



ARDINAL VALLEY

Small Area Plan

Lexington, Kentucky

Lexington-Fayette Urban County Government



Prepared by

LORD
AECK
SARGENT

**PARSONS
BRINCKERHOFF**



APRIL 2015

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1.0

Plan Overview

1.1 Introduction & Overview

In the Spring of 2014, the Lexington-Fayette Urban County Government (LFUCG) Division of Planning sought qualifications/proposals from consulting firms interested in preparing a small area plan amendment to the 2013 Comprehensive Plan. The LFUCG regularly updates its Comprehensive Plan, with the most recent update adopted November 14, 2013. As a part of the update, the Urban County Planning Commission identified a number of areas, one of which was the Cardinal Valley/Oxford Circle Neighborhood, for a small area plan process. Small area plans are amendments to the Comprehensive Plan that delve into a detailed analysis of areas of particular interest.

The challenge of this particular small area plan for the Design Team was making recommendations for a very diverse study area which included:

- Several single-family neighborhoods with smaller middle class homes from the 50's and 60's that are in various states of upkeep and ownership
- A close-knit, well-maintained, single-family neighborhood seeking National Register status
- Multi-family apartments in need of major repairs, which serve lower income families, many of whom are immigrants
- A major corridor and gateway into the City that is currently dotted with fast food chains and is inhospitable for pedestrians and cyclists
- Neighborhood serving retail in a hodge podge of older strip malls in need of maintenance
- A commercial center that is in decline but has great potential for redevelopment
- Community services such as the library and local park, which are some of the most highly used in the City, but which are in need of upgrades

- A series of natural features

Hemmed in by the railroads and industrial on Old Frankfort Pike to the North, the ring of New Circle Road, and the bisection of Versailles Road, the challenge was to think of redevelopment and stabilization over unadulterated growth.

The Design and Planning Team was challenged with utilizing the neighborhoods' existing amenities such as the Cardinal Valley Elementary School, the strong local business community, and several successful parks (i.e. Valley Park, and Preston's Spring Park) and envision a new series of amenities and programs to help enrich the community.

A traffic and engineering study was being conducted concurrently to the Small Area Plan and the results of the plan EA Partners and Carman created have been incorporated here in the recommendations where appropriate. The Versailles Road Corridor Improvements Alternatives Analysis Study, and more specifically this Cardinal Valley/Oxford Circle Neighborhood Small Area Plan can go a long way to creating an inviting entry to the City, while interweaving the needs of an underserved community. This will enable continued growth (not to be confused with expansion) and regain competitiveness as a place to move to and raise a family.

As described in Section 1.4 Process, the Design Team has taken the approach of focusing on five areas of focus:



**NEIGHBORHOOD
CONSERVATION**



**VERSAILLES ROAD
CORRIDOR IMPROVEMENTS**



**ALEXANDRIA DRIVE
INTERNATIONAL DISTRICT**



**OXFORD CIRCLE
NEIGHBORHOOD CENTER**



OPEN SPACE NETWORK

1.2 The Team

The lead firm on the Design Team, Lord Aeck Sargent, specializes in working with residents, business owners, institutions and public officials to create implementation-oriented, detailed urban design plans. Collaborators include EHI Consultants, who build on recent work in the area to assist with community outreach, affordable housing, and environmental planning. In addition, Parsons Brinckerhoff brings a comprehensive approach to multi-modal transportation planning and public infrastructure and utilities.

LORD
AECK
SARGENT

Lord Aeck Sargent is an award-winning architecture and urban design firm. The firm's mission of responsive design is dedicated to the creation of enduring places. Their portfolio includes urban mixed-use development, downtown master plans, streetscape design and implementation, and urban public space, with services ranging from master planning and programming to design, construction, and program management.



EHI Consultants provides the highest quality of planning and engineering design services. EHI's diversity provides the capability to program, plan, design and implement a range of housing, planning, and engineering projects. They are committed to the improvement of the natural, social, physical and cultural environments.

**PARSONS
BRINCKERHOFF**

Parsons Brinckerhoff is a global consulting firm assisting public and private clients to plan, develop, design, construct, operate, and maintain thousands of critical infrastructure projects around the world. With a strong commitment to technical excellence, a diverse workforce, and service to our clients, they are currently at work on thousands of infrastructure projects, ranging from mega-projects that define an entire region to smaller, more local projects that keep a community moving forward.

CARDINAL VALLEY SMALL AREA PLAN



The Lexington-Fayette Urban County Government's Division of Planning is acting as the client for the Small Area Plan. Their mission is to provide a vision and strategy that will allow Lexington to grow and prosper while preserving, protecting, and enhancing existing neighborhoods, downtown, and the rural Bluegrass cultural landscape.

In addition to the members of the Planning staff, the Design Team has been working hand in hand with Councilmember Peggy Henson and her aide Hilary Angelucci of the City's 11th District. She has been invaluable not only for her dedication to her District, but for her knowledge of the area having been a lifelong Cardinal Valley resident.

Without the diligent efforts of City staff and elected officials the headways that have already been made on this project would not be possible. Their continued support will ensure that the recommendations of the Cardinal Valley Small Area Plan are seen through to fruition.

The Small Area Plan relied heavily upon the Steering Committee members. They were an invaluable sounding board throughout the planning process. The Steering Committee included everyone from residents, business-owners, government officials, property owners, institutions, as well as the community at-large:

Reggie Thomas	State Senate, District 13
Peggy Henson	LFUCG-11th District
Hilary Angelucci	LFUCG-11th District Aide
Mike Owen	LFCUG Planning Commission
Betty Abdmishani	Village Branch Library
John Campbell	Oxford Circle Merchants Association
Janice Chenault	Christian Towers
Eddie Collins	Pepsi
Carmen Cotto	Valley Park Ballet Instructor
Mike & Letha Drury	Southhill Gallery
Rogério Fabian	Panchitos
Jan Hellebusch	Hamilton Park Resident
John Johns	Cardinal Valley Neighborhood Association
Steve Kaplan	Pepsi
Billie Offutt	Cardinal Valley Neighborhood Association
Bill Pabian	Cardinal Hill Rehab Hospital
Jennifer Reynolds	Valley Park Ballet Instructor
Samantha Rodarte	Cardinal Valley Elementary PTA / Valley Park Board
Paula Singer	Friends of Versailles Road / Hamilton Park Resident
Todd Strecker	Calumet Area Neighborhood Association
Carrie Thayer	Hope Center for Women
Brian & Tammy Wiese	Lexington Hitch and Trailer

1.3 Study Area & Context

The neighborhoods surrounding the Cardinal Valley/Oxford Circle area are examples of Lexington's growth from the Downtown Core out along the spoke roads into a once rural landscape in the 1950's and 1960's. These neighborhoods formed, like many suburban communities of that era, into a series of winding cul-de-sacs flanked by row after row of single-family ranch or split-level homes. With these new residential communities blossoming, places like the Oxford Circle Commercial Center and Bondurant's Pharmacy developed to support those middle class working families. Over time as the City continued to expand, development pressures mounted leading to the construction of numerous apartment complexes along the Versailles Road edge and pushing back into Village and Alexandria Drives, and along Hill View Drive, creating a unique condition of diverse housing options within the neighborhood. However, this pattern of residential development along with its strip mall commercial counter parts has over time, created a very fragmented suburban framework.

Cardinal Valley / Oxford Circle Neighborhood

- Built in the 1950's/1960's
- Planned neighborhood around circular parkways
- Study Area = 787 Acres (1.2+ sq. mi.)

Key Community Assets

- Cardinal Valley Elementary School
- Valley Park
- Lexington Public Library Village Branch

Retail in the area is a mix of national chains located in individual out parcels along Versailles Road, combined with older small-scale strip malls holding local businesses. Much of this retail is centered on serving the local residents, which means that many of the businesses cater to Spanish-speakers and the needs of a heavily immigrant population.

The area is unique in its setting being less than two miles from the rural horse farms that make the Bluegrass so famous. Versailles Road is the first impression for many arriving from the Lexington Airport and travelling to the City, and for anyone travelling from Downtown to the Keeneland Race Track. As such, the Corridor makes a poor gateway for a City that has such strong inroads into thinking about its approach to urban design.

1.4 Process

The process included two phases over ten months. This process included multiple layers of community involvement throughout, including working with the LFUCG Division of Planning Staff, Councilmember Peggy Henson's Office, and a Steering Committee comprised of a broad cross-section of the community – residents, business-owners, government officials, property owners, institutions, as well as the community at-large during three interactive public meetings. The public involvement opportunities were structured to engage the broadest range of possible stakeholders and gather maximum input from each opportunity.

The general approach and process is described on the following pages. The process itself was refined through consultation with the LFUCG Planning Staff and Steering Committee within the first few months to better suit the needs of the study. This led to a focus on 5 key focus areas. The process included:

1.4.1 Phase I

Assessment and Goal Setting - 2 Months

Phase I focused on an initial pass at the overall scope and schedule of the project, initial data and information gathering to get a feel of the study area, as well as laying the foundation for communication with key members of the client team and community. Phase I began with initial meetings with LFUCG Planning staff and Councilmember Peggy Henson's Office, and a Steering Committee to validate the overall process as well as begin a discussion on neighborhood issues and opportunities.

1.4.2 Phase II

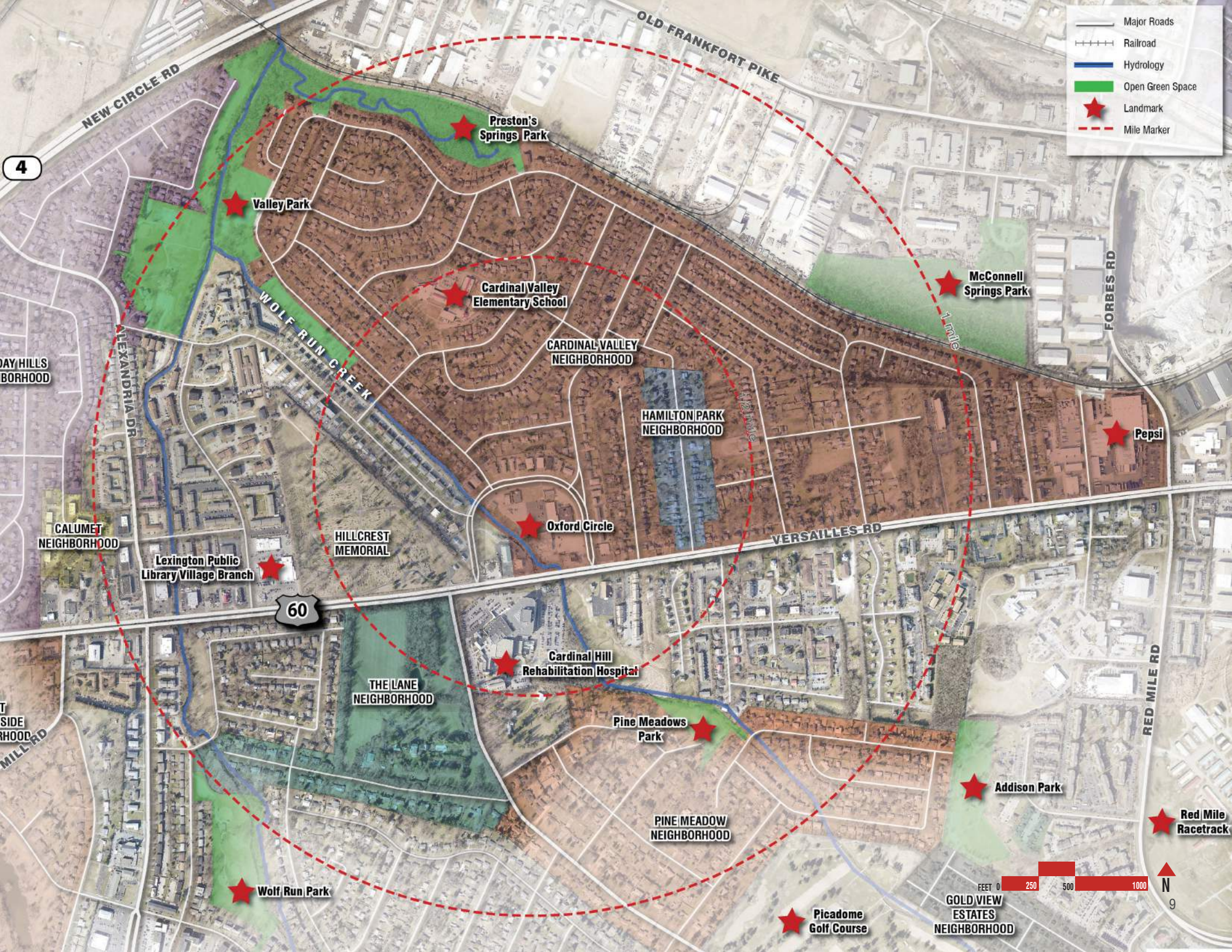
Analysis, Alternatives and Outcomes - 8 Months

Phase II focused on the full development of the project, moving from an analysis of the existing conditions on a qualitative and quantitative level, to creation of series of recommendations for five focus areas, and culminating in a Final Report and presentations to the Planning Commission on the project outcomes.

BASE STUDIES

The Design Team collected and assessed all information provided by the LFUCG, Planning staff, and the Steering Committee, and any additional outside resources, as well as conducted a "windshield survey" to assess the current building conditions and occupancy on site. Using this information the base studies included but were not limited to:

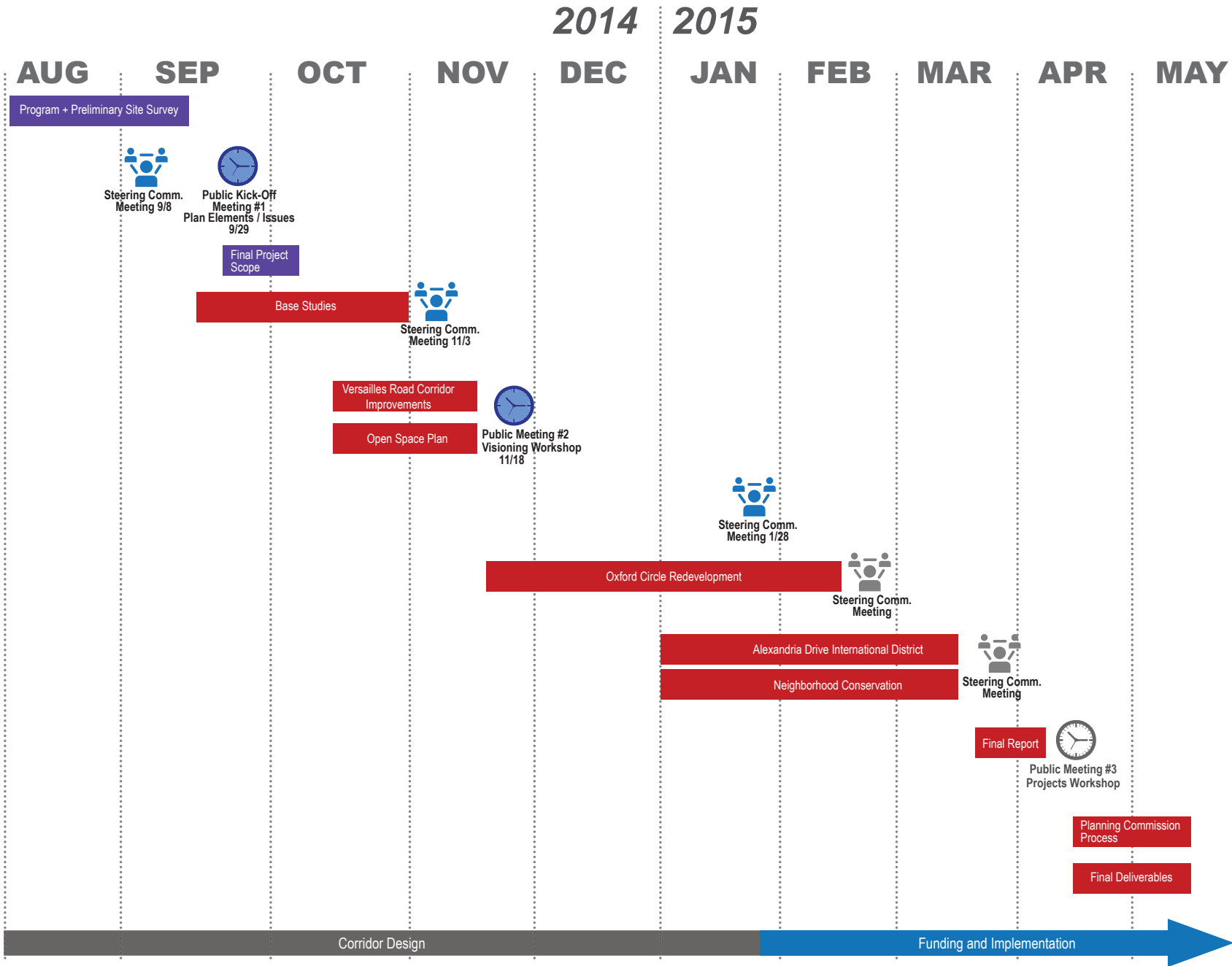
- Neighborhood Identity: What is Cardinal Valley/Oxford Circle? What separates it from the other communities in the area? The Design Team looked for unique aspects of Cardinal Valley/Oxford Circle including history, infrastructure, buildings, parks, landscapes, but also businesses, schools, and neighborhood culture. The various components were documented through mapping, diagramming, and photography to describe Cardinal Valley/Oxford Circle's current identity, and are shown in Section 2 of this report.



Phase I
Assessment + Goal Setting

Phase II
Analysis, Alternatives + Outcomes

Early Catalytic Project
Versailles Corridor Improvement



- **Land Use:** from field surveys and GIS data, existing land use data was validated and expanded using GIS mapping techniques to identify emerging use patterns, and potential points of conflict.
- **Community Form and Zoning:** community form was documented through a series of mapping and diagrammatic techniques to explain the current framework of Cardinal Valley/Oxford Circle and illustrate its strengths and weaknesses.
- **Mobility Issues and Opportunities:** mobility was documented through maps and diagrams including existing vehicular and public transportation corridors, pedestrian and bicycle facilities, as well as noting where the circulation systems have breakdowns or conflict points and what portions of the study area are underserved.
- **Baseline Demographics:** using available census and PVA data the design team was able to paint a picture of Cardinal Valley/Oxford Circle using detailed demographic information which helped inform the focus area plans and implementation projects.
- **Environmental Issues and Opportunities:** this analysis covered issues such as topography, tree canopy, areas of storm and sewer concern, and waterways in an attempt to find environmentally sensitive areas that may need to be incorporated into future development/planning guidelines.
- **Buildings Analysis:** the buildings analysis looked at the age and condition of the major buildings structures, property values, and property ownership within the study area.

BASE STUDIES REVIEW

Upon completion of the base studies the Design Team met with the LFUCG Planning staff and members of the Steering Committee to review and

CARDINAL VALLEY SMALL AREA PLAN

revise the base studies.

A Public Kick-Off Meeting (Public Meeting #1) was conducted with neighborhood residents, property owners, business owners, and anyone with a vested interest in the community. The Kick-Off Meeting included an introduction of the Design Team, and an explanation of the planning process and schedule, as well as overview of the existing conditions analysis. Attendees were invited to participate in several planning stations that helped define the character of the community as the public sees it, and helped to outline the vision for the neighborhood.



This Public Kick-Off Meeting was intended to be unconstrained and big-picture, allowing participants to get all the issues and opportunities documented through dialogue and interactive work stations including: a “change versus no change” map, and a “My Vision for Cardinal Valley is...” exercise, and an Issues and Opportunities Matrix which allowed participants to post thoughts and suggestions under specific categories like neighborhood, housing, education, health and safety, employment and economic development. Additional information regarding the Public Outreach efforts can be found

in Appendix A.

Following this workshop, the Design Team compiled the collective results from interactive work stations for review with LFUCG Planning staff and the Steering Committee. Results of the workshop were fed into any further revisions needed to the base studies.

FOCUS AREAS

Based on the base studies and public meeting input, the team then felt it would be best to turn their efforts to looking at five focus areas that seemed to be recurring areas of concern or areas that looked like they would make for the greatest opportunities for change. The Design Team worked on all of the focus areas simultaneously knowing that some would take longer to resolve than others. The five focus areas included:

- Neighborhood Conservation
- Versailles Road Corridor Improvements
- Alexandria Drive International District
- Oxford Circle Neighborhood Center
- Open Space Network

Over the course of the next several months the Design Team would review their recommendations for the five focus areas with the LFUCG staff, the Councilmember’s Office, and the Steering Committee, discussing no more than two at any given meeting to allow for the most discussion of each topic.

FINAL RECOMMENDATIONS

A final series of recommendations has been compiled and laid out in this report (Chapter 3 and 4) based on comments from LFUCG Planning staff, Councilmember Henson and her staff, and the Steering Committee, and feedback from the community.

1.5 Public Process

The Cardinal Valley Small Area Plan called for extensive public outreach given the varied constituencies within the study area. The Design Team approached public involvement in a three-pronged approach: small, medium, and large scale. On the smallest scale, members of the Design Team met with individual stakeholders, such as the Public Library and Community Action Council, and small groups, such as a focus group of merchants from Alexandria Drive. The Steering Committee made up the mid-range of involvement and was comprised of over a dozen members or persons of importance within the community. They met with the Design Team on a regular basis and were crucial in bouncing ideas off of. Finally, at the largest level the team held its three major public meetings and encouraged everyone in the community to attend.

1.5.1 Initial Public Meeting

Date: Monday, September 29th, 2014
7:00 pm - 8:30 pm.

Location: Cardinal Valley Elementary School
(218 Mandalay Road, Lexington, KY 40504)

The goal was to provide the community with an existing conditions assessment and to gather their input regarding issues, opportunities and vision for Cardinal Valley through three interactive stations.

1.5.2 Fall Festival

Date: Saturday, October 25th, 2014
2:00 pm - 6:00 pm.

Location: Valley Park, Lexington, KY

Lexington-Fayette Urban County Government, Lord Aeck Sargent and EHI Consultants participated in the Fall Festival to collect the communities' opinions in reference to neighborhood improvements.

1.5.3 Second Public Meeting

Date: Tuesday, November 18th, 2014
6:30 pm - 8:30 pm.

Location: Cardinal Valley Elementary School
(218 Mandalay Road, Lexington, KY 40504)

Lexington-Fayette Urban County Government, Lord Aeck Sargent, EHI and Parsons Brinckerhoff hosted the second public meeting and it primarily focused on the Versailles Road Corridor and the recommendations the Small Area Plan team were making for the Open Space Network. The public was encouraged to interact with the consultants following the presentations and provide feedback on the changes to the Versailles Corridor, and the overall Open Space network recommendations. They were also asked to do an exercise in which they selected alternative programming for Valley Park.

1.5.4 Commercial District Meeting

Date: Wednesday, February 11th, 2015
6:00 pm - 8:00 pm.

Location: Valley Park, Lexington, KY

Lexington-Fayette Urban County Government, Lord Aeck Sargent and EHI met with business owners of Alexandria Drive to discuss issues and opportunities along Alexandria.

1.5.5 Final Public Meeting

Date: Tuesday, April 7th, 2015
7:00 pm - 8:30 pm.

Location: Cardinal Valley Elementary School
(218 Mandalay Road, Lexington, KY 40504)

The final Public Meeting briefly recapped the results of the previous public meeting and discussed the recommendations for the remaining three focus areas. In addition to having breakout time at the end for general comments and questions each participant was given \$100,000 in Cardinal Bucks and asked to distribute their money to projects within the five focus areas. They could spread their money around or put it all in one place if they chose. By far the project garnering the most support was the Oxford Circle Neighborhood Center.



1.5.6 Targeted Outreach

Given that the area has such a high Hispanic population, the Design Team worked with LFUCG Planning staff to determine ways of reaching residents to hear from a truer cross-section of the population. Outreach to Spanish speakers was done through the following outlets:

- bilingual meeting flyers sent home with Cardinal Valley Elementary School students and distributed among local business owners
- canvassing of local businesses
- meeting with local merchants
- community organizations
- interpreter and bilingual meeting materials for all public meetings

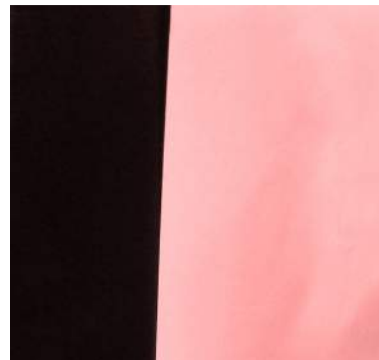
1.5.7 Partnership Meetings

Along with the meetings open to the public and the targeted outreach to the Hispanic population, the Design Team made an effort to reach out to several potential partners. Meetings were held with the local YMCA, the Lexington Public Library, and the Community Action Council to discuss potential partnering efforts in the study area.



Public Outreach & Involvement

- 3 Public Meetings
- 5 Steering Committee Meetings
- Fall Festival
- Alexandria Drive Merchant Meeting
- Cardinal Valley Neighborhood Association Meeting



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2.0

Issues & Opportunities

2.1 Existing Conditions

Existing conditions for Cardinal Valley were collected, analyzed and mapped through GIS data, a windshield survey conducted in the fall of 2014, observations during site visits, and a walking assessment completed by the Planning Team.

2.1.1 Land Use

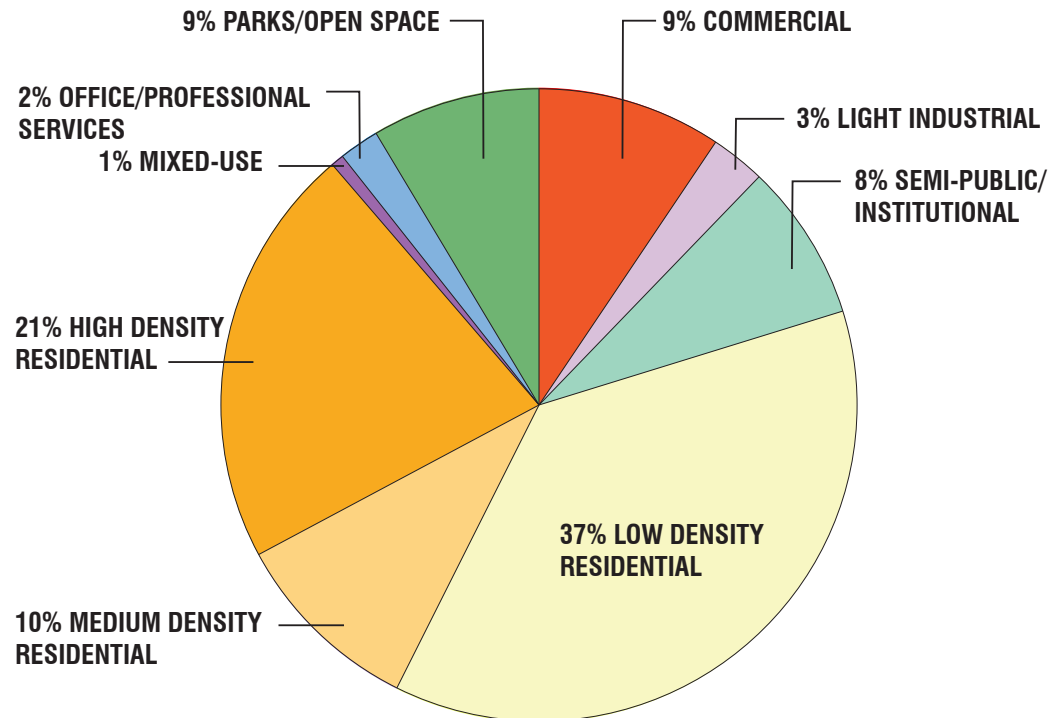
The map on page 17 shows how land in the study area is currently being used.

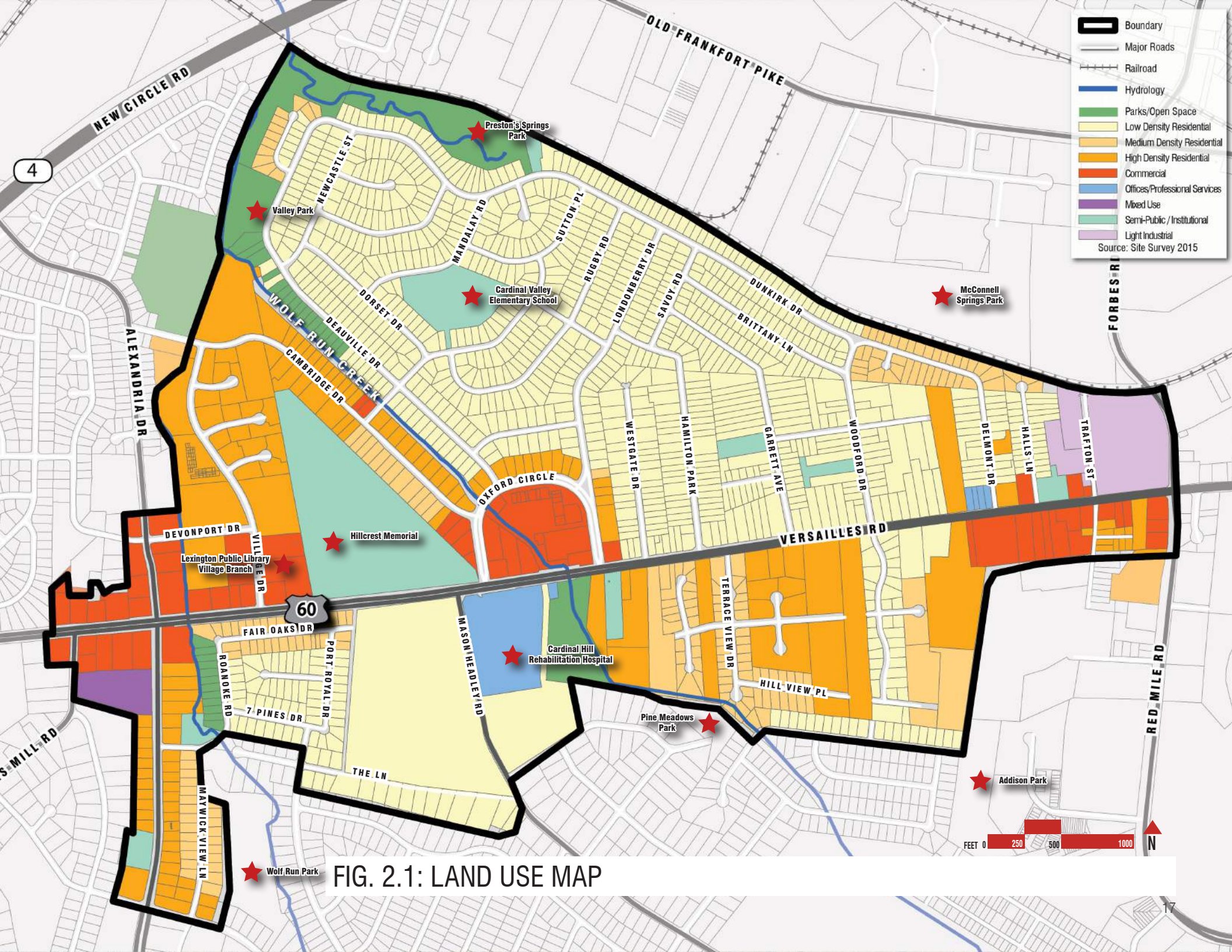
- The study area is composed mostly of single-family residential, also known as low density residential.
- Most of the multi-family development (medium and high density residential) is concentrated along Village Drive, Cambridge Drive and south of Versailles Road.
- Major institutions include Cardinal Valley Elementary School, Lexington Public Library Village Branch, Cardinal Hill Rehabilitation Hospital and several churches.
- The majority of the commercial area is along Versailles Road and Alexandria Drive, with a few businesses in Oxford Circle.

