

TOWN BRANCH & MAIN STREET BAPTIST CHURCH COORDINATION

Council Work Session
November 7, 2017



LEXINGTON



Concept SITE PLAN





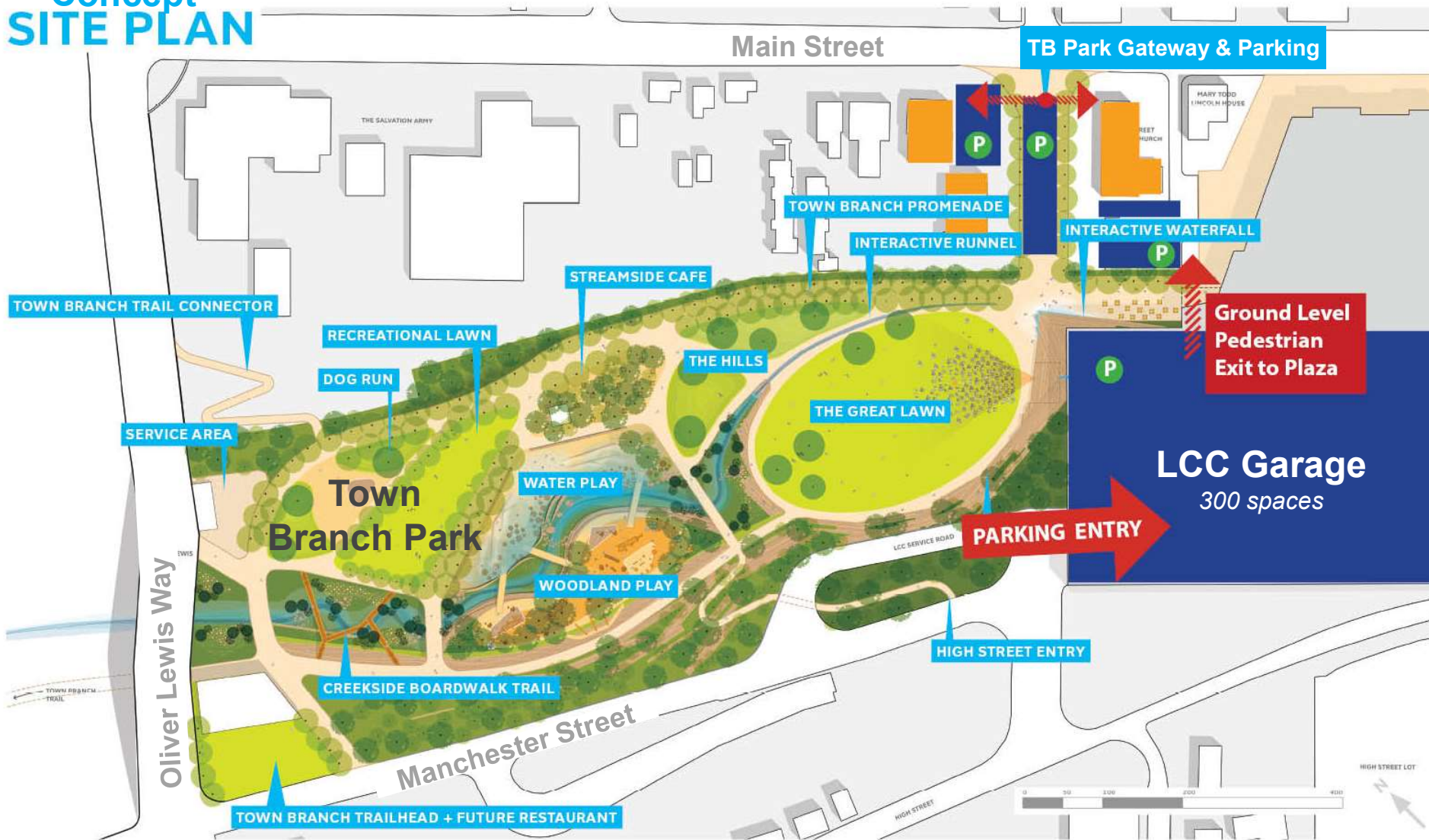
Town Branch Park: view looking to downtown from Oliver Lewis Bridge



Town Branch Greenway: Downtown separated biking & pedestrian paths



Concept SITE PLAN



Jefferson at Main- Existing Conditions



Jefferson at Main- Proposed Design





Coordination Meetings

September 25, 2017

*Attendees: Main Street Baptist Church (MSBC), Town Branch Fund (Park),
Lexington Center Corporation (LCC), Mayor's Office, Council Representatives*

Presented:

- Overview of district projects (LCC, TB Park, TB Greenway)
- Parking assessment
- Design Scheme 1

Identified Needs:

- MSBC identified the need for 200-250 parking spaces to support the current congregation and allow for future growth of the church.
- MSBC attorneys raised concerns that the anticipated swap/ownership of the viaduct property is questionable
- MSBC expressed concerns regarding reserved parking for church programming

Follow-up Items:

- Assess Alternatives utilizing Braxton Building
- Research Right-of-Way and road swap legalities
- Explore Operations Management Strategies



Coordination Meetings

October 23, 2017

*Attendees: Main Street Baptist Church (MSBC), Town Branch Fund (Park),
Lexington Center Corporation (LCC), Mayor's Office, Council Representatives*

Presented:

- Design studies- Preferred Scheme identified
- Design studies using Braxton Building, H-1 property
- Studies regarding ROW
- Reviewed operations management strategies, LexPark partnership
- Strategy for developing a Memorandum of Agreement (MOA)

Identified Needs:

- MSBC identified the need for rear access to Chapel
- MSBC expressed interest in exploring demo of Braxton Building as a separate endeavor

Follow-up Items:

- Edit Preferred Scheme 7 to include rear access
- Set forth timeline and next steps
- Connect MSBC with Historic Preservation for more H-1 information



Anticipated Timeline

Lexington Center Corporation (LCC) Renovation will begin 2018, anticipated completion is 2021

- A portion of the LCC Cox Street parking lot will remain open to provide parking at the rear of MSBC property
- Upon completion in 2021 a 300 space garage will be completed
- LCC has indicated MSBC may use these parking spaces at any time when no LCC events are underway requiring the use of the spaces, same agreement that is in place today

Jefferson Street Viaduct will be removed and the site will be reconfigured with TB Park Gateway & public parking (date TBD for construction)

- A portion of the LCC lot will remain open to provide parking at the rear of MSBC property during construction

Park Construction is anticipated to begin following LCC construction & Jefferson Reconfiguration Completed

