



Lexington-Fayette Urban County Council

Special Committee of the Whole (COW):
Budget Stabilization

REVISED Packet

April 28, 2022
4:00 PM

Council Chamber

Agenda

- I. Individual Council Member Requests for
Budget Stabilization Allocation (p. 1-40)

Next meeting tentatively scheduled for May 5, 2022 at 4:30pm

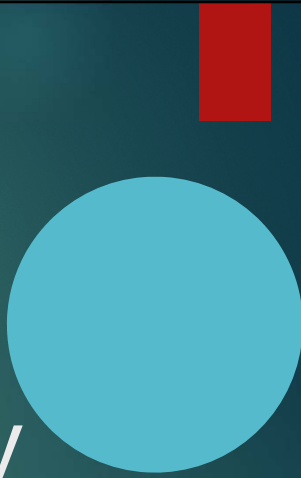
Budget Stabilization Beginning Balance	\$	25,184,828	
Available minus \$12,592,414 in FY2023 MPB	\$	12,592,414	\$ 12,592,414
Sum of Council Member requests		\$58,059,400	

					Approved 4/28/22	\$	-
					Remaining Balance 4/28/22*	\$	12,592,414
Item #	Packet Page #	Recommend by:	Description:	Total Request:	Amount Approved:		
1	p. 3-6	Vice Mayor Kay	Housing Stabilization/Energy Efficiency	\$ 5,675,000			
2	na	Council Member F. Brown	Use budget stabilization funds for the FY23 bonding amount of \$15,230,000	\$ 15,230,000			
3	na	Council Member F. Brown	Utilize \$2M for paving	\$ 2,000,000			
4	na	Council Member Ellinger	High Street entrance to Town Branch Park	\$ 7,500,000			
5	na	Council Member Ellinger	Sports Complex	\$ 10,000,000			
6	p. 7-11	Council Member LeGris	Crime prevention through environmental design lighting suggestions for the downtown entertainment district (as recommended by LexPD)	\$ 170,300			
7	p. 12-21	Council Member Reynolds	Allocate \$4,040,000 for the design of the Versailles Road improvement project from Mason Headley to Oliver Lewis.	\$ 4,040,000			
8	p. 22	Council Member Lamb	One time gift of \$300,000 to The Arboretum of KY (in addition to \$200,000 in MPB) to contribute to the renovation and expansion of the Dorothea Oatts Visitor Center	\$ 300,000			
9	p. 22	Council Member Lamb	Allocation of \$1,634,100 (\$544,700 annually for 3 years) to the Lexington History Museum to contribute to the management and support in addition to identifying a temporary or permanent location.	\$ 1,634,100			
10	na	Council Member Moloney	Allocate \$5M for retention pay to public safety employees. Employees would get a one-time payment for staying on the job for a certain length of time.	\$ 5,000,000			

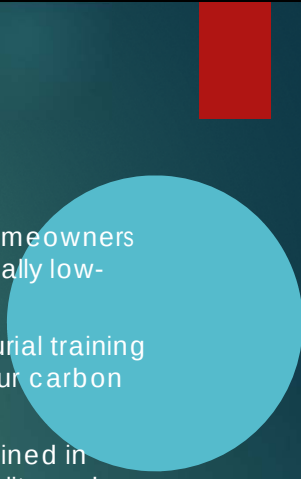
Item #	Packet Page #	Recommend by:	Description:	Total Request:	Amount Approved:
11	na	Council Member Bledsoe	Allocation of \$150,000 for enhanced school crosswalks. As a pilot project, this would permit one crosswalk at an elementary school in each council district. The crosswalks last 2-10 years and would look like geometrical shapes using the green neon color already identified for school safety. The price for each crosswalk is approximately \$11,000 with some expectation prices may increase by the late summer/fall. I would make this motion contingent upon the adoption of the proposed crosswalk enhancement policy which will be presented at the EQ meeting on May 3rd.	\$ 150,000	
12	na	Council Member J. Brown	Allocate \$1M for land acquisition and relocation of Fire Services and the Community Paramedicine Program in a location that better serves vulnerable populations.	\$ 1,000,000	
13	na	Council Member J. Brown	Allocate \$265,000 as a match for a private grant for downtown park improvements related to a splash pad development.	\$ 265,000	
14	p. 23-32	Council Member Plomin	Allocate \$2.5M for the LexArts Master Plan.	\$ 2,500,000	
15	na	Council Member J. Brown	Allocate \$95,000 to fund the corridors master plan.	\$ 95,000	
16	p. 33-40	Council Member McCurn	Allocate \$2.5M to the Lexington Distillery District Foundation.	\$ 2,500,000	
Total:				\$ 58,059,400	\$ -