Over 84% of the area is residential (73%) or some form of public space (11%).



View along the intersection of Versailles Road and Trafton Street





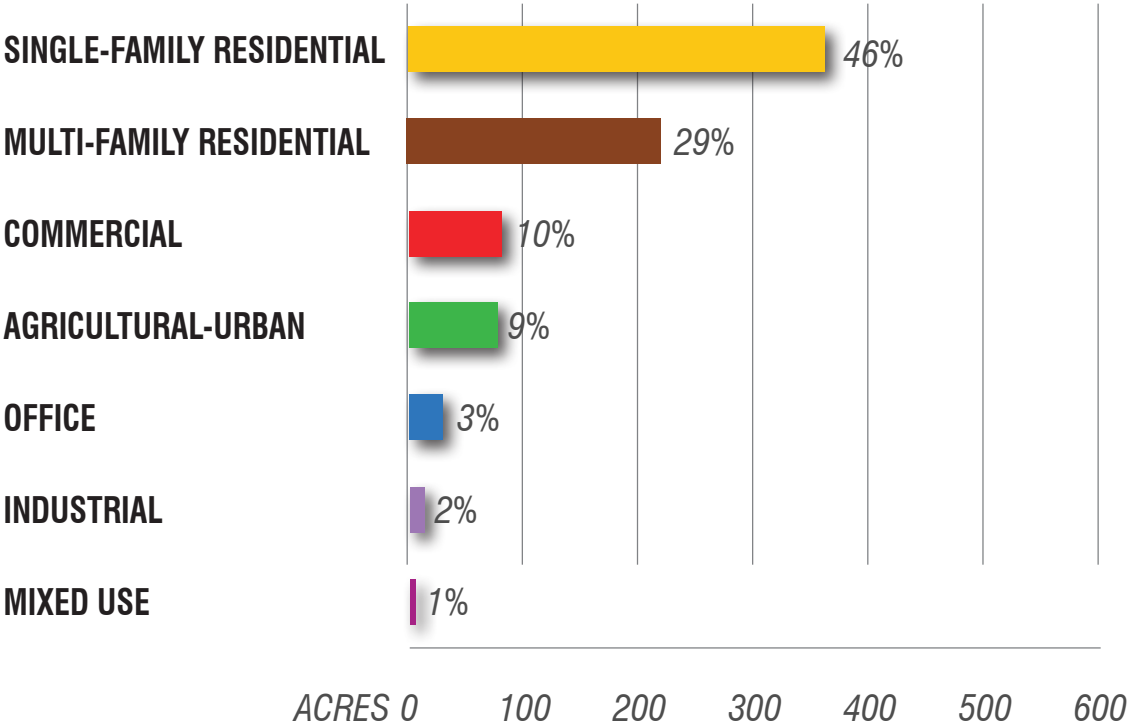
2.1.2 Current Zoning

The Map at right represents how land in the study area is currently zoned and regulated.

- Most of the study area is zoned as Single-Family Residential.
- Parcels zoned as Business are concentrated along Versailles Road.
- Parcels zoned Light Industrial are located on the eastern portion of the study area.
- The Agricultural-Urban zoning designation was originally intended to control the development of rural land within the Urban Service Area over a period of time so as to manage the growth of the community. In this particular case, the Hillcrest Memorial Cemetery and a private residence make up the majority of this zone on the map.



Single-family homes in Cardinal Valley



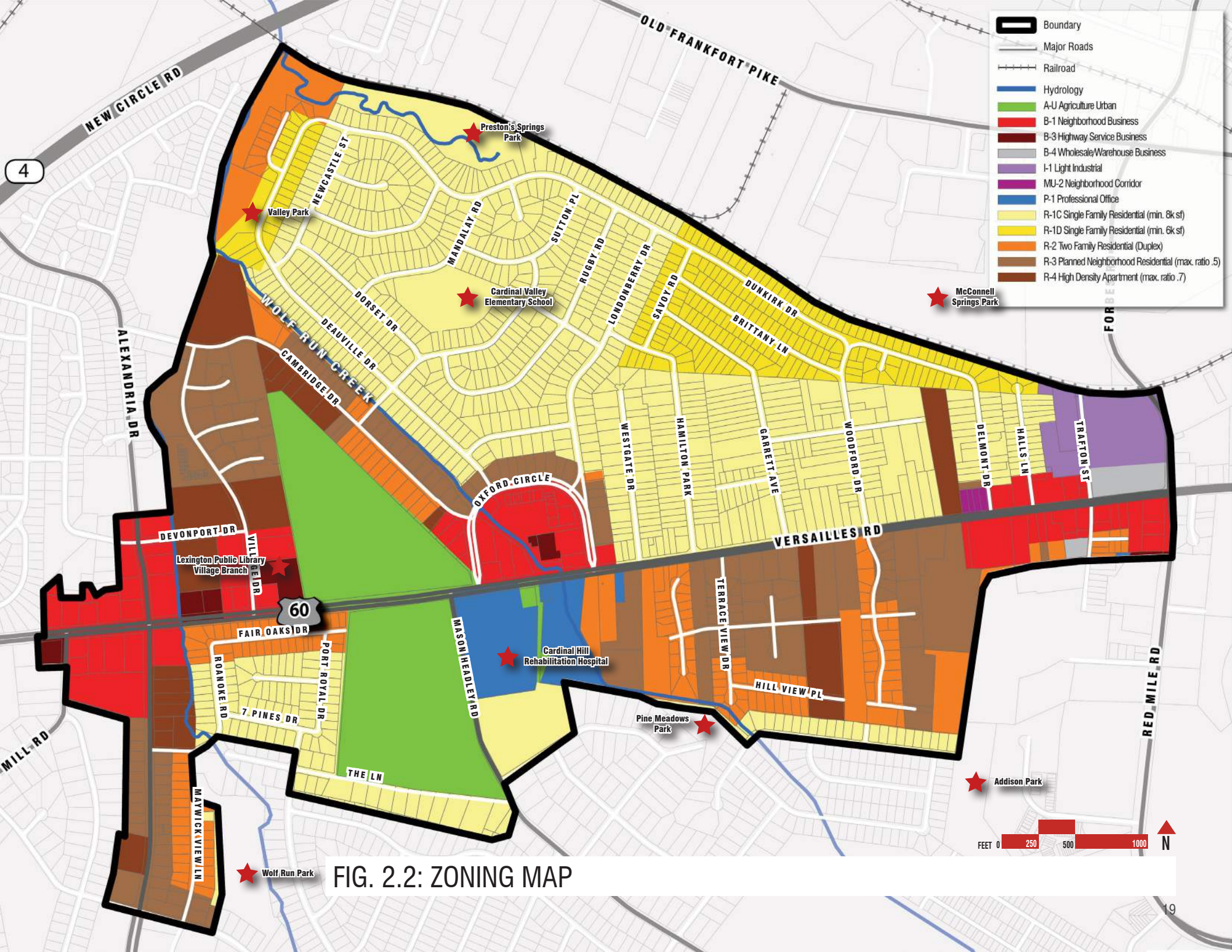


FIG. 2.2: ZONING MAP

2.1.3 Neighborhood Retail + Community Services

The study area contains a variety of neighborhood retail and community services. The map on the right shows the concentration of these services along Versailles Road, particularly Oxford Circle, Alexandria Drive and along the Light Industrial Zone.

- Alexandria Drive hosts a variety of local Latin restaurants and miscellaneous retail.
- The majority of locally run businesses are located in shopping plazas.
- Nationally franchised brands and chains, such as Starbucks, Taco Bell, and Little Caesars are distributed along the Versailles Road Corridor.



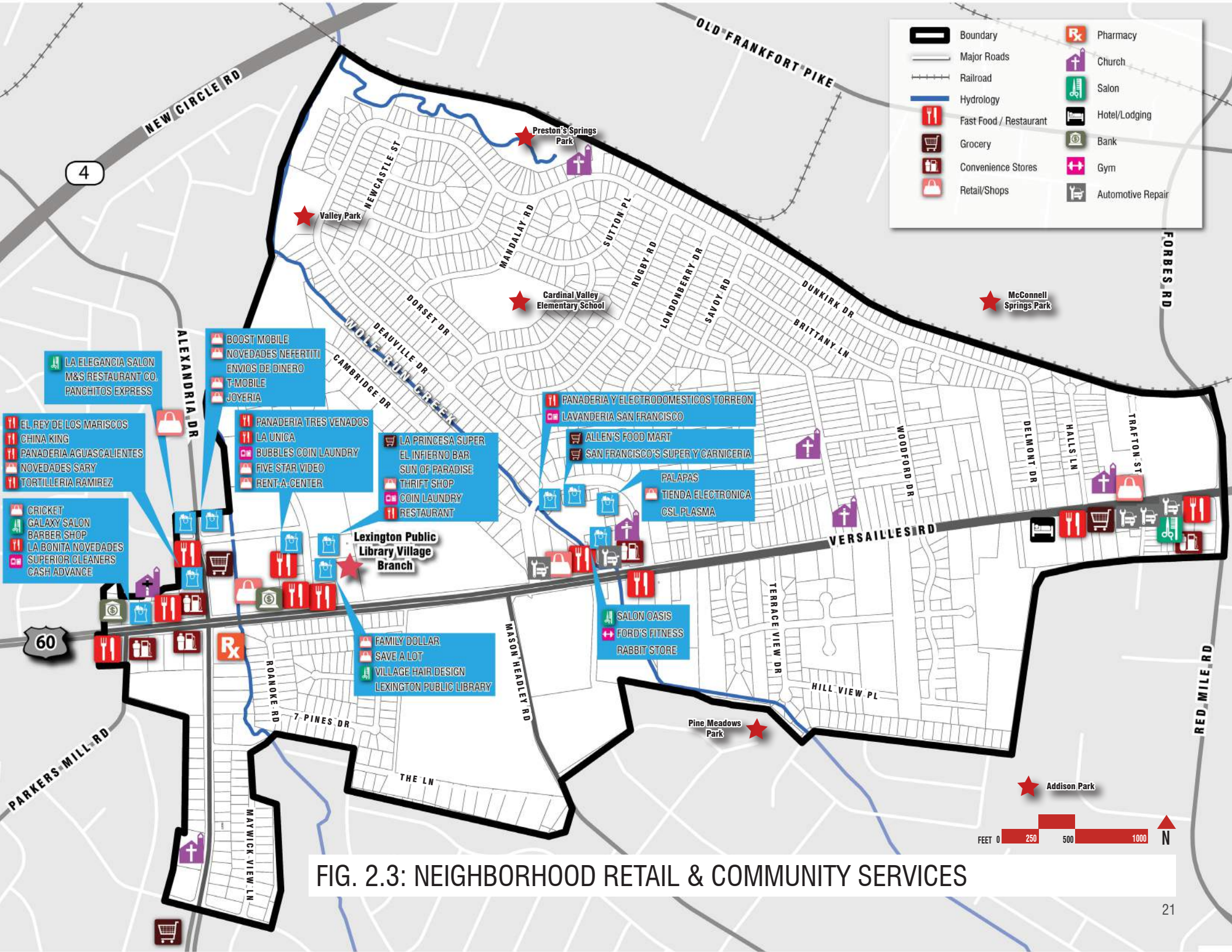


FIG. 2.3: NEIGHBORHOOD RETAIL & COMMUNITY SERVICES

2.1.4 Pedestrian, Bicycle, & Recreational Assets

Cardinal Valley is surrounded by various recreational areas, including parks, creeks and natural springs, as well as a crisscrossing network of pedestrian facilities.

- Valley Park is heavily used by the community for a number of events and sports such as soccer, festivals, ballet, softball, knitting, plant sales, book festivals, among others.
- Preston's Springs Park is a natural spring located on the northern edge of the study area. It remains largely untouched. Better pedestrian access is needed to make it more accessible for the community.
- Wolf Run runs north to south within the study area, serving as backyard scenery for single and multi-family homes. Largely underused, Wolf Run can serve as a trail connector to link some of the open spaces in the neighborhood.
- Bicycle facilities in the form of bike lanes, are present along one section of Versailles Road, from Alexandria Drive to Oxford Circle, within the study area. Outside of that section no other bicycle facilities currently exist within the study area.
- Sidewalks exist throughout the neighborhood, but there is a connection issue when it comes down to the sidewalk network extending to Versailles Road.
- There are also numerous crosswalks or ADA ramps at intersections that are in need of improvements or do not exist at all.



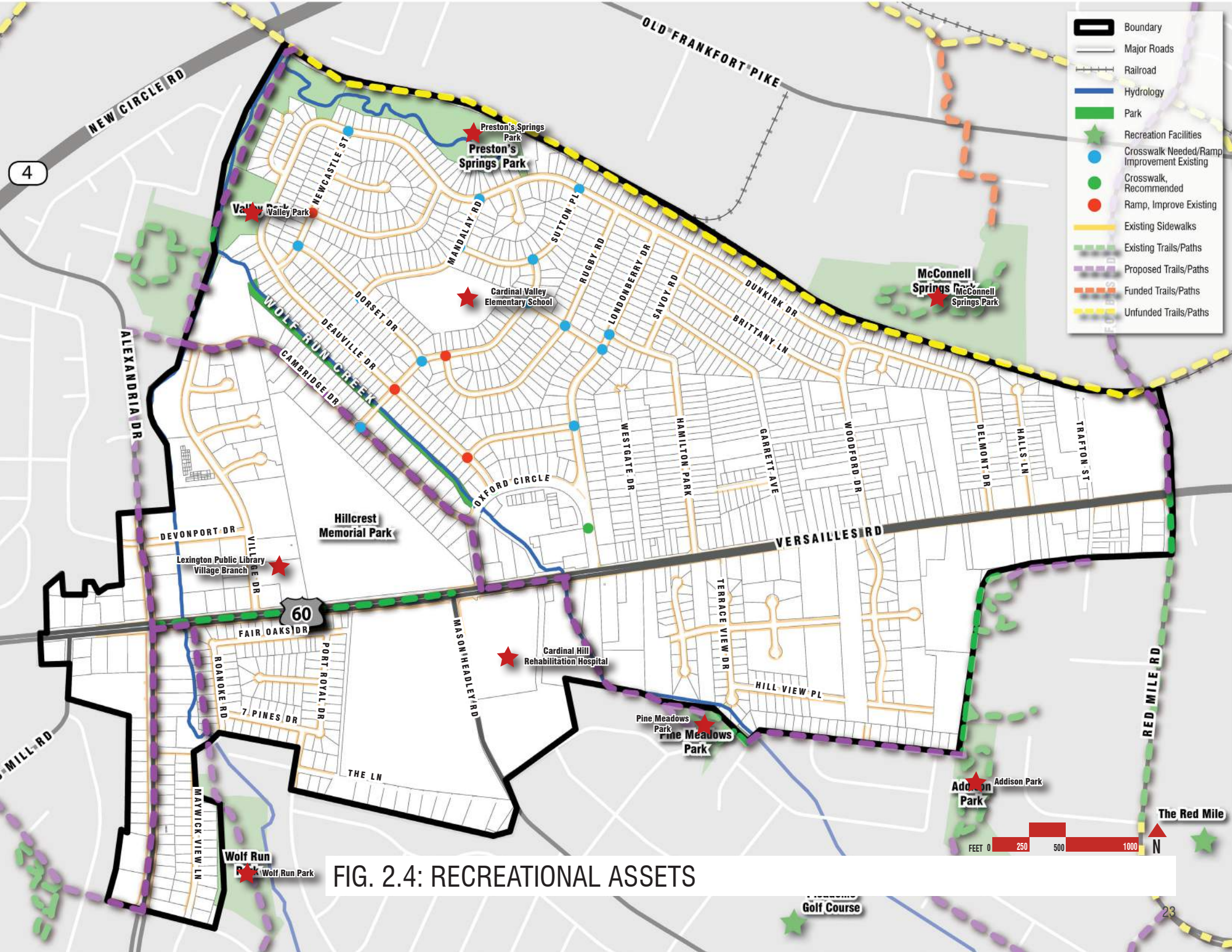
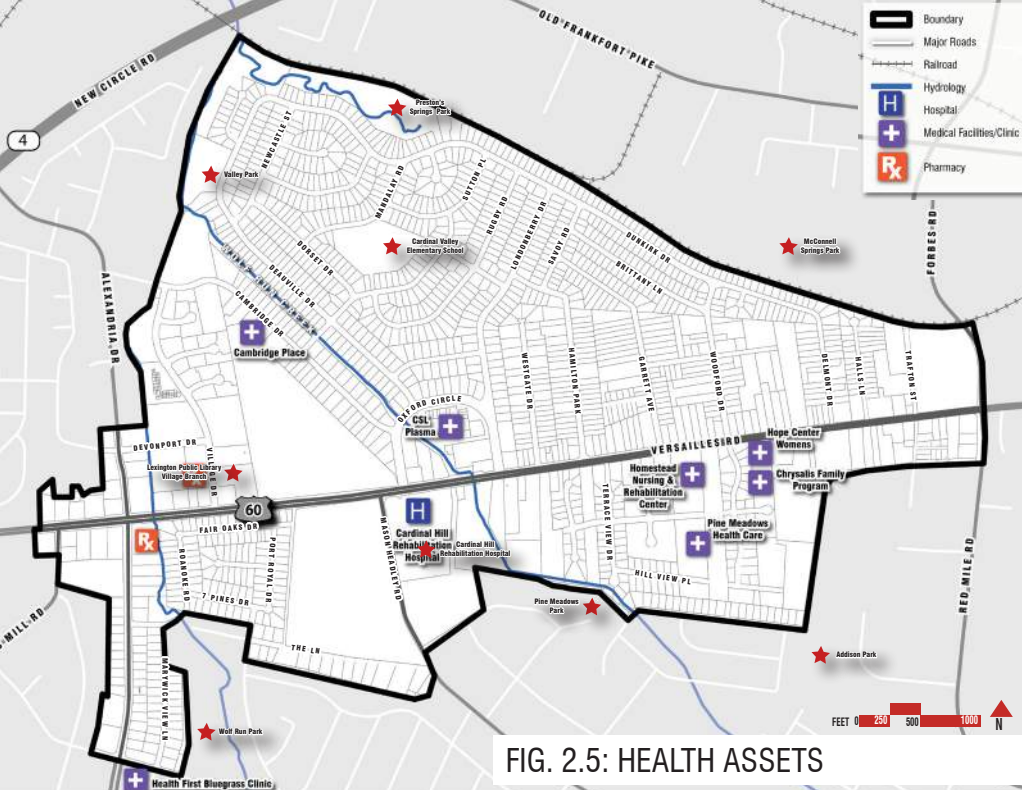


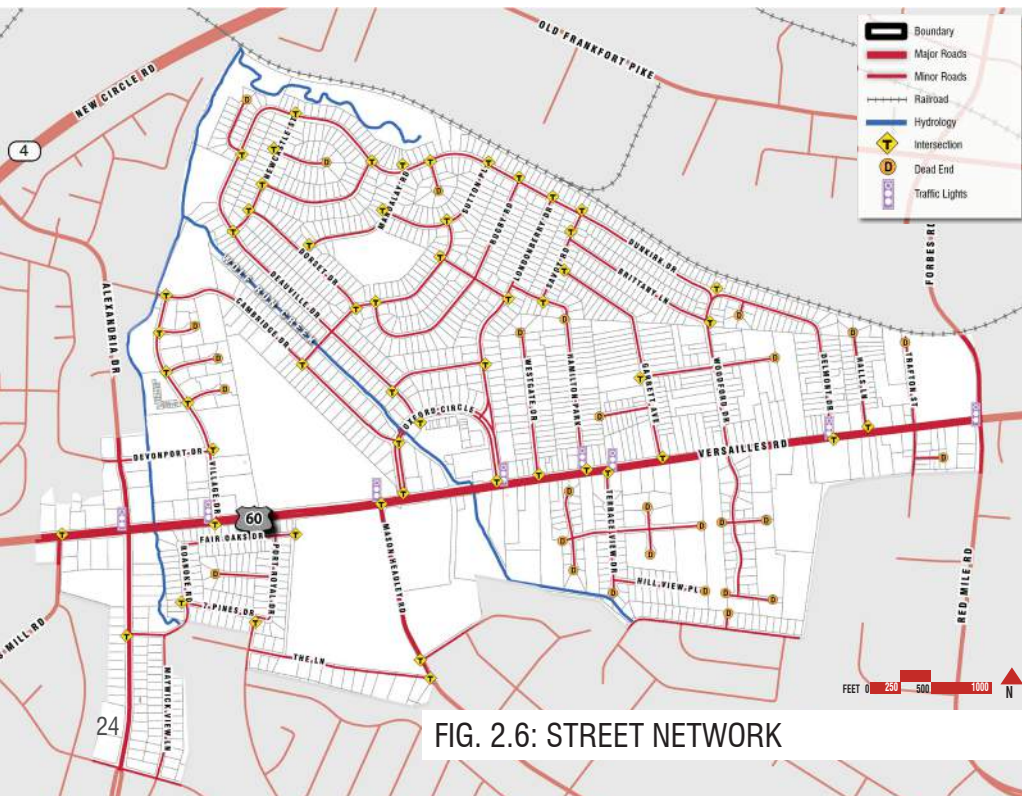
FIG. 2.4: RECREATIONAL ASSETS



2.1.5 Health Assets

The study area has an abundance of health assets ranging from rehabilitation centers and nursing homes to substance abuse programs and homeless shelters.

- Cardinal Hill Rehabilitation Hospital treats patients recovering from strokes, spinal cord injuries, brain injuries, and acute trauma injuries.
- Hope Center for Women cares for homeless and at-risk women.
- Chrysalis Family Program is a substance abuse treatment program for women.
- Homestead Nursing and Rehabilitation Center is a nursing care center serving the rehabilitation of injured, disabled, or sick persons.
- HealthFirst Bluegrass Clinic (proposed) will be a quality medical, dental, pharmacy and support services for all members of the family, from newborns to elderly patients, and all ages.



2.1.6 Street Network

Due to the time period the neighborhood was planned (1950's/1960's), the study area is heavily influenced by vehicular traffic, resulting in curvilinear streets ending in cul-de-sacs. In addition to that, the grid is disconnected by both man-made barriers, such as the Versailles Line railroad corridor, Versailles Road, and New Circle Road, and natural barriers, such as Preston's Spring and Wolf Run. This becomes difficult to navigate through for those not familiar with Cardinal Valley. Having a connected pedestrian and vehicular neighborhood augments the quality of life and allows easier access to local amenities.



8 Signalized intersections on Versailles Road



53 T-Intersections

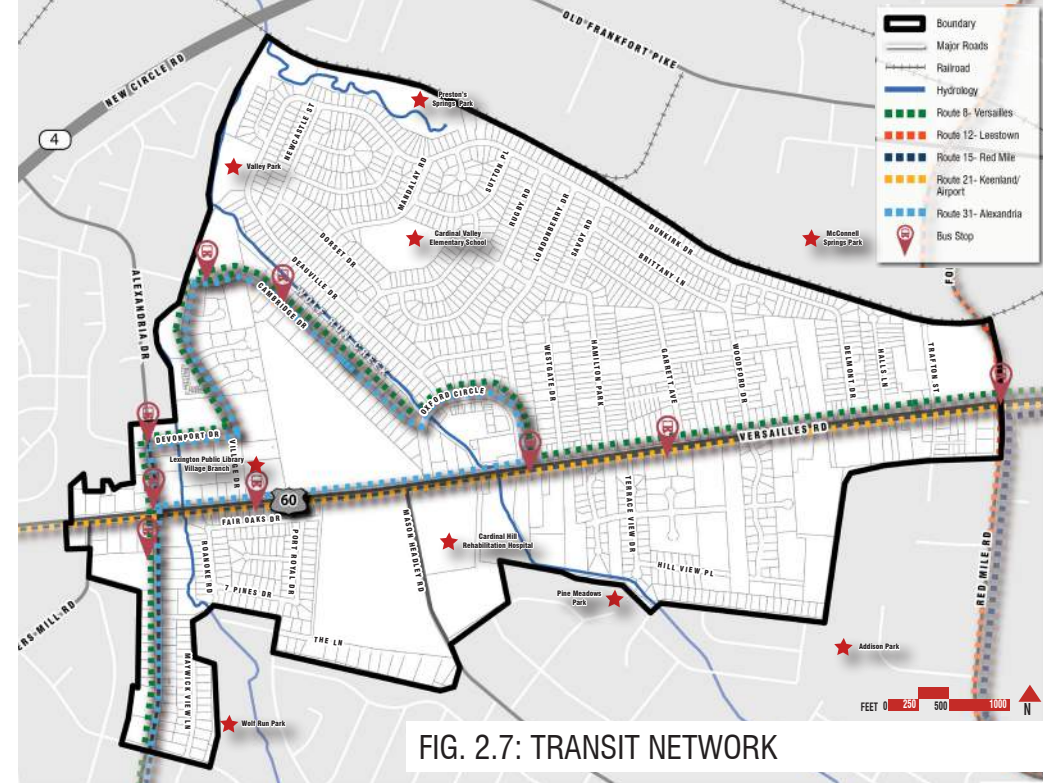


28 Dead End Streets and Cul-de-sac

2.1.7 Transit Network

Lextran has five routes that provide bus service within the study area. Three of the five (Route 8, Route 21, and Route 31) enter the heart of the study area while the other two (Route 12 and Route 15) only exist on the eastern boundary. Route 8, Versailles, and Route 31, Alexandria Crosstown, provide service in the central and western portion of the study area along Versailles Road, Oxford Circle, Cambridge Drive, Village Drive, Devonport Drive, and Alexandria Drive. Route 21, Airport / Keeneland, provides service along Versailles Road through the study area.

- Based on the productivity of Lextran's 23 bus lines in March of 2014, Route 8 was Lextran's most utilized route.
- Route 15 was #8 on the overall list with significant ridership from the University of Kentucky
- Route 12 was #13.
- Routes 21 and 31 showed low ridership at #20 and #23 respectively.

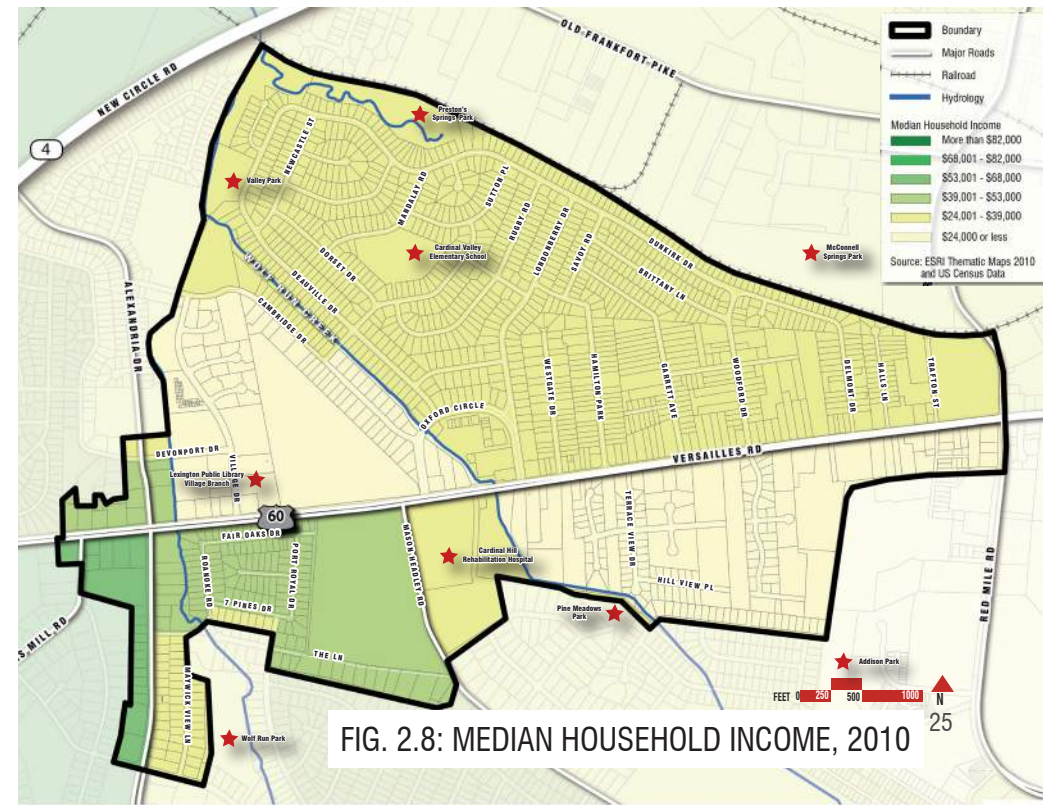
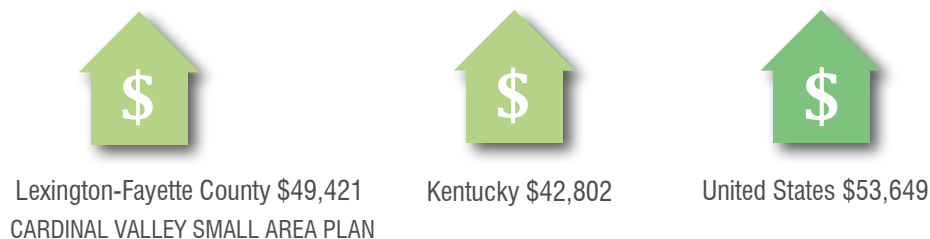


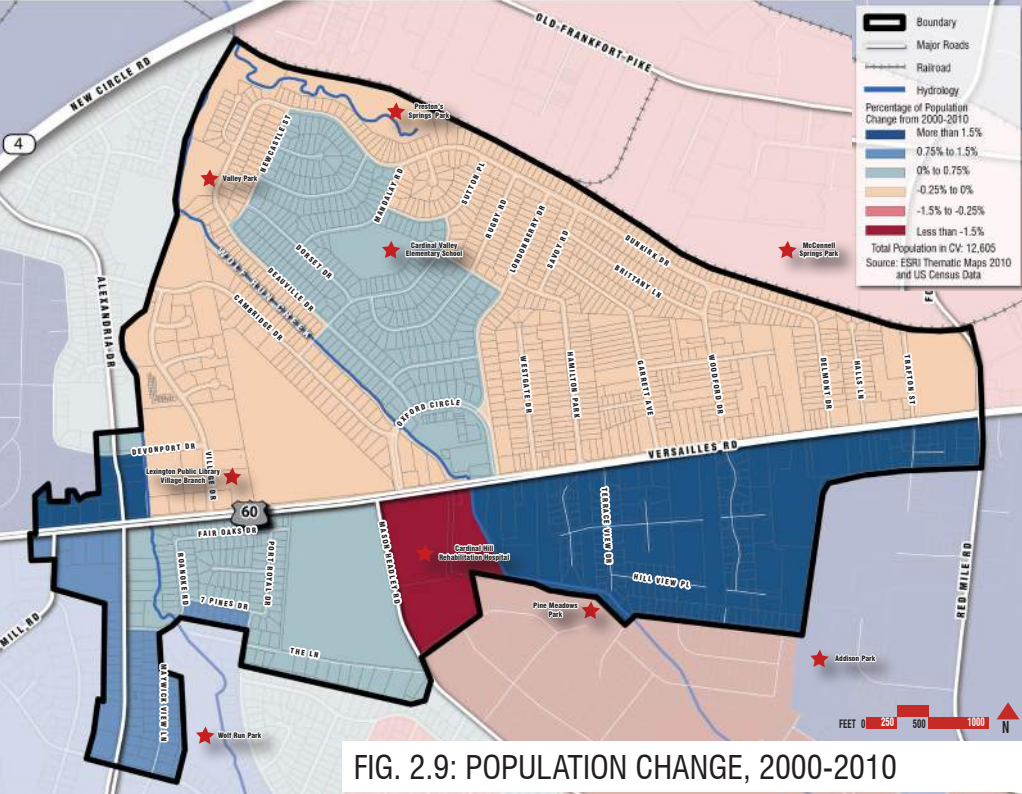
2.1.8 Median Household Income, 2010

A median income is the midpoint in a range of numbers. Household income is measured by the person(s) residing in the same household. When compared with the average household in Lexington, it is telling of the income disparity between Cardinal Valley and the rest of the city.