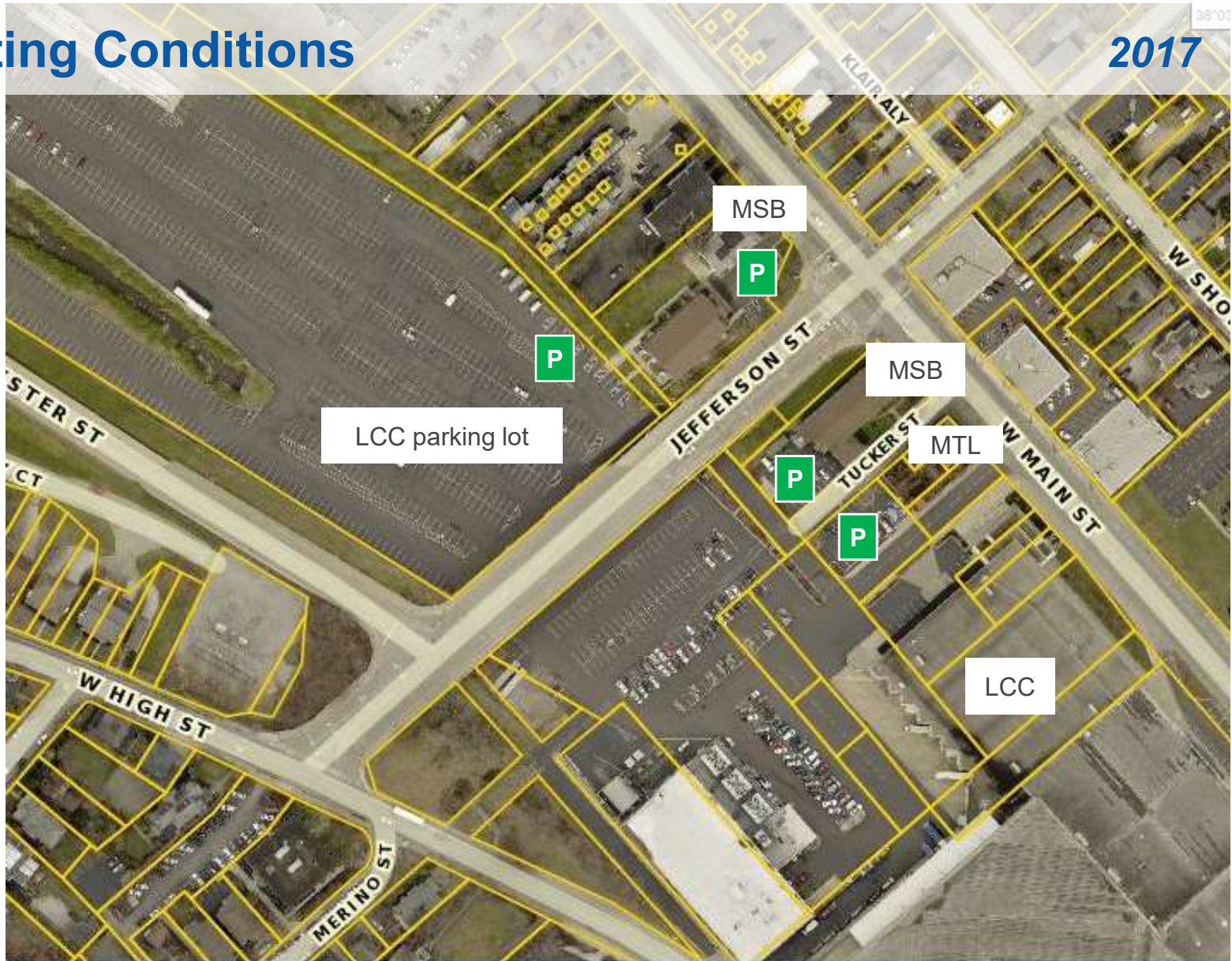
- Following completion of the TB Gateway & Public Parking and LCC's 300 space garage the TB Park construction will begin (final date TBD)
- TB Park Gateway & Parking will be available for public parking, identified times can be reserved for MSBC per an operations agreement to be determined

