

Brochure for Newtown Pike Extension

Project Item Number: 7-593

County and Route: Fayette, New Route

Project Description: Newtown Pike extension from West Main Street to South Limestone Street

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Approximate dates: 2002-2008

Comments (number of people reached, effectiveness of the technique, what you would do differently, etc.): This brochure provides an easily understood overview of a fairly complex project. The style and quality of the brochure convey a high degree of professionalism. It has been provided to project stakeholders and members of the general public. It is a handy way to introduce the project to someone unfamiliar with it. It has also been used in information packets to elected and appointed public officials. We have distributed approximately 1500 of the brochures to date.

Newtown Pike

EXTENSION

*A Roadway Designed for
Lexington's Future*



Purpose & Need



The Newtown Pike Extension project goals include:

- *Improve traffic flow through downtown.*
- *Reduce congestion and improve pedestrian and bicycling environment.*
- *Improve access to the University of Kentucky.*
- *Place the neighborhood in a community land trust controlled by a representative board consisting of neighborhood residents and local community supporters.*
- *Support well-planned growth and urban revitalization in downtown Lexington.*
- *Make improvements without an unfair burden on other areas.*



Limestone at Scott Street

Downtown Lexington



Currently over 40,000 cars traverse through Lexington's congested downtown streets. Many of these vehicles are traveling *through* downtown to and from UK and other south Lexington destinations. In a recent three year period, this contributed to almost 1,000 traffic accidents on major downtown streets. Many of these accidents involved pedestrians or bicyclists.

In Lexington, traffic back-ups hamper downtown development and increase risks to those who use the downtown area for business and entertainment. This is a major obstacle to downtown revitalization. One solution is to redirect through traffic by extending Newtown Pike.



A New Corridor Plan

Extending Newtown Pike has been part of Lexington's road expansion plan since it was first proposed in the 1930s. Newtown Pike Extension proposals met with strong community opposition in the 1960s when planners began to study an interstate-type design for the extension.



In 1997, the Lexington Fayette Urban County Government, with assistance from the Federal Highway Administration and the Kentucky Transportation Cabinet began a study of a new corridor plan— one that was sensitive to the future growth of downtown Lexington and considered the impact a road would have on adjacent communities.

This new approach ties the highway project and corridor development considerations together into one common project. The corridor plan also identifies redevelopment opportunities to sustain and provide economic growth for surrounding communities.

Economic Development



New townhomes on West Main Street



Downtown housing on High Street

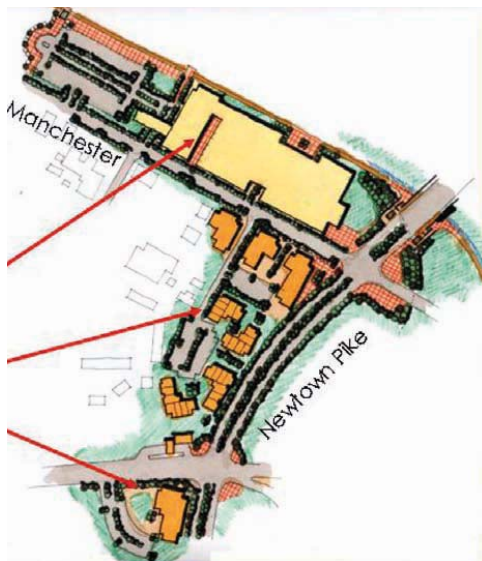
By improving traffic flow and safety, the Newtown Pike Extension project will support growth and urban revitalization in the downtown. The project will stimulate other redevelopment projects, environmental clean-up and improved infrastructure, leading to job creation, an increased tax-base, economic development, and increased downtown housing.

