

Lexington Senior Center Preliminary Site Evaluation

February 26, 2013



Lexington Senior Center
 Preliminary Site Evaluation Study

Lexington Senior Center
 Site Analysis
 Critical Issues Review

Proposed site → Criteria ↓	Springs Inn	L-M Park	Verizon	Kroger	Winn Dixie	Current
Location						
Ease and safety of vehicular site access and egress (or apparent options for creating it).	Pass	Pass	Fail	Pass	Fail	Fail
Site						
Available site space to accommodate a building with the base architectural program in an appropriate configuration and orientation (in a new or renovated building).	Pass	Pass	Fail	Pass	Pass	Fail
Available space to accommodate the base program for parking in an appropriate configuration and proximity to the building.	Pass	Pass	Fail	Pass	Fail	Fail
The site is or can be configured for accessibility between the building and parking areas, site amenities, etc. (refers to slope/grade issues)	Pass	Pass	Pass	Pass	Pass	Pass
Reuse of Structure						
Existing structure can be modified to accommodate the base architectural program in an appropriate configuration (no apparent significant barriers to modification).	N/A	N/A	Fail	Pass	Pass	Pass

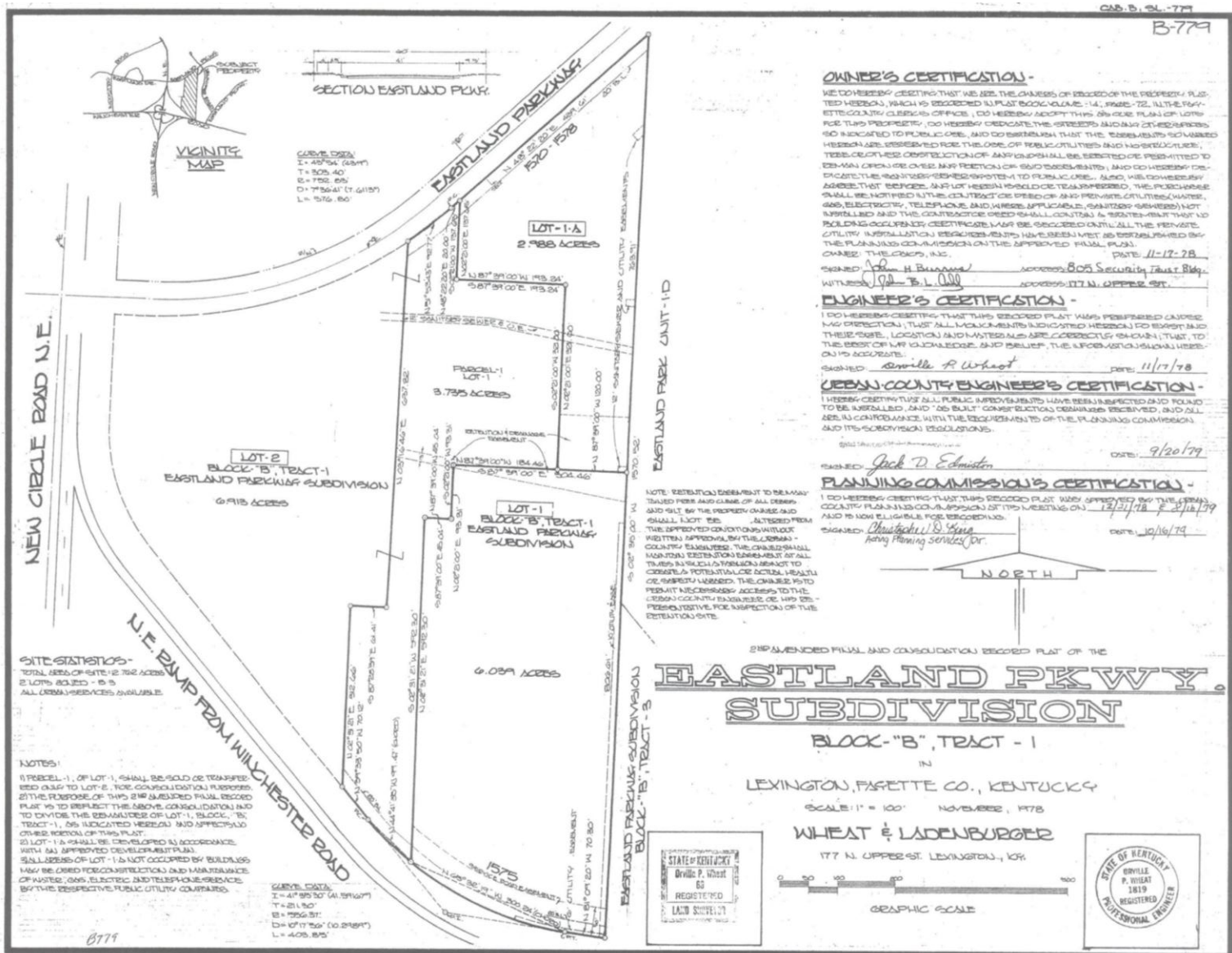
Continental Inn site

801 E. New Circle Road
10.6 acres