At no time will MSBC be without parking to support programming at the church



Existing Conditions

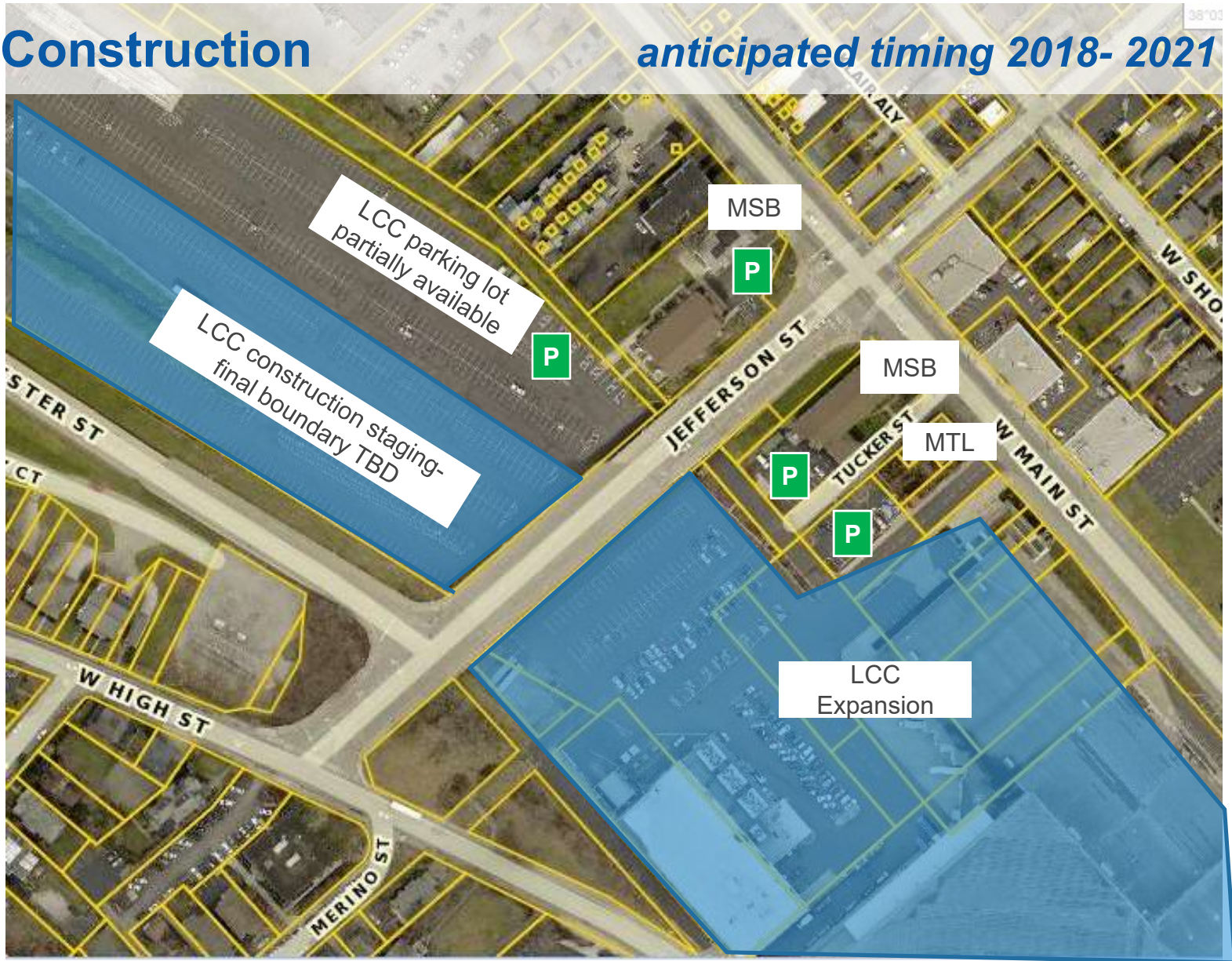
2017





LCC Construction

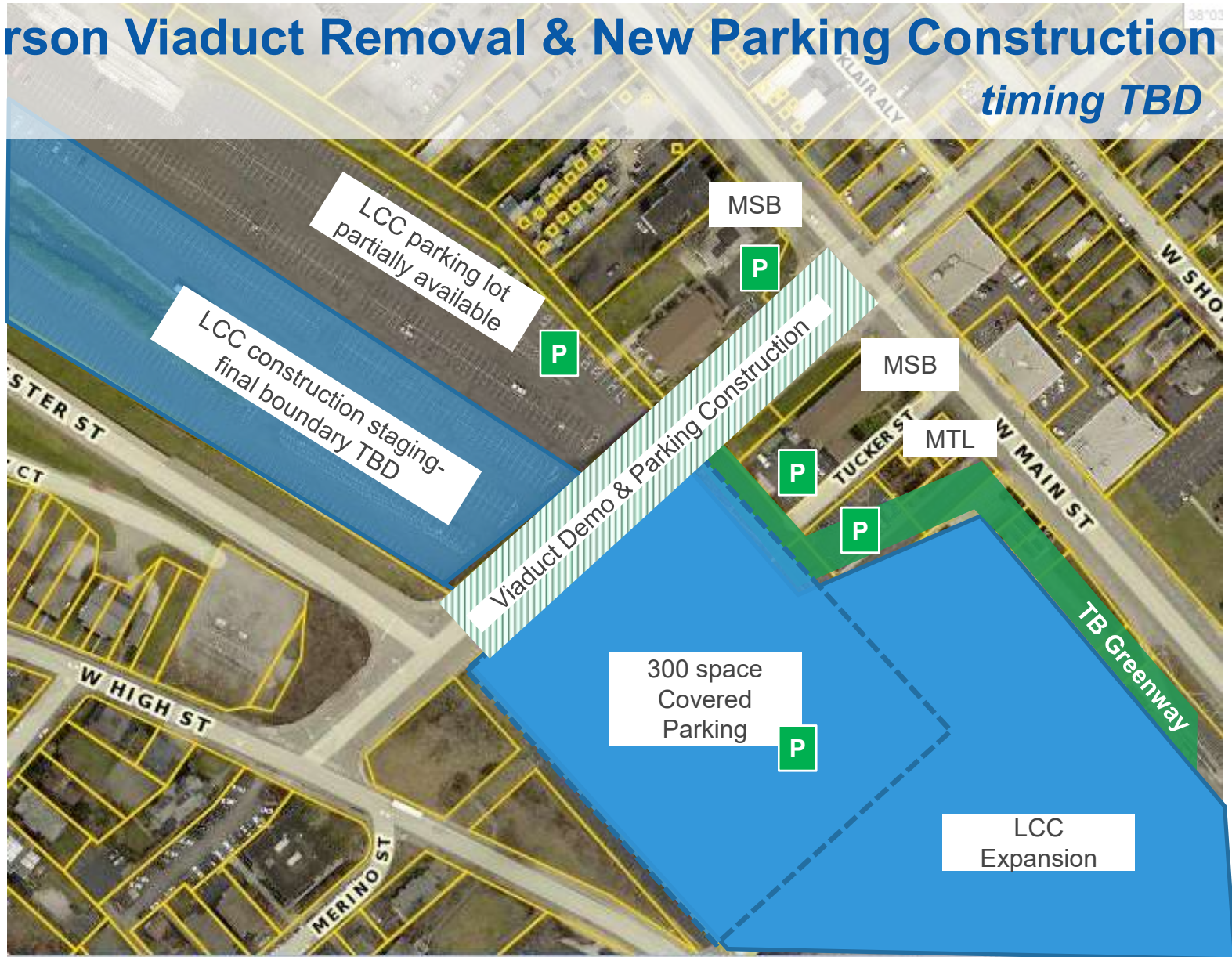
anticipated timing 2018- 2021





Jefferson Viaduct Removal & New Parking Construction