- The majority of the single-family residents make between 24k-39k
- Most of the residents that make 24k or less reside in the areas designated for multi-family.
- More than 90% of the study area has an unemployment rate between 7.1%-14%.

How does the median household income in Cardinal Valley stack up to elsewhere?





2.1.9 Population Change, 2000-2010

A Population Change map can show where residents are moving to or investing in. As the map on the left demonstrates, most of the growth is centered on the southern part of the study area, around new and growing multi-family apartments, as well as growth in the southeast with the increase of single-family homes.

There is some moderate growth around the single-family neighborhoods surrounding Cardinal Valley Elementary School.

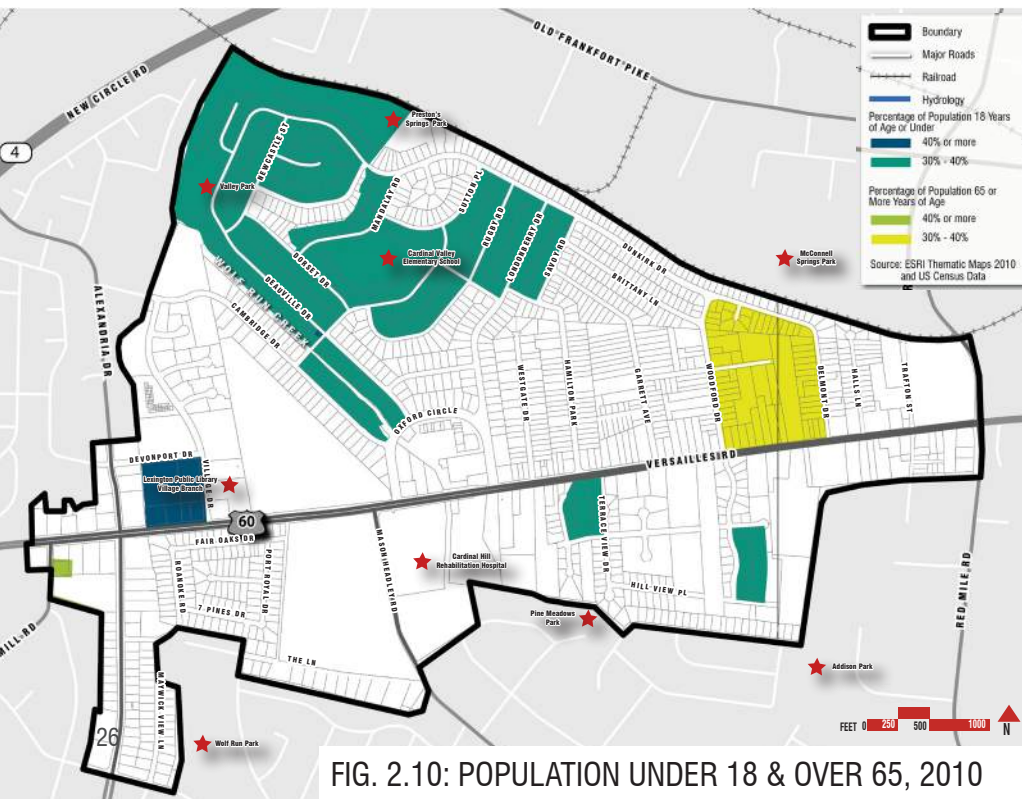
Lots of Growth



Moderate Growth

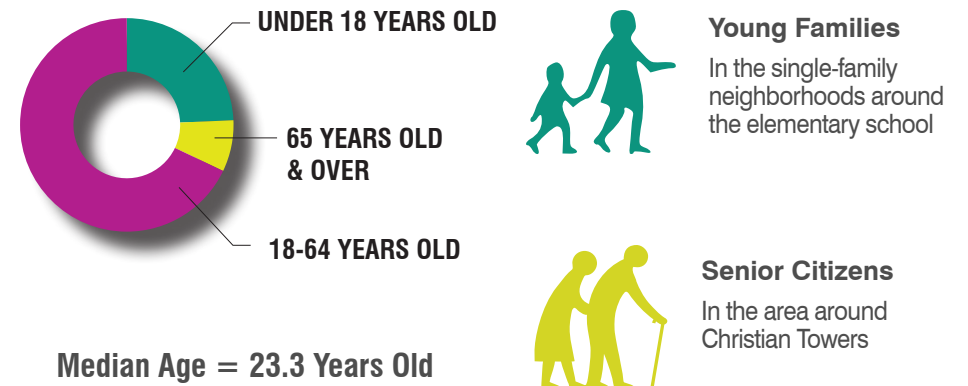


No Significant Change

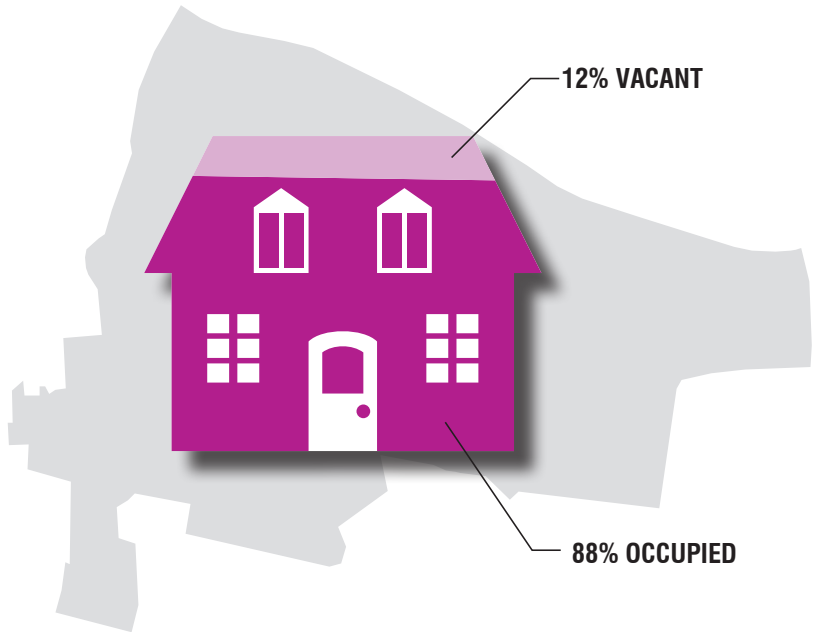


2.1.10 Population Under 18 and Over 65, 2010

Understanding where the majority of the younger and elderly population reside, as well as the age distribution can help plan for more adequate amenities throughout the community.

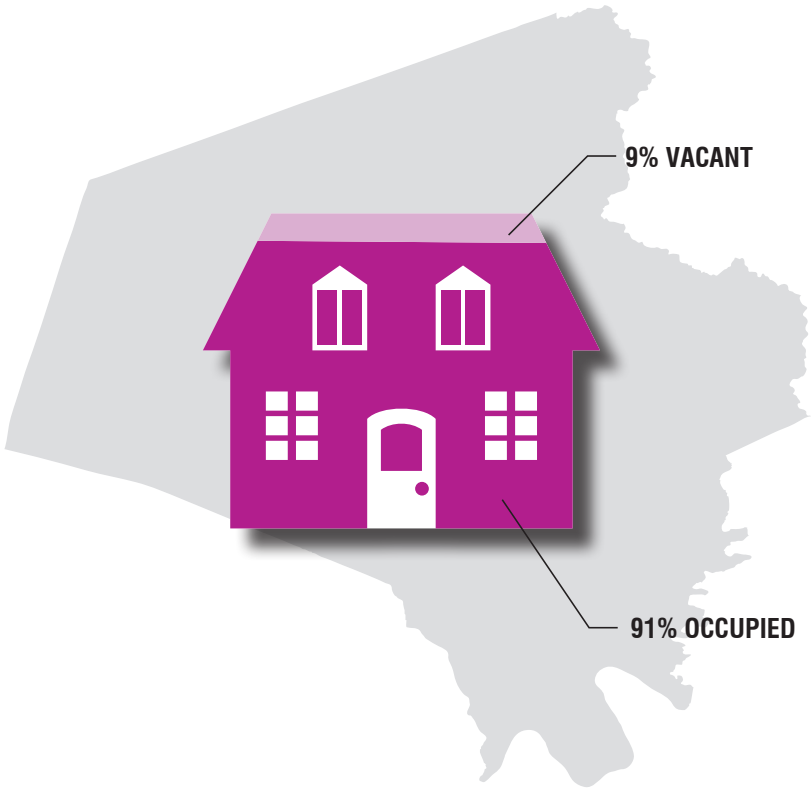


For the Cardinal Valley Study Area...



... out of 5,656 residential units.

For all of Lexington-Fayette County...



... out of 135,160 residential units.

2.1.12 Housing Units, 2010

The map on the right shows the number of housing units per Census Block group. It helps identify where the highest concentration of housing units occurs within the study area. The multi-family apartments, shown as the darker brown colors exist mainly along the western and southeastern sides of the study area. A housing units map can help identify areas where public amenities would be most beneficial to serve the greatest portion of the community.



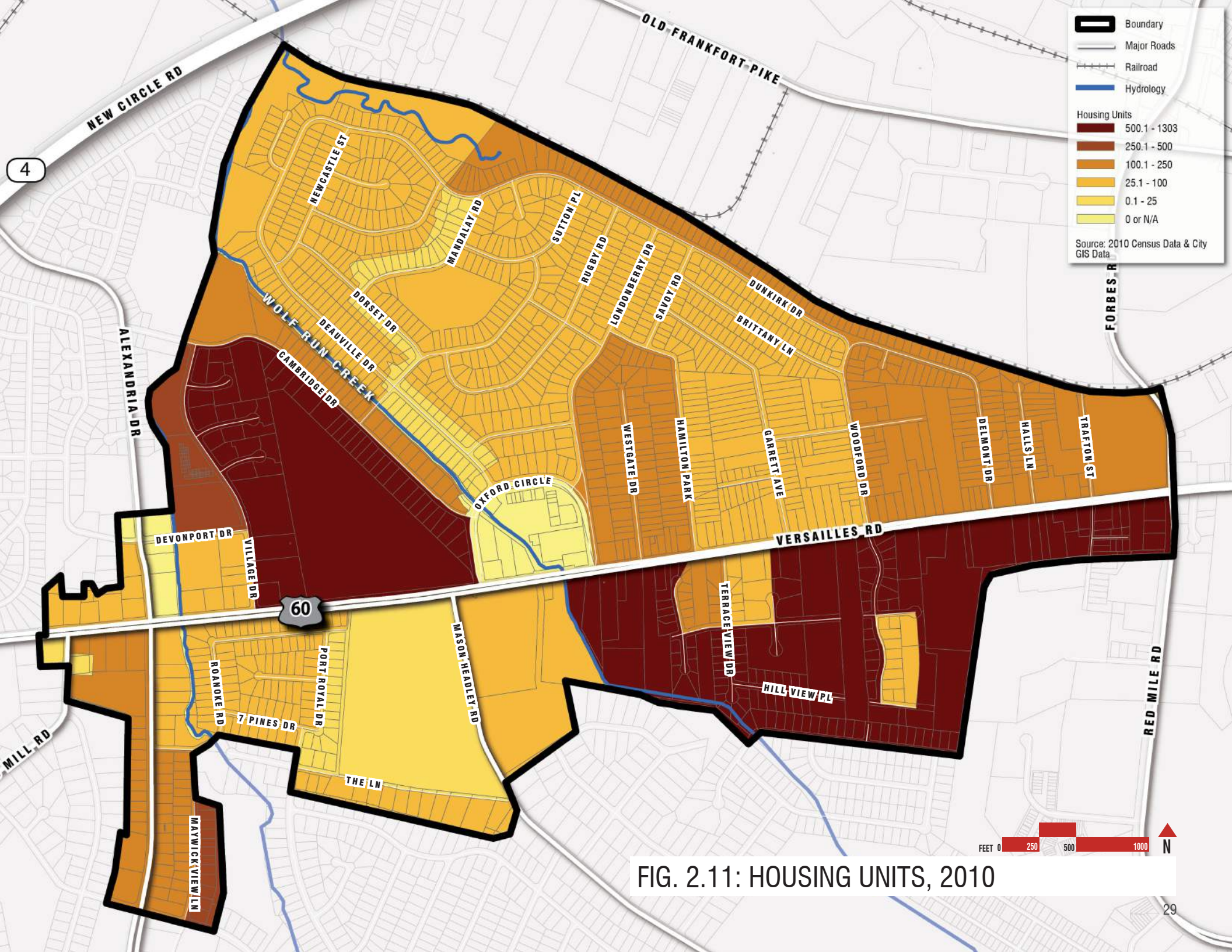
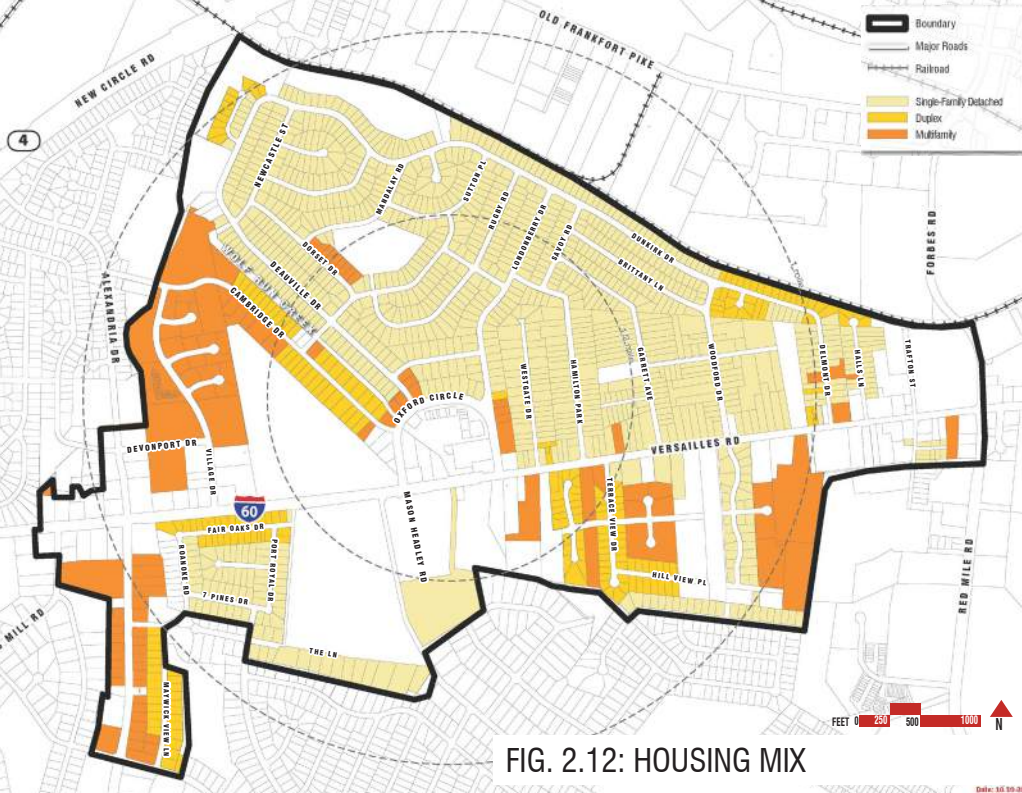
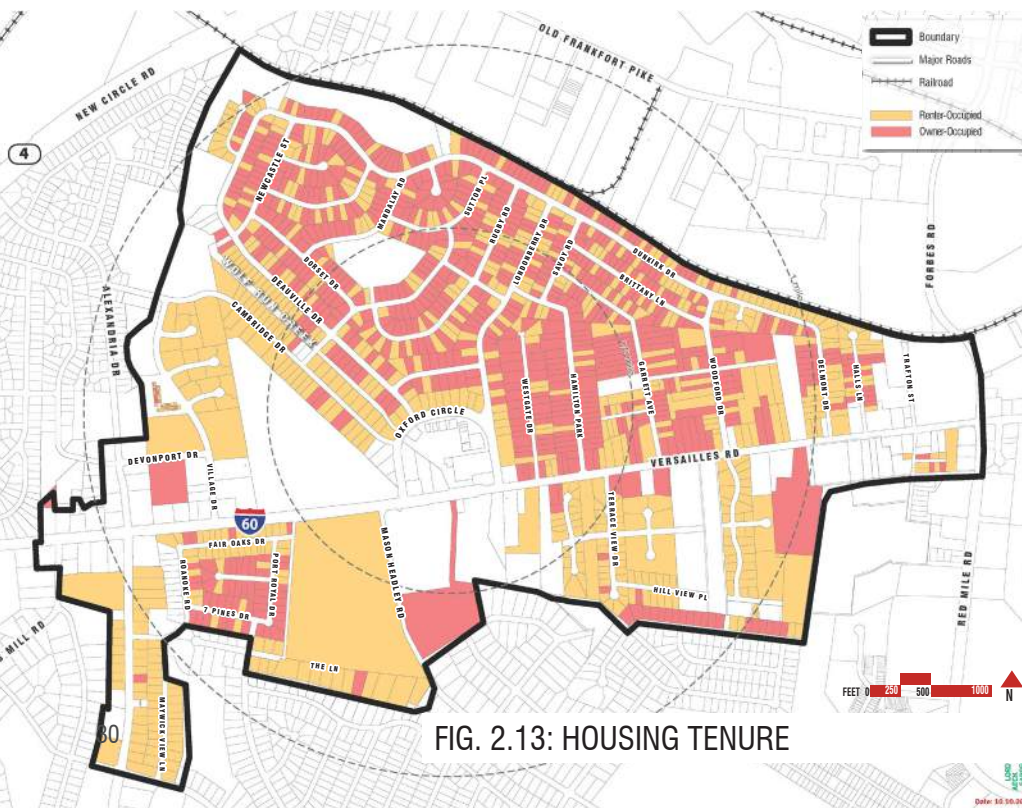


FIG. 2.11: HOUSING UNITS, 2010



2.1.13 Housing Mix

The map on the left shows the concentration of single-family homes on the northeast side of the study area. Multi-family and duplex housing are located on the northwest, southwest and southeast sides of Cardinal Valley.

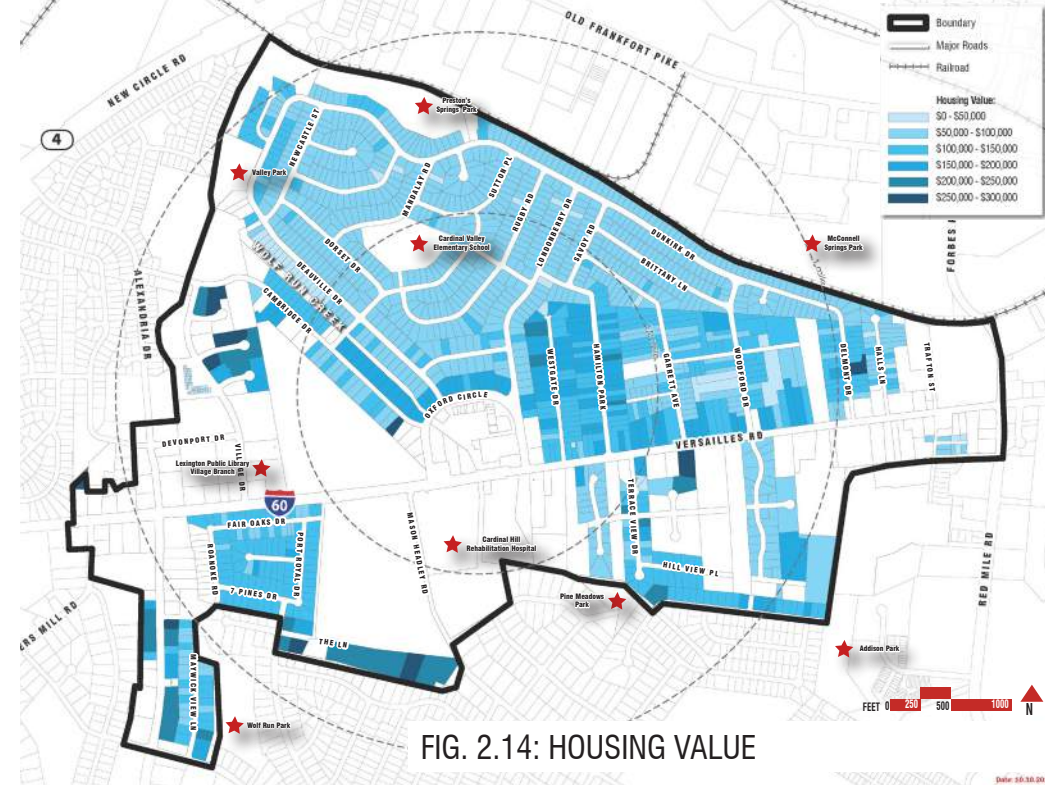


2.1.14 Housing Tenure

A housing tenure map shows where the renter and owner occupied homes are located within a neighborhood. The map can also provide an idea of the investment the community is making. For example, having a large amount of owner-occupied single-family residences is a good indicator of the long-term vision for that area. As the map on the left demonstrates, there is an even mix of renter-occupied and owner-occupied homes. As is typical, the multi-family and duplex homes are primarily renter-occupied.

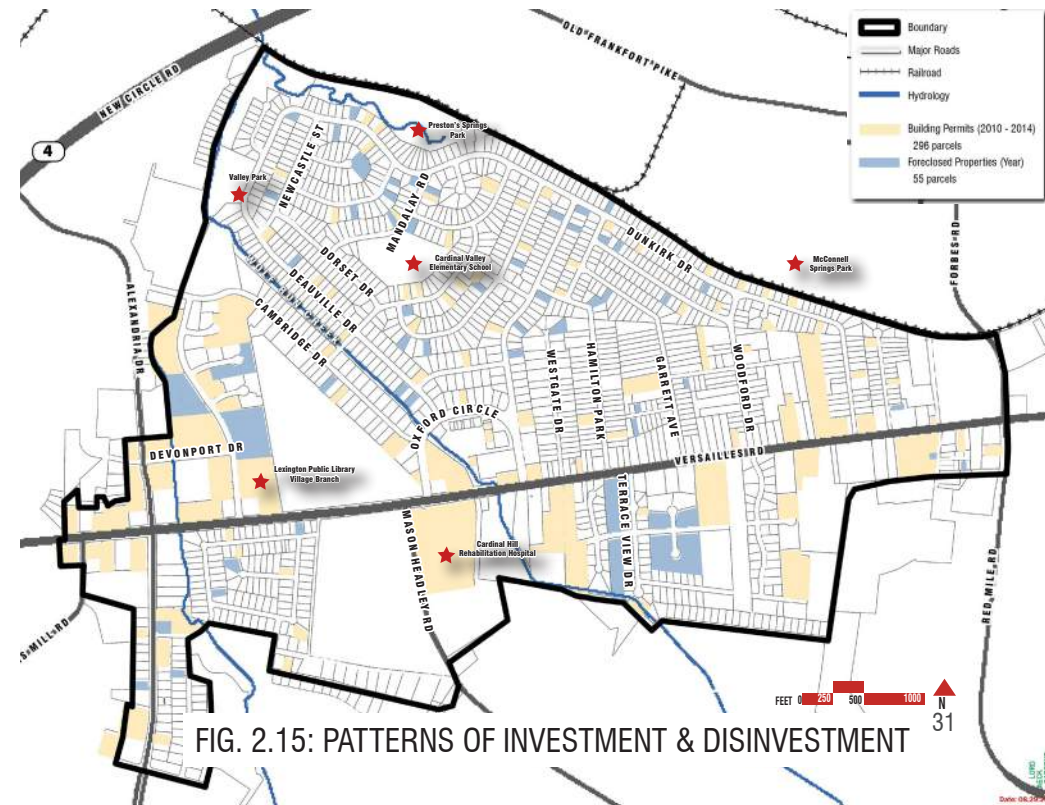
2.1.15 Housing Value

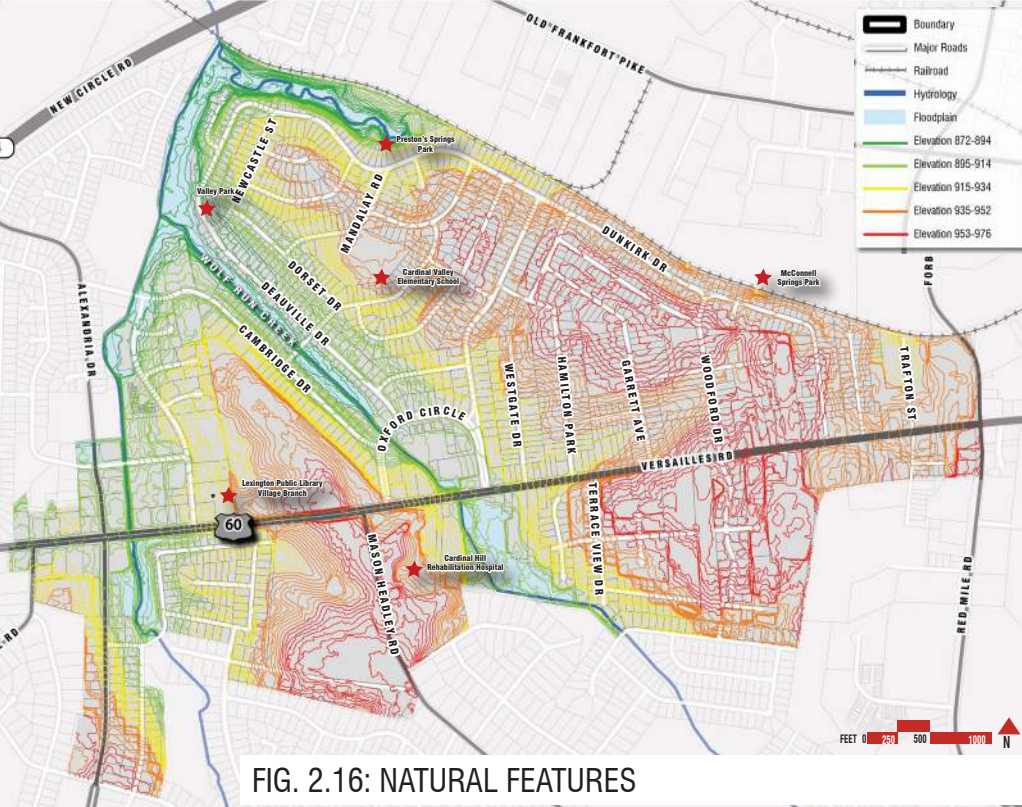
A housing value map demonstrates what areas in a neighborhood have the lowest, moderate, and highest housing values. Within Cardinal Valley, the single-family residences on the north of Oxford Circle have the lowest housing value, while the single-family homes southeast of Versailles Road have a mix of moderate to high housing values. The majority of multi-family and duplex homes located northwest and southwest within the study area range in price value from moderate to high.