Illustrative Concept of Potential Development

Commercial / Industrial

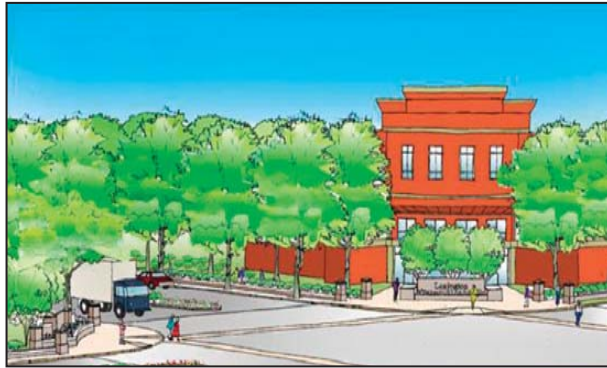
Residential

Neighborhood
Commercial



Roadway

The Newtown Pike Extension design envisions a boulevard that will safely and efficiently move vehicular traffic, provide safe thoroughways for pedestrians and bicyclists, and preserve adjacent neighborhoods. The four-lane boulevard with a grass median running from Main Street to Patterson Avenue. At that point, the road will split into two dual-lane connector roads— one to Broadway and one that bridges Broadway and continues on to South Limestone and Upper Streets at the University of Kentucky campus.



The design will include a focus on using streetscapes to define the roadway and surrounding communities.



Artist's rendering of proposed Broadway and Newtown Pike Extension intersection (looking North). Improvements will be made to cross streets such as Broadway and Upper Street to safely and efficiently accommodate traffic. Pedestrian safety will also be improved with wider sidewalks and crosswalks.



Newtown Pike plans include bus pulloffs to accommodate future transit.

Newtown Pike Extension, which will carry up to 24,000 cars per day, will reduce traffic in downtown Lexington up to 40%. This will allow downtown Lexington to plan safer commercial and residential growth, expand downtown community activities and improve the pedestrian environment.



Newtown Pike will incorporate the Town Branch Trail, including a bridge over the multiuse path.

Newtown Pike Extension will allow flexibility to alter the downtown street systems to encourage downtown development activities. A new route around downtown will allow temporary street closures for downtown events, while minimizing disruptions to cross-town traffic and emergency vehicles.

The Newtown Pike Extension plan provides for all of these innovations without destroying the cohesion of surrounding neighborhoods.



Newtown Pike Extension will include wide sidewalks, bicycle lanes and on-street parking in locations.

Southend Park

One of the more innovative and interesting components of the Newtown Pike Extension project is the effort to preserve and enhance one of Lexington's most neglected communities—the Southend Park Neighborhood. This 25-acre community



Visualization of proposed housing for the Southend Park

will be redeveloped as mitigation for the environmental justice impacts of the project. The redevelopment will provide long-term affordable housing for existing residents at or near their current housing expense. Additional housing will be available to former neighborhood residents, surrounding neighborhood residents and other income-qualified families. The redevelopment goal of this neighborhood is to maintain community cohesion and minimize community disruption. Community residents have an active role in establishing this preservation effort. The neighborhood will be placed in a community land trust that will be controlled by the neighborhood and others in Lexington. The Southend Park Urban Village will also serve as a catalyst for neighborhood-friendly business creation and improvements to surrounding neighborhoods.



Community Land Trust



Residents contemplate the Community Land Trust at Community Unity Day 2004.

Mitigating the impacts on adjacent communities using a community land trust...

- Removes land costs from the price of a home, making the home more affordable.
- Allows the neighborhood, through the trust, to own the commercial property in the neighborhood and give input into how the commercial properties are used.
- Allows the land trust to provide support services to its homeowners like pre-purchase credit counseling, cooperative maintenance equipment banks or foreclosure intervention to name a few.
- Places restrictions on absentee ownership, protecting the neighborhood from occupants of housing who don't really care about the long-term character of the community.
- Allows a board of directors composed of neighborhood and community representatives to govern the land trust, giving residents a real voice in what happens in the neighborhood.
- Provides families who would otherwise not be able to purchase a home the opportunity to do so.
- Creates a resale formula that is agreed to at the time of purchase, providing a way for the homes to stay affordable for years to come and serving more limited-income families with fewer public dollars.
- Protects the land from ever being sold to people who want to develop it, guaranteeing the land will always be a part of the Southend Park Urban Village, a protected community.
- Preserves the character of the neighborhood for future generations so that Southend Park will be around when our children's grandchildren need a great place to live at an affordable price!



Community Unity Day 2004.

Map



**For more information, visit the
Newtown Pike Extension
Neighborhood Liaisons Office
located in the
Carver Neighborhood Center
522 Patterson Street
Lexington, Kentucky 40508
Phone: 859-253-1472
Or visit:
www.newtownextension.com**