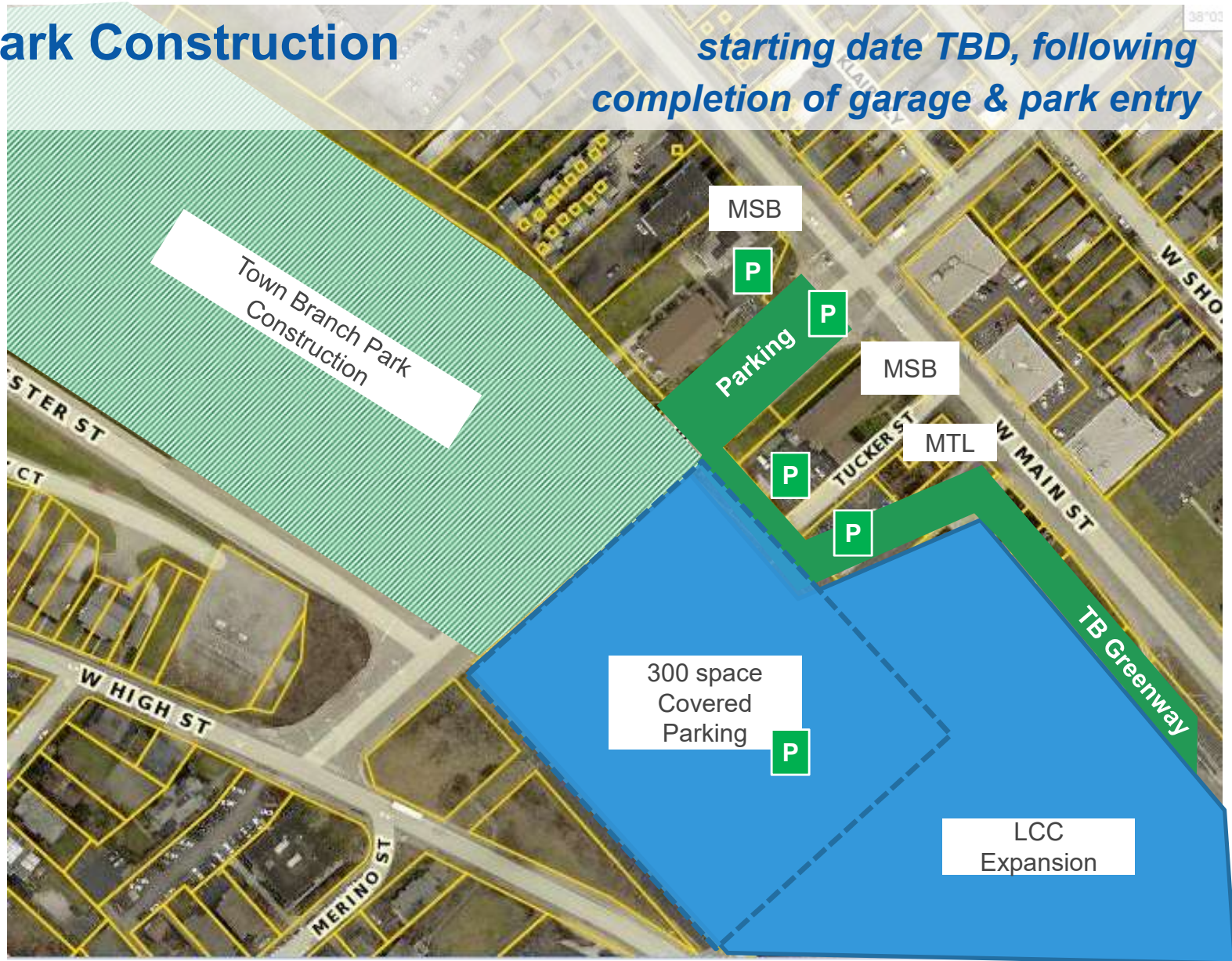
timing TBD





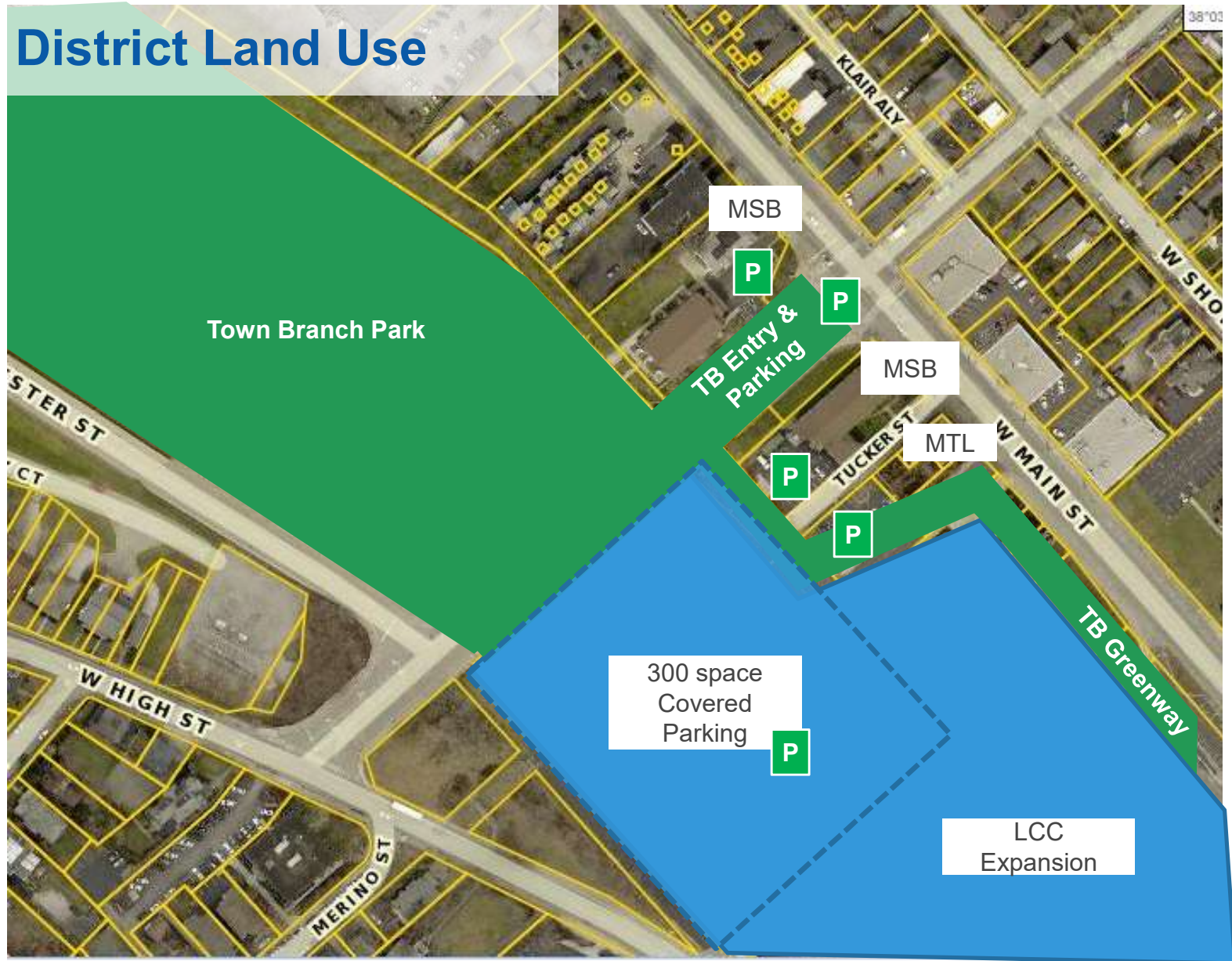
TB Park Construction

starting date TBD, following completion of garage & park entry



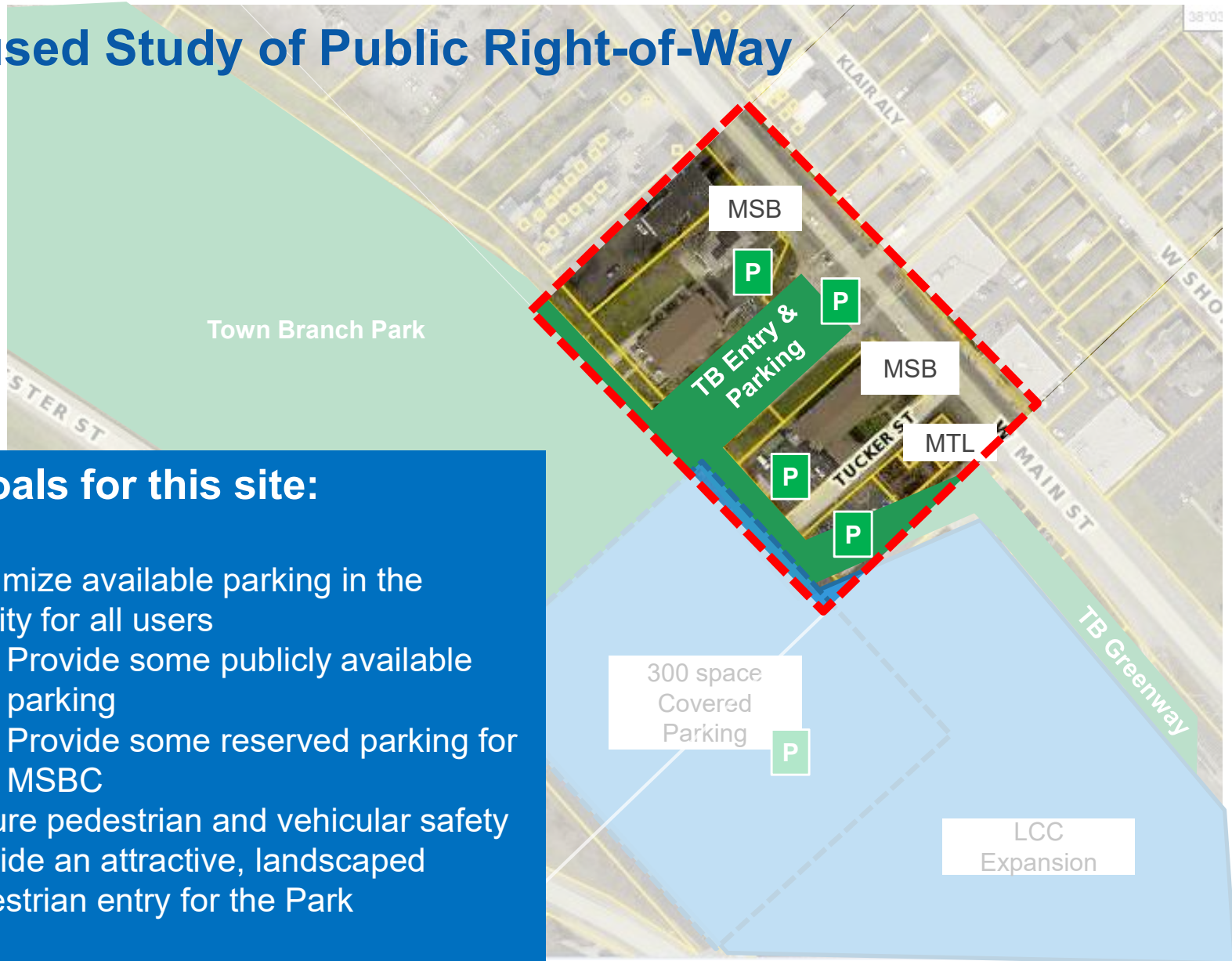


Final District Land Use





Focused Study of Public Right-of-Way



Design goals for this site:

- Maximize available parking in the vicinity for all users
 - Provide some publicly available parking
 - Provide some reserved parking for MSBC
- Ensure pedestrian and vehicular safety
- Provide an attractive, landscaped pedestrian entry for the Park

Site Constraints

Designs for the focused study area had to respond to existing site conditions. The design team explored all options equally and assessed following review of all data.

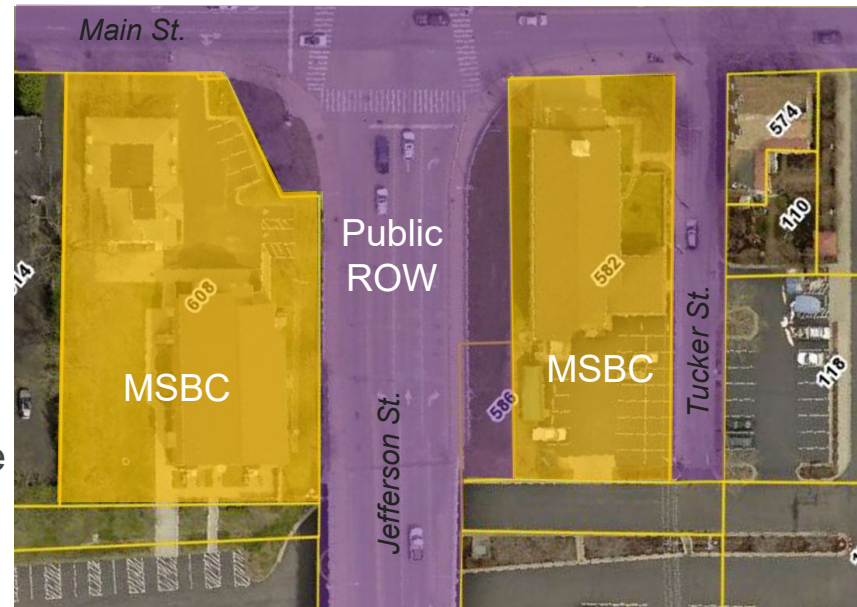
- **Public ROW**

Designs were assessed for several conditions

- Viaduct remaining in place,
- Viaduct repurposed, &
- Viaduct removed

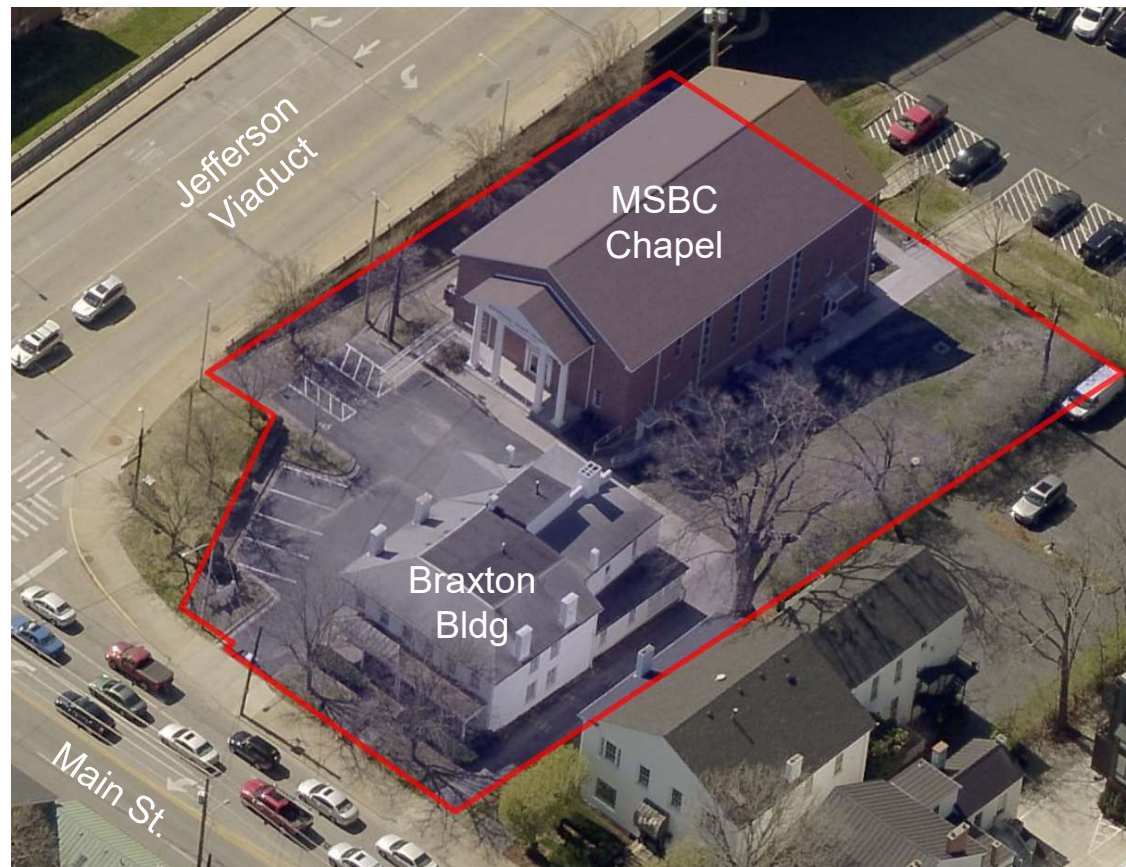
- **Main Street Baptist Church Parcels**

Design addressed keeping the MSBC site as existing & explored reconfigurations of existing lots to maximize utilization



Site Constraints

- **Braxton Building**
 - MSBC offered an alternative to utilize the land adjacent to their chapel
 - This would require demolition of an existing structure, Braxton Building
 - The building is in an H-1 overlay and was identified as historically significant.





