

LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT

Senior Center

Property Inventory and Review

August 20, 2013

Senior Center Discussion

**The Lexington-Fayette Urban County Council
asked us to:**

- Review LFUCG-owned property
- Review available private property
- Meet with the YMCA on property and potential for collaboration

Senior Center Discussion

Sixteen site visits

Properties met the four-acre minimum requirement

Meetings/Conversations

YMCA – Discussed available property, satellite locations, and potential for service partnerships.

Fayette County Schools – No property available. Interested in selling Meadowbrook Golf Course.


Properties Visited But Not Under Consideration

1. **Addison** (8 acres located off Harrodsburg Road close to Red Mile)
2. **Elkhorn/Cane Run** (4.69 acres eliminated due to flood plain location)
3. **Harrods Hill** (12.57 acres located on the south side close to Beaumont)
4. **Jacobson Park** (4+ acres located to the left of the entrance to the park)
5. **King Property** (24 acres located off Deerhaven Road close to I-75 and Hamburg)
6. **Pleasant Ridge** (11 acres located along I-75 close to Andover Forest)
7. **Woodhill Park** (11 acres located off New Circle Road adjacent to Palumbo Drive)
8. **Coldstream** (11.5 acres located off Citation Boulevard)
9. **Beaumont** (Kroger location with 60,000 square feet)
10. **Shillito Park Area** (4+ acres located between the railroad and Shillito Park)
11. **Winchester Road** (4+ acres located southeast of the intersection of Winchester Road and Patchen Wilkes Drive)


Properties That Merit Further Consideration

1. **Idle Hour Park** (23.8 acres located off Richmond Road)
2. **Liberty Park** (69 acres located off Liberty Road)
3. **Turfland Mall** (4 acres located on the back side of the property or a possible lease of Dillard's space)
4. **YMCA Sites – Hamburg at Rosebud and North Y at Loudon Avenue**


Idle Hour Park

Property	Evaluation	Site
Idle Hour Park 212 St. Ann Drive	Ease and safety of vehicular site access and egress (or apparent options for creating it)	
Zip: 40502	Available site space to accommodate a building with the base architectural program in an appropriate configuration and orientation (in a new or renovated building)	
	Available space to accommodate the base program for parking in an appropriate configuration and proximity to the building	
Comment	The site is (or can be) configured for accessibility between the building and parking areas, site amenities, etc. (refers to slope/grade issues)	
	Build on an existing LFUCG park.	

Turfland Mall – Option I

Property	Evaluation	Site
Turfland Mall Option I	Ease and safety of vehicular site access and egress (or apparent options for creating it)	
Zip: 40504	Available site space to accommodate a building with the base architectural program in an appropriate configuration and orientation (in a new or renovated building)	
	Available space to accommodate the base program for parking in an appropriate configuration and proximity to the building	
Comment	The site is (or can be) configured for accessibility between the building and parking areas, site amenities, etc. (refers to slope/grade issues)	
	Retrofitting of the original Dillard building (half of the first floor) by the developer and LFUCG will enter into a long term lease with the developer.	


Turfland Mall – Option II

Property	Evaluation	Site
Turfland Mall Option II	<p>Ease and safety of vehicular site access and egress (or apparent options for creating it)</p> <p>Available site space to accommodate a building with the base architectural program in an appropriate configuration and orientation (in a new or renovated building)</p>	
Zip: 40504	<p>Available space to accommodate the base program for parking in an appropriate configuration and proximity to the building</p>	
	<p>The site is (or can be) configured for accessibility between the building and parking areas, site amenities, etc. (refers to slope/grade issues)</p>	
Comment	<p>Long term build-to-Suit lease with private developer for construction of a new building.</p>	

Liberty Park

Property	Evaluation	Site
<p>Liberty Park 2515 Liberty Rd.</p>	<p>Ease and safety of vehicular site access and egress (or apparent options for creating it)</p>	
<p>Zip: 40509</p>	<p>Available site space to accommodate a building with the base architectural program in an appropriate configuration and orientation (in a new or renovated building)</p>	
	<p>Available space to accommodate the base program for parking in an appropriate configuration and proximity to the building</p>	
<p>Comment</p>	<p>The site is (or can be) configured for accessibility between the building and parking areas, site amenities, etc. (refers to slope/grade issues)</p> <p>Build on an existing LFUCG park.</p>	