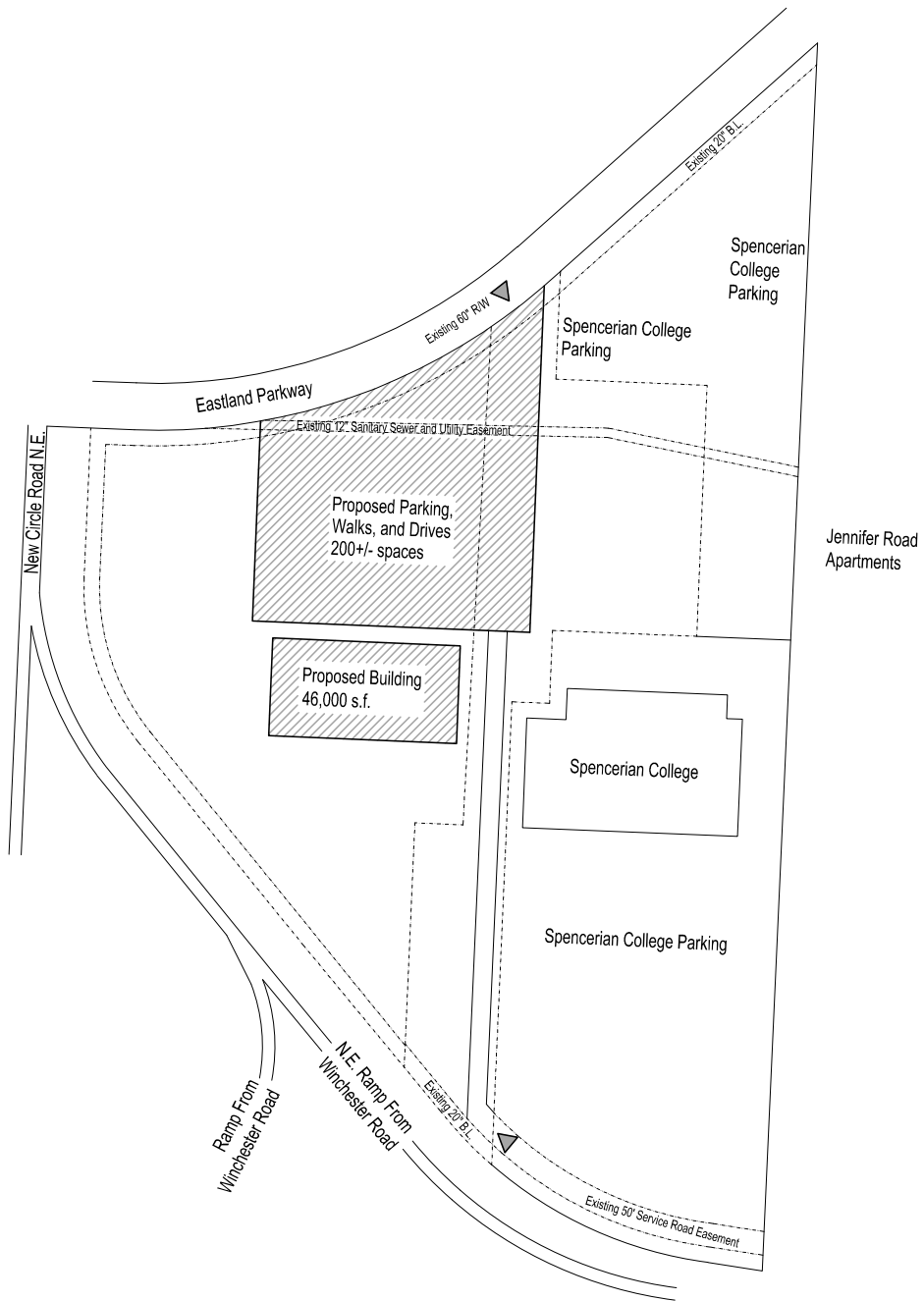
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Proposed site → Criteria ↓	Continental Inn Site
Location	
Ease and safety of vehicular site access and egress (or apparent options for creating it).	Fail: Traffic conditions created as cars merge in different directions on northbound New Circle Road between Winchester Road and Eastland Parkway may create a hazardous condition for participants as they approach from these arteries.
Site	
Available site space to accommodate a building with the base architectural program in an appropriate configuration and orientation (in a new or renovated building).	Pass: Meets or exceeds minimal requirements
Available space to accommodate the base program for parking in an appropriate configuration and proximity to the building.	Pass: Meets or exceeds minimal requirements
The site is or can be configured for accessibility between the building and parking areas, site amenities, etc. (refers to slope/grade issues)	Pass: Meets minimal requirements, grade issues will have to be addressed
Reuse of Structure	
Existing structure can be modified to accommodate the base architectural program in an appropriate configuration (no apparent significant barriers to modification).	N/A

