HealthCare

## **South Broadway/Red Mile Road**

1. Major amounts of building or new private student housing
2. Lack of nearby services and retail
3. Uncertainty of what this will mean to older student areas
4. LFUCG concern about density

# Community Tour: Talking Points

## Neighborhoods

- ❖ Inappropriate architecture in established neighborhoods
- ❖ Number of apartments in original single family homes
- ❖ General decline of property in older neighborhoods
- ❖ “Vinyl box” additions
- ❖ Demolition of older structures
- ❖ Parking issues
- ❖ Code enforcement

## New “Private” Apartments (South Broadway corridor)

- ❖ Density and number of units
- ❖ Lack of services in area
- ❖ Safety of students walking
  - ❖ Major roadways
  - ❖ Railroad crossings