



Lexington-Fayette Urban County Government
DEPARTMENT OF GENERAL SERVICES

Jim Gray
Mayor

Sally Hamilton
Commissioner, General Services

MEMORANDUM

From: Jerry Hancock, Director, Parks and Recreation
To: Mayor Jim Gray
Urban County Council Members
Date: March 19, 2012
Subj: Burley Park Land Swap

This memo is to recommend exchanging LFUCG owned property located at 301 Burley Avenue for land of a similar size and value located directly across the street at 300, 302 and 306 Burley Avenue. The property currently exists as Burley Park, which would be completely rebuilt at the new address.

The current park is a little dated and contains a modest playground, half basketball court and some green space. A developer doing business as Burlington Heights LLC wishes to construct new residential housing on multiple lots on Burley Avenue, including that occupied by our Park at 301 Burley. He has an option to purchase the 3 properties located at 300, 302 and 306 Burley, directly across the street, which he is offering to donate to LFUCG in exchange for our property at 301 Burley. He has agreed to develop a new neighborhood park on the new property, to the specifications developed by Parks and Recreation as illustrated by the attached rendering, and cost estimate and to either pay for or construct under our direction, all of the amenities up to a total cost of \$117,000 at the developer's expense, after the existing structures are removed and the site prepared. Phase I Environmental studies have been concluded with no negative findings on the 3 properties, and appraisals on the current and proposed locations have been completed. Appraised value of the two properties is as follows:

	<u>301 Burley Ave</u>	<u>300, 302, 306 Burley</u>
Acres	0.372	0.320
Zoning	R-4	R-1D
As Is Value	\$135,000	
Under Contract		\$163,500
As Complete		\$235,000

The neighborhood attended a public meeting and expressed their concerns, which the developer took to heart and returned with a better design at a location on Burley Avenue, which retained the half basketball court which the neighbors wanted. They voted in favor of the exchange at a second public meeting. Parks and the neighborhood will receive a brand new contemporary neighborhood Park in exchange for the current Park, which is in need of improvements. There will be no cost to the LFUCG in this exchange. Parks supports the proposal. The attached Memorandum of Understanding has been reviewed by the Law Department, which binds the developer to complete the building of the new park before the current one can be demolished.