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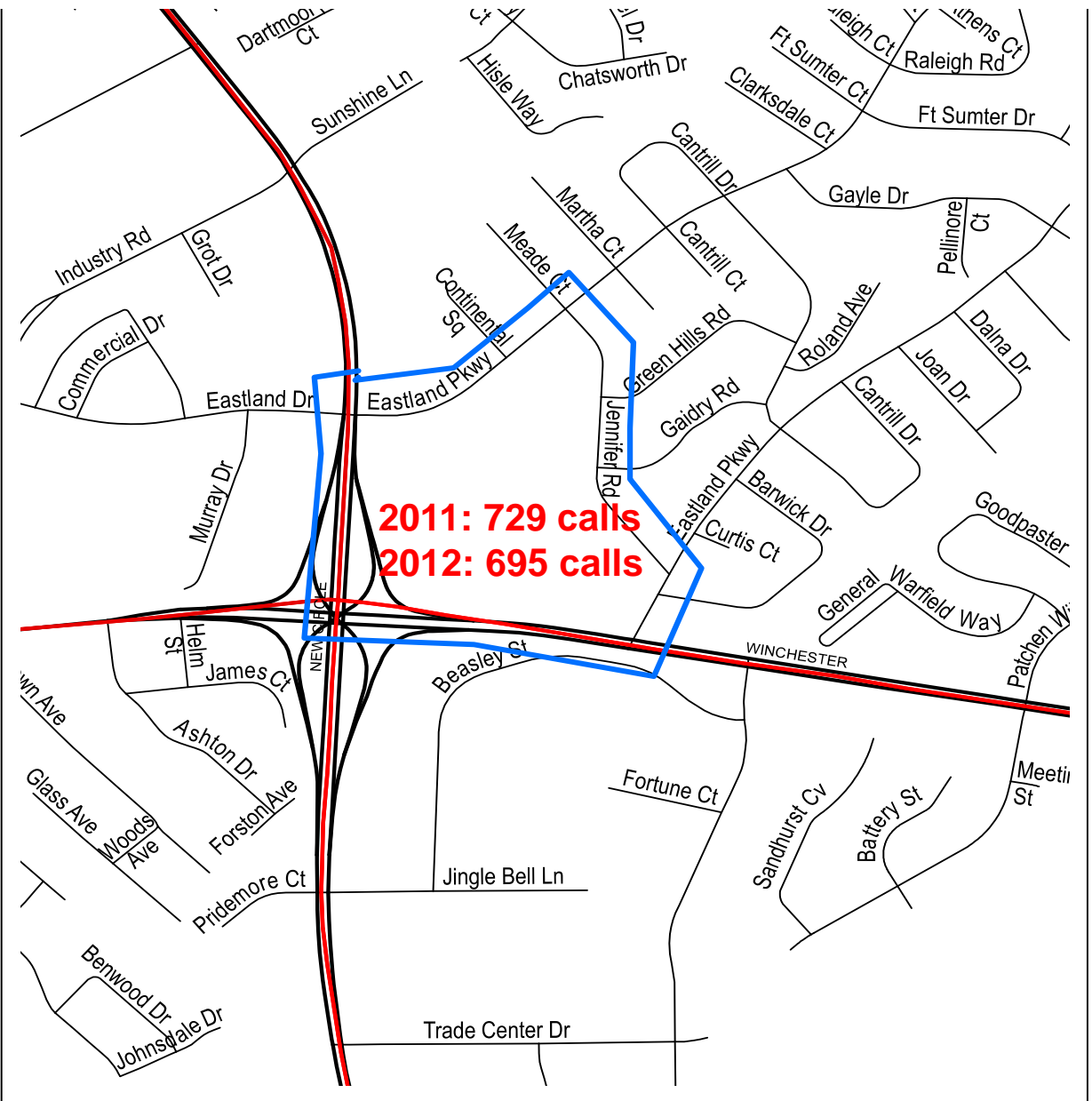
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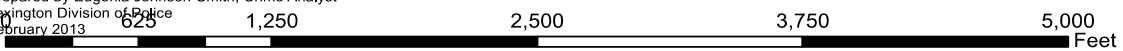
LSC Preliminary Site Evaluation
Detailed review of location,
site, and existing structures

