

Lexington Downtown Development Authority
Board Meeting Agenda
First Floor Conference Room, Phoenix Building
101 East Vine Street
August 2th, 2010
3:30 p.m.

Approval of Minutes (April 26th, 2010 Meeting) (handout)

Treasurer's Report (handout)

President/Executive Director's Report

New Business / Next Steps

- GIS Software Program for Downtown – staff
- HUD Grants – Brandi Berryman
- Student Intern report – Brandi Berryman
- ICSC report – Harold Tate
- Health Insurance
- Update Downtown Now Brochure
- Bluegrass Visions Book

Old Business / Building Consensus

- Subcommittees – Mary Lee Kerr and Harold Tate
 - Affordable Housing
 - Marketing
 - College Town
 - Retail
 - Sustainability
- East End Small Area Update – Staff
- Update on TIF projects - Staff
 - Courthouse
 - Phoenix Park District and Old Distillery District
 - ShowProp Property (Angliana Avenue and South Broadway)
 - Red Mile Project
 - Turfland Mall
- Streetscape Plan update - Staff
 - Limestone
 - Main Street
 - Vine Street
 - Cheapside Park
- Parking Authority update (if any) – Gary Means
- Downtown Lexington Corporation update (if any) – Renee Jackson

Upcoming conferences

- Kentucky Housing Conference – Louisville Kentucky September 22 and 23

Chairman's Report

Board Comments

Announcements:

LDDA meeting for 2010

September 27, November 22, all at 3:30 p.m., in the LDDA Conference Room

Lexington Downtown Development Authority Board Meeting
Monday, April 26, 2010
Phoenix Building Third Floor Conference Room
3:30 p.m.

Board Members: Vitale Buford, Mary Lee Kerr, Barry Holmes, Harry Richart, Lynda Thomas

Advisory Committee: Jim Clark, Bob Quick, Renee Jackson, Gary Means

Staff: Harold Tate, Brandi Berryman, Kathryn Minton

Guests: Emily Burton, Erik Carlson, Joe Kelly, UK Architecture Students

Minutes form the January 25 meeting: The minutes from the January 25 meeting were reviewed. Harry Richart moved to approve as presented, Lynda Thomas seconded. Motion passed.

Treasurer's Report: Harold explained the current budget; the first column represents the new budget total, the second column represents actual expenses, the third column represents the year to date and balance. Harold explained the budget is in good shape and they were able to use a portion of Diane's salary to hire Brandi as the new Urban Planner and Brandi will begin on May 17.

New Business

Downtown Design Studio: Brandi Berryman presented her Masters in Architecture Project titled "How to Develop a Vibrant Sustainable Downtown District." Brandi proposed ideas for downtown areas located on S. Broadway and Patterson St. The main objectives for her project include; creating an urban fabric, activity centers, residential areas, creative building design, parks/open space, parking, transportation, improved streetscape elements, landscaping and lighting. Next students from the University of KY Downtown Design Studio gave a presentation on their conceptual designs using Brandi's guidelines for "How to Develop a Vibrant Sustainable Downtown District."

Downtown Progress Presentation: David Mohny praised Brandi and the UK students for their hard work and Harold for being so involved. Harold explained that Brandi and him are working together along with Councilwoman Andrea James and Councilman Tom Blues on design guidelines to enhance the East End area as well as the Newtown, 3rd & 4th Street areas. Harold and Brandi's goal is to show the councilmember's what downtown can be and to present design ideas that can become actual projects. Harold said a pattern book for these areas should be available in 30days.

Subcommittees: Harold explained that together with Mary Lee they thought it would be a good idea to break board members into 5 subcommittees. These committees include affordable housing, marketing, college town, retail and sustainability. These

subcommittees will be comprised of LDDA board members and others who have expressed interest. Harold explained those interested who are not apart of the board will have to be approved by council. Mary Lee said she would ask the board members what subcommittee they have interest in and if they would like to bring anyone else in to the subcommittee.