*any negative amount will need to be cut from FY2023 MPB

Housing Stabilization, Energy Efficiency



Impact



- ▶ This project provides support for up to 200 low-income homeowners who are at-risk of involuntary displacement from traditionally low-income neighborhoods.
- ▶ The project includes related job training and entrepreneurial training in the growing clean energy sector, and a reduction in our carbon footprint.
- ▶ The proposal responds to major recommendations contained in both the Mayor's Commission on Racial Justice and Equality and the Task Force on Neighborhoods in Transition.
- ▶ The proposal meets the highest priority of "direct impact on vulnerable populations and those impacted the most by the pandemic."

Project Elements

- ▶ 1) Housing stabilization in neighborhoods vulnerable to displacement through support for low-income homeowners.
- ▶ 2) Incentives for energy efficiency/carbon footprint reduction.
 - ▶ The key strategy to achieve stabilization includes incentives for two related components.
 - ▶ A weatherization program designed to reduce overall energy use and its related cost for the targeted homes.
 - ▶ Installation of solar roof-top arrays designed to substantially reduce homeowners' electric bills.

Project Elements Cont.

- ▶ 3) Job training in the energy sector, including solar roof-top installation.
 - ▶ A real-time, training program in weatherization and solar installation. Participants in the program will receive basic skills training and the opportunity to work on the job as apprentices. The program will provide stipends for the duration of the training program and assistance with placement in relevant businesses.
- ▶ 4) Training for entrepreneurs in the energy sector.
 - ▶ In a similar fashion, the project will provide stipends and practical training in the business of energy efficiency for aspiring entrepreneurs in the energy sector.

Structure

- ▶ LFUCG will contract with United Way of the Bluegrass for overall project management. That contract will include sub-contracts for implementation of elements of the project with the agencies listed below.

Description

- ▶ 1) For up to 200 low-income homeowners in the targeted census tracts, grants up to \$25,000 to cover costs for weatherization and installation of rooftop solar provided by the project
- ▶ 2) Solar installation management, and overall management, by United Way, on contract
- ▶ 3) Job training for related work provided on sub-contract by Building Industries Association, with stipends for those who participate and complete the training
 - ▶ Emphasis on people living within the ARPA-identified census tracts

Description Cont.

- ▶ 4) Entrepreneurship program provided by Urban League on sub-contract, with stipends for those who participate and complete the program
 - ▶ Emphasis on people living within the ARPA-identified census tracts
- ▶ 5) Weatherization managed by Community Action on sub-contract
- ▶ 6) Education and outreach managed by Bluegrass Greensource on sub-contract

Estimated Cost

- ▶ 200 homes @ \$25,000 = \$5,000,000
- ▶ Administration and Stipends: \$675,000
- ▶ Total Cost: \$5,675,000

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN LIGHTING SUGGESTIONS FOR THE DOWNTOWN ENTERTAINMENT DISTRICT AS RECOMMENDED BY LEXPD