YMCA – North Loudon

Property	Evaluation	Site
YMCA North 381 W. Loudon	Ease and safety of vehicular site access and egress (or apparent options for creating it)	
	Available site space to accommodate a building with the base architectural program in an appropriate configuration and orientation (in a new or renovated building)	
Zip: 40508	Available space to accommodate the base program for parking in an appropriate configuration and proximity to the building	
	The site is (or can be) configured for accessibility between the building and parking areas, site amenities, etc. (refers to slope/grade issues)	
Comment	Construction of a facility on the land adjacent to the YMCA North (owned by YMCA). The property is located at the head of the Legacy Trail.	

Site Crime and Crash Data June 2012 through June 2013

Site Vicinity	Reported Crime	Reported Crashes
Idle Hour Park	75	80
Turfland Mall	73	97
Liberty Park	26	10
YMCA – Loudon	31	33

Senior Census Data

Sorted by Zip Code		
Zip Code	Seniors	% of Pop.
40502	5,925	20%
40503	5,509	20%
40504	4,450	17%
40505	5,159	20%
40507	295	17%
40508	2,326	10%
40509	4,318	13%
40510	315	15%
40511	3,866	12%
40513	1,881	17%
40514	1,827	12%
40515	4,258	13%
40516	393	20%
40517	4,863	13%
Total	45,385	15%

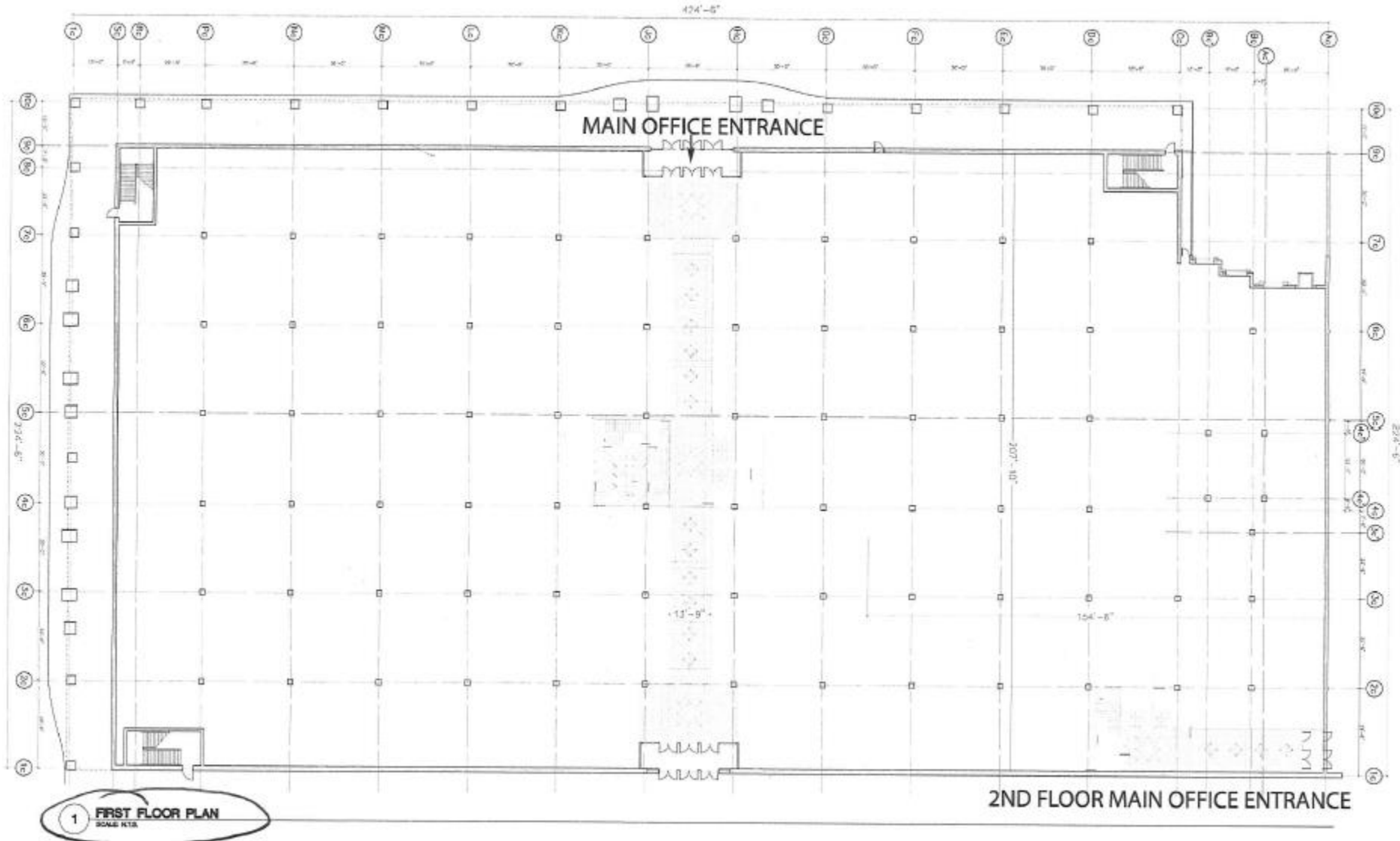
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40510	315	15%
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Total	45,385	15%