2.1.16 Patterns of Investment & Disinvestment, 2010-2014

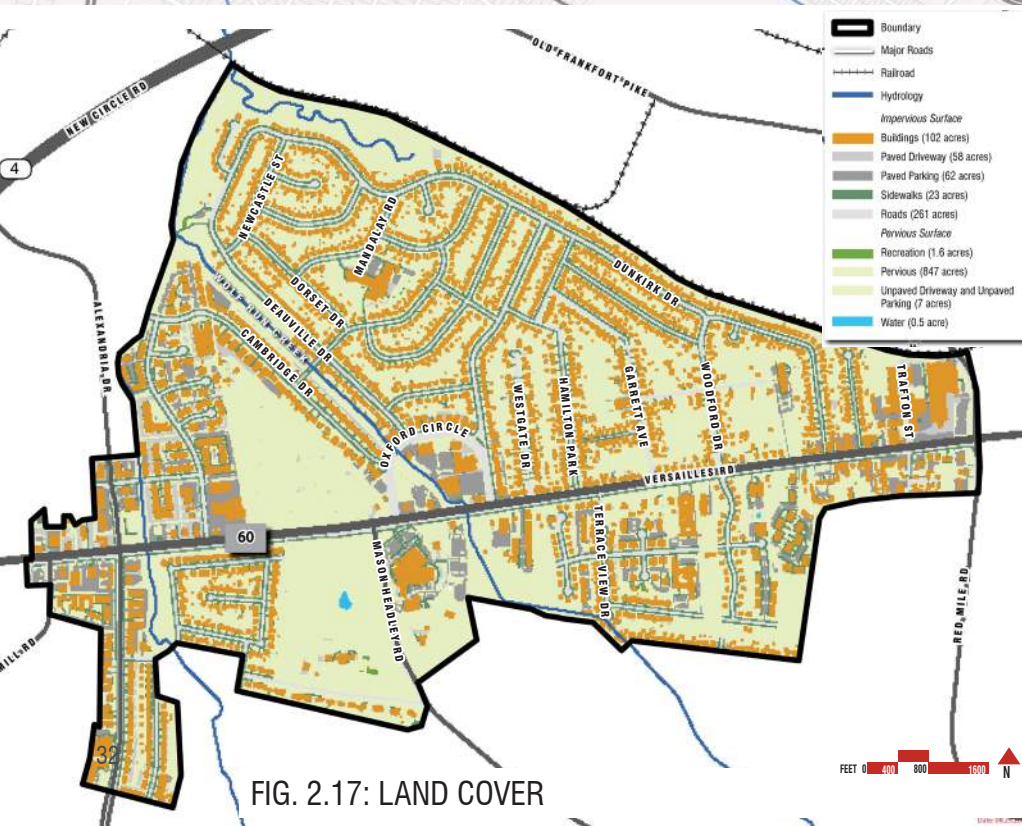
Investment maps show if and where the community is interested in investing. Within the past five years, Cardinal Valley has seen an investment along its main commercial areas, Alexandria Drive and Versailles Road, and scattered throughout the neighborhood. The yellow parcels in the map on the right show property where a building permit has been requested. The question is not how to get business owners to take interest in the neighborhood, but how to keep encouraging further investment opportunities.





2.1.17 Natural Features

The study area has a varied topographic profile, with its highest elevations located primarily on the southeastern region. The highest points of elevation can be found on the site of the Cardinal Hill Rehabilitation Hospital, part of the eastern portion of the single-family neighborhood, as well as the area southeast of Versailles Road. Cardinal Valley is comprised of one main waterway, Wolf Run and its tributaries, that runs along the center and western portions of the study area and makes up the lower lying areas. Steep slopes exist along the northern edge of Preston's Spring and along Oxford Circle and are a natural restriction to development of those areas. These areas will also need to be kept vegetated to avoid stormwater runoff from becoming a greater issue.

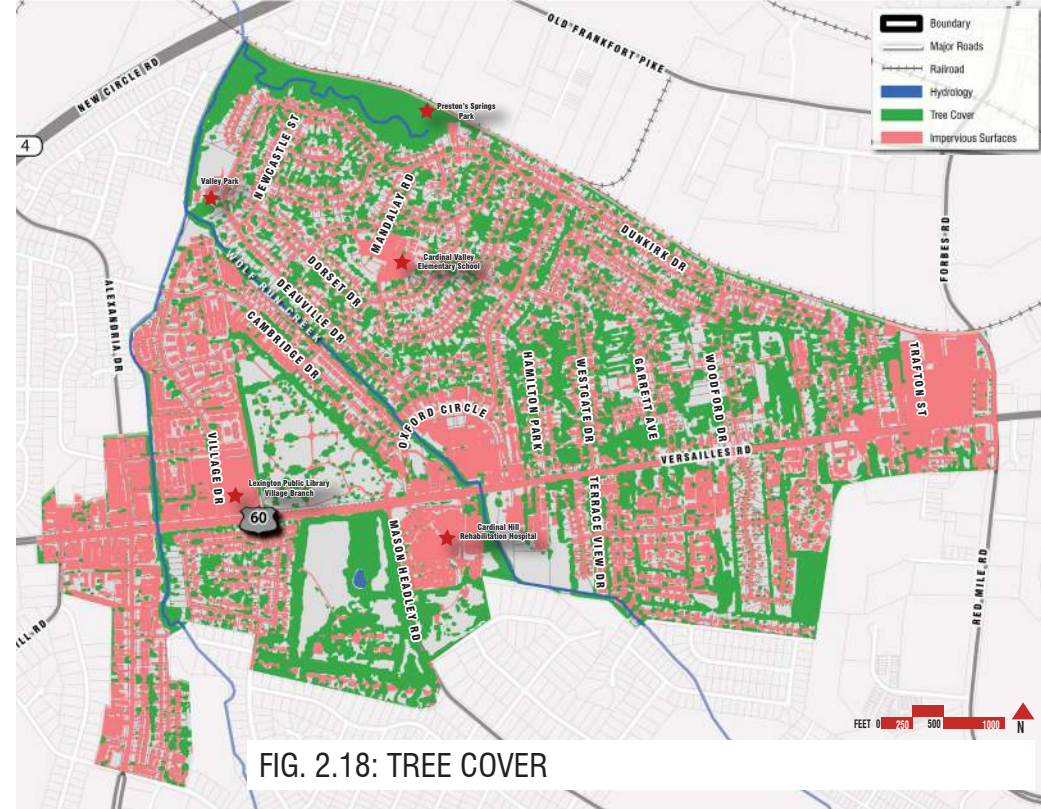


2.1.18 Land Cover

More than half of the study area is composed of some form of pervious surface (63%), while a majority of the impervious surfaces are concentrated on the lower portion of Cardinal Valley, along the Versailles Road Corridor, specifically around the commercial and multi-family development.

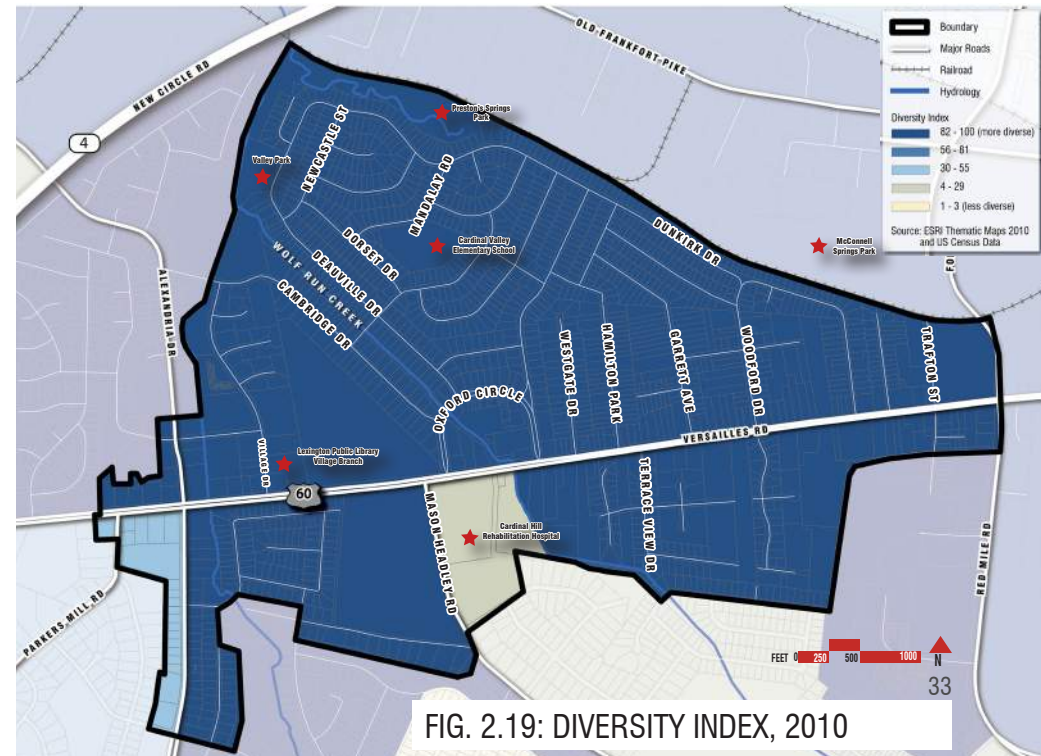
2.1.19 Tree Cover

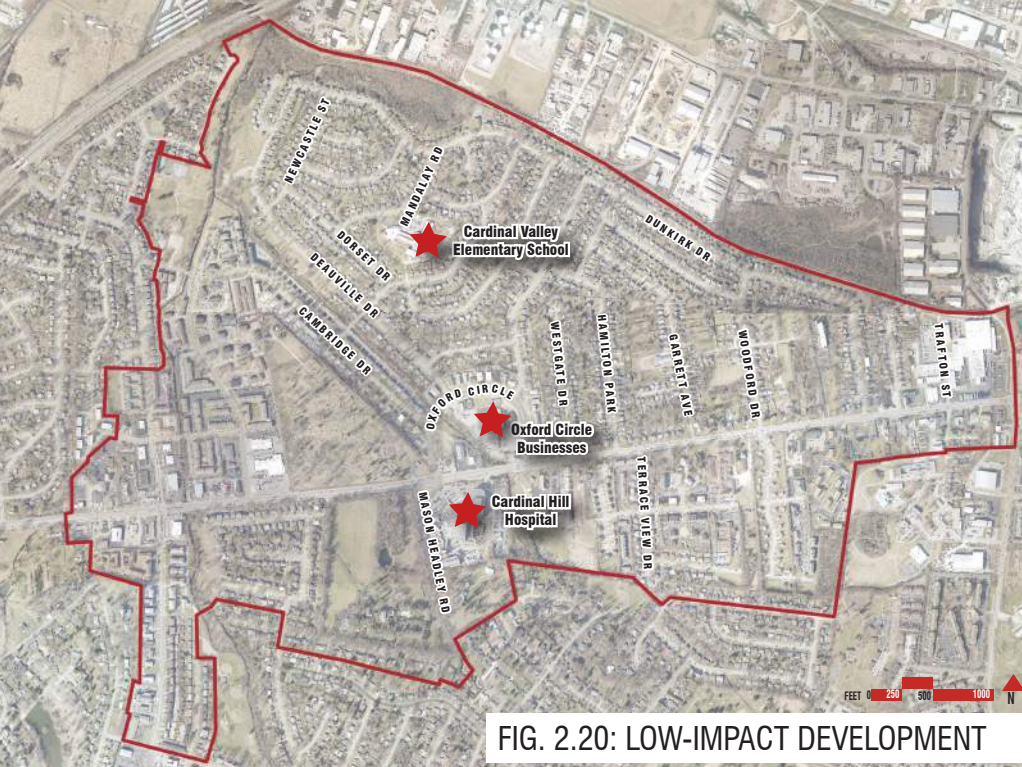
Having a substantial amount of tree cover offers numerous economic and environmental benefits. For example, it helps improve air quality, provides an aesthetic quality, reduces stormwater runoff and heat island effects, and enhances property values for both residential and business areas. As the map on the right shows, most of the tree canopy is found in the northern and southern end of the study area, and throughout single-family residential. The map also identifies locations where more tree canopy is needed, such as the eastern side along and around Alexandria Drive. Because this is also the commercial district for the neighborhood, having more tree canopy will enhance the area aesthetically, attracting outside visitors.



2.1.20 Diversity Index, 2010

A diversity index is a quantitative measure that reflects how many different types (such as species) there are in a data set, and simultaneously takes into account how evenly the basic entities (such as individuals) are distributed among those types. The map on the right demonstrates how diverse the study area is, in this case referring to ethnicity, which helps in understanding the community structure.





2.1.21 Low Impact Development (LID)

LID is a leading stormwater management strategy that seeks to mitigate the impacts of runoff and stormwater pollution as close to its source as possible. Urban runoff discharged from municipal storm drain systems is one of the principal causes of water quality impacts in most urban areas.

Several areas in the Cardinal Valley community have been identified as target locations to improve upon its green infrastructure. The following areas should be considered on an individual basis for a more in-depth analysis:

Cardinal Hill Hospital

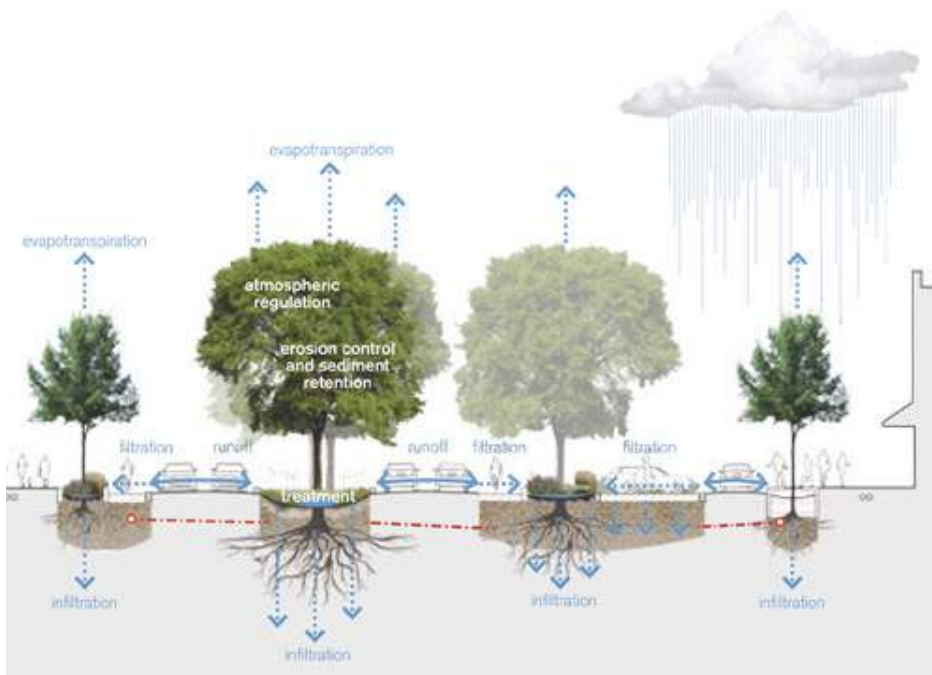
Perform a study of the property to evaluate the feasibility of installing stormwater BMPs to improve water quality and reduce stormwater runoff. Several BMPs are already present on the Cardinal Hill property, but treatment to the parking lot should be evaluated.

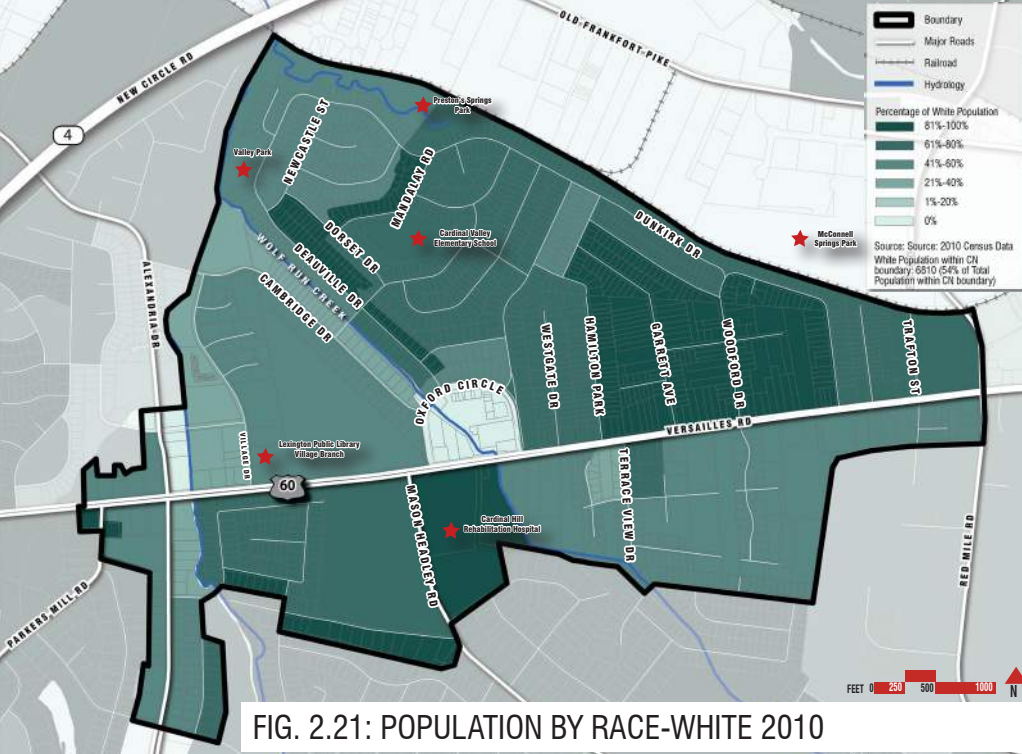
Oxford Circle Businesses

Perform a study of the property to evaluate the feasibility of installing stormwater BMPs to improve water quality and reduce stormwater runoff. Currently no stormwater BMPs are present in this area of large impervious surface.

Cardinal Valley Elementary School

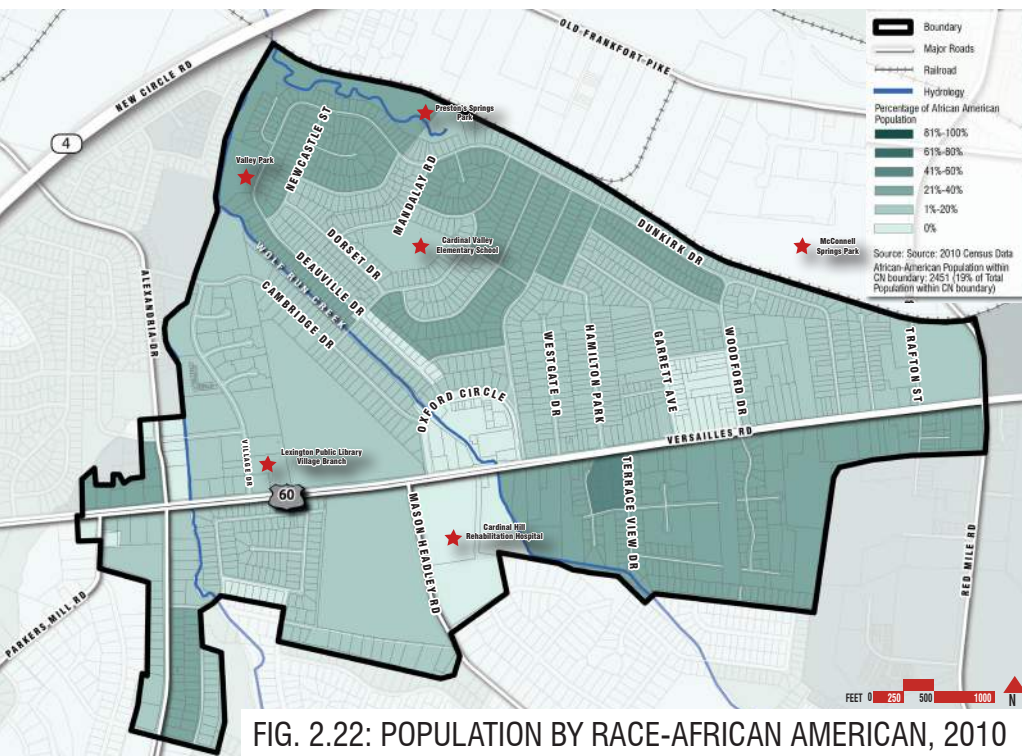
Perform a study of the property to evaluate the feasibility of installing stormwater BMPs to improve water quality and reduce stormwater runoff.





2.1.22 Population by Race - White, 2010

As the map on the left shows, the area in Cardinal Valley with the highest percentage of White population is within the Christian Towers apartment complex, and the older single-family homes adjacent to it. In addition, Deauville Drive and Mandalay Road also have a high percentage of White population.

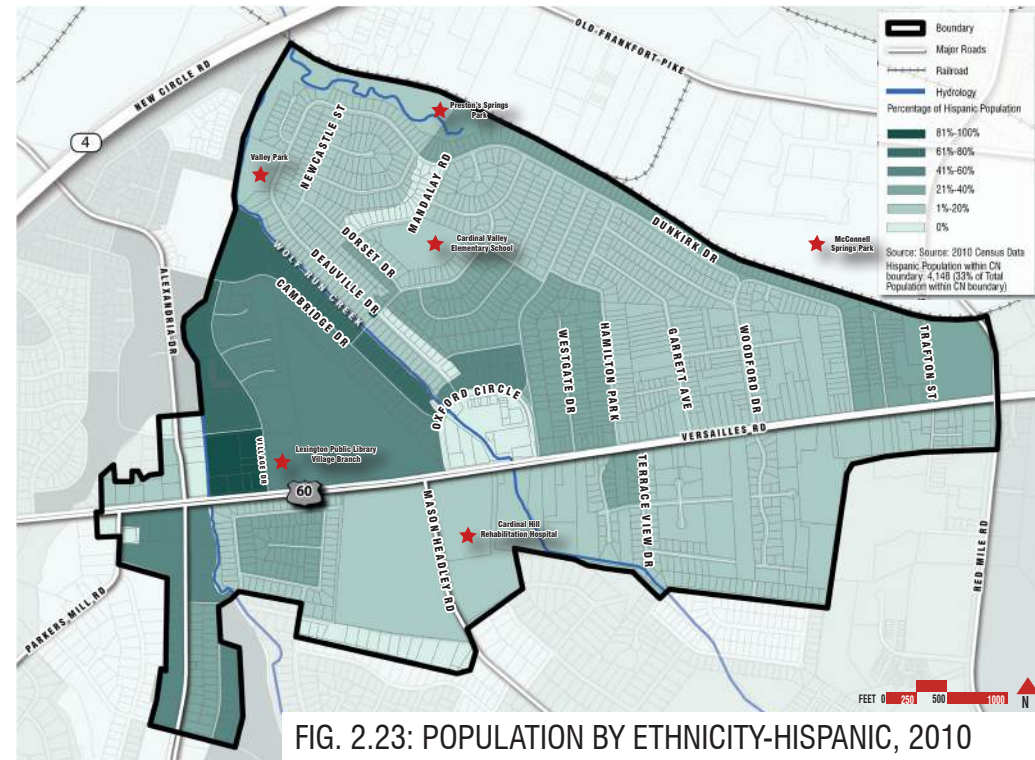


2.1.23 Population by Race - African American, 2010

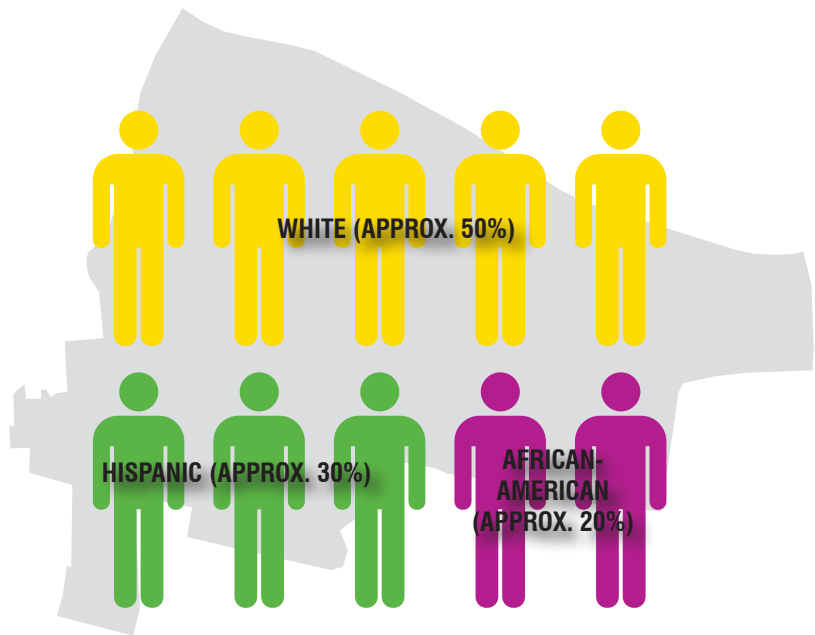
Within the study area, the African American population is concentrated mainly on the northern and eastern part of the map. The northern edge by Valley Park, the southern portion around Cardinal Valley Elementary School, and the southeast area of Versailles Road have the highest percentage of African American population.

2.1.24 Population by Ethnicity - Hispanic, 2010

As the map on the right demonstrates, the majority of the population that identify themselves as Hispanic resides on the western part of the study area and around Oxford Circle, where multi-family homes are available.

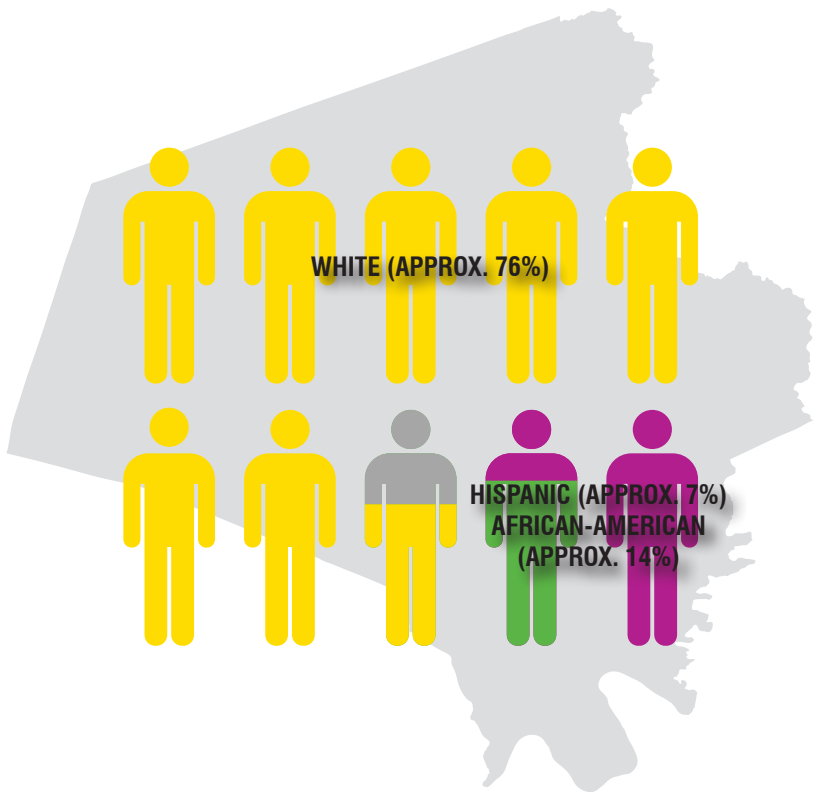


For the Cardinal Valley Study Area...



... out of approximately 12,605 residents

For all of Lexington-Fayette County...



... out of approximately 295,803 residents.

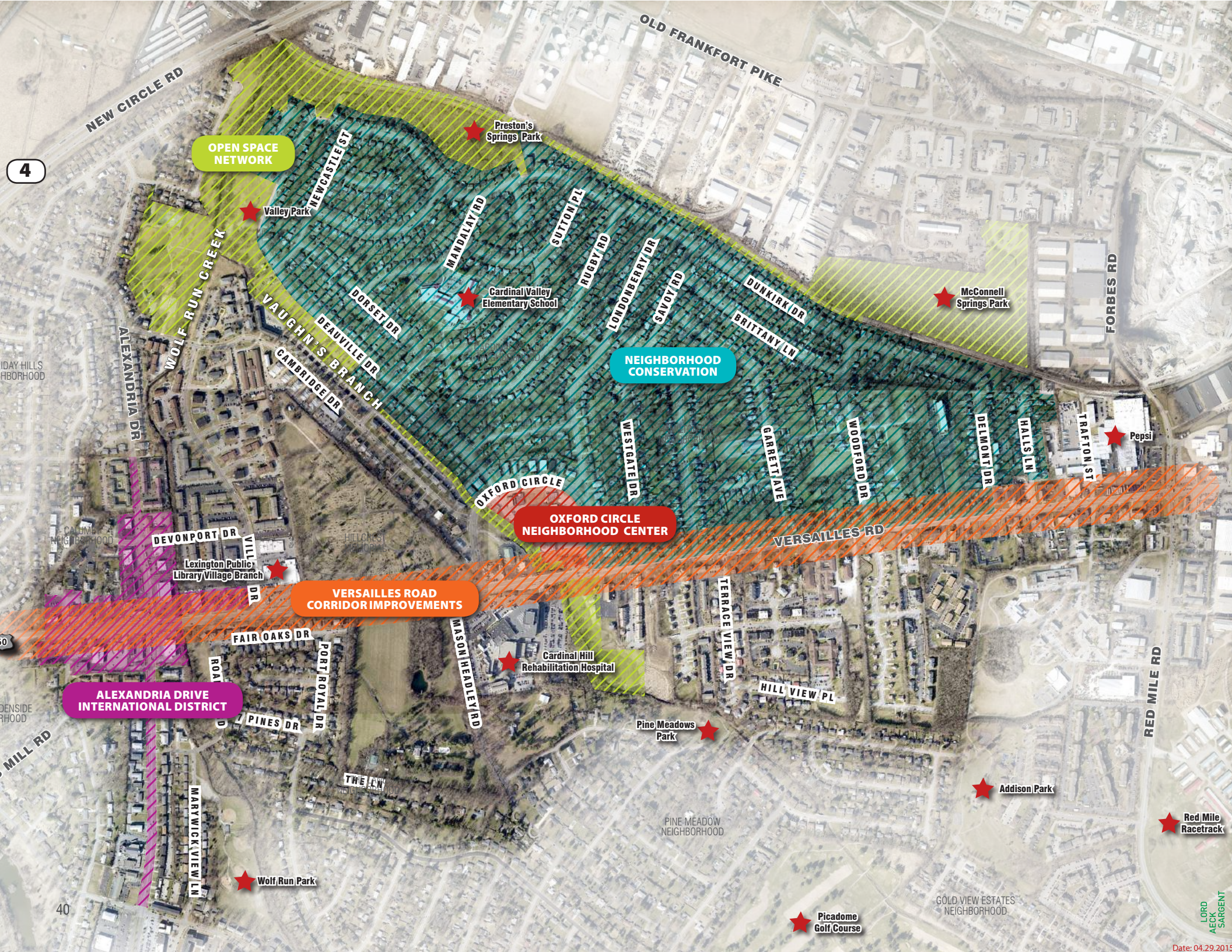
2.2 Major Issues & Opportunities

- 1) The neighborhood contains **diverse housing options**, but there is a need to **ensure affordability**;
- 2) Another key issue for housing is to encourage a **healthy mix of ownership and rental housing**;
- 3) The area contains aging structures and **infrastructure in need of reinvestment**;
- 4) The community is a **melting pot of diverse ages and cultures**, which is both a strength and a challenge for communication and advocacy;
- 5) Existing **community facilities and parks are anchors for the area**, but there is an opportunity to expand and improve centralized social and community services;
- 6) The area overall has a **challenging economic environment with low incomes**, but with **growing entrepreneurial activity** that can be celebrated and supported;
- 7) Versailles Road serves as the **key corridor for both the neighborhood and the larger City** of Lexington, but it needs comprehensive improvements for mobility and image;
- 8) The area contains **significant natural features** that can provide an unparalleled open space network;
- 9) The neighborhood's major corridors need **significant investment in alternative transportation** to serve a transit-dependent population, including pedestrian, bicycle and transit improvements.