Marketing ideas: Vitale Buford presented ideas to the board about the marketing needs for the LDDA. Vitale's first suggestion is community outreach through presentations by Harold about progress of downtown and discussing current and future projects. Vitale also mentioned identifying opportunities regionally and nationally for Harold. Also creating a media outreach plan and currently an editorial board meeting with the Herald – Leader has been scheduled for May 17. Vitale also suggested working with Business Lexington's editorial board, appearing on talk radio shows and writing op-ed pieces. Her third suggestion is reconstructing the LDDA website. The new website would include all presentations and construction updates. Vitale also would like the LDDA to take advantage of Social Media outlets (ex: Facebook). Harold expressed that he would be more than happy to present to any board member's company, and he currently makes regular presentations to Rotary Club and has two conferences coming up in Nashville and Las Vegas.

LDDA board meeting time: Mary Lee explained that LDDA board meetings have typically been on the first Monday at 3:30 p.m. Since there are new board members Mary Lee asked if this time would still work and proposed that the LDDA board meetings could be moved to the 4th Monday of the month at 3:30 p.m. however, the board decided to stay with the current time.

Downtown Design Guideline: Harold explained that the staff presented to council last Tuesday and the Urban County Council Planning committee during this meeting the discussion of design guidelines was mentioned. Councilman Kevin Stinnett made a motion for the planning staff to come up with what would be required to create design guidelines standards and for Harold to explain the difference between form based and design based guidelines. Harold will work on this with Chris King and on May 27th the information will be presented to council. Harold explained that a lot of questions still need to be answered however, he is happy the process has started.

Upcoming travel for conferences: Harold will be going to Las Vegas in May and Nashville in July for conferences.

NEA/U.S. Conference Mayors Grant: Jim Clark explained the East End area has received a letter of intent that the city will be able to use this grant money to create an artist district in the East End area particularly on Race and 3rd Streets.

Old Business/ Building Consensus

Downtown Master Plan Update: Harold explained that they are moving along nicely with the Downtown Master Plan. Working on new land uses and new zoning categories and methods to do development. This will be ongoing as new projects develop. LFUCG Planning Staff and LDDA are working jointly with the planning commission and LFUCG planning committee on developing design guidelines. A current issue that will be discussed is converting one-way streets to two-way streets. Harold explained Short and Second streets will be the first to be converted. LFUCG Planning and LDDA have met with property owners and have drafted the first report that is going to council in the next 30 days.

Travel Request limits: At the January board meeting Harold asked that the travel request limits be reviewed. Harold explained the local component of travel has been simplified. Out of town travel will still have to be approved by Mary Lee Kerr.

East End Small Area Update: As Harold stated earlier he is working with councilmember's James and Blues on implementation and is currently working on pattern book for the East end area.

Update of TIF project: Harold explained ShowProp will have preliminary approval in 30 days and the developer is hoping to be under construction January or February of 2011. The Redmile Project will be reviewed for preliminary approval in May. Harold is presenting the Turfland Mall project to state officials tomorrow and the project will go for one more reading for approval from council.

Streetscape update: Limestone rain gardens have started to be planted, tentatively looking at a block party on May 14th and sometime in June the street would be open. Main street construction has begun on the first block by Limestone and will continue down Cheapside the schedule has a completion date of August 12th and this is also the same schedule for Vine Street. Cheapside Park had the dedication of the Fifth Third Bank Pavilion a week ago and farmers market has been a success and overall everyone is really pleased with the finished project.

Parking Authority Update: Gary Means explained the Parking Authority is currently working on customers being able to pay by phone and he has also been reviewing the parking demand study.

Downtown Lexington Corporation: Renee Jackson told the board about the many events that the DLC is involved with. These include Mayfest, Central Bank Thursday Night Live, the Limestone Block Party, Bike Lexington and 2nd Sunday. More information about these events can be found at www.downtownlex.com.

Harold asked if the June board meeting could be cancelled and the next board meeting would be in July.

With no further business Mary Lee Kerr moved to adjourn at 5:00pm. Harry Richart seconded, motion passed.