Design Studies

	Summary	Braxton Bldg Demo	Metered Parking	MTL Parking	MSBC Parking	Total Parking Spaces	Is it feasible?
Scheme 1	Remains in ROW, and reconfigures MSBC lots	<input type="radio"/>	29	11	32	72	<input checked="" type="checkbox"/>
Scheme 2	Uses ROW, and reconfigures MSBC lots	<input checked="" type="radio"/>	56	11	41	108	<input checked="" type="checkbox"/>
Scheme 3	Uses ROW, and reconfigures MSBC lots	<input checked="" type="radio"/>	41	11	76	128	<input checked="" type="checkbox"/>
Scheme 4	Uses ROW, and reconfigures MSBC lots	<input checked="" type="radio"/>	38	11	76	125	<input checked="" type="checkbox"/>
Scheme 5	Viaduct Remains & Closed to thru traffic	<input type="radio"/>	44	9	26	78	<input checked="" type="checkbox"/>
Scheme 6	Combines ROW with MSBC lots- no park entry	<input type="radio"/>	0	9	100	109	<input checked="" type="checkbox"/>
Scheme 7	Uses ROW, and reconfigures MSBC lots	<input type="radio"/>	46	9	37	92	<input checked="" type="checkbox"/>
Scheme 8	Viaduct in place, no change to MSBC lots	<input type="radio"/>	0	9	26	35	

EXISTING: 44 spaces

MSB On-site: 26 spaces

Off-site Parking: 18 spaces

- Mary Todd Lincoln House (18)

SUPPORTED PROPOSAL: 92 spaces

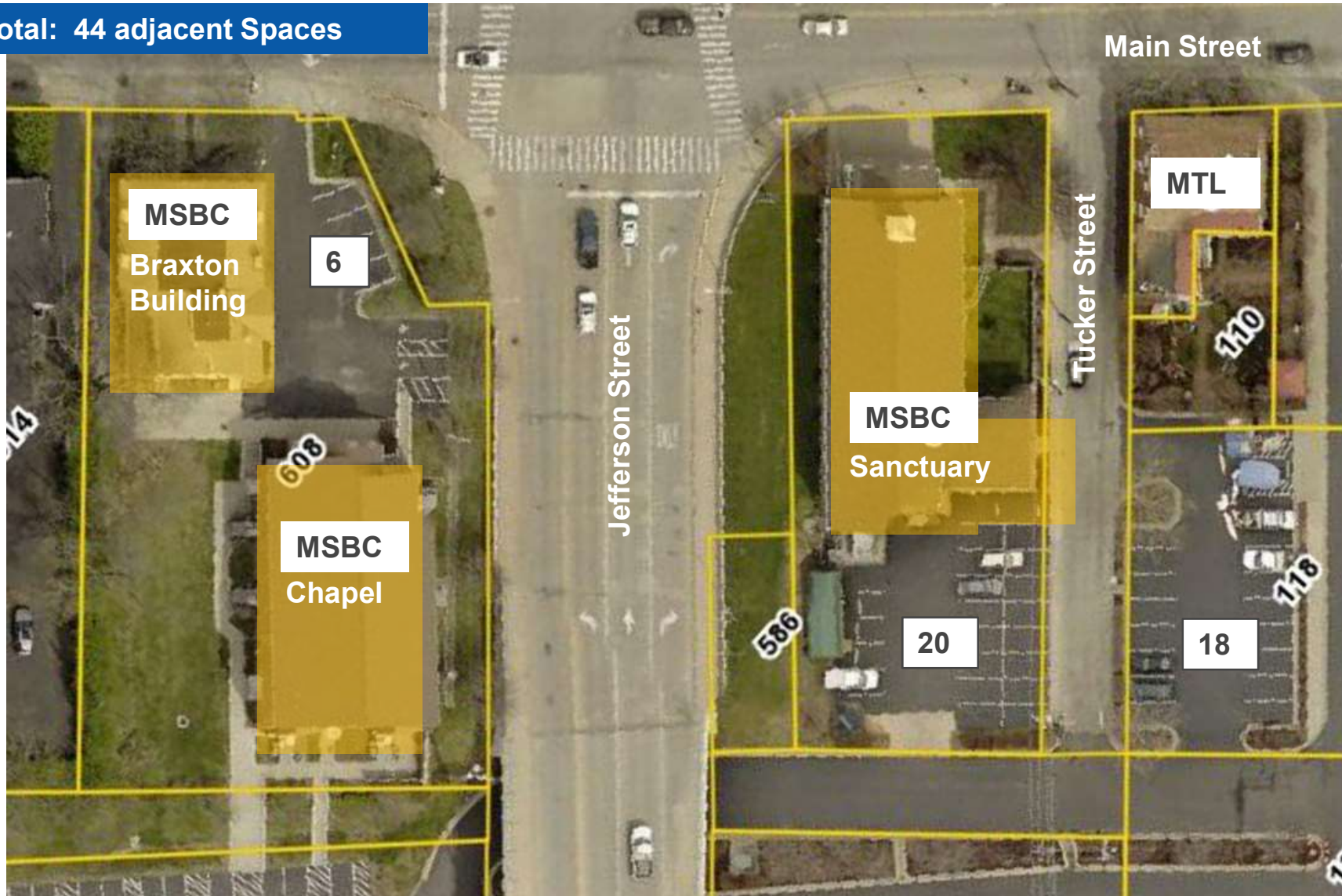
MSB On-site: 37 spaces

Off-site Parking: 55 spaces

- Mary Todd Lincoln House (9)

- Public Metered Spaces (46)