Proposed site → Criteria ↓	Continental Inn site
Location	
Traffic density and safety in immediate vicinity (density as observed at various times of day/days of week; collisions per 2011-12 LPD data)	Stressful and potentially hazardous conditons occur when cars attempting to merge from east- and westbound Winchester Road ramps and northbound New Circle Road traffic come into conflict. Over the course of 4 visits to the site at various times of day we observed numerous occasions where drivers were forced to stop short, sound their horns, or swerve to avoid collisons with other vehicles. Hazardous occasions also were observed when cars stopped in the roadway on Eastland Parkway (just east of the intersection) waited for a break in traffic to enter the gas station on the northeast corner. Traffic was observed (and is frequently reported) to be very heavy and slow-moving on southbound New Circle (and associated ramps) just south of the site during the evening rush-hour. Lexington Police Department data identified 92 collisions in the immediate area (see attached map) in 2011 and 76 in 2012.
Crime in the vicinity (Raids Online, 2011-12 LPD data)	Raids Online and Lexington Police Department data express frequent calls to the adjacent apartment buildings on Jennifer Road. 729 calls were reported in the area designated on the attached map for 2011, and 695 in 2012 . Reported incidents included assault, auto theft, burglary, criminal mischief, disorderly conduct, narcotics violations, theft, traffic violations, and others. More than 2-dozen of these calls were associated with the Spencerian College address.
Proximity/accessibility to known concentrations of senior residents (LFUCG Division of Planning using 2010 census data; staff perceptions)	Good proximity to known concentrations of senior residents
Proximity to current location (continuity for current participants): distances vary by route	~4.3 miles
Current zoning	B-3, highway service business
On a bus route with a nearby existing stop or opportunity to create one (per Lextran)	On an existing Lextran route with potential to add a stop at this address
Proximity to businesses and services of interest to participants (ex: banks, grocers, pharmacies, library, medical services)	Adjacent gas stations, nearby pharmacy, bank, restaurants
Safe access by foot and/or bike for those who live nearby	Sidewalk connecting property with residential streets on Eastland Parkway