LDDA OPERATING BUDGET FOR FY11

Revenue (Account 9091 & 9111)

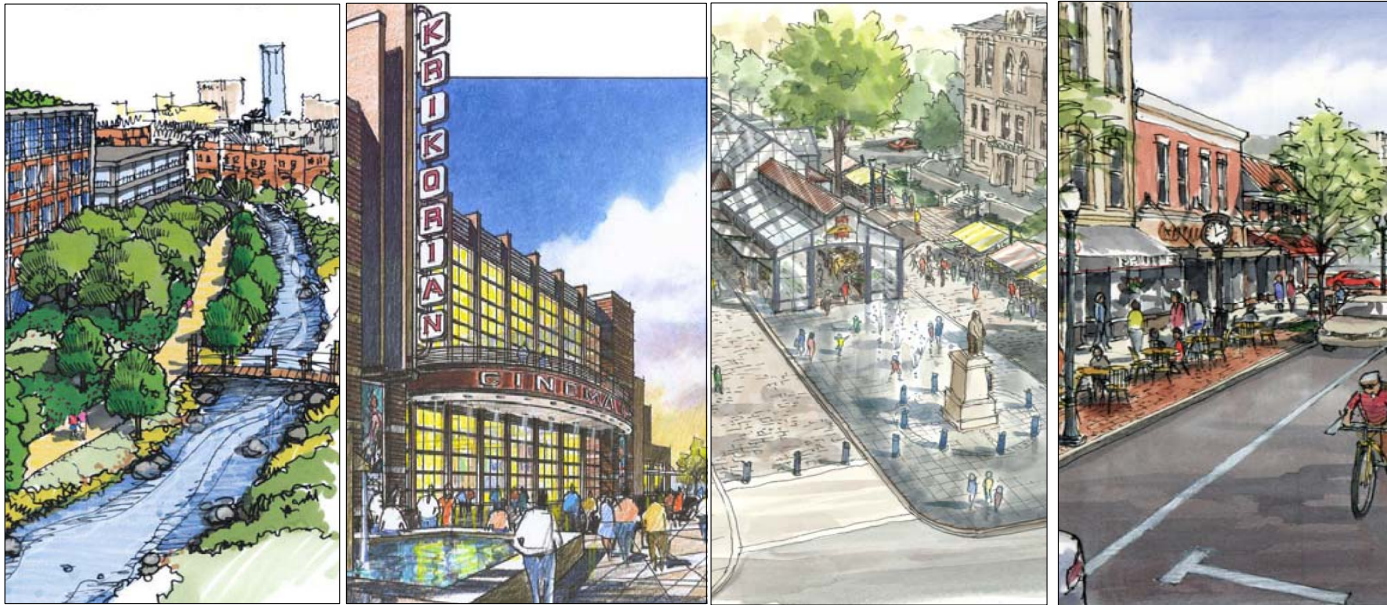
Account	Budget	Amendments	New Total	YTD	Balance
Interest Income					
45911 Transfers to LDDA from LFUCG	229,700.00	229,700.00			
Budget Reduction					
Actual Cumulative FY10 Personnel Charges		-6,362.48			
Actual Cumulative FY10 Operating B. Charges		-1,737.01			
Rollover from FY10 Budget		\$39,757.71			
Transfer from LDDA Revenue					
TOTAL		\$261,358.22			

Expenditures (Account 9091 & 9111)

Account	Budget	Amendments	New Total	YTD	Balance
63121 Non-Civil Service	150,499.95	(4,153.95)	146,346.00	6,230.92	\$140,115.08
63410 Termination Pay	-5,008.27	0.00	-5,008.27	0.00	-\$5,008.27
63310 Other Salaries (Part time)	25,834.21	(1,352.20)	24,482.01	2,028.28	\$22,453.73
63615 Fringe Benefits (life, dental, etc.)	10,243.66	-426.89	9,816.77	640.33	9,176.44
63621 FICA	12,262.24	-429.44	11,832.80	644.14	11,188.66
71200 Professional & Contract Services	34,169.15	0.00	34,169.15	2,207.50	31,961.65
72200 Cable Service	54.13	0.00	54.13	48.87	5.26
73101 General Insurance	3,029.00	0.00	3,029.00	2,915.00	114.00
74100 Conferences & Other Training	19,880.47	-1,730.02	18,150.45	1,134.90	17,015.55
75100 Operating Supplies	14,294.65	1.36	14,296.01	500.00	13,796.01
76100 Repairs and Maintenance	377.30	0.00	377.30	0.00	377.30
75800 Minor Equipment	1,529.68	0.00	1,529.68	0.00	1,529.68
77800 Dues/Subscriptions	1,996.00	-	1,996.00	1,232.06	763.94
78701 Bank Charges	139.68	-8.35	131.33	0.00	131.33
96203 Desktop & Laptops	155.86		155.86	0.00	155.86
TOTAL	269,457.71	(8,099.49)	261,358.22	\$17,582.00	\$243,776.22