3.0

Plan Recommendations



OPEN SPACE
NETWORK

NEIGHBORHOOD
CONSERVATION

OXFORD CIRCLE
NEIGHBORHOOD CENTER

VERSAILLES ROAD
CORRIDOR IMPROVEMENTS

ALEXANDRIA DRIVE
INTERNATIONAL DISTRICT

Based on the analysis from the existing conditions and input from the community, five catalytic focus areas were identified:

- Neighborhood Conservation
- Versailles Road Corridor Improvements
- Alexandria Drive International District
- Oxford Circle Neighborhood Center
- Open Space Network

These recommendations aim at revitalizing and ensuring housing diversity and providing economic development opportunities and services, while tying it all together with open space and transportation improvements.

The following goals and objectives help to create a vision for Cardinal Valley.

In response to comments by the community, and in agreement with City staff, the following goals and some of the recommendations were expanded to include impacts to the entirety of Valley Park, the Kilrush greenway, and the multi-family residential on the eastern side of Alexandria Drive from Versailles Road north to Valley Park.



GOALS

NEIGHBORHOOD CONSERVATION

Increase affordable housing stock and promote a proactive/sustainable community through program outreach.

VERSAILLES ROAD CORRIDOR IMPROVEMENTS

Increase the safety and function of Versailles Road by improving vehicular, cyclist and pedestrian accessibility.

ALEXANDRIA DRIVE INTERNATIONAL DISTRICT

Revitalize the commercial district of Alexandria Drive by distinguishing its international identity in Lexington.

OXFORD CIRCLE NEIGHBORHOOD CENTER

Revitalize Oxford Circle by creating a public space that serves as an anchor for the community.

OPEN SPACE NETWORK

Improve the connectivity and function of the open spaces within Cardinal Valley.

3.1 NEIGHBORHOOD CONSERVATION:



Goal:

Improve the stock of affordable housing within the neighborhood and improve existing housing and infrastructure through neighborhood education and outreach.

Objectives/Strategies:

- Ensure an adequate supply of affordable housing to meet the needs of all Cardinal Valley residents
- Expand home ownership opportunities for low and moderate-income households. Provide direct homebuyer assistance to qualifying households
- Expand affordable rental opportunities through and preservation of existing rental units
- Provide rental assistance (vouchers) to very low-income and special needs persons and support the Lexington Housing Authority's efforts to create communities that promote self-sufficiency and mixed-income rental
- Promote engaged communities and citizen neighborhood involvement, to directly and positively impact the quality and appearance of the housing stock
- Ensure safe, attractive and well-maintained residential environments, reduce the number of vacant dwellings, and eliminate substandard housing through enforcement of the Housing Code and neighborhood revitalization
- Enhance the pedestrian connectivity throughout the neighborhood.
- Safe routes to school, especially focusing on increasing accessibility.
- Improve wayfinding to key amenities throughout the community, including recreation opportunities, retail, and institutions



Multi-family homes along Oxford Circle



Single-Family home

3.1.1 Three Tiers to Neighborhood Conservation

1. PROGRAMMATIC

Programs can be put in place to help both homeowners and renters that will have overarching impacts within the community. In general, homeowners care for and maintain their homes better and have a greater sense of buy-in to a neighborhood. There are many tools out there to help first time home buyers, and still others to aid existing homeowners improve their property. Having an entire neighborhood of homeowners is often unrealistic, so there have also been a series of programs created to help qualify and establish conscientious renters, and tools for both tenants and property owners to make renting go more smoothly. The more the neighborhood itself reaches out and helps each other understand how to navigate these programs the more the neighborhood as a whole can work on becoming a more stable place to live and a more desirable place to relocate to.

2. REGULATORY/CODE ENFORCEMENT

Regulations and the enforcement of code on the other hand are a good way to help a neighborhood ensure that the few bad apples in the bunch do not pull down the value of everyone else around them. This is also a good way to keep tabs on absentee property owners or landlords that are keeping substandard units on the market.

3. INFRASTRUCTURE

Finally, improvements and upkeep can be made ranging from small-scale and low-budget to larger investments, including: new/improved sidewalks and crosswalks, increased accessibility, additional lighting, wayfinding and neighborhood branding (neighborhood signage, banners), landscaping (street trees, planters, flower beds), and street furniture (benches, trash cans, doggy stations).



3.1.2 Housing Strategies

AFFORDABILITY:

Housing costs have risen faster than income over the past decade, resulting in shrinkage of housing options for very low, and moderate-income households. The decline in housing options for these groups has also contributed to additional issues: a high percentage of rental housing for the neighborhood as a whole; and a concentration of substandard and inadequate housing, with continued disinvestment in the community.

SUBSIDIZED HOUSING:

Cost pressures, increased growth, and local regulations geared toward provision of suburban housing development have limited provision of affordable housing for low, and very low-income households. Simultaneously, over-concentration of subsidized housing has had the effect of concentrating poverty and has promoted disinvestment in neighborhoods.

PROACTIVE/SUSTAINABLE COMMUNITIES:

Proactive, sustainable communities can be supported through education, effective communication of community needs, and encouragement and facilitation of stakeholder alliances. By promoting proactive communities and citizen neighborhood involvement, the quality and appearance of housing stock will be directly and positively impacted.

SUBSTANDARD HOUSING:

The Cardinal Valley neighborhood exhibits concentrations of poorly maintained, abandoned and blighted residential structures. Lexington should look to use policies and procedures that will more efficiently administer its Minimum Housing Code and address problems of blight in its older neighborhoods.



GOAL #1 AFFORDABILITY

OBJECTIVE: Ensure an adequate supply of affordable housing to meet the needs of all Cardinal Valley residents.

ACTIONS:

- ***Public-Private Partnerships for Affordable Housing***

LFUCG's Division of Grants and Special Programs shall continue to encourage participation of the private sector (lenders, developers, and builders) in government funded or operated housing programs that increase affordable housing production.



GOAL #2 HOME OWNERSHIP

OBJECTIVE: Expand home ownership opportunities for low and moderate-income households. Provide direct homebuyer assistance to qualifying households.

ACTIONS:

- ***First-Time Homebuyers***

LFUCG's Division of Grants and Special Programs shall continue to provide assistance for the acquisition, rehabilitation and new construction of housing for very low and low-income first-time homebuyers through the HOME Investment Partnerships, CDBG Programs, and the Emergency Solutions Grants (ESG) program.

- ***Assistance to Homebuyers***

LFUCG's Division of Grants and Special Programs shall continue to provide down payment and closing cost assistance through the First-Time Homebuyers Assistance Program.

- ***Housing Rehabilitation Assistance***

LFUCG's Division of Grants and Special Programs shall continue to provide rehabilitation and redevelopment assistance for vacant, substandard housing in order to encourage home-ownership in Cardinal Valley, which is suffering abandonment problems and to provide financial assistance to nonprofit organizations and other developers who purchase, rehabilitate, and resell existing homes and/or redevelop vacant property.

- ***Housing Education and Counseling***

The Community Action Council for Lexington-Fayette County shall assist in the support of housing education and counseling programs that provide both pre and post-purchase education and counseling services.

- ***Asset and Wealth Building Programs***

The Community Reinvestment Alliance of Lexington shall continue to promote asset and wealth building programs through pre and post counseling services, foreclosure prevention, financial debt management, and other housing related programs.



GOAL #3 RENTAL HOUSING

OBJECTIVE: Expand affordable rental opportunities through preservation of existing rental units.

ACTIONS:

- ***Loans for Rental Housing Rehabilitation***

The Lexington Housing Authority in conjunction with the Division of Grants and Special Programs shall continue to provide funding mechanisms to nonprofit and for-profit developers to rehabilitate smaller rental developments that are affordable to low-income renters.

- ***Leveraging of Available Funds for Affordable Housing***

The Lexington Housing Authority shall continue to encourage the use of resources such as Federal or State low-income housing tax credits, historic credits, and other State and Federal resources to increase the leveraging of funds for the provision of affordable housing.

- ***Affordable Rental Housing Location Policy***

The Lexington Housing Authority and LFUCG's Division of Planning shall work with other key community stakeholders to identify shortages of affordable rental housing, set goals, and identify appropriate locations for affordable rental housing in proximity to employment opportunities, service centers and transit corridors.



GOAL #4 RENTAL ASSISTANCE

OBJECTIVE: Provide rental housing assistance (vouchers) to very low-income and special needs persons and support the Lexington Housing Authority's efforts to create communities that promote self-sufficiency and mixed-income rental.

ACTIONS:

- ***Rental Housing Assistance***

The Lexington Housing Authority shall provide rental assistance to very low-income and special needs persons through the voucher system.

- ***Mixed-Income Rental Communities***

The Lexington Housing Authority shall discourage further concentrations of very low income families by promoting and facilitating mixed-income communities developed under the Low Income Housing Tax Credit (LIHTC) program.



GOAL #5 ENGAGED & SUSTAINABLE NEIGHBORHOOD

OBJECTIVE: Promote engaged communities and citizen neighborhood involvement to directly and positively impact the quality and appearance of the housing stock. Advance education, communicate community needs and develop resources through promoting, encouraging and facilitating stakeholder alliances.

ACTIONS:

- ***Neighborhood Communication***

The Cardinal Valley Neighborhood Association shall provide a forum for stakeholders to explore strategies and resources to support neighborhood development, preservation, and neighborhood projects to enhance the neighborhood's housing stock. The neighborhood association shall also support and endorse LFUCG's urban infill strategies, which promote redevelopment in second tier neighborhoods, such as Cardinal Valley.

- ***Education and Outreach***

Work directly with citizens, community leaders, and government agencies in the community, providing education on City services, City policies and community resources to promote strong and empowered communities.

- ***Landlord Training Workshops***

LFUCG's Division of Grants and Special Programs, along with its partner agencies, shall conduct Landlord Training Workshops designed to assist property owners and managers of rental housing. The purpose of the Landlord Training Program is to: (1) Encourage effective property management that will significantly contribute to safe and decent housing, improving the health of the community and (2) Provide education on lawful techniques to halt illegal activity on rental property.



GOAL #6 HOUSING STANDARDS

OBJECTIVE: Ensure safe, attractive and well-maintained residential environments, reduce the number of vacant dwellings, and eliminate substandard housing through enforcement of the Housing Code and neighborhood revitalization.

ACTIONS:

- ***Enforcement of the Housing and Minimum Standards***

Enforce LFUCG's Housing Code and the minimum standards set forth in the International Property Maintenance Code to serve the revitalization of neighborhoods. LFUCG's Housing Code shall be a dynamic and fluid document in order to remain responsive to the needs of residents for safe, decent housing and vital community environments. LFUCG's Division of Code Enforcement shall periodically review the minimum standards and take necessary steps to revise it as needed.

- ***Neighborhood Environments***

LFUCG's Division of Code Enforcement shall continue to enforce City ordinances concerning accumulation of trash, junk, weeds and overgrowth, and junked and abandoned vehicles on properties in order to ensure the safety and well-being of residents.

- ***Elimination of Substandard Housing***

LFUCG's Division of Code Enforcement shall work to eliminate all substandard housing in the City through the enforcement of the minimum standards and the Kentucky Building Code Unsafe Structures Statute. The departments shall utilize education and training of property owners and managers, and outreach and engagement of community stakeholders and citizens in a proactive effort to improve the quality of housing stock.

3.1.3 Sidewalk Improvements

While sidewalks exist throughout the majority of the internal neighborhood streets, a major deficiency is the lack of any internal sidewalk connectivity to/and from Versailles Rd. into the neighborhood.

The map at right shows existing and potential sidewalk locations.

SIDEWALK CONSIDERATIONS

Sidewalks were proposed in several locations throughout the study area (shown in red on the adjacent map). The Design Team considers these to be a high priority to:

- Improve connectivity
- Create a safer environment for pedestrians and drivers
- Improve accessibility

There are other examples within the study area that exist of places where sidewalks do not exist, but the Design Team has not included them in the recommendations for one or more of the following:

- Connectivity is not greatly improved
- Too costly to either construct or acquire the land to do so
- Construction issues, such as large trees, not enough right-of-way, stormwater issues, etc.
- Inconsistent with adjacent land use, such as within an industrial area



FIG. 3.1.1: SIDEWALK IMPROVEMENTS

3.1.4 Crosswalk Improvements

At the heart of the neighborhood is the Cardinal Valley Elementary School. This facility has an enrollment of 700 students. Circulation around the school during the morning start and afternoon release times (7:45 am and 2:35 pm respectively) was observed as being very busy. There were many students who were observed walking to/from school during both time periods. The pedestrian infrastructure around the school is dated and has received what appears to be emergency spot repair where the age of the infrastructure has reached its useful life.

There are 17 intersections surrounding the school that need curb ramp and / or crosswalk improvements. Specifically, this includes five curb ramps that would need to be upgraded to address issues with ADA compliance. There are two locations where new crosswalks are recommended. Finally, there are ten locations where curb ramps and crosswalks need to be upgraded.

When considering the crosswalk recommendations the Design Team laid out the following ground rules:

- Locations for crosswalks should be convenient for pedestrian access.
- Crosswalks should ideally be used with curb extensions to enhance pedestrian safety.
- Crosswalk markings should be located to include a ramp so that a wheelchair can access it within the crosswalk.

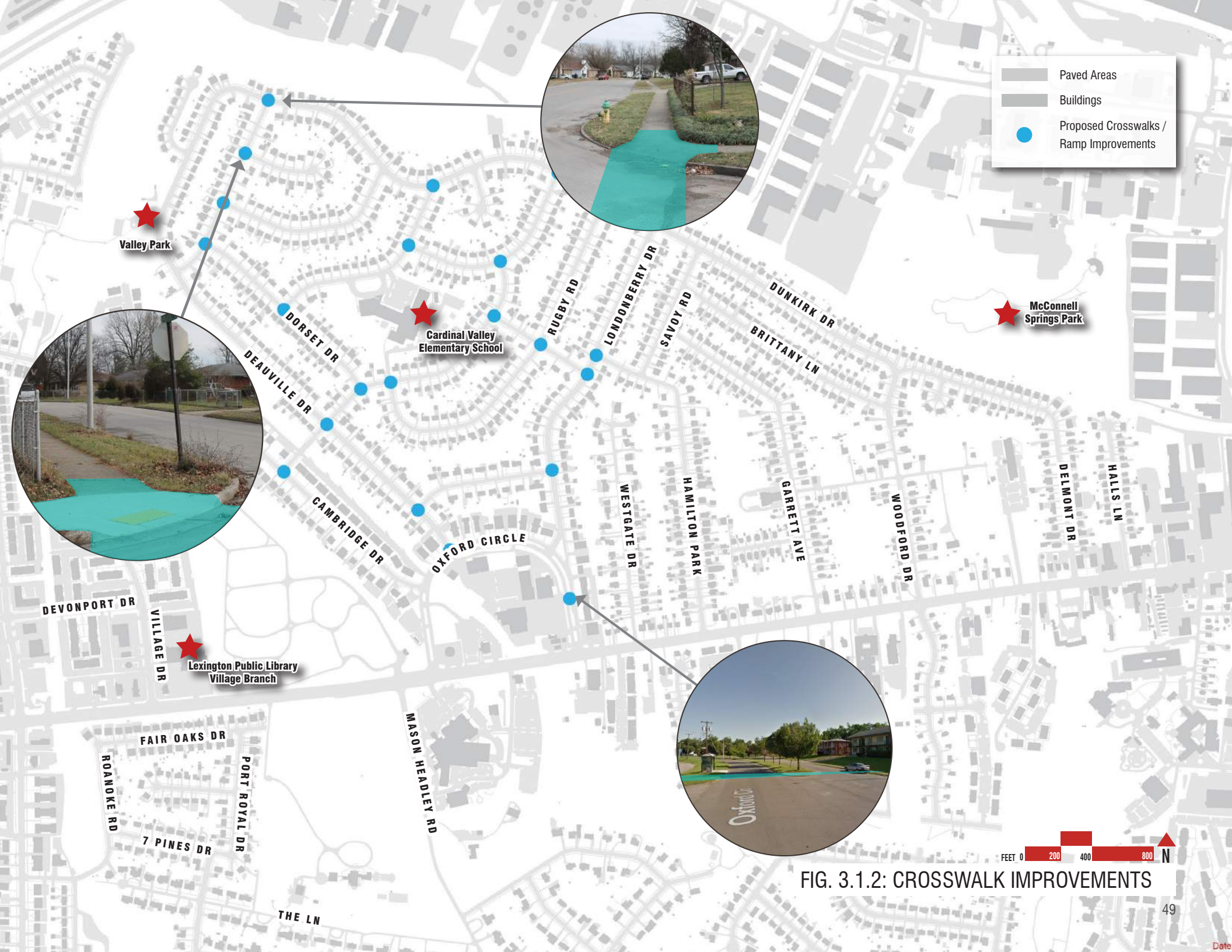


FIG. 3.1.2: CROSSWALK IMPROVEMENTS

3.1.5 Wayfinding Strategies

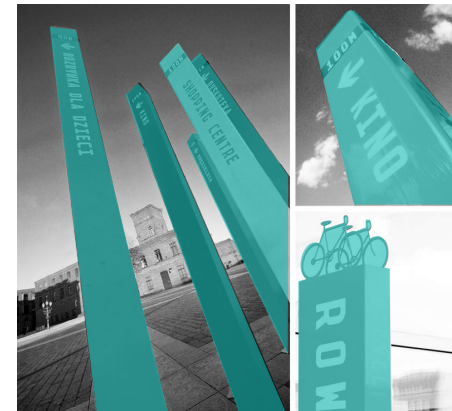
Wayfinding helps residents and visitors reach certain destinations when the precise path to get there is unclear. It is most successful when placed at strategic key decision points. Due to the curvilinear layout of Cardinal Valley, wayfinding would be beneficial for the community for various reasons:

- Facilitates navigation for visitors unfamiliar to the area.
- Encourages residents and visitors to explore certain areas and points of interest within the neighborhood.
- Wayfinding signage can help in establishing an identity for Cardinal Valley.

In this case, the recommendation is to install wayfinding signage for the major gateways on either end of the approach to Cardinal Valley from Versailles Road. In addition, the following key locations would warrant special signage in and through the neighborhood:

- Preston's Spring Park
- Valley Park
- Oxford Circle
- Alexandria Drive Retail
- Cardinal Valley Elementary School

Wayfinding Examples:



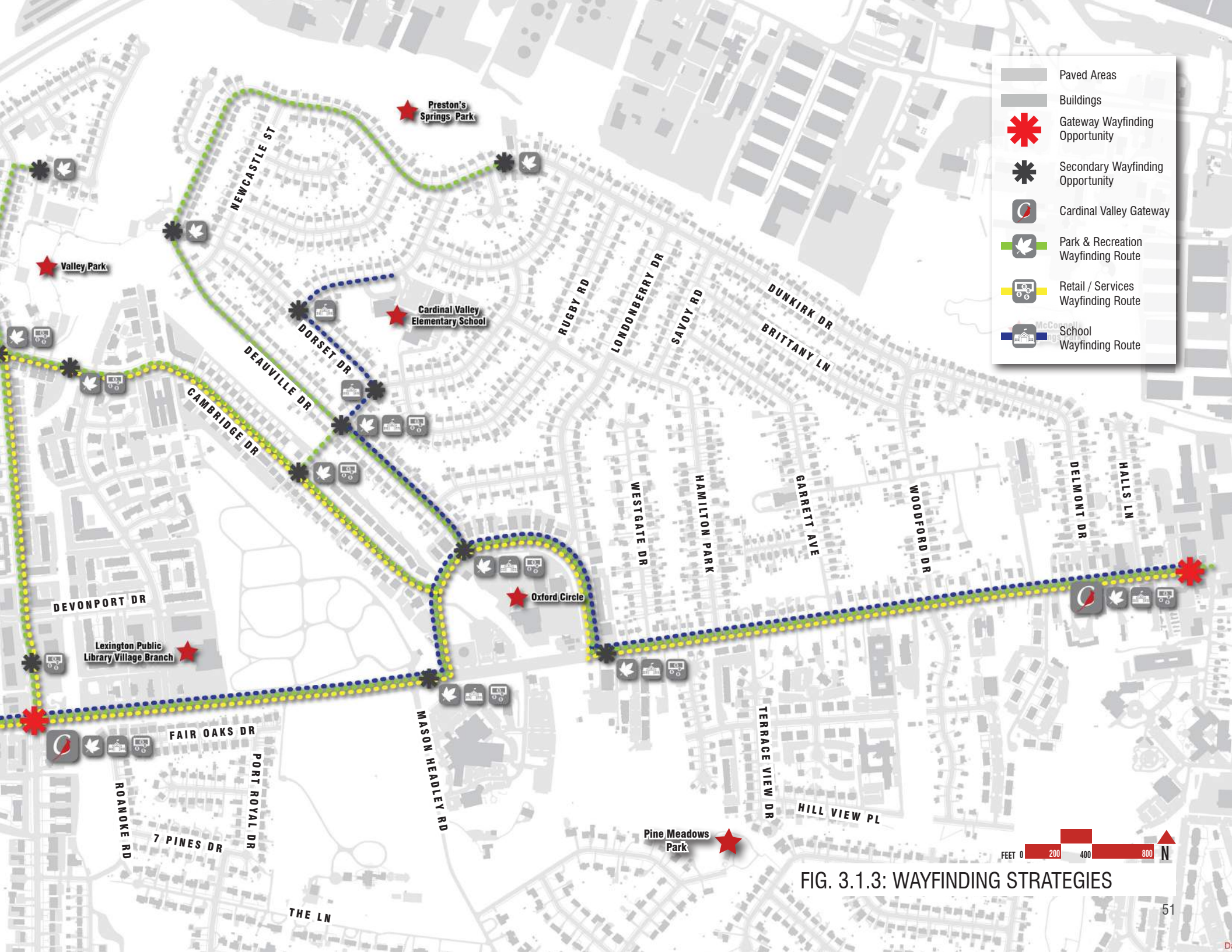


FIG. 3.1.3: WAYFINDING STRATEGIES

3.2 VERSAILLES ROAD CORRIDOR IMPROVEMENTS



Goal:

Improve the aesthetics and function of the corridor for vehicles and make it more accessible to pedestrians and cyclists.

Objectives/Strategies:

- Improve the flow of traffic and enhance bike/ped infrastructure
- Increase the aesthetics of Versailles Road to function as a major gateway to the city.
- Identify opportunities for improved pedestrian crossings and transit stops.
- Increase transit frequency and service to major bus routes along Versailles Road



Versailles Road

3.2.1 Versailles Road Multi-Modal Corridor

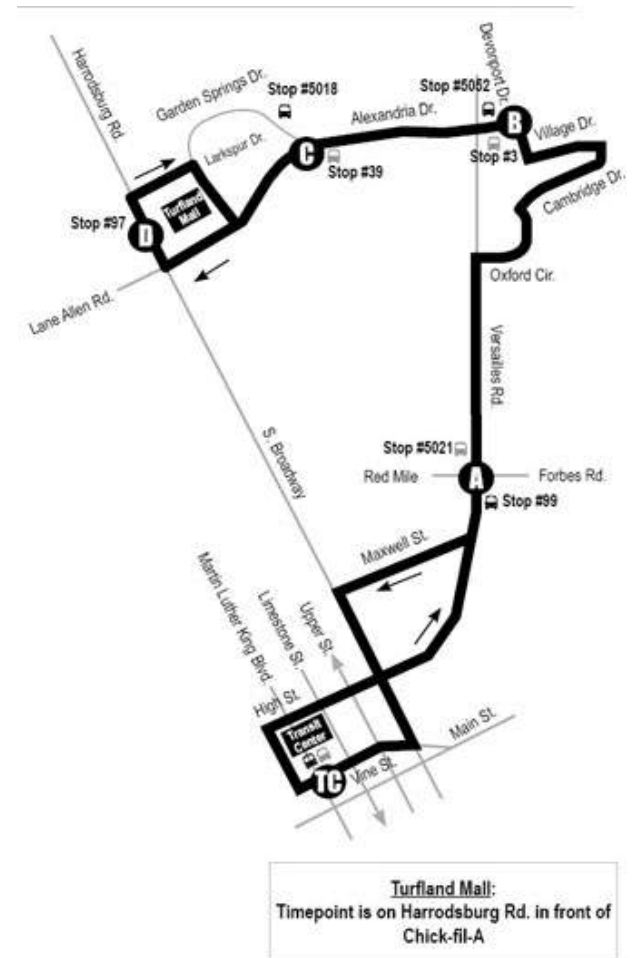
The Versailles Road Corridor Study was completed in February 2015. The study examined Versailles Road (US 60) from Parkers Mill Road to Oliver Lewis Way. The section from Parkers Mill Road to Forbes Road overlaps with this SAP. The objectives of the Versailles Road Corridor Study were to provide a safer, friendlier environment for pedestrians and bicyclists; encourage multi-modal usage; maintain current corridor capacity and level of service; improve roadway drainage; provide visual enhancements to the corridor; and develop fundable projects. The study made recommendations for ADA compliance, sidewalk repair, crosswalks and bike lanes throughout the entire corridor. Other recommended improvements include changes to the roadway cross section by adding in medians, two-way left-turn lanes, bike lanes, sidewalks, and landscaping and aesthetic treatments throughout the corridor. Access management throughout the corridor was also recommended.



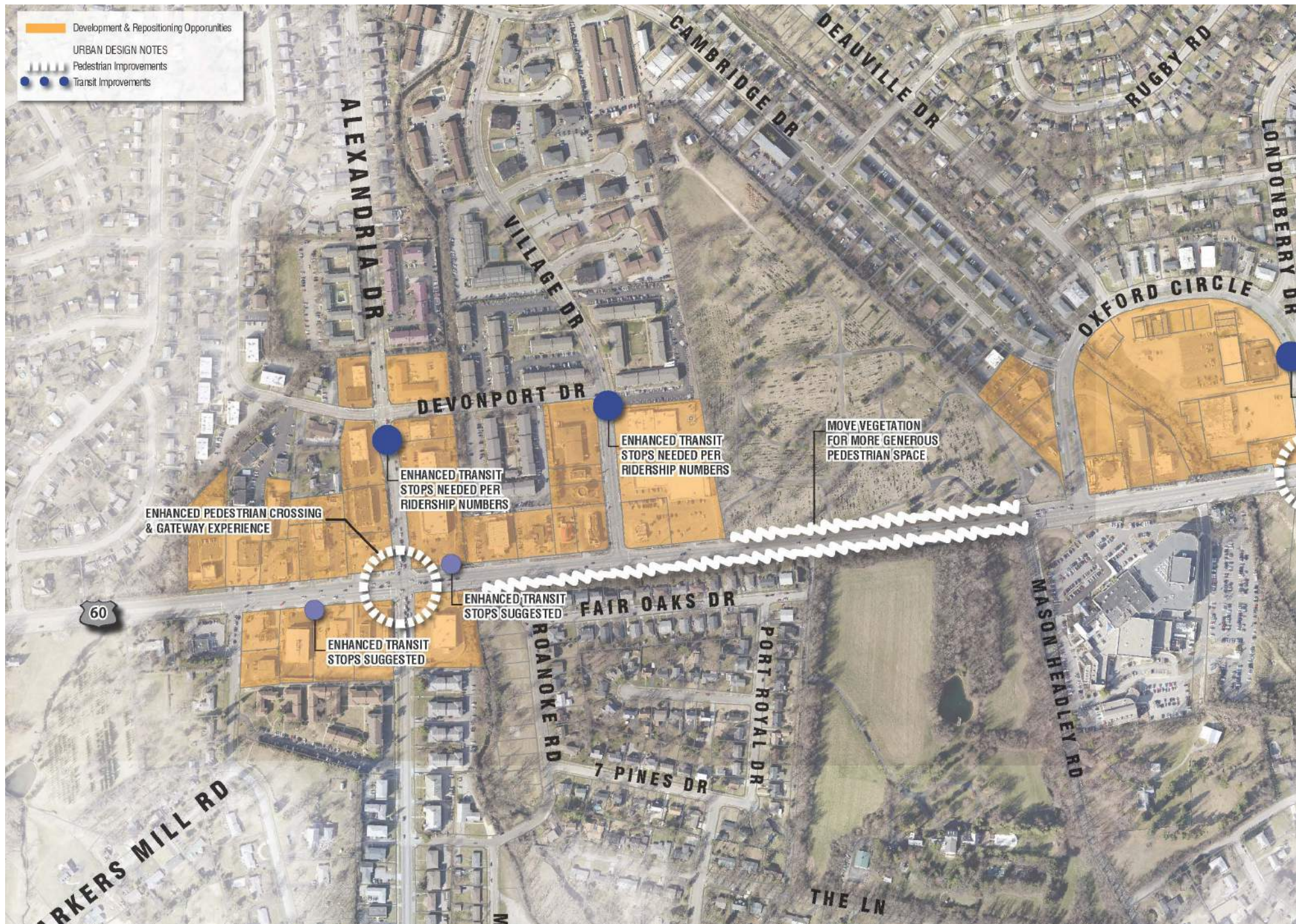
3.2.2 Lextran Transit Service

Due to the thorough study of Versailles Road that has already been completed, the only additional recommendations from this study are transit related. Of the five routes which touch the study area, only three have a major interaction as mentioned in the existing conditions section. The comments provided by the Steering Committee regarding transit mostly involved extending service hours, mainly in the late evenings. This extension would be intended to serve mostly transit-dependent riders whose jobs often require them work later at night. In addition, more consistent and extended service hours were recommended for the weekend.

During the development of the SAP, a Comprehensive Operational Analysis (COA) was being performed for Lextran. As part of the COA, it was recommended that Route #15 have extended hours until 10:00 PM Monday through Friday. Service for Route #21 is recommended to be scaled back due to low ridership, and Route #31 is recommended to be cut. For this SAP, it is recommended that consideration be given to Route #8 due to the fact that it is one of the highest utilized routes in the Lextran. This would include the extension of operating hours.