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Prepared by Eugenia Johnson-Smith, Crime Analyst
 Lexington Division of Police
 February 2013



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Site	
Deed restrictions, covenants, other restrictions to use or modification of the site or existing structures	None disclosed by owner's representative
Space to accommodate future additions to the building and parking	Appears ample, grade issues would have to be addressed
Availability of applicable utilities	Based in past use assume all are in place and suitable (confirm)
Structures, pavement, etc. requiring removal	Section of former hotel, slab-on-grade and underground infrastructure from buildings removed previously, retaining wall, elevator tower, sidewalks, multiple acres of asphalt paving
Opportunity to position the building, driveways, and parking area/s in a desirable orientation on the site (or desirability of orientation of existing building)	See diagram
Stormwater management issues	No observed obstacles to effective management
Adjacent safe shared-use parking and/or street parking	Unknown (adjacent lots owned by Spencerian College). Shouldn't be necessary (plenty of space for on-site parking).
Space to accommodate outdoor amenities such as patios, game courts, gardens, walking paths, etc.	Appears ample, grade issues would have to be addressed
Existing landscape issues	No existing landscaping on this property, very limited on adjacent properties

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Turfland Mall site

2033 Harrodsburg Road
5 acres

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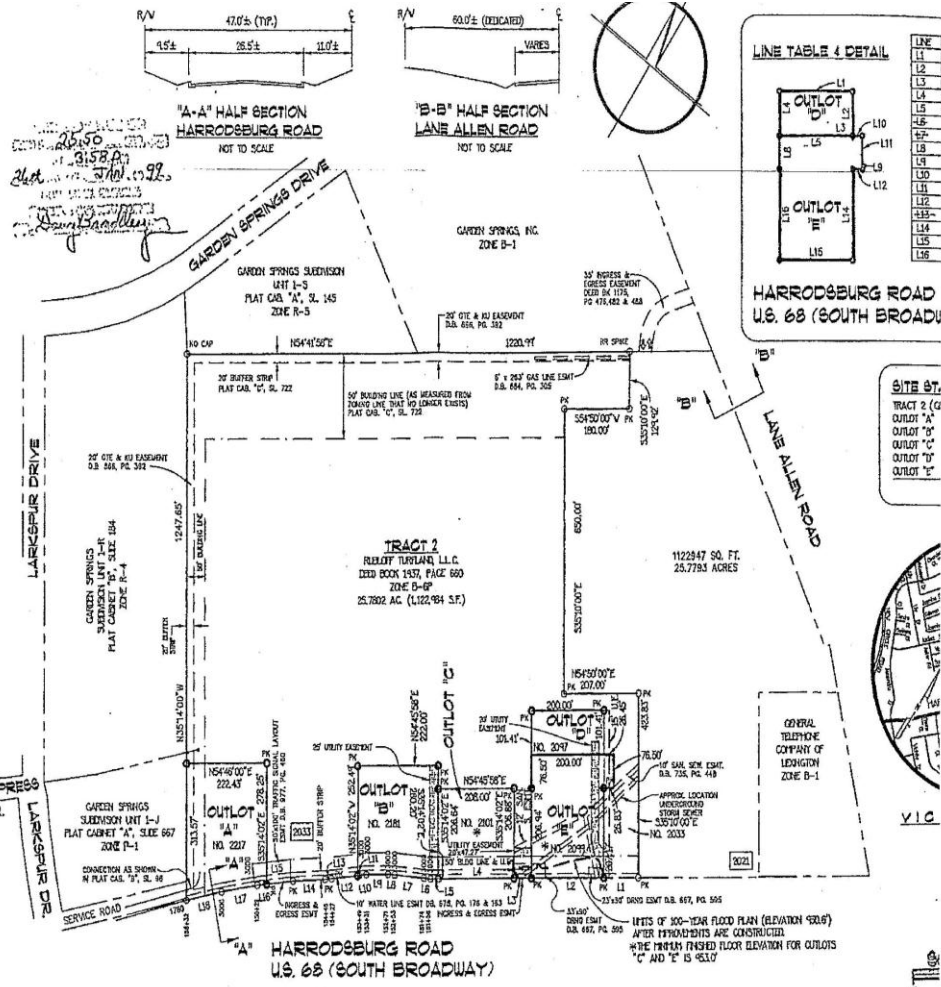
OF RANDOM TRAVERSE WITH APPLICABLE LINEAR ERROR LISTED FOR CLOSURE. TO MATCH THE RECORD POINTS BOUNDARY LINE IN THE FAYETTE COUNTY, KY RESTRICTIONS, SETBACKS, FAYETTE COUNTY, DANCE WITH THE APPROVED