Total: 44 adjacent Spaces

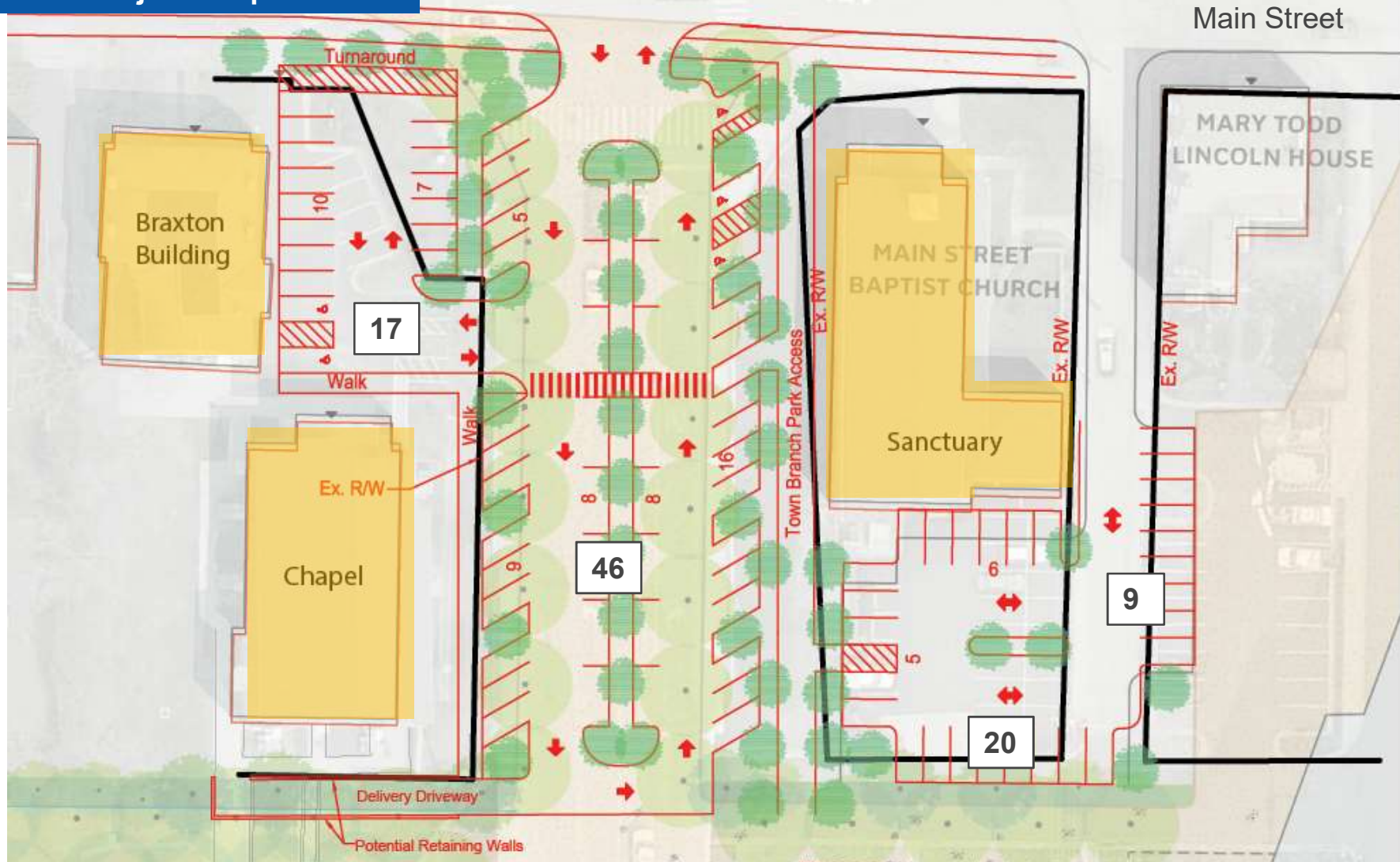


Existing Conditions

26 on MSB, 18 on MTL



Total: 92 adjacent Spaces

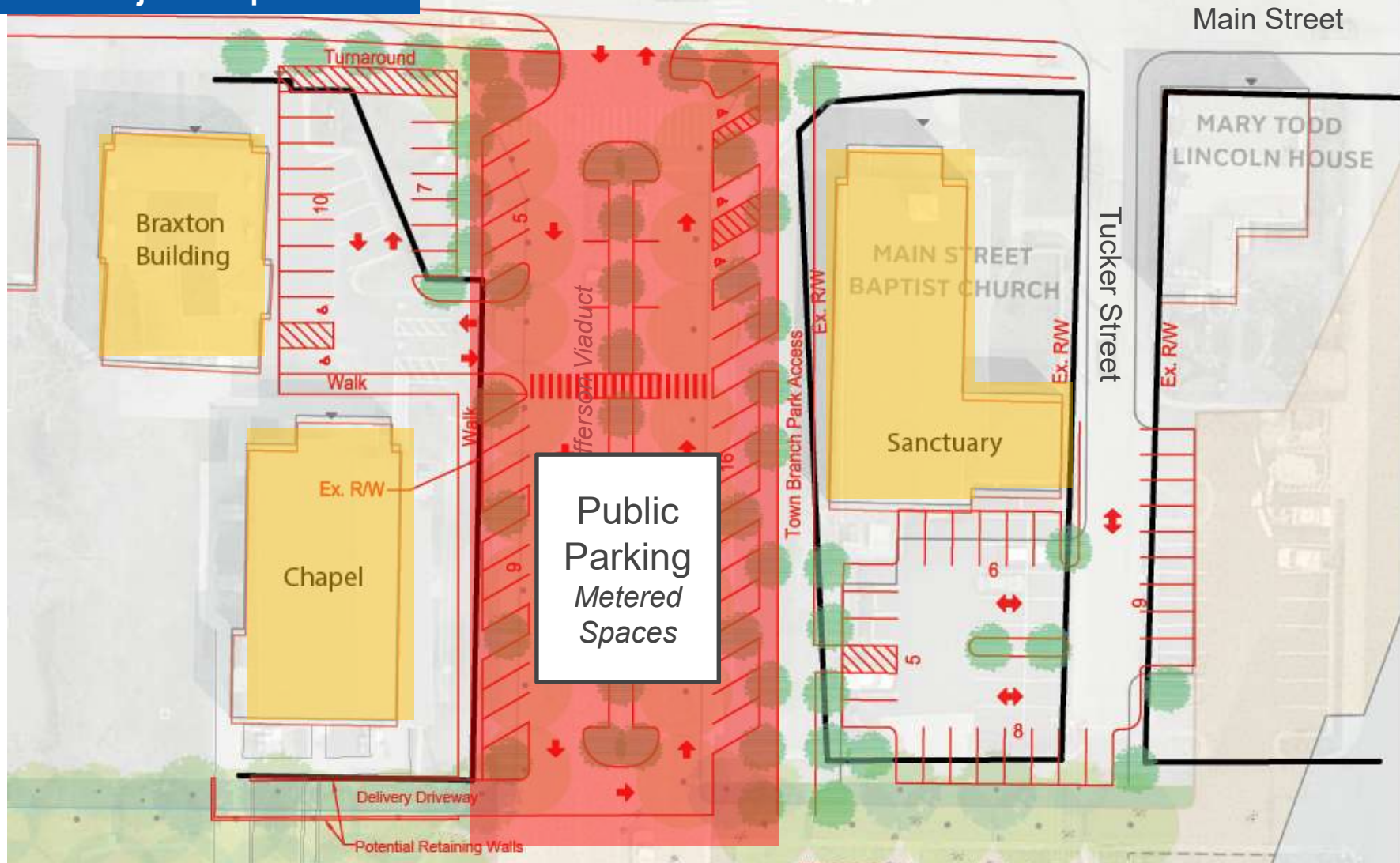


Proposed Design

37 on MSB, 9 on MTL, 46 public parking on-street



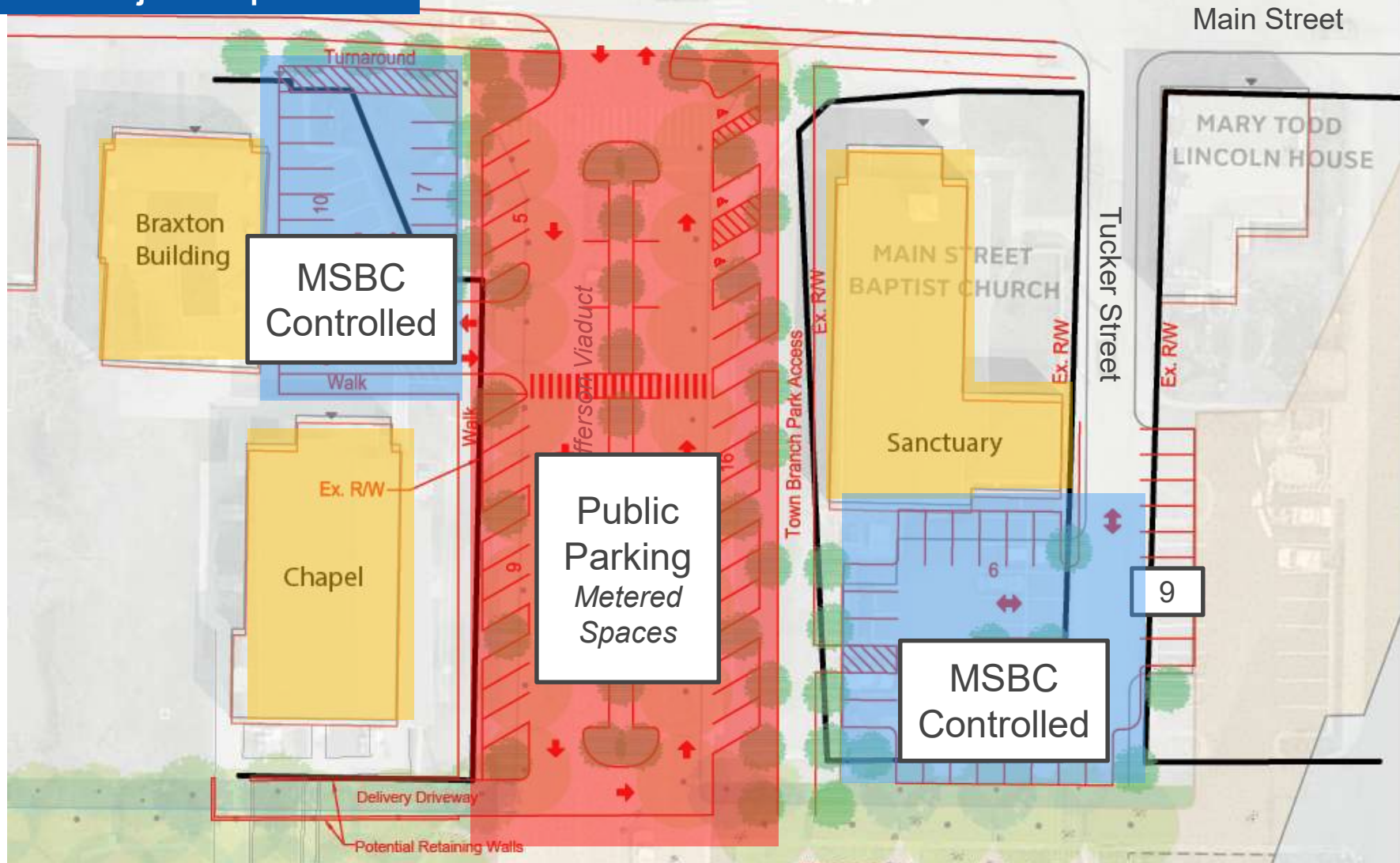
Total: 92 adjacent Spaces



Management Strategy: Working with LexPark, meters will be placed on public spaces within the new TB Gateway & Parking area



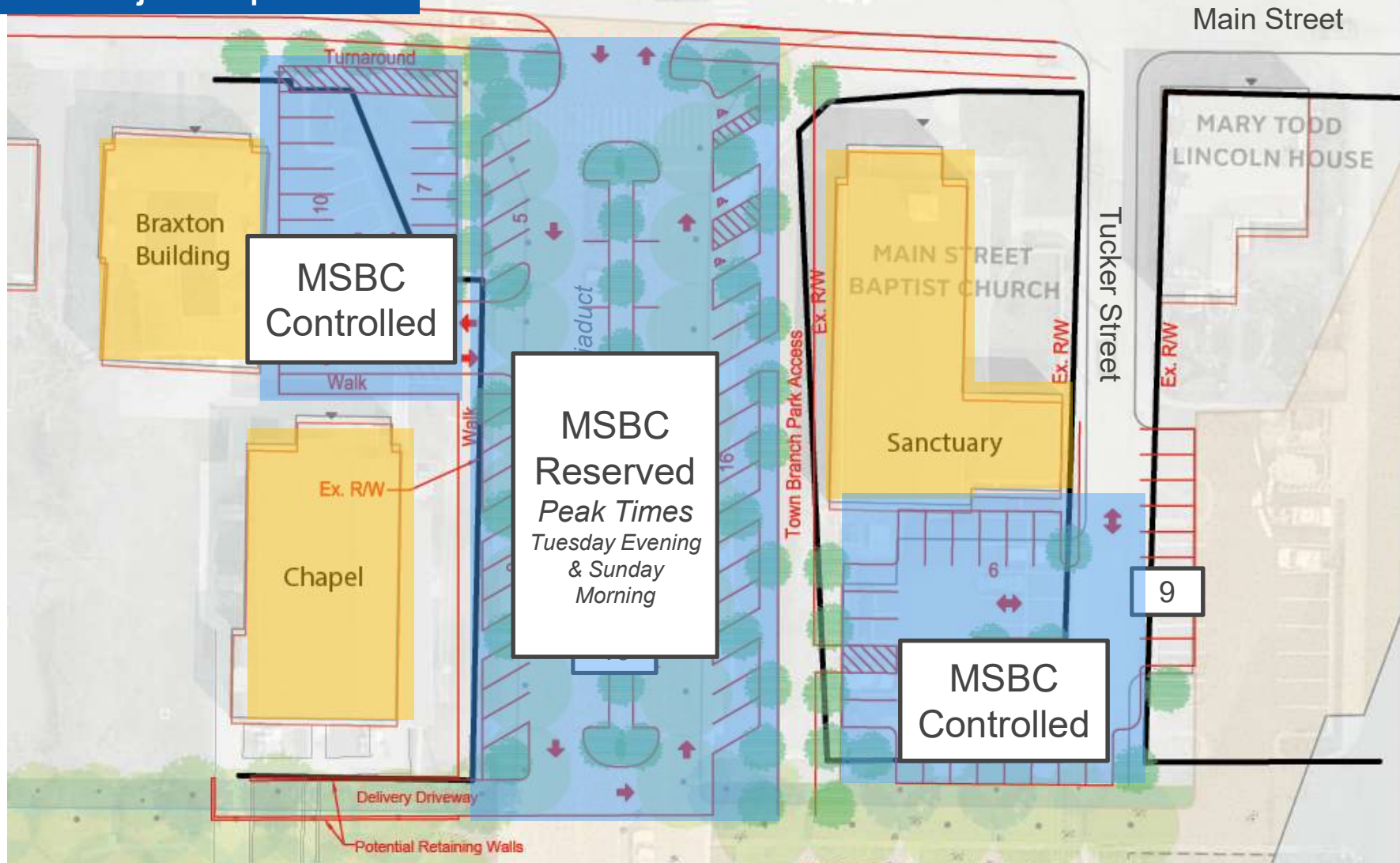
Total: 92 adjacent Spaces



Management Strategy: MSBC will have full control over 37 spaces located on their property. This is an increase of 17 spaces from what is available there today.



Total: 92 adjacent Spaces



Management Strategy: Working with LexPark, we will provide appropriate signage to reserve metered spaces for MSBC for peak times. Permits may be displayed in vehicles to identify visitors to MSBC and to inform enforcement

PARKING NEED:

MSBC need: 200-250 spaces
Church noted this need to accommodate current demand & future growth

PROPOSED:

MSB On-site: 37 spaces
Off-site Parking: 355 spaces

- LCC Parking Garage (300)
- Mary Todd Lincoln House (9)
- TB Park Gateway Parking (46)

392 Spaces
within Walking Distance of MSBC with new design





Next Steps:

Main Street Baptist Church to respond with official response about discussed proposal, anticipated Nov. 9th

The City will work with MSBC to draft a Memorandum of Agreement outlining the preferred design approach and identifying the times and spaces that are to be utilized by MSBC.

Concurrently, **the City will move forward with the road swap agreement with the State.** Once Jefferson Street is locally controlled the City may finalize agreements with MSBC.

Additionally, **the City will help facilitate conversations with the Lexington Center Corporation** to discuss a possible MOA for the use of their parking facilities when other LCC events are not using the space.

Jointly, a communications strategy to be developed to ensure MSBC is up to date with most up-to-date information regarding construction and completion dates.

Questions?