In addition to the improvements recommended for the right-of-way itself, the Design Team looked at additional opportunities along the Versailles Road Corridor. The areas shown in orange are those properties that could have the greatest potential for redevelopment or improvement based on their occupancy or land use (commercial, light industrial, or office). This does not necessarily mean that these areas are in need of redevelopment, but this graphic highlights the tremendous amount of opportunity this corridor has to fulfill its position as a major gateway.

The Design Team also looked at additional measures to improve pedestrian use and transit ridership.

Several key intersections at Alexandria Drive, Oxford Circle, and Red Mile Road should be studied to make major pedestrian improvements. There are also several places where the existing sidewalks are encumbered by vegetation (shown as the squiggly line between Alexandria Drive and Mason Headley Road), where clearing back the vegetation would make the sidewalk more welcoming, at least in the short term. These pedestrian improvements are also covered in the Versailles Road Multi-Modal Corridor Study.

Finally, the light and dark blue dots represent areas where enhanced transit stops are either suggested or needed respectively, based on the ridership

FIG. 3.2.2: DEVELOPMENT & REPOSITIONING OPPORTUNITIES

3.3 ALEXANDRIA DRIVE INTERNATIONAL DISTRICT:



Goal:

Build upon the diverse character and businesses in the Alexandria Drive area to promote an International District.

Objectives/Strategies:

- Build a foundation for the potential connection and collaboration between the commercial district of Alexandria Drive and the shopping centers in Gardenside.
- Emphasize the value of a business/merchant association and develop strategies for outreach to merchants and property owners.
- Encourage a stronger relationship between the city and the merchants.
- Opportunities for branding, publicity, and events.
- Build a foundation for the potential connection between the commercial district of Alexandria Drive and the shopping centers in Gardenside
- Public improvements to streetscape, landscape, signage

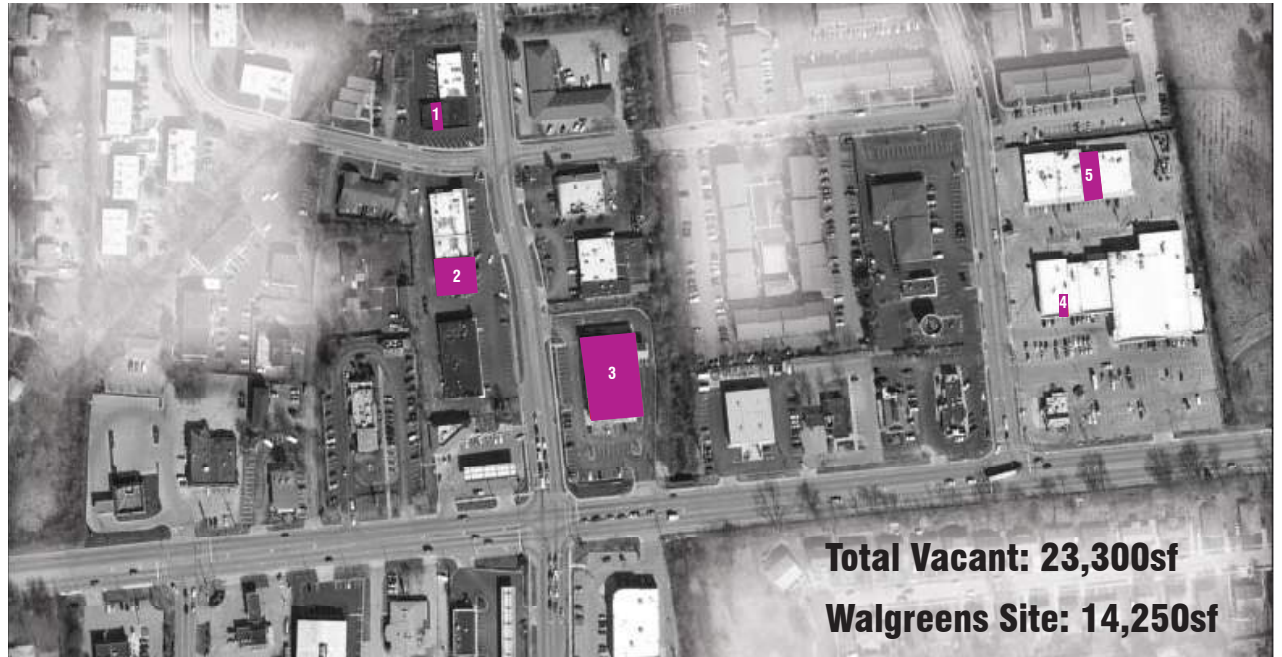


Alexandria Drive

As the Vacancy Map on the right shows, Cardinal Valley is an area where investment is high, with only a few vacant business locations available. The existing vacant Walgreens building (#3), is at a prominent location, this provides the commercial district a great opportunity to develop a strong anchor to the community.

Some suggestions provided by the public for possible businesses to take over the Walgreens location include:

- Co-op
- Indoor soccer fields
- Police station
- Hardware store
- Ice cream parlor
- Donut shop
- Outdoor market



Vacancy Map

Total Vacant: 23,300sf
Walgreens Site: 14,250sf



1



2



3



4



5

3.3.1 Commercial Area Improvements

A walking assessment of Alexandria Drive was conducted on February 4, 2015 by the Planning Team. The goal was to create an inventory of the businesses in Cardinal Valley, as well as visible issues and opportunities for the commercial district.



Business Inventory

- | | |
|------------------------------------|-------------------------------------|
| 1. Central Bank & Trust Company | 39. Restaurant Aguascalientes |
| 2. Superior Cleaners | 40. Panadería Aguascalientes |
| 3. Cash & Tyne | 41. Super Mercado Aguascalientes |
| 4. La Bonita Novedades | 42. Vacant Lot |
| 5. Cricket Wireless | 43. Dan's Discount Jewelry & Pawn |
| 6. Barber shop | 44. Fifth Third Bank |
| 7. Taco Bell | 45. Pizza Hut |
| 8. McDonald's | 46. Kentucky Fried Chicken |
| 9. Speedway | 47. Imperial Liquor |
| 10. China King | 48. El Sabroso Taqueria |
| 11. Boost Mobile | 49. Rent-A-Center |
| 12. El Rey de los Pollos Asados | 50. Bubbles Coin Laundry |
| 13. El Rey de los Mariscos | 51. La Unica Grocery and Restaurant |
| 14. Vacant Space | 52. La Princesa Super Mercado |
| 15. Novedades Sary | 53. Panadería Nieto |
| 16. Discount Electronics | 54. Coin Laundry |
| 17. Tortilleria y Taqueria Ramirez | 55. Cocina el Sabor Jarocho |
| 18. Kids Unlimited Day Care | 56. Huerta Computer Repair |
| 19. Mike Steele CPA | 57. Primera Iglesia |
| 20. Diversified Marketing | 58. El Infierno Bar |
| 21. McDonald's Office | 59. Vacant Space |
| 22. M&S Restaurants Company | 60. Vacant Space |
| 23. Nelson McMakin Real Estate | 61. Vacant Space |
| 24. Taty's Nail Design | 62. Vacant Space |
| 25. Glamour Beauty Salon | 63. Public Library |
| 26. Flor's Arts & Crafts | 64. Save A Lot |
| 27. Hair Salon | 65. Family Dollar |
| 28. Vacant Space | 66. Long John Silver's |
| 29. Layda's Centro de Bienestar | 67. Rite Aid |
| 30. Envios de Dinero | 68. Alexandria's Jewelry |
| 31. T-Mobile Retailers | 69. Hispanic Connections |
| 32. Crystal Liquor and Spirits | 70. El Milagro |
| 33. Money Transfer | 71. Shell |
| 34. Dish Latino & Mobile | 72. Clamatos Mexican Restaurant |
| 35. Panchitos Ice cream | 73. Duplicator Sales and Service |
| 36. Joyeria Martinez | 74. Exxon |
| 37. Beauty Salon | 75. NCS |
| 38. Pronto Tax | 76. Starbucks |



Parking Lot Buffers

Pedestrian experience can be greatly enhanced by adding landscape buffers between the parking lots and the sidewalks.



Event/Outdoor Space

The majority of the shopping plazas in Cardinal Valley have an underused covered entrance. Adding seating and planters will attract clients to the business and give them a place to linger.



Signage

Business signs need to read at both a pedestrian and vehicular level. Having consistent sign standards help in creating a unified district. Instead of the tall post signs typical in Cardinal Valley, midsize business signs will heighten the quality of the space.



Bus Stops

Bus stops need to have a covered waiting area and lighting to give residents a safer place to wait for public transportation.



Street Furniture

Street furniture enhances the aesthetic quality of the public space and provides the community with areas to interact and rest. Adding street furniture, bike racks and trash bins will help establish a more complete commercial corridor.



Lighting

There is a need for more street lighting along Alexandria Drive. It is not just important for the pedestrian walking at night, but also provides an extra layer of security for the businesses.



Limit/Consolidate Curb Cuts

Currently, there is an abundance of multiple entrances to the shopping plazas along Alexandria Drive. This causes traffic congestion and creates a safety hazard for pedestrians. Limiting the number of entries and exits will result in a smoother flow of traffic and will enhance safety.

3.3.2 Alexandria to Gardenside Linkage

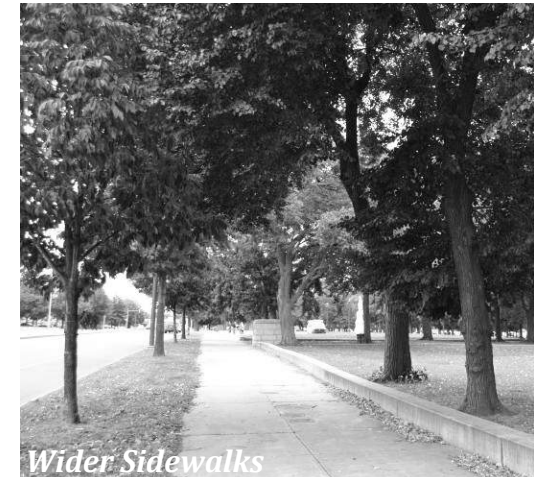
The map below shows the proximity between the commercial area of Cardinal Valley and Gardenside. Alexandria Drive has the potential to link the two and become an extended commercial corridor.

An evaluation of Alexandria Drive, from Devonport Drive to Cross Keys Road, was undertaken to identify improvements which would enhance the multi-modal operations along this corridor. During this review, a number of improvements were identified. The transformation from a vehicle-focused roadway to a more modal friendly version included the following:

- Proposed Bike Facilities
- Improved curb ramps and cross walks
- Additional Bus Shelters for high traffic stops
- A mid-block crossing for more direct access to the parks
- Restricting extra driveways to Right-in Right-out access points
- Consolidating multiple entrances to facilities

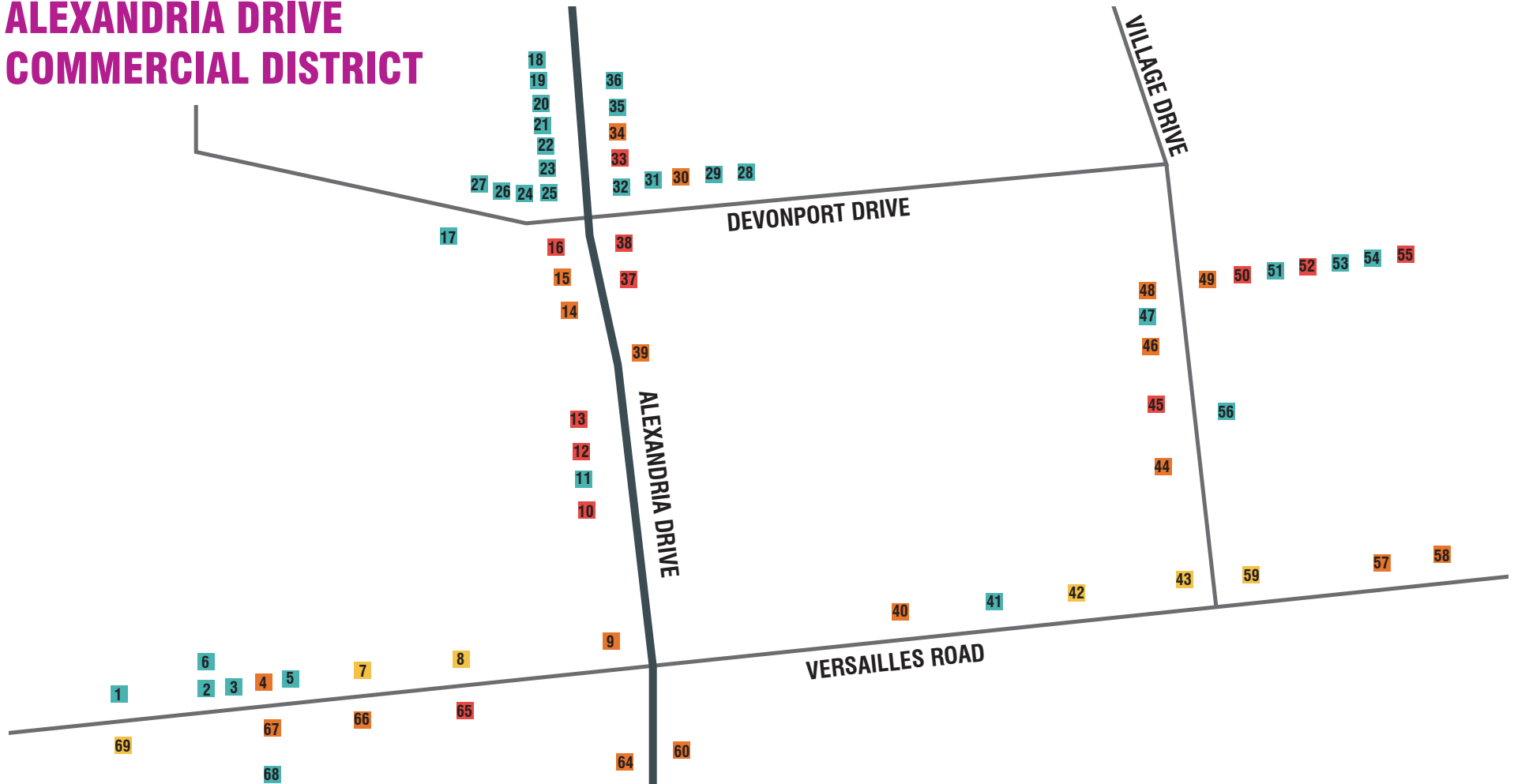


Corridor Improvement Examples:





ALEXANDRIA DRIVE COMMERCIAL DISTRICT



SERVICES



LOCAL RESTAURANTS



CHAIN RESTAURANTS



RETAIL

1. Central Bank & Trust Company
2. Superior Cleaners
3. Cash & Tyme
4. La Bonita Novedades
5. Cricket Wireless
6. Barber shop
7. Taco Bell
8. McDonald's
9. Speedway
10. China King
11. Boost Mobile
12. El Rey de los Pollos Asados
13. El Rey de los Mariscos
14. Novedades Sary
15. Discount Electronics
16. Tortilleria y Taqueria Ramirez
17. Kids Unlimited Day Care
18. Mike Steele CPA

19. Diversified Marketing
20. McDonald's Office
21. M&S Restaurants Company
22. Nelson McMakin Real Estate
23. Taty's Nail Design
24. Glamour Beauty Salon
25. Flor's Arts & Crafts
26. Hair Salon
27. Layda's Centro de Bienestar
28. Envios de Dinero
29. T-Mobile Retailers
30. Crystal Liquor and Spirits
31. Money Transfer
32. Dish Latino & Mobile
33. Panchitos Ice cream
34. Joyeria Martinez
35. Beauty Salon
36. Pronto Tax

39. Super Mercado Aguascalientes
40. Dan's Discount Jewelry & Pawn
41. Fifth Third Bank
42. Pizza Hut
43. Kentucky Fried Chicken
44. Imperial Liquor
45. El Sabroso Taqueria
46. Rent-A-Center
47. Bubbles Coin Laundry
48. La Unica Grocery and Restaurant
49. La Princesa Super Mercado
50. Panaderia Nieto
51. Coin Laundry
52. Cocina el Sabor Jarocho
53. Huerta Computer Repair
54. Primera Iglesia
55. El Infierno Bar
56. Public Library

57. Save A Lot
58. Family Dollar
59. Long John Silver's
60. Rite Aid
61. Alexandria's Jewelry
62. Hispanic Connections
63. El Milagro
64. Shell
65. Clamatos Mexican Restaurant
66. Duplicator Sales and Service
67. Exxon
68. NCS
69. Starbucks



3.4 OXFORD CIRCLE NEIGHBORHOOD CENTER:



Goal:

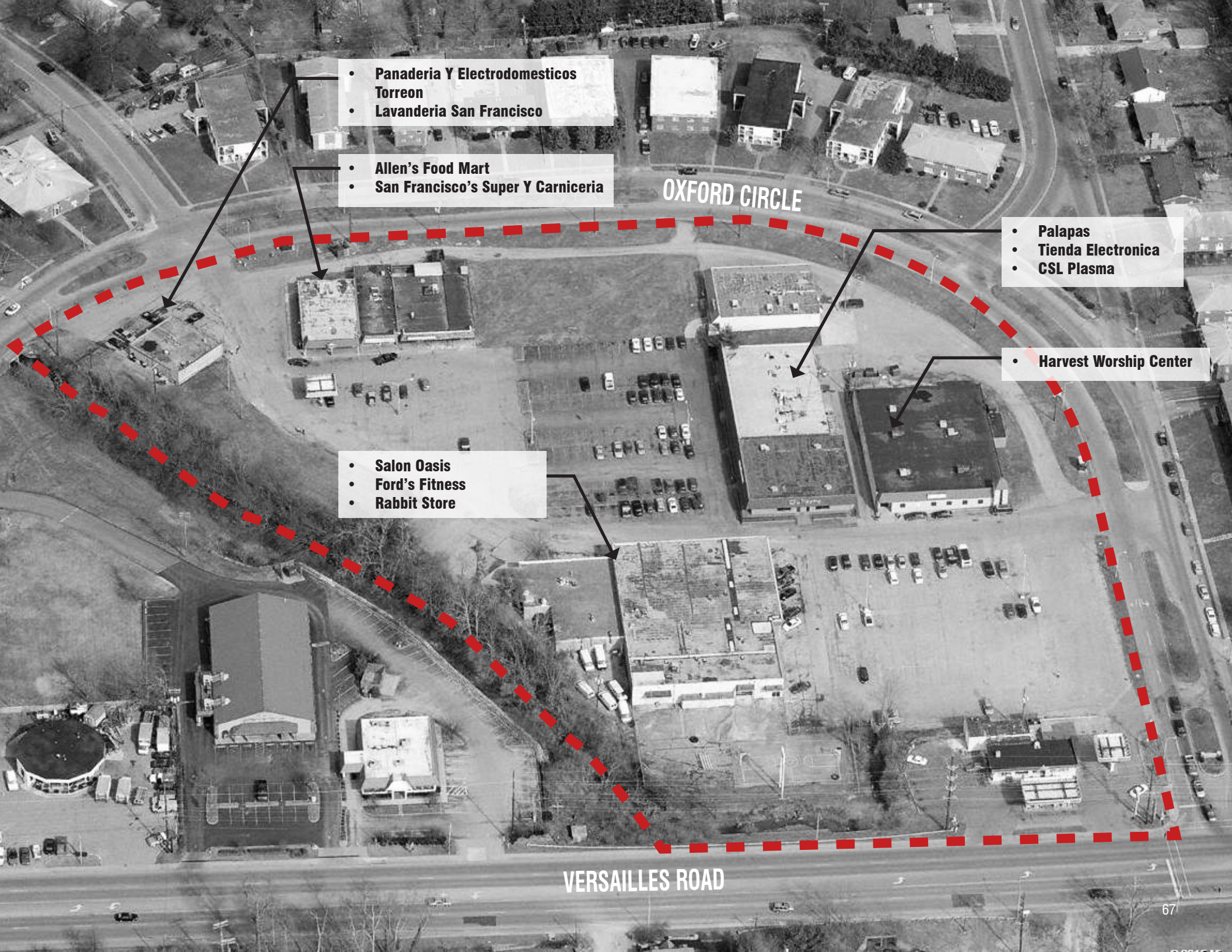
Redevelop Oxford Circle as a community space by providing public services such as a new library and community center, as well as neighborhood-serving retail.

Objectives/Strategies:

- Encourage partnership between the city and private investors as potential funding sources and advocates.
- Encourage the implementation of a feasibility study for the area with the full involvement of the existing business community and potential partners.
- Work with existing land owners to identify opportunities for relocation or compensation
- Enhance pedestrian and transit facilities around Oxford Circle.



Oxford Circle



- Panaderia Y Electrodomesticos Torreon
- Lavanderia San Francisco

- Allen's Food Mart
- San Francisco's Super Y Carniceria

OXFORD CIRCLE

- Palapas
- Tienda Electronica
- CSL Plasma

- Harvest Worship Center

- Salon Oasis
- Ford's Fitness
- Rabbit Store

VERSAILLES ROAD

The Oxford Circle Neighborhood Center envisions a possible New Village Branch of the Public Library potentially colocated with a new Community Center for the neighborhood. The Village Library Branch is one of the most active libraries in the city of Lexington. The number of activities hosted by the library has outgrown its current space.

The public has expressed interest in a community center to house outdoor and indoor recreational activities. Having both buildings in one central location such as Oxford Circle, would help to establish a much needed public anchor within the community. There is also the possibility that the additional indoor recreational opportunities at least could be housed in an expanded Valley Park Recreation Center.



Village Library Branch

- 12,000sf
- Shared Lot



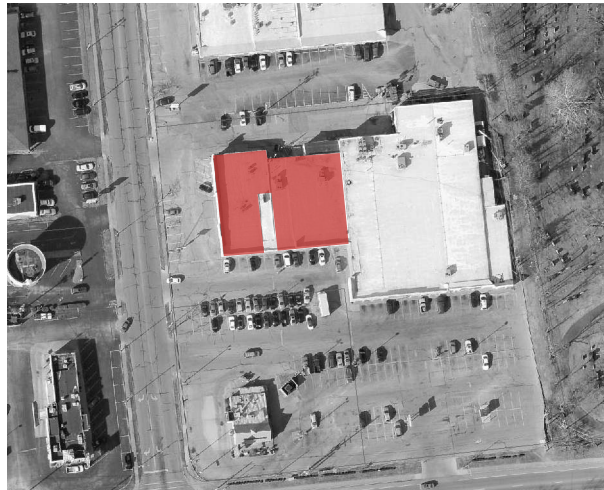
Beaumont Library Branch

- 21,000sf
- 100 spaces

3.4.1 Public Library & YMCA: Scale Comparisons

Various scale comparisons are provided to help visualize the scale of the library and community center, including number of parking spaces.

- Approximately 20,000 square feet would be dedicated to the new library.
- Approximately 20,000 to 50,000 square feet could be dedicated to a community center. This could include space for the Community Action Council, which has expressed interest in potentially moving their offices.





Northside Library Branch

- 28,000sf
- 120 spaces



North Lexington YMCA

- 38,000sf
- 150 spaces



• *Community Action Council*

- 2,200sf
- 14 spaces



3.4.2 Oxford Circle Neighborhood Center

The Oxford Circle Neighborhood Center focuses on incorporating community needs and offering a central gathering place for the neighborhood. The site plan on the adjacent page is meant to be an inspiration of the potential for Oxford Circle. A community center has been expressed by the residents as a missing amenity within the neighborhood. The location of Oxford Circle makes it a great candidate for a new community center and a new public library, and with the help of the existing business owners in the Oxford Circle Merchant's Association it may be possible to come to a shared vision.

The next step to move the vision plan forward is a feasibility study of Oxford Circle. A feasibility study will help accomplish the following.

- Identification of Potential Partners
- Programming Report (space needs for all potential partners)
- Schematic Design
- Traffic and Parking Study
- Environmental Study
- Cost Analysis and Funding
- Assistance for Existing Property Owners and Businesses

Schematic Design will include:

- Conceptual Site Plan
- Conceptual Floor Plan
- Conceptual Elevation
- Conceptual Renderings (especially useful for fundraising purposes)





Art/Signage Space

Community Center Parking
30+ Spaces

Recreation Space

**Vaughn's Branch Cardinal
Valley Open Space
Network**

New Village Branch Library
20,000 Square Feet
Potential Reuse of
Ford's Fitness

Community Center
20,000-50,000 Square Feet
Potential Reuse of Plasma Building

Shared Atrium Space

**Library Parking/
Temporary Festival Space**
100 + Spaces

**Quiet Reading Space
W/Fountain**

Existing Gas Station

3.5 OPEN SPACE NETWORK



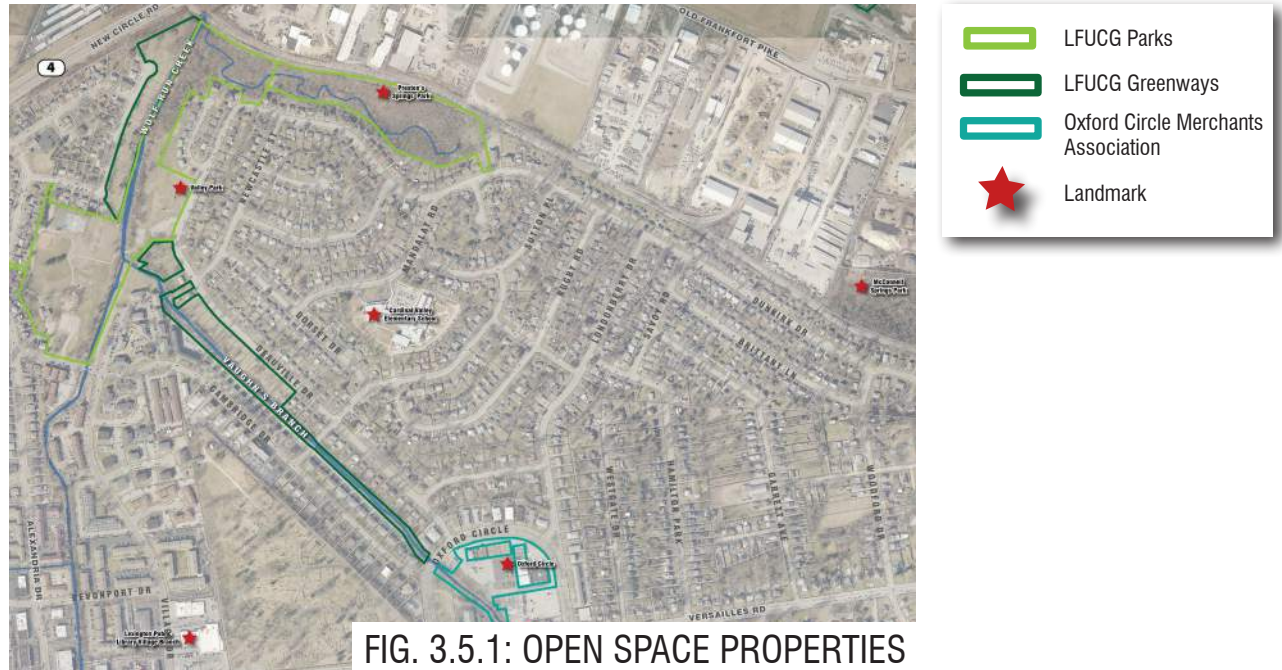
Goal:

Improve the connectivity between the existing open space networks including new/improved public amenities.

Objectives/Strategies:

- Provide a trail connection along the existing Versailles Line to link McConnell Springs to Preston's Spring
- Formalize a natural preserve trail loop through Preston's Spring
- Create a multi-use trail along Wolf Run and Vaughn's Branch to connect Preston's Spring, through Valley Park and the neighborhood, to the Oxford Circle Urban Nature Center and Versailles Road
- Improve the Valley Park Recreation Center, Sports Fields, and Playground
- Preserve portions of the area around Oxford Circle for an Urban Nature Center
- Promote the development of the potential 3+ miles of dedicated mixed-use trail loop throughout Cardinal Valley
- Make connections to the greater open space network
- Stream restoration of Wolf Run and Vaughn's Branch, and Cemetery

The study area is uniquely positioned within the City to either contain or be close to a whole series of open spaces and natural amenities. The Design Team worked to find a way to connect those amenities into one continuous network, of parks, trails, and open space.



3.5.1 Proposed Open Space Network

The highlights of the proposed open space network include:

- McConnell Springs Trail Connection
- Preston's Spring Preserve Loop
- Wolf Run & Vaughn's Branch Multi-Use Trail
- Valley Park Recreation Center, Sports Fields, and Playground
- Oxford Circle Urban Nature Center
- Future Trail Network Expansion along Vaughn's Branch to Harrodsburg Road

All in all this makes for the potential of:

- Over 55 total acres of open space network within the study area alone (see the map below for property that is already either owned by the City or under the control of a single property owner)

- Over 3 linear miles of continuous trails
- Almost 20 acres of active recreation space

All of this would be in addition to key connections to a much larger Citywide system of over 31 additional acres of parkland and 33 additional acres of passive recreation space:

- 8.4 acres at Addison Park
- 10 acres at Wolf Run Park
- 2.2 acres at Pine Meadows Park
- 10.9 acres at Cross Keys Park
- 3 acres at Cardinal Valley Elementary School grounds
- 30 acres at Hillcrest Memorial



FIG. 3.5.1: LARGER OPEN SPACE NETWORK

3.5.2 McConnell Springs Trail Connection

McConnell Springs, and to a less known extent Preston's Springs, are great examples of the Limestone geology that makes the Bluegrass region so unique. The former is one of the natural gems of the City, acting as both a great learning tool and a natural recreational amenity within the inner loop of the City. Preston's Spring could serve a similar purpose, and a connection between them would only enhance their charm.

The R.J. Corman - Versailles Line Rail with Trail Corridor Study looks at that connection, and had previously identified a multi-use trail that could run alongside the active rail line. Although regulations related to current rail operations will be difficult to deal with the Design Team thinks that there is merit in continuing to push this idea forward.



3.5.3 Preston's Springs Preserve Loop

Preston's Springs today is a somewhat overgrown and rugged bit of semi-wilderness tucked behind residential property and almost indiscernible from the road. While it is important to maintain the sort of natural state that it is known for the park needs to be made safer and more inviting. Barely-there paths can be turned into trails with some stone or mulched footing. Informational signage can be placed about directing people to interesting facts about the ecosystem that lies within their own backyards. The entry to the park can be made more distinct and visible from the road so that everyone can share in this unique resource.