Questions?

Turfland Mall Conceptual Development Scenarios



Turfland Mall Existing Floor Plan



Liberty Park Crime and Crash Data

Reported Crime / Liberty Park Area / June 2012 - June 2013

Count of CASE NUMBER	Year		Month					2012 Total	2013			2013 Total	Grand Total
	2012	2013	Jun	Aug	Sep	Oct	Nov		Mar	Apr	May		
VIOLATION CODE DESCRIPTION													
ASSAULT, 4TH DEGREE (DOMESTIC VIOLENCE) MINOR INJURY									1			1	1
BURGLARY, 1ST DEGREE								1				1	1
BURGLARY, 2ND DEGREE								1				1	2
CRIMINAL MISCHIEF 3RD DEGREE					1			3				4	5
CRIMINAL MISCHIEF, 1ST DEGREE						1			1			2	2
POSSESSION OF BURGLARY TOOLS											1	1	1
TBUT OR DISP - AUTO							1		1			2	2
TBUT OR DISP ALL OTHERS		1							1			2	2
TBUT OR DISP FROM AUTO					3		1		4		1	5	5
THEFT BY DECEPTION-INCLUDE COLD CHECKS U/\$10,000				1				1				2	2
THEFT BY UNLAWFUL TAKING- AUTO \$10,000 OR MORE							1		1			2	2
THEFT OF CONTROLLED SUBSTANCE										1		1	1
WANTON ENDANGERMENT-1ST DEGREE				1				1				2	2
WANTON ENDANGERMENT-2ND DEGREE			1					1				2	2
Grand Total			1	1	3	8	4	17	4	1	4	9	26

Crashes / Liberty Park Area / June 2012 - June 2013



YMCA North Loudon Crime and Crash Data

Reported Crime / Loudon YMCA Area / June 2012 - June 2013

Count of CASE NUMBER	Year Month															2013 Total	Grand Total
	2012							2013									
	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun				
VIOLATION CODE DESCRIPTION																	
ARSON, 3RD DEGREE																1	
ASSAULT, 4TH DEGREE (MINOR INJURY)				2	2		1	1							6	6	
ASSAULT, 4TH DEGREE (NO VISIBLE INJURY)									1						1	1	
BURGLARY, 3RD DEGREE											1				1	1	
ROBBERY, 2ND DEGREE						1									1	1	
TBUT OR DISP - ALL OTHERS													2		2	2	
TBUT OR DISP - AUTO			1												1	1	
TBUT OR DISP ALL OTHERS		2	1	1		2				2		1			4	10	
TBUT OR DISP BICYCLES							2								2	2	
TBUT OR DISP FROM AUTO					1					1					1	2	
TBUT OR DISP SHOPLIFTING							1								1	1	
THEFT OF CONTROLLED SUBSTANCE													1		1	1	
THEFT OF LEGEND DRUG 1ST OFFENSE OR VALUE U/\$300										1					1	1	
THEFT OF SERVICES											1	1			1	1	
Grand Total	2	2	3	3	3	3	4	1	18	1	4	2	1	1	4	13	

Crashes / Loudon YMCA Area / June 2012 - June 2013