- ONLY OWNER (OWNERS) & "I" PLATED HEREON, SLEE 554, AND PLAT AS HY (21X) RECORD
- 1599 DATE
 - 1-15-99 DATE
 - 40503 DATE
 - 112019 DATE
 - 17204 DATE
 - 1-20-99 DATE
 - 1-20-99 DATE
 - 1-20-99 DATE
 - 1-20-99 DATE
 - 1-20-99 DATE
 - 1-20-99 DATE
 - 1-20-99 DATE

ICN: REPAIRED UNDER HY

1/26/99 DATE

& "I" AND TO



LINE TABLE

LINE#	BEARING	DISTANCE
L1	S 64°57'00" W	45.87
L2	S 54°50'00" W	200.00
L3	S 54°50'00" W	47.37
L4	S 54°44'58" W	208.00
L5	S 54°50'32" W	22.67
L6	S 57°44'00" W	18.08
L7	S 60°17'00" W	74.38
L8	S 58°03'00" W	18.00
L9	S 54°44'00" W	60.00
L10	S 48°24'00" W	18.13
L11	S 49°27'00" W	8.54
L12	S 49°27'00" W	71.31
L13	S 49°54'00" W	18.18
L14	S 52°35'00" W	87.00
L15	S 49°31'00" W	74.88
L16	S 49°31'00" W	26.32
L17	S 46°31'00" W	100.00
L18	S 44°01'00" W	100.00

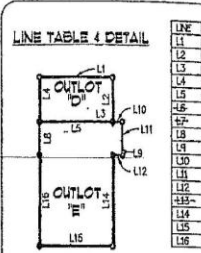
LEGEND

- SUBJECT PROPERTY BOUNDARY
- ADJACENT PROPERTY BOUNDARY
- BLDG LINE
- EASEMENTS
- 30' UTILITY EASEMENT
- 30' WATER LINE EASEMENT
- 30' SEWER EASEMENT
- 100-YEAR FLOOD PLN w/CAP PLS# 1700 (FOUNT)
- #5 STL REBAR w/CAP PLS# 2000 (FOUNT)
- CON OP REN FN w/CAP (FOUNT)
- OPNCE RAIL ROAD SPYCE (FOUNT)
- PK HAL (FOUNT)
- #5 STL REBAR w/CAP PLS# 315 (SET)
- PK HAL (SET) IN PAEMENT/CONC.

NOTE: ACCESS IS PROVIDED BY THE DECLARATION OF EASEMENTS AND RESTRICTIONS RECORDED IN DEED BOOK #482, PAGE 343 AS AMENDED PURSUANT TO THE TERMS OF THE DECLARATION.

EASEMENT MINOR AMENDED SUBDIVISION
OF:
TURFLAND MA
HARRODSBURG RD - U.S. 68 (SOUTH B
IN:
Lexington, Fayette County, Kentu

prepared by:
WHEAT & LADENBURG
212 NORTH UPPER STREET, LEXINGTON, KENTUCKY



SITE 97:
TRACT 2 (C)
OUTLOT "A"
OUTLOT "B"
OUTLOT "C"
OUTLOT "D"
OUTLOT "E"
OUTLOT "F"