3.5.4 Wolf Run & Vaughn's Branch Multi-Use Trail

With all of the restoration work that has been done along Wolf Run and Vaughn's Branch, it only seemed logical for the Design Team to recommend a multi-use trail to run along and cross over at least portions of the waterway. Urbanites are drawn to running water and are rarely given the opportunity to be in such close proximity. This is especially true in a place like Lexington where even the original waterway the City was founded on, that being Town Branch, was long ago capped and hidden from view for much of its length.

In addition to the asset of Wolf Run and Vaughn's Branch, the City was able to purchase and set aside large amounts of greenway property to protect the floodplain. This fairly unused open space could be used for low impact activities such as a community garden or disc golf, while still maintaining its function in rainwater management.



3.5.5 Valley Park Recreation Center, Sports Fields, and Playground

Valley Park is currently one of the City's most highly used parks and recreation centers, catering to one of the most densely populated and underserved communities. The park is heavily used for youth and adult soccer and speed soccer, after school programs, such as dance, knitting, homework help etc., but it transforms several times a year into festival space.

Acquisition of additional land is not possible, but upgrades to the existing recreation center (including a kitchen), a larger and more accessible playground for children of all abilities, additional resources to keep playing fields in good working order, infrastructure to better accommodate festivals, and possibly something like a splash pad could all be considered.



3.56 Oxford Circle Urban Nature Center

The unused portion of Oxford Circle that abuts Vaughn's Branch is a prime location for the community to interact with the water, but that is also convenient to Versailles Road. The Friends of Wolf Run have taken great care to begin the restoration process of that portion of the stream and they have been discussing the addition of a Monarch Butterfly garden and waystation.



3.5.7 Future Trail Network Expansion

The possibility exists for the multi-use trail to continue across Versailles Road and further along Vaughn's Branch, eventually leading to Harrodsburg Road. This would require the trail to leave the waterway and come to a crossing at the corner of Versailles Road and Oxford Circle, jogging back to the banks of the stream on the south side. This portion is an active floodplain and works to keep Cardinal Valley from flooding so any improvements would need to be low impact.



3.5.8 Green Infrastructure

Urbanized neighborhoods such as Cardinal Valley can benefit from implementing techniques to conserve, restore, or enhance natural areas while incorporating trees, rain gardens, vegetated roofs, and other practices that simulate natural systems into developed areas to manage rainwater where it falls. Using these types of “green infrastructure” approaches help reduce stormwater and pollution runoff, and is also a way of protecting water quality while achieving co-benefits that can include improved public health, better quality of life, and economic development.

Most green infrastructure uses the natural processes of soils and vegetation to capture, slow down, and filter runoff, often allowing it to recharge into ground water, while some practices collect and store rain water for future use. Some techniques, including using permeable pavements, bioswales, rain gardens, vegetated or “green” roofs, rain barrels, and cisterns, work at the site scale and can fit into individual development, redevelopment, or retrofit projects. Larger-scale management strategies, including preserving or restoring floodplains, open space, wetlands, and forests, can be used at the watershed level.

Wolf Run and Vaughn’s Branch, which both stretch almost the entire length of the west side of Lexington, eventually emptying into Town Branch, have seen major improvements over the recent years thanks to the City and organizations like the Friends of Wolf Run. Continued efforts like the ones outlined here can aid in the restoration of one of the City’s greatest natural resources.

WOLF RUN & VAUGHN’S BRANCH

Monitoring data shows that Vaughn’s Branch has some of the highest levels of non-point pollutants, in the watershed. Habitat is considered to be “poor” due to low velocity-depth regime, channel flow, bank stability, and riparian vegetation.

Goals for the Vaughn’s Branch stream restoration should include:

- Reduce stream bank erosion
- Improve aquatic habitat
- Improve water quality by capturing trash and debris, providing for a native riparian buffer zone along more of the stream channel
- Provide water quality treatment to enhance pollutant reductions

STREAM RESTORATION IN VALLEY PARK

This reach of about 2,400 ft. would benefit from stream restoration including constructed wetlands as the reach is straight, disconnected from the floodplain and has some bank erosion. Any future design plans should be evaluated and developed

in conjunction with the heavy use of Valley Park. Currently some riparian restoration is occurring in this area and should continue if stream restoration is infeasible. This project should be coordinated with any proposed remedial measures planned for the Wolf Run Main Trunk B from New Circle to Cambridge.

VAUGHN’S BRANCH BELOW OXFORD CIRCLE RIPARIAN STREAM BUFFER STEWARDSHIP

- Riparian planting and invasive species removal along about 1,300 ft. of stream

VAUGHN’S BRANCH BELOW OXFORD CIRCLE BANK STABILIZATION

- Needed intermittently on eroding areas on about 100 ft. of stream.

STREAM RESTORATION ON VAUGHN’S BRANCH BELOW VERSAILLES ROAD

- About 800 ft. of stream in need of restoration due to erosion. The banks are steep in this reach upstream of Oxford Circle, so restoration may be difficult or unfeasible.

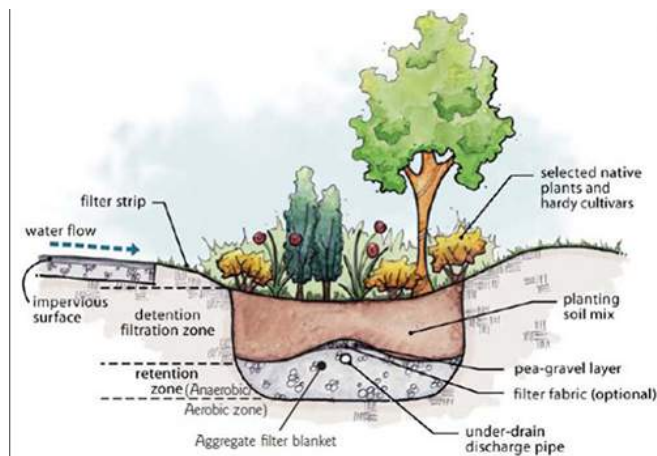




FIG. 3.5.2: OPEN SPACE HIGHLIGHTS

*Open Space
Network Expansion*

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4.0

Action Plan

4.1 Implementation Principles

4.1.1 Leveraging & Cost Sharing

The vision for the Cardinal Valley Small Area Plan is multi-faceted and comprehensive. Many of these moves come with a large price tag in terms of both time and funding. As public sector funding will likely be limited, the use of public funds should be phased over time and seek to leverage other funding sources including private sector investment, non-profit commitments (time and money), and outside grant monies.

Early efforts should focus on low-hanging fruit that require limited funding. This starts the proverbial “snowball” rolling downhill. The community and local government can see changes quickly, feel that money is being spent well, and get everyone motivated to work towards some of the more moderate and long-term projects.

4.1.2 Incremental Changes

It is important to remember that this Small Area Plan represents a long-term vision (15+ years) for revitalization and will not happen over night. In order to take advantage of limited and/or unknown funding and to adjust for changing market realities implementation should be incremental by design. It is common with a Small Area Plan that over time a number of the objectives and strategies will no longer be applicable. It will be important in that case to constantly return to the main vision and goals of the Small Area Plan, which have created the fundamental underpinnings of what the community vision is.

4.1.3 Community Orientation

Given that implementation of this plan will take many years and will unfold incrementally, it will be important to periodically review the overall vision, evolving design elements/projects and implementation priorities in open public forums and with community leaders in order to ensure ongoing

and long term compatibility with community desires. In the end, continued community support will be what keep these projects going and make the Small Area Plan successful.

4.2 Conceptual Implementation Program

The following are a series of actions or projects that will work to obtain the objectives of the Small Area Plan. When an action is listed the agency responsible for the follow-through of that action will be listed. So for instance, if we are referring to something to do with affordable rental housing the Lexington

Housing Authority will be listed as the party responsible for its implementation. If a project is listed the potential partners or resources will be listed along with a potential estimated cost

🏠 NEIGHBORHOOD CONSERVATION ACTIONS					
Goal: Improve the stock of affordable housing within the neighborhood and improve existing housing and infrastructure through neighborhood education and outreach					
ID#	Goals	Actions	Types of Assistance	Potential Implementation Partners	Funding Sources
Objective: Ensure an adequate supply of affordable housing to meet the needs of all Cardinal Valley residents					
NC-1	Affordability	Public-Private Partnerships for Affordable Housing	Increase affordable housing production	LFUCG - Division of Grants & Special Programs	Public-Private sector (lenders, developers, builders)
Objective: Expand home ownership opportunities for low and moderate-income households. Provide direct homebuyer assistance to qualifying households					
NC-2	Home Ownership	First-Time Homebuyers	Home acquisition, rehabilitation, and new construction	LFUCG - Division of Grants & Special Programs	Community Development Block Grant (CDBG) Programs, HOME Investment Partnerships, Emergency Solutions Grants (ESG) Program, Affordable Housing Fund (AHF), etc.
NC-3		Assistance to Homebuyers	Down payment and closing costs	LFUCG - Division of Grants & Special Programs	First-Time Homebuyers Assistance Program
NC-4		Housing Rehabilitation Assistance	Rehabilitation and redevelopment for vacant and substandard housing	LFUCG - Division of Grants & Special Programs	Community Development Block Grant (CDBG) Programs, HOME Investment Partnerships, Emergency Solutions Grants (ESG) Program, Affordable Housing Fund (AHF), etc.
NC-5		Housing Education and Counseling	Housing education and counseling services	Community Action Council for Lexington-Fayette County	LFUCG
NC-6		Asset and Wealth Building Programs	Counseling services, foreclosure prevention, financial debt management, etc.	Community Reinvestment Alliance of Lexington	LFUCG
Objective: Expand affordable rental opportunities through and preservation of existing rental units					
NC-7	Rental Housing	Loans for Rental Housing Rehabilitation	Rehabilitate smaller rental developments for low-income renters	Lexington Housing Authority / LFUCG - Division of Grants and Special Programs	LFUCG - Division of Grants and Special Programs, Affordable Housing Trust Fund
NC-8		Leveraging of Available Funds for Affordable Housing	Increase leveraging of funds for the provision of affordable housing	Lexington Housing Authority	Federal or State low-income housing tax credits, historic credits, and other State and Federal resources
NC-9		Affordable Rental Housing Location Policy	Identify shortages of affordable rental housing and identify appropriate locations	Lexington Housing Authority / LFUCG - Division of Planning	N/A

NEIGHBORHOOD CONSERVATION ACTIONS

Goal: Improve the stock of affordable housing within the neighborhood and improve existing housing and infrastructure through neighborhood education and outreach

ID #	Goals	Actions	Types of Assistance	Potential Implementation Partners	Funding Sources
Objective: Provide rental assistance (vouchers) to very low-income and special needs persons and support the Lexington Housing Authority's efforts to create communities that promote self-sufficiency and mixed-income rental					
NC-10	Rental Assistance	Rental Housing Assistance	Rental assistance to very low income and special needs persons through the voucher system	Lexington Housing Authority	Lexington Housing Authority
NC-11		Mixed-Income Rental Communities	Discourage further concentrations of very low income families by promoting and facilitating mixed-income communities	Lexington Housing Authority	Low Income Housing Tax Credit (LIHTC) Program
Objective: Promote engaged communities and citizen neighborhood involvement, to directly and positively impact the quality and appearance of the housing stock					
NC-12	Engaged & Sustainable Neighborhood	Neighborhood Communication	Provide a forum for stakeholders to explore strategies and resources to support neighborhood development, preservation, and neighborhood projects	Cardinal Valley Neighborhood Association	N/A
NC-13		Education and Outreach	Education on City services, City policies and community resources to promote strong and empowered communities	Residents, community leaders, government agencies, etc.	N/A
NC-14		Landlord Training Workshops	Landlord Training Workshops designed to assist property owners and managers of rental housing	LFUCG - Division of Grants and Special Programs / Partner agencies	LFUCG - Division of Grants and Special Programs / Partner agencies
NC-15		Historic Preservation	Help guide the Hamilton Park Neighborhood Association on obtaining National Register status	LFUCG - Division of Historic Preservation, Kentucky State Historic Preservation Office	N/A

NEIGHBORHOOD CONSERVATION ACTIONS

Goal: Improve the stock of affordable housing within the neighborhood and improve existing housing and infrastructure through neighborhood education and outreach

ID#	Goals	Actions	Types of Assistance	Potential Implementation Partners	Funding Sources
Objective: Ensure safe, attractive and well-maintained residential environments, reduce the number of vacant dwellings, and eliminate substandard housing through enforcement of the Housing Code and neighborhood revitalization					
NC-15	Housing Standards	Enforcement of the Housing and Minimum Standards	Enforce LFUCG's Housing Code and the minimum standards set forth in the International Property Maintenance Code	LFUCG - Division of Code Enforcement	N/A
NC-16		Neighborhood Environments	Enforce City ordinances concerning accumulation of trash, junk, weeds and overgrowth, and junked and abandoned vehicles on properties	LFUCG - Division of Code Enforcement	N/A
NC-17		Elimination of Substandard Housing	Education and training of property owners and managers, and outreach and engagement of community stakeholders and citizens in a proactive effort to improve the quality of housing stock	TBD	N/A


NEIGHBORHOOD CONSERVATION PROJECTS

Goal: Improve the stock of affordable housing within the neighborhood and improve existing housing and infrastructure through neighborhood education and outreach

ID#	Project	Description	Potential Implementation Partners/Resources	Estimated Timeline	Conceptual Estimated Cost				Comments
					Size/#	Units	Cost/Unit	Total Cost	
Objective: Enhance the pedestrian connectivity throughout the neighborhood									
NC-18	Sidewalk Improvements	New sidewalks to create better connection throughout neighborhood	City to install and homeowner / neighborhood association to maintain	Mid-Term	4,550	LS	\$50	\$227,500	Costs exclude design, right-of-way, and utilities and are in 2015 constant dollars.
Objective: Safe routes to school, especially focusing on increasing accessibility									
NC-19	Crosswalk Improvements	Addition/improvements to intersection crosswalks and ADA ramps.	City	Mid-Term	21	LS	--	\$120,000	Costs exclude design, right-of-way, and utilities and are in 2015 constant dollars.
Objective: Improve wayfinding to key amenities throughout the community, including recreation opportunities, retail, and institutions									
NC-20	Gateway signage	Place large gateway signs at either end of Versailles Road identifying the neighborhood	City, Cardinal Valley Neighborhood Association	Mid-Term	1	Per	\$3,000	\$3,000+	These are approximate costs of signage. Coordination with Department of Transportation would need to be done.
NC-21	Wayfinding Signage	Informational signage showing routes to key amenities	City, Cardinal Valley Neighborhood Association	Mid-Term	15	Per	\$200	\$3,000+	These are approximate costs of signage. Coordination with the City would need to be done for exact numbers.

The majority of the actions/projects for the Versailles Road Corridor are covered in the *Versailles Road Multi-Modal Corridor Study (February 2015)*.

Those action items should therefore be referenced directly in that study and considered to also be recommendations of this Small Area Plan.

 VERSAILLES ROAD CORRIDOR IMPROVEMENTS ACTIONS					
Goal: Improve the aesthetics and function of the corridor for vehicles and make it more accessible to pedestrians and cyclists					
ID#	Goals	Actions	Types of Assistance	Potential Implementation Partners	Funding Sources
Objective: Improve the flow of traffic and enhance bike/ped infrastructure					
VR-1	Improve the flow of traffic along Versailles Road	See <i>Versailles Road Multi-Modal Corridor Study</i>			
VR-2	Enhance bicycle/pedestrian infrastructure along Versailles Road	See <i>Versailles Road Multi-Modal Corridor Study</i>			
Objective: Increase the aesthetics of Versailles Road to function as a major gateway to the city					
VR-3	Increase the aesthetics of Versailles Road	See <i>Versailles Road Multi-Modal Corridor Study</i>			
Objective: Identify opportunities for improved pedestrian crossings and transit stops					
VR-4	Improve major pedestrian crossings	See <i>Versailles Road Multi-Modal Corridor Study</i>			
VR-5	Improve transit stops	See <i>Versailles Road Multi-Modal Corridor Study</i>			
Objective: Increase transit frequency and service to major bus routes along Versailles Road					
VR-6	Increase transit frequency and service	Extend service hours	Provide for additional buses later in the evenings for riders that work later hours, as well as making sure that the buses run more reliably.	Lextran	Lextran
VR-7		Expand service on the weekends	Provide for more consistent and extended service hours during the weekend, as well as more direct routes.	Lextran	Lextran

ALEXANDRIA DRIVE INTERNATIONAL DISTRICT ACTIONS

Goal: Build upon the diverse character and businesses in the Alexandria Drive area to promote an International District.

ID#	Goals	Actions	Types of Assistance	Potential Implementation Partners	Funding Sources
Objective: Build a foundation for the potential connection and collaboration between the commercial district of Alexandria Drive and the shopping centers in Gardenside					
AD-1	Establish a commercial district	Connect the commercial district of Alexandria Drive and the shopping centers in Gardenside			
Objective: Emphasize the value of a business/merchant association and develop strategies for outreach to merchants and property owners					
AD-2	Establish a merchant's association within Alexandria Drive	Reach out and educate merchants and property owners on how a merchants association could benefit them, how to develop one, how to maintain it, etc.		LFUCG - Division of Social Services (Multicultural Affairs)	
Objective: Encourage a stronger relationship between the city and the merchants					
AD-3		Create an open line of dialogue between the merchants and the City so that they can feel free to ask questions or ask for help without the fear of recrimination.	Help with setting up a business, acquiring loans, understanding the laws and codes, how to get financial assistance for a small business, how to correctly file taxes and get permits, etc.	LFUCG - Division of Social Services (Multicultural Affairs)	
Objective: Opportunities for branding, publicity, and events.					
AD-4	Create a branded district	Establish a brand for the commercial district that can then work for publicity, marketing, and events.	Work to develop a vision for how the area wants itself to be viewed and then determine to whom and how they want to publicize events.		



ALEXANDRIA DRIVE INTERNATIONAL DISTRICT PROJECTS

Goal: Build upon the diverse character and businesses in the Alexandria Drive area to promote an International District.

ID#	Project	Description	Potential Implementation Partners/Resources	Estimated Timeline	Conceptual Estimated Cost				Comments
					Size/#	Units	Cost/Unit	Total Cost	
Objective: Build a foundation for the potential connection between the commercial district of Alexandria Drive and the shopping centers in Gardenside									
AD_5	Streetscape Improvements	Improve the streetscape character between the Gardenside commercial area to north of Alexandria Drive	City	Mid-Term	3,500	LF	\$200	\$700,000	Costs exclude design, right-of-way, and utilities and are in 2015 constant dollars.
Objective: Public improvements to streetscape, landscape, signage									
AD-6	Commercial signage	Provide consistent signage for all businesses within the commercial district	City, Alexandria Drive Merchants	Mid-Term	TBD	LS	\$3,000	TBD	These are approximate costs of signage.
AD-7	Add /enhance transit stops	Improve bus shelters along Alexandria Drive	Lextran	Mid-Term	6	LS	\$50,000	\$300,000	Costs exclude design, right-of-way, and utilities and are in 2015 constant dollars.
AD-8	Improvements to Business Frontages	General upgrades including parking lot buffers, street furniture, outdoor seating space, etc.	Alexandria Drive Merchants	Mid-Term	TBD	LS	TBD	TBD	Enhancements can be as little or as much as the merchants have an appetite for.

LF = linear foot LS = lump sum SF = square foot

OXFORD CIRCLE NEIGHBORHOOD CENTER ACTIONS

Goal: Redevelop Oxford Circle as a community space by providing public services such as a new library and community center, as well as neighborhood-serving retail

ID#	Goals	Actions	Types of Assistance	Potential Implementation Partners	Funding Sources
Objective: Encourage partnership between the city and private investors as potential funding sources and advocates					
OC-1	Public/private funding	Find opportunities for the City to partner with one or more private investors to leverage funding for a new center.		LFUCG, Lexington Public Library, YMCA, Community Action Council	LFUCG, Private Source(s), Grants, Brownfield Programs
Objective: Encourage the implementation of a feasibility study for the area with the full involvement of the existing business community and potential partners					
OC-2	Implement a feasibility study for the Oxford Circle Neighborhood Center	Following the identification of potential partners a feasibility study would include a programming report, schematic design of the center, traffic, parking, and environmental studies, cost analysis and funding, and outline assistance for existing property owners.		LFUCG	LFUCG, Private Source(s)
Objective: Work with existing land owners to identify opportunities for relocation or compensation					
OC-3	Relocate or compensate existing land owners	Meet with individual land owners and determine their interest in relocation or compensation for their property.	Property/business owners can choose to stay where they are, be relocated elsewhere in the community, or be given fair market compensation.	LFUCG	LFUCG - CDBG Funds, Private Sources

OXFORD CIRCLE NEIGHBORHOOD CENTER PROJECTS

Goal: Build upon the diverse character and businesses in the Alexandria Drive area to promote an International District.

ID #	Project	Description	Potential Implementation Partners/Resources	Estimated Timeline	Conceptual Estimated Cost				Comments
					Size/#	Units	Cost/Unit	Total Cost	
Objective: Enhance pedestrian and transit facilities around Oxford Circle									
OC-4	Streetscape Improvements	Improve the streetscape character around Oxford Circle	City	Mid-Term	1,500	LF	\$200	\$300,000	Costs exclude design, right-of-way, and utilities and are in 2015 constant dollars.
OC-5	Add /enhance transit stops	Include new transit shelters along Oxford Circle. An Art in Motion stop would be ideal.	Lextran	Mid-Term	2	LS	\$50,000	\$100,000	Costs exclude design, right-of-way, and utilities and are in 2015 constant dollars. Additional costs may be associated with an Art In Motion stop.

OPEN SPACE NETWORK PROJECTS

Goal: Improve the connectivity between the existing open space networks including new/improved public amenities.

ID#	Project	Description	Potential Implementation Partners/Resources	Estimated Timeline	Conceptual Estimated Cost				Comments
					Size/#	Units	Cost/Unit	Total Cost	
Objective: Provide a multi-use trail connection along the existing Versailles Line to link McConnell Springs to Preston’s Spring									
OS-1	Off-Street Multi-Use Recreation Trail	Trail connection from McConnell Springs to Preston’s Spring	City, Friends of McConnell Springs, RJ Corman, Friends of Wolf Run	Long-Term	3,000	LF	\$30	\$90,000	+/-8 foot wide asphalt path. Access/use of active rail line will require extensive permitting and coordination with the railroad.
Objective: Formalize a natural preserve trail loop through Preston’s Spring									
OS-2	Entry signage and improvements	Create a more noticeable entrance into the park for the public, including a trailhead and signage from the road	City, Friends of Wolf Run, Cardinal Valley Neighborhood Association	Short-Term	1	LS	\$1,000	\$1,000	These are approximate costs of signage. Coordination with the City Parks and Recreation Department would need to be done for exact numbers.
OS-3	Nature Trail	Formalize the nature trail running through the southern portion of the park	City, Friends of Wolf Run	Short-Term	2,500	LF	\$10	\$25,000	+/- 4 foot wide mulched path following existing trail. Will require some additional clearing on top of existing efforts.
OS-4	Off-Street Multi-Use Recreation Trail	Trail connection from eastern end of Preston’s Spring, along utility easement to Wolf Run crossing	City, RJ Corman, Friends of Wolf Run	Mid-Term	2,500	LF	\$30	\$75,000	+/-8 foot wide asphalt path. Access/use of utility easement next to an active rail line will require extensive permitting and coordination with the railroad.
OS-5	Nature Trail Signage	Informational signage describing the key natural features of the park	City, Friends of Wolf Run	Short-Term	10	LS	\$200	\$2,000	These are approximate costs of signage. Coordination with the City would need to be done for exact numbers.
OS-6	Neighborhood Recycling Station	Recycling collection station to discourage dumping at the springs	City, Friends of Wolf Run	Short-Term	3	LS	\$1,000	\$3,000	Minimum 3 recycling depositories

LF = linear foot LS = lump sum SF = square foot

OPEN SPACE NETWORK PROJECTS

Goal: Improve the connectivity between the existing open space networks including new/improved public amenities.

ID#	Project	Description	Potential Implementation Partners/Resources	Estimated Timeline	Conceptual Estimated Cost				Comments
					Size/#	Units	Cost/Unit	Total Cost	
Objective: Create a multi-use trail along Wolf Run and Vaughn’s Branch to connect Preston’s Spring, through Valley Park and the neighborhood, to the Oxford Circle Urban Nature Center and Versailles Road									
OS-7	Off-Street Multi-Use Recreation Trail	Trail connection from northern end of Wolf Run to Versailles Road	City, Friends of Wolf Run	Mid-Term	8,500	LF	\$30	\$255,000	+/-8 foot wide asphalt path
OS-8	Accessible bridges over Wolf Run and Vaughn’s Branch	ADA compliant bridge crossings: over Wolf Run just south of the New Circle underpass; from Kilrush Drive to Deauville Drive; and, from Deauville Drive to alley behind Cambridge Drive apartments	City, Friends of Wolf Run	Long-Term	3	LS	TBD	TBD	Bridge construction over sensitive waterways will be an involved process. Until these bridges can be installed alternate routes can be used along sidewalks and by way of the existing Valley Park Bridge. Costs would need to be determined through engineering studies. Environmental studies will also most likely be a factor.
OS-9	Create and maintain a community garden	Install a community garden within the floodplain portion of either Kilrush or Deauville Drives	TBD	Short-Term	1	LS	\$2,500	\$2,500+	An entity, such as a neighborhood group, will need to be created to help establish, run, and maintain the community garden. An opportunity exists to get children at the Cardinal Valley Elementary School or the Valley Park Recreation Center actively involved in the maintenance of the garden once it is established.
Objective: Improve the Valley Park Recreation Center, Sports Fields, and Playground									
OS-10	Enlarge or build a new Valley Park Recreation Center	Either completely rebuild a larger Valley Park Recreation Center or add an addition onto the existing for more programming opportunities, including a small kitchen for cooking classes or rental use	City, Valley Park Board	Long-Term	TBD	SF	TBD	TBD	A feasibility study would need to be done to determine the programming needs of the center related to a new or remodeled building.
OS-11	Upgrade playground	Upgrade existing playground equipment as well as add new, accessible playground pieces	City, Valley Park Board	Mid-Term	1	LS	\$25,000	\$25,000+	These are approximate numbers for new accessible equipment. Further study would need to be done to determine the condition of the existing equipment.

OPEN SPACE NETWORK PROJECTS

Goal: Improve the connectivity between the existing open space networks including new/improved public amenities.

ID#	Project	Description	Potential Implementation Partners/Resources	Estimated Timeline	Conceptual Estimated Cost				Comments
					Size/#	Units	Cost/Unit	Total Cost	
OS-12	Improve/maintain existing sports fields	Set aside additional funding to maintain existing sports fields that are under heavy use or reimagine the park layout and improve/add to the fields	City, Valley Park Board	Mid-Term	1	LS	TBD	TBD	A feasibility study would need to be completed with Division of Parks and Recreation to determine how funding could be allocated.
OS-13	Install a splashpad	Incorporate an accessible splash pad for use during summer months	City, Valley Park Board	Mid-Term	1	LS	\$30,000	\$30,000+	Small public splash pad.

Objective: Preserve portions of the area around Oxford Circle for an Urban Nature Center

OS-14	Create and maintain a butterfly garden and waystation	Install a butterfly garden and waystation within the floodplain portion of Vaughn's Branch along the edge of the Oxford Circle Commercial Center. This will be an ongoing project that will take 3 - 5 years of ongoing maintenance involving bush honeysuckle eradication, weeding, pruning etc.	Friends of Wolf Run, TBD	Mid-Term	1	LS	\$10,000 - \$15,000	\$10,000 - \$15,000	An entity, such as a neighborhood group, may need to be created to help establish, run, and maintain the community garden. These are approximate costs for plants, minor contracting, and a small waystation. Further estimates would need to be made.
OS-15	Informational Signage	Informational signage describing the key natural elements found in and around the creek	City, Friends of Wolf Run	Short-Term	3	LS	\$200	\$600	These are approximate costs of signage. Coordination with the City is suggested for consistency.

Objective: Promote the development of the potential 3+ miles of dedicated mixed-use trail loop throughout Cardinal Valley

OS-16	Off-Street Multi-Use Recreation Trail	Trail connection from McConnell Springs to Forbes Road	City, Friends of McConnell Springs, RJ Corman	Long-Term	2,400	LF	\$30	\$72,000	+/-8 foot wide asphalt path. Access/use of active rail line will require extensive permitting and coordination with the railroad.
OS-17	On-Street Multi-Use Recreation Trail	Trail connection along Forbes Road from the rail line to Versailles Road	City	Long-Term	750	LF	\$40	\$30,000	Costs exclude design, right-of-way, and utilities and are in 2015 constant dollars
OS-18	On-Street Multi-Use Recreation Trail	Streetscape improvements along Versailles Road from Forbes Road to Oxford Circle	City	Mid-Term	4,500	LF	\$50	\$225,000	Costs exclude design, right-of-way, and utilities and are in 2015 constant dollars <i>*This portion of the trail overlaps with the recommendations of the Versailles Road Corridor Improvements Study.</i>

Objective: Make connections to the greater open space network

OPEN SPACE NETWORK PROJECTS

Goal: Improve the connectivity between the existing open space networks including new/improved public amenities.

ID#	Project	Description	Potential Implementation Partners/Resources	Estimated Timeline	Conceptual Estimated Cost				Comments
					Size/#	Units	Cost/Unit	Total Cost	
OS-19	On-Street Multi-Use Recreation Trail	Streetscape improvements along Versailles Road from Oxford Circle to Hillcrest Memorial Cemetery	City	Mid-Term	1,000	LF	\$50	\$50,000	Costs exclude design, right-of-way, and utilities and are in 2015 constant dollars <i>*This portion of the trail overlaps with the recommendations of the Versailles Road Corridor Improvements Study.</i>
OS-20	Off-Street Multi-Use Recreation Trail	Trail connection from Oxford Circle to Pine Meadows Park	City, Friends of Wolf Run	Mid-Term	1,750	LF	\$30	\$52,500	+/-8 foot wide asphalt path. Access/use of active rail line will require extensive permitting and coordination with the railroad.