Lexington Downtown Development Authority Update

August ,2010



Lexington Downtown
Development
Authority

PROJECT

East End ND-1

ND-1 DESIGN STANDARDS

Exterior Materials

Allowable exterior building finish materials are brick and horizontal wood and vinyl siding. All other materials are prohibited.



Horizontal Siding



Brick

Roof Pitch/ Style

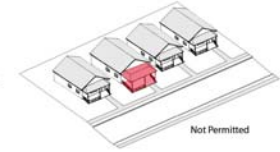
For new construction, the primary roof of the principal structure shall have a minimum of 7:12 slope. For additions to existing structures, the roof shall have a minimum of 7:12 slope or a pitch no less than 4:12 resulting in a roof with an overall height not to exceed that of the original roof. Allowable styles are cross gable, and front and side gable. Roofing materials shall be....

Porches

Porches are required for new single and two family residential units. Porches are typically the same depth and dimension as adjacent houses in the neighborhood and guidelines are shown in diagram below. Finished floor elevation of porch shall be level with finished floor elevation of principal structure or be no more than 7 inches below finished floor elevation of principal structure.



Permitted



Not Permitted



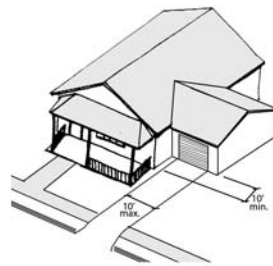
Partial Porch, width and depth defined



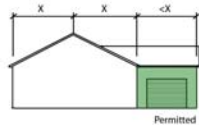
ND-1 DESIGN STANDARDS

Parking Placement

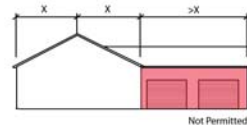
Street parking is typical. Front yard parking is prohibited. When lots permit, side yard driveways and detached garages are allowed. Drives may not exceed 10' in width. Garages must be located beyond the front facade of the house, set back a minimum of 10' from the front building plane. Building height for accessory structures may not exceed that of the primary lot structure or 15', which ever is smaller. If garage is attached, garage is limited to 30% of the width of the principal structure.



Not Permitted



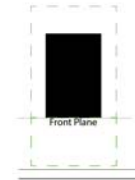
Permitted



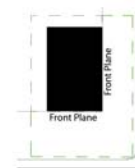
Not Permitted

Fencing

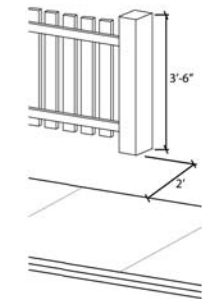
Fencing may be used as a lot defining element from the front plane of the house forward to property line. For corner lots, front planes shall be defined as facing front yard and side street side yard (see diagram below). Prohibited materials are chain link and vinyl. Acceptable materials may be wood, wood composites, and landscaping features. Permitted fences may be no more than 3'-6" in height and placed a minimum of 2 feet from the sidewalk.



Front Plane

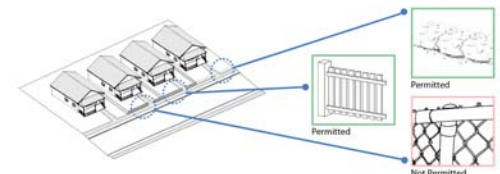


Front Plane



3'-6"

2'



Permitted

Permitted

Not Permitted

DESIGN STANDARDS: DRAFT

DESIGN STANDARDS: DRAFT

PROJECT

Streetscape: Cheapside



PROJECT

Streetscape: S. Limestone



PROJECT

Streetscape: Main



PROJECT

Streetscape: Vine