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Proposed site → Criteria ↓	Turfland Mall Site
Location	
Ease and safety of vehicular site access and egress (or apparent options for creating it).	Pass: Meets minimal requirements
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The site is or can be configured for accessibility between the building and parking areas, site amenities, etc. (refers to slope/grade issues)	Pass: No significant grade issues noted
Reuse of Structure	
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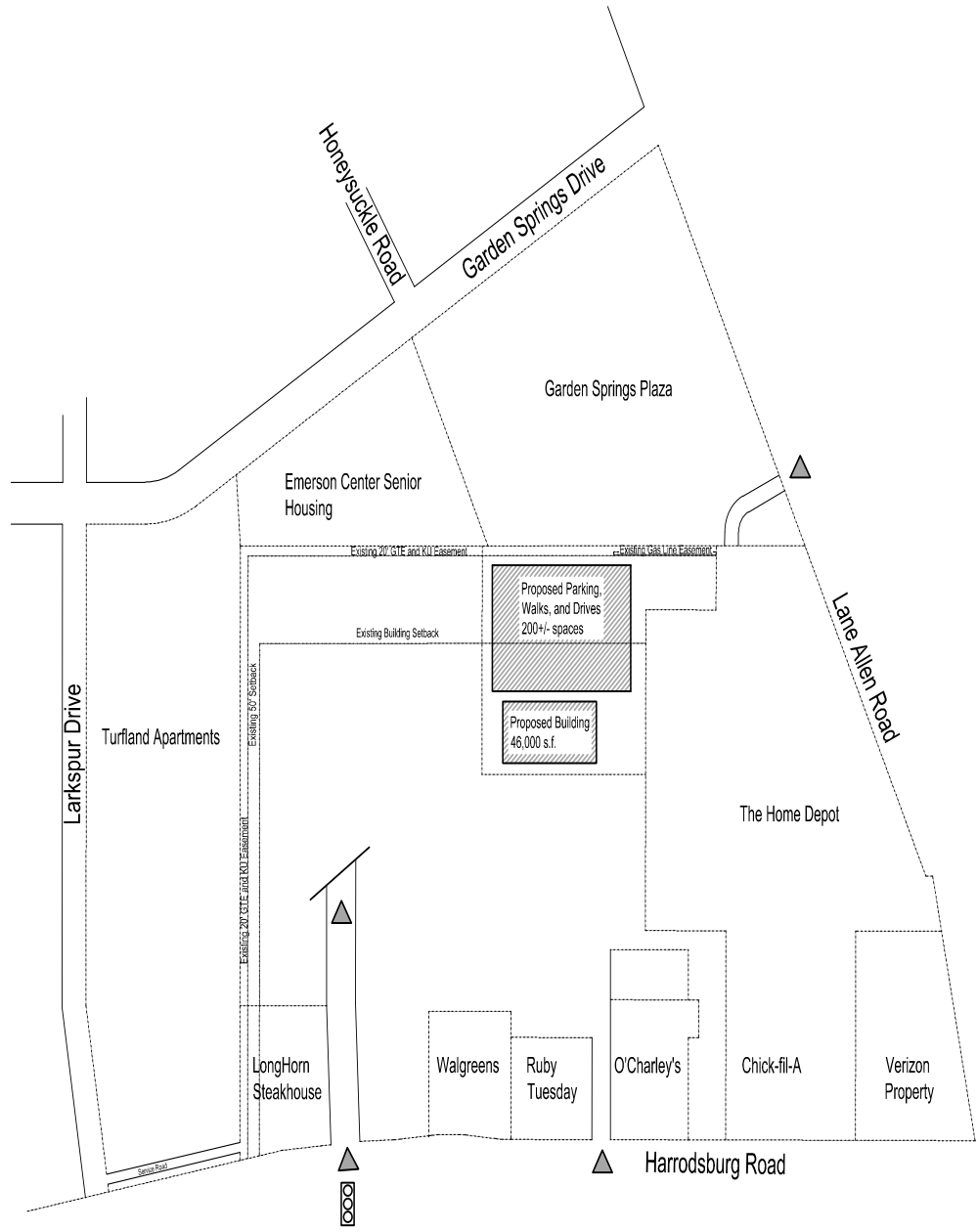
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Recommended for further study

1. Springs Inn site
2. Kroger Beaumont site
3. Turfland Mall site

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