Objective: Stream restoration of Wolf Run and Vaughn's Branch

OS-21	Continue efforts to restore Wolf Run and Vaughn's Branch	Reduce stream bank erosion, improve aquatic habitat, improve water quality by capturing trash and debris, providing for a native riparian buffer zone along more of the stream channel, and provide water quality treatment to enhance pollutant reductions	City, Friends of Wolf Run	Long-Term	TBD0	TBD	TBD	TBD	An engineering study would need to be completed to understand the full extent of a restoration needed.
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ARDINAL VALLEY

Small Area Plan

Public Outreach Summary

September 29, 2014 - April 7, 2015

Prepared for:



Prepared by:

LORD
AECK
SARGENT



Public Kick-Off Meeting Overview

Location: Cardinal Valley Elementary School
Time: 7:00 p.m. - 8:30 p.m.
No. of Participants: 30

Lexington-Fayette Urban County Government along with their consultants: Lord Aeck Sargent, EHI and Parsons Brinckerhoff, hosted their first public workshop on September 29th, 2014. The goal was to provide the community with an existing conditions assessment and to gather their input through three interactive stations. This report is a summary of the workshop.

Overview presentation on Cardinal Valley Small Area Plan (45 min.): An introduction was given on the intent of the Small Area Plan and the goal of the meeting, along with a short presentation on the history of Cardinal Valley, with an overview of existing conditions and demographics. It was followed by an explanation of the workstations and visioning exercises.

Planning Station #1: Change/No-Change Map

Participants were asked to place a yellow dot on an area that they felt should be preserved and remain as is, and a red dot on an area that could be changed, improved or developed. They were also encouraged to write any specific comments on a Post-It and attach it to the map.

Planning Station #2: Issues + Opportunities

Participants were asked write what they thought were the major issues and opportunities for their community. They were asked to write it on a Post-It and place it under one of the following subjects: Neighborhood, Housing, Education, Health and Safety, Employment and Economic Development.

Planning Station #3: My Vision for Cardinal Valley

Participants were encouraged to write or draw what they envisioned for the future of Cardinal Valley.



CHANGE/NO CHANGE

To Preserve

Preserving some of the neighborhood historical, recreational and institutional assets was strongly expressed by the participants. Some of the areas pointed out are listed below:

- Cardinal Hill Rehabilitation Hospital
- Hamilton Park
- Parks/Open Space
- Cardinal Valley Elementary School

To Change/ Improve or Develop

The participants placed red dots in the areas they felt could be changed, improved or developed. Some of the issues and opportunities are listed below:

- Creating more connections to parks
- Cleaning up streets, streams and properties
- Change the Lexington Public Library Village Branch location to a better location
- Celebrate diversity of neighborhood
- Better access to some neighborhoods
- Better coverage for transit
- Develop a more vibrant business community

Some of the actual comments provided by participants include:

Signage + walkability
Better gateway to park

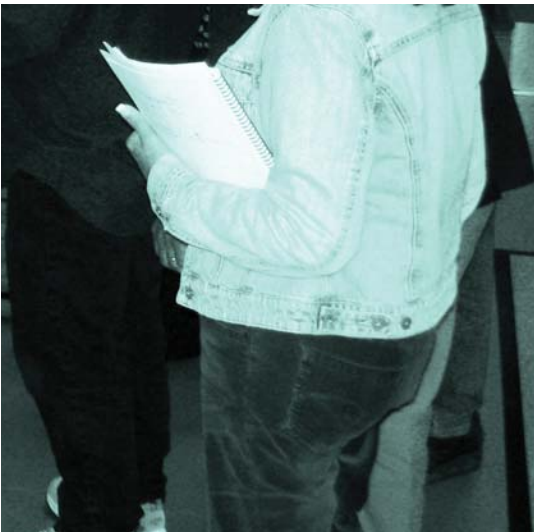
Enforce zoning
Make apartments up to code

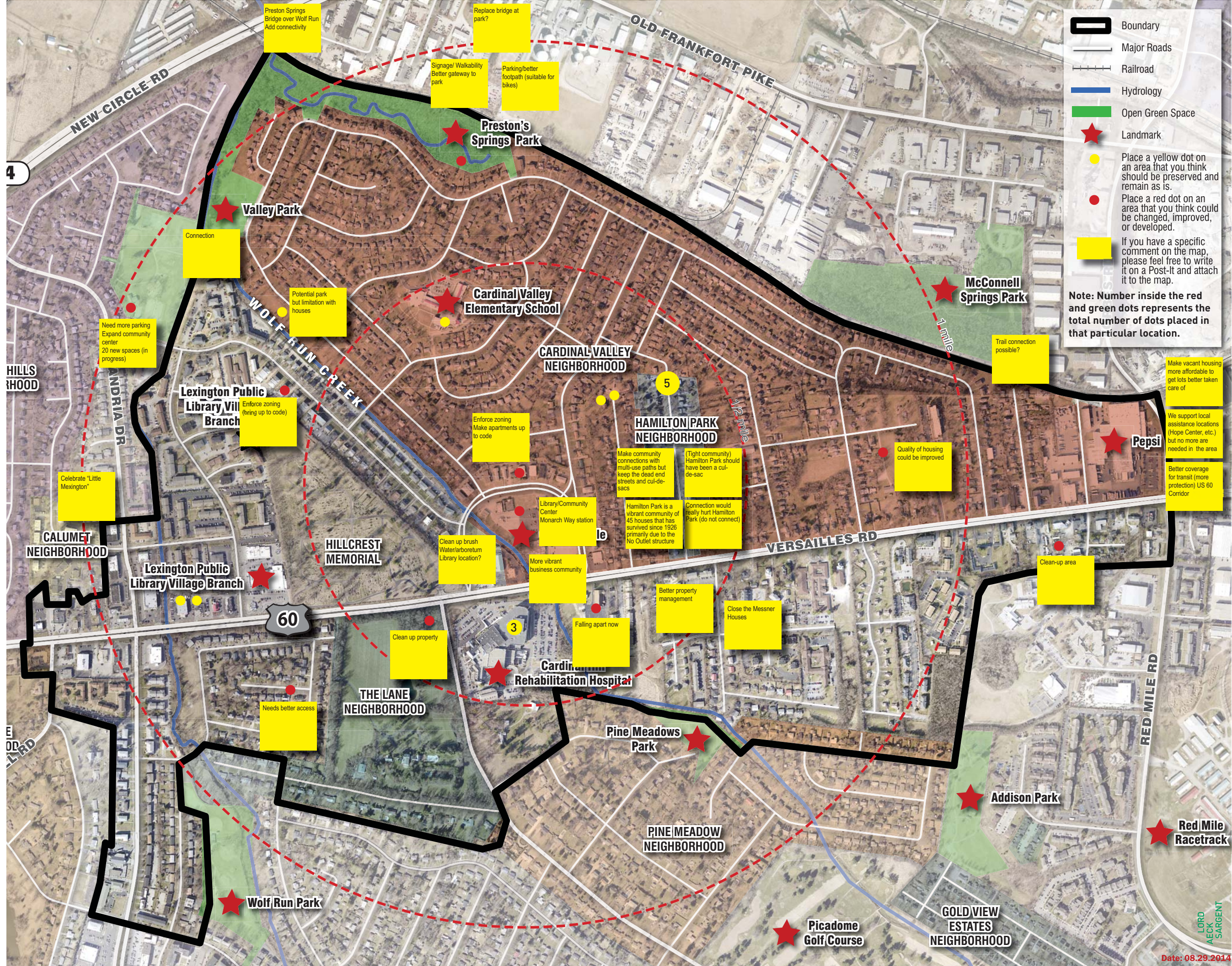
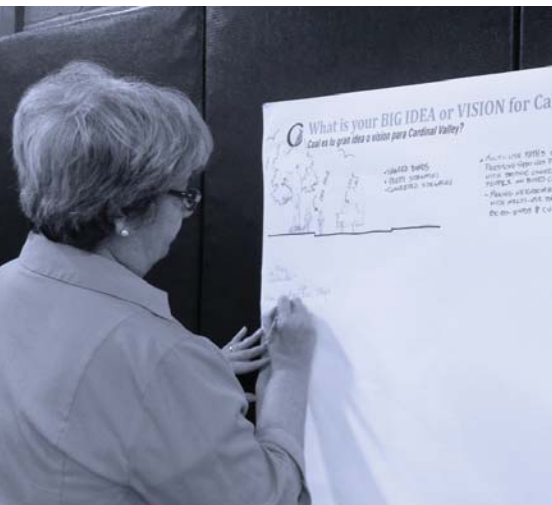
Celebrate “Little Mexington”

Parking/
better footpath
(suitable for bikes)

Train connection possible?

Better coverage for transit (more protection) US 60 corridor





ISSUES + OPPORTUNITIES

Education

Library is great! Maybe a bigger, better library could be built in Oxford Circle.

Note: * Indicates the number of participants that agreed with statement.

Housing

Landlord improvements and meet code

* * *

Better quality apartment housing

*

More private housing vs. HUD

More home ownership - less rented

Neighborhood

Better communication between neighborhoods before major changes occur that affect the community.

Uniform business signage

Fair share of recovery/help centers in neighborhood.

*

Need Youth Community Center (Basketball courts, etc.)

Arboretum behind Little Caesar's

Cultural Center!

*

Health + Safety

Cardinal Hill Hospital is a BIG asset

More police patrols

More lighting and safe trails

Neighborhood education on landscaping codes

Bike routes

Police Station

Employment + Economic Development

Oxford Circle
- Revised
- Modernized

Neighborhood hardware store??

Too hard for businesses to grow

Place for workshops and information on bus matters

Farmers Market
Nice restaurants

Incentives to encourage businesses/markets

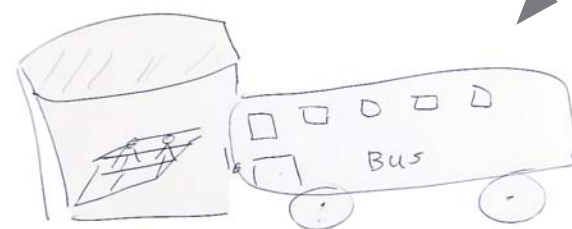
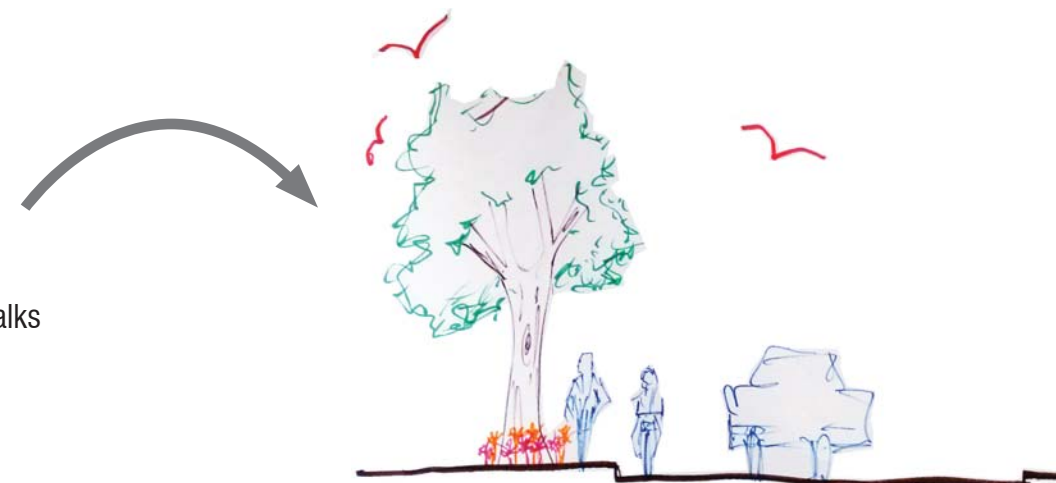




What is your **BIG IDEA** or **VISION** for Cardinal Valley?

Cual es tu gran idea o vision para Cardinal Valley?

- Shared Roads
- Pretty Sidewalks
- Completed Sidewalks



- More sidewalks -
- More shelters/bus stops
- More buses running late p.m. and early a.m.

- Big new Library
- Community Center
- Park Trails
- Celebrate Diversity - Sign/entrance to "Little Mexington"
- Bigger enforcement on current laws and codes to keep streets clean and presentable.
- Rental housing needs to be kept up to "code" condition
- Landscaping along Versailles Road, and by the streams and banks leading up to the area.
- Brush cleared from intersections for better visibility of entering traffic.
- Uniformity of small business signs
- More police presence
- Need better sidewalks & covered bus shelters - high volume of blue collar workers that use this area - more/better lighting
- Park amphitheater for cultural events like at Moon Amphitheater
- Protect what is viable, vibrant and represents community. Example: Hamilton Park, Westgate.
- To be able to walk Cambridge and Alexandria passed 7 p.m. with no worries
- Multi-use paths connecting Preston Springs Park and Valley Park with bridge connections that people on bikes can use.

Fall Festival

Location: Valley Park
Time: 2:00 p.m. - 6:00 p.m.
No. of Participants: 19

Lord Aeck Sargent and EHI participated in the Fall Festival on October 25th, 2014. The goal was to gather the communities input regarding improvements to their neighborhood.

Help Improve Your Community Questionnaire

Participants were asked to fill out a five question survey (in Spanish and English) where they expressed the likes and dislikes of their neighborhood. The questions were:

- What is the best thing about your neighborhood?
- What needs to be improved in your neighborhood?
- What do you think can be done to improve Alexandria/Versailles Road?
- What kind of parks and open space is needed?
- What kind of community services need to be added?

Some of the actual comments provided by participants include:

#1
The community
is very united

#2
Degrading
business
facades

#3
More signs
and trash cans
throughout the
roads

#4
Cultural parks

#5
A Spanish
translator
available to the
community

#1
Diversity of
community





Help Improve Your Community!

Ayuda a mejorar tu barrio!

Note: * Indicates number of participants that stated the same response.

1 What is the best thing about your neighborhood? *Qué es lo mejor de su barrio?*

- Quiet streets *
- Proximity to other amenities
- Proximity to school **
- Close community ***
- The park and the events hosted there **
- Safe (daytime) **
- Seeing how the neighborhood grows day by day and how the adults and children interact more
- Clean
- Services for the community
- Diversity of community
- Activities for children

2 What needs to be improved in your neighborhood? *Qué hay que mejorar en su barrio?*

- Degrading business facades
- Lack of sufficient supplies in stores
- English translation on Spanish signs
- Parking on Dorsey Street
- More drinking fountains, better restrooms and for them to be available throughout the day
- Clean up trash on the streets
- The security *
- Not be the last to have their leaves picked up by the city
- More police officers patrolling at night - fast cars
- More lighting at the park
- More lighting in general
- More employment
- Parking in neighborhoods should be limited
- Less violence *
- Smells like sewer during the afternoon sometimes
- More events to have better communication and to know where people can help
- More parking at Valley Park
- Better watch on children who walk by themselves (4 yr. olds-17)
- More security for the children at the parks

3 What do you think can be done to improve Alexandria/Versailles Road? *Qué cree que se puede hacer para mejorar las calles de Alexandria y Versailles?*

- More lanes
- More police officers patrolling at night **
- More signs and trash cans throughout the roads
- Respect the elderly and the people walking on Alexandria and Versailles road **
- More security for the residents *
- More lighting
- More employment
- A big department store
- Fix potholes
- Re-pave streets
- Fix sidewalks
- Fix gang problem
- More things to do for the kids

4 What kind of parks and open space is needed? *Qué tipo de parques y espacio abiertos son necesarios?*

- Pool *
- More parks ***
- Cultural parks
- Picnic tables or trail on Deauville Dr. *
- Add workout facilities
- Another park for the community of Versailles and Alexandria
- More events for the children
- Skate parks

5 What kind of community services need to be added? *Qué tipo de servicios para la comunidad hay que agregar?*

- Food and clothing
- More parking for library *
- Trash control - fines?
- More community events
- Help for the homeless
- More lighting
- Security for the children at the parks
- A Spanish translator available to the community
- Dog park
- Bigger library
- Better bus services
- Sports
- Housing/Food banks

Public Meeting #2

Location: Cardinal Valley Elementary School
Time: 6:30 p.m. - 8:30 p.m.
No. of attendance: 30

Lexington-Fayette Urban County Government along with their consultants: Lord Aeck Sargent, EHI and Parsons Brinckerhoff, hosted their second public workshop on November 18, 2014. The goal was to discuss opportunities for improvement on Versailles Road corridor, neighborhood parks and open spaces.

Parsons Brinckerhoff introduced the Versailles Road Improvement Plan, followed by Lord Aeck Sargent’s presentation on the Small Area Plan. After the presentations, there was a planning exercise set up by Lord Aeck Sargent with the goal of gathering input from the community in regards to the existing parks. Both presentations had a Spanish presentation as well.

Planning Station Exercise:

Participants were asked to take cutouts of various park amenities (tennis courts, playgrounds, baseball fields, community center, etc.) and place them where they saw fit on the existing open spaces in Cardinal Valley. A site plan was also provided where participants could write their ideas and opinions and locate them on the map.



Commercial District Meeting

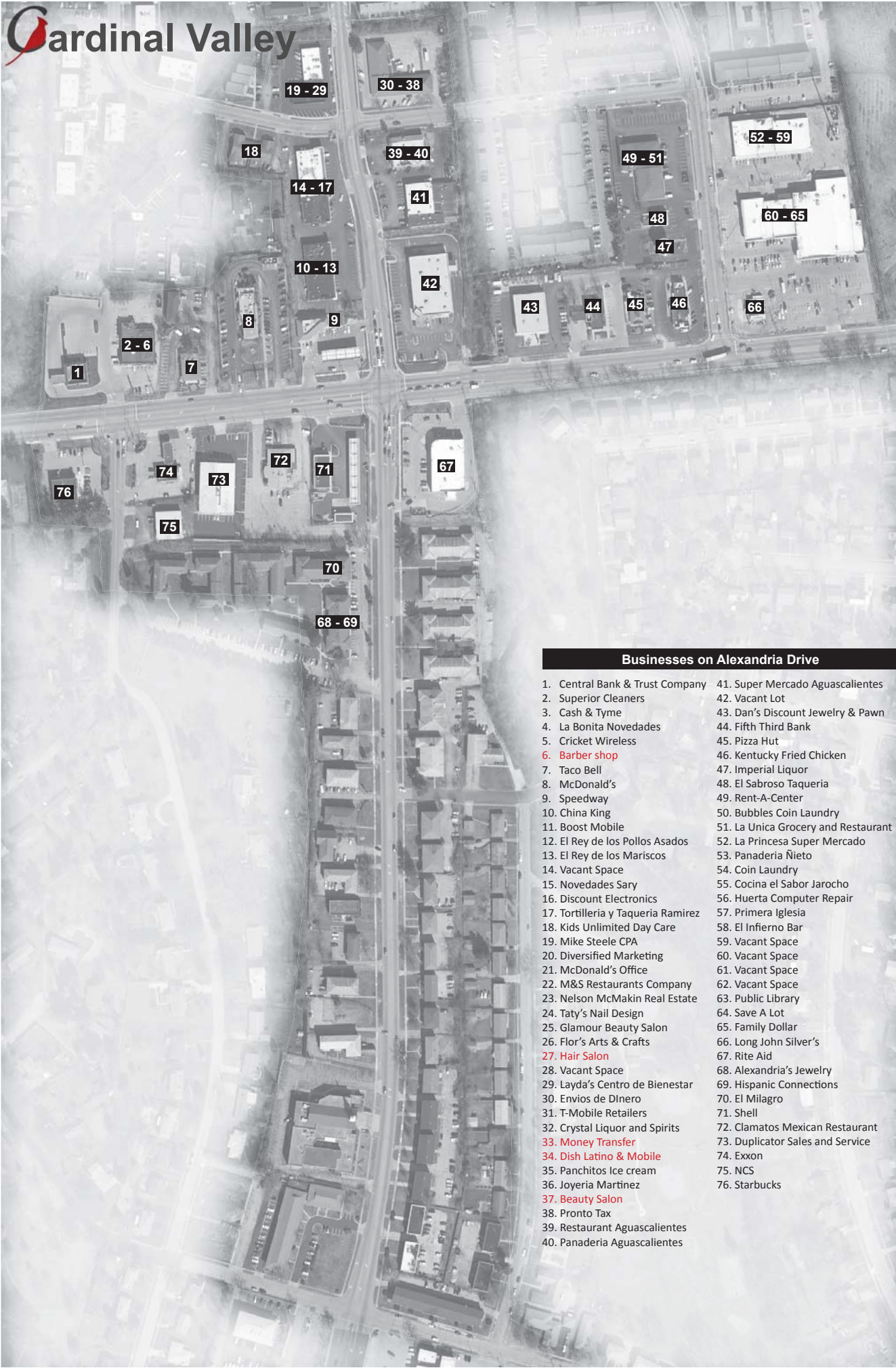
Location: Valley Park
Time: 6:30 p.m. - 8:30 p.m.
No. of attendance: 4

Lexington-Fayette Urban County Government along with their consultants, Lord Aeck Sargent and EHI, hosted a public meeting for the business owners along Alexandria Drive on February 11, 2015. The aim was to gather the merchant’s thoughts and ideas on the existing and potential opportunities for Alexandria Drive.

The Planning Team conducted a walking assessment prior to the meeting to survey the businesses and street conditions along Alexandria Drive. The map on the right shows the location of both local and chain retail.

Some of the main issues expressed by the merchants were the following:

- Lack of trust between community and LFUCG
 - Need some form of investment from city
 - Market Alexandria Drive
 - Interest in Merchants Association
 - Affordable Health Center
 - Food trucks: Code enforcement and regulations
- Security
 - Community Center at Oxford Circle
 - Traffic on Alexandria Drive and Devonport
 - Festivals in Cardinal Valley
 - More amenities/parking for Valley Park
 - Public transportation



Public Meeting #3

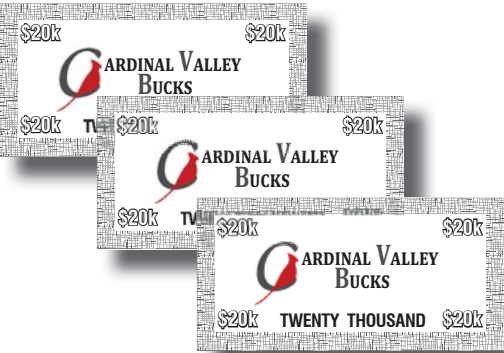
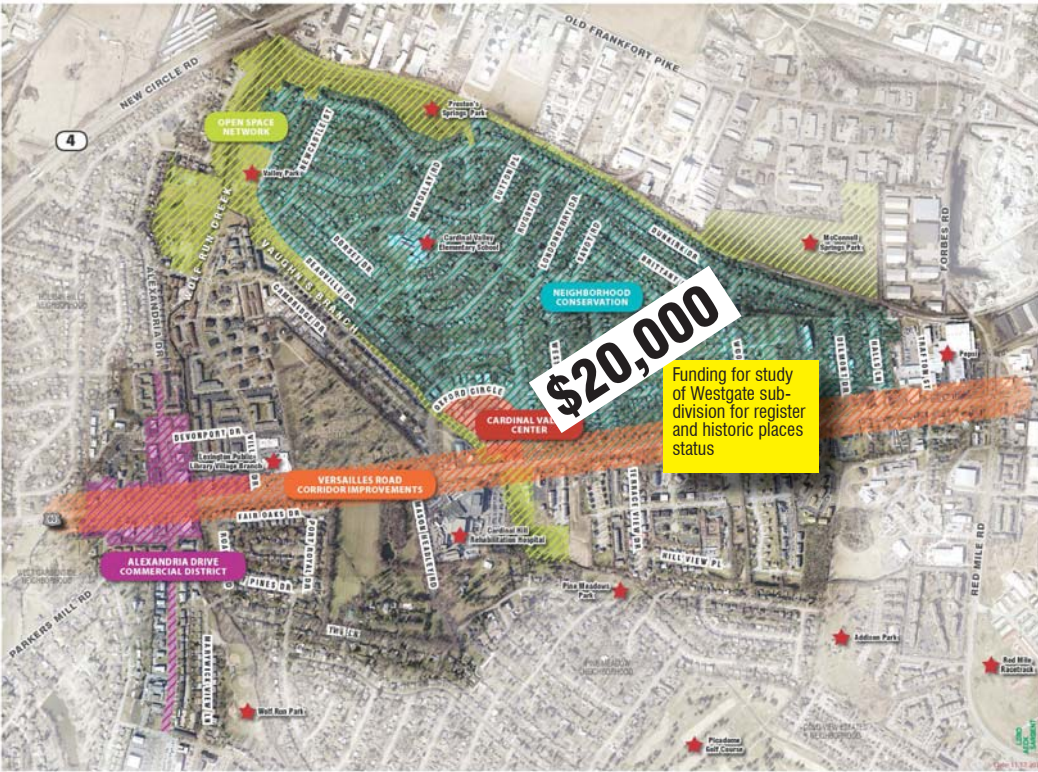
Location: Cardinal Valley Elementary School
Time: 7:00 p.m. - 8:30 p.m.
No. of attendance: 18

Lexington-Fayette Urban County Government along with their consultants, Lord Aeck Sargent and EHI consultants, hosted their last public workshop on April 7, 2015. The goal was to recap the planning process for the Cardinal Valley Small Area Plan, and to gather the communities input on the five catalytic projects presented.

District II Councilmember Henson welcomed everyone and spoke about the significance of the Cardinal Valley Small Area Plan. Jim Duncan from the Division of Planning spoke about the planning process and what to expect for the study area. The Design Team went over the five catalytic projects for Cardinal Valley.

Project Prioritization Exercise:

Participants were given \$100,000 of “Cardinal Bucks” to give to the projects they felt were priority. The money could be given to a single project or spread out between various projects. Participants were also encouraged to leave post-it comments on the boards with any ideas or suggestions they had.



Project Prioritization Exercise

OPEN SPACE

A

MCCONNELL SPRINGS
TRAIL CONNECTION

\$80,000



B

PRESTON'S SPRING
PRESERVE LOOP

\$60,000



Recycle bins would
promote more trash
- Turn into a drop
off center for trash

C

WOLF RUN &
VAUGHN'S BRANCH
MULTI-USE TRAIL



\$80,000



D

VALLEY PARK



\$0



E

OXFORD CIRCLE
URBAN NATURE CENTER



\$20,000

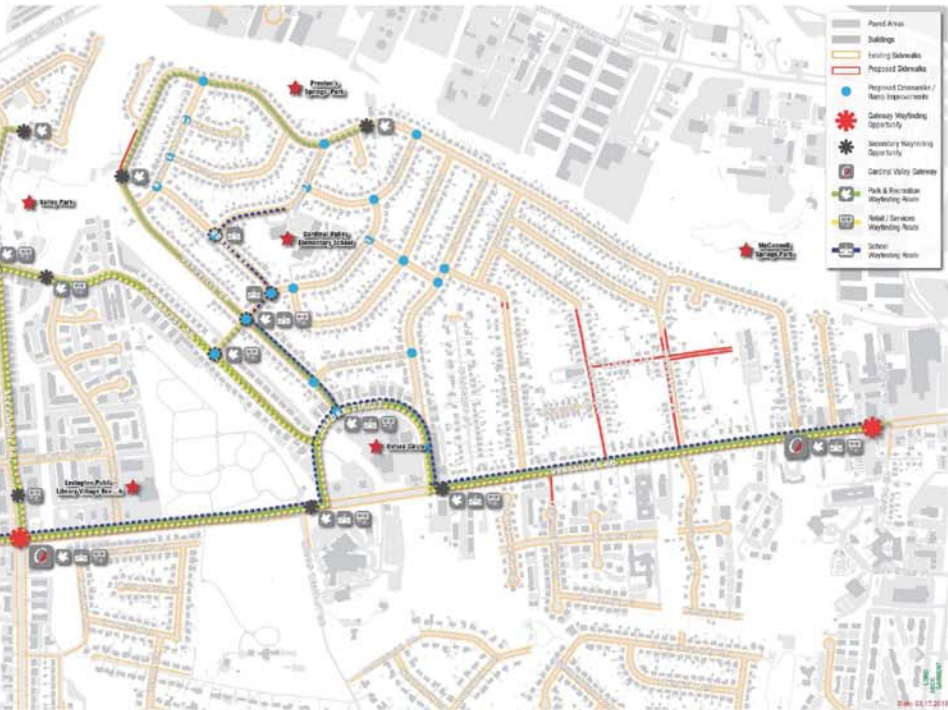


Project Prioritization Exercise

TRANSPORTATION & CIRCULATION

A STREETScape AND ACCESSIBILITY IMPROVEMENTS TO THE NEIGHBORHOOD

\$80,000



C ENHANCED STREETScape AND TRANSIT ALONG ALEXANDRIA DRIVE

\$0



B ENHANCED TRANSIT STOPS AND PEDESTRIAN IMPROVEMENTS TO VERSAILLES ROAD

\$120,000



Project Prioritization Exercise

DEVELOPMENT

A

INCREASING SINGLE-FAMILY HOMEOWNERSHIP

Historic nomination study

\$180,000

OBJECTIVES:

Facilitate Affordable Housing Enhancements

Expand Home Ownership Opportunities

Promote a Strong Empowered Neighborhood Through Education and Outreach

Ensure Enforcement of the Housing Code and Neighborhood Revitalization

ACTIONS:

1. Promote Rehabilitation of Sub-Standard Single Family Housing Units.
2. Encourage Public-Private Partnerships.

1. First-Time Homebuyers Assistance – HOME Investments Partnership; CDBG Programs; LFUCG AHF, etc.
2. Utilize Housing Rehab Assistance Programs.
3. Promote Asset and Wealth Building Programs – EITC, Foreclosure Intervention Programs, etc.

1. Emphasize community impact on housing and neighborhood improvement and stabilization.

1. Enforcement of the Housing and Unsafe Buildings Codes.
2. Encourage the Use of Rehab Assistance Programs.

B

RENOVATIONS AND IMPROVEMENTS TO MULTI-FAMILY HOUSING

\$200,000

OBJECTIVES:

Facilitate Affordable Housing Enhancements

Increase Affordable Rental Opportunities

Promote a Strong Empowered Neighborhood Through Education and Outreach

Ensure Enforcement of the Housing Code and Neighborhood Revitalization

ACTIONS:

1. Promote Rehabilitation of Sub-Standard Multi-Family Housing Units.
2. Encourage Public-Private Partnerships.

1. Leveraging of Available Funds for Affordable Housing.
2. Provide Rental Assistance (Vouchers) to Very Low-Income and Special Needs Persons.

1. Emphasize community impact on housing and neighborhood improvement and stabilization.
2. Conduct Landlord Training Workshops.

1. Enforcement of the Housing and Unsafe Buildings Codes.
2. Encourage the Use of Rehab Assistance Programs.

C

CARDINAL VALLEY CENTER

\$1,100,000



D

ALEXANDRIA DRIVE COMMERCIAL IMPROVEMENTS

\$200,000