*Budget Stabilization Special Committee of the Whole
April, 28, 2022*

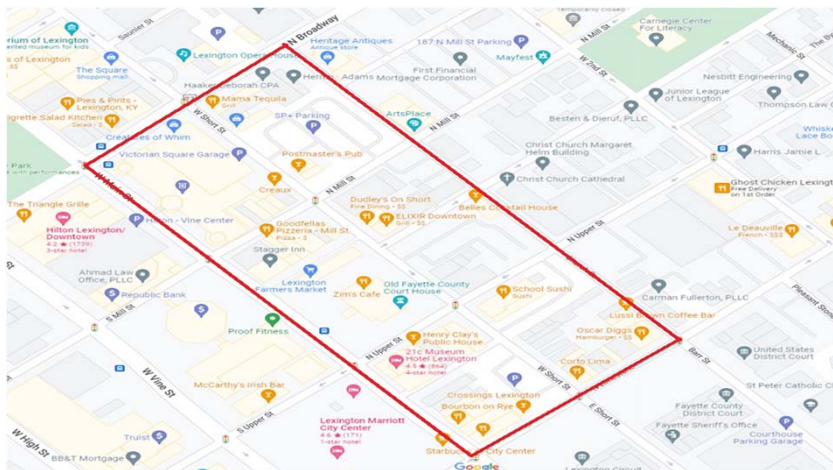


LEXINGTON



LEXINGTON

Area Included in CPTED Assessment





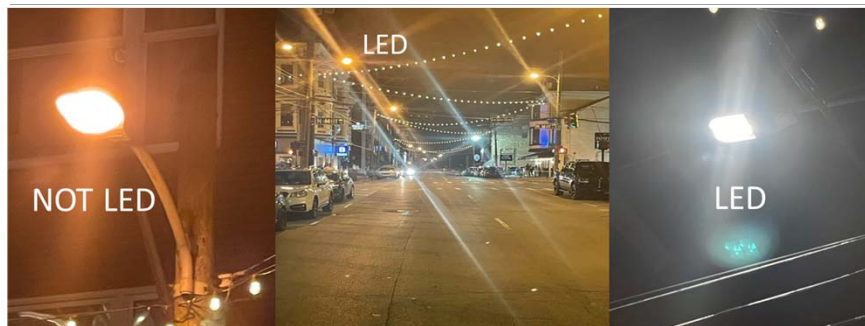
Lighting for Safety

- Lighting can effectively be used for the illumination of human activity and security.
- Lighting by itself does not prevent crime, but it does provide a sense of **SAFETY** and the ability to **IDENTIFY** a potential threat.
- Proper lighting allows a person to clearly see ahead of them into their path of travel and/or surrounding area which provides the opportunity of choice.
- When applied within the CPTED principles, lighting is a great tool for owners, management teams, and residents to control and reduce the FEAR of crime, and help decrease the opportunity for criminal activity.
- Proper lighting, in conjunction with "natural surveillance," is the best application.



LED Lighting Benefits

- Reduces energy costs up to 70%
- Reduces shadows
- Offers true color rendition
- Provides uniform lighting
- Decreases glare
- Directed and reduces light trespass



- KU is currently in the process of replacing the old yellow hued HPS lights with LEDs as they go bad. Recommendation is to go ahead and replace all street lights in the Downtown Entertainment District area at once. Total estimated cost is \$8,800 for 44 Lights.
- DED area covering Short Street, Upper Street, Mill Street, Market Street and Church Street.



5/3 Pavilion Lighting Placement

- Recommendation for better lighting surrounding the outside of the 5/3 Pavilion.
- Parks has an estimate of \$1,000 for hanging lights similar to Short Street.
- Estimate of approximately \$15,000 to add “LED” lights to provide 360* lighting coverage around the exterior of pavilion.
- Parks has an estimate of approximately \$140,000 for a premium lighting upgrade for the inside / outside of the pavilion.



- These LED 300W 4000 Lumens provide great lighting at night and are located in the two privately owned parking lots on Short Street. Similar lights are approximately \$300-\$400 depending on lumens and mounting options. This price does not include labor and additional supplies to install. Recommendation to place similar fixtures on the Pavilion.



Total Requested

Lighting	Cost
New streetlights	\$8,800
Hanging lights	\$1,000
360 exterior coverage	\$15,000
Premium Lighting Upgrade – Interior and Exterior	\$140,000
LED 300W 4000 Lumens spotlights	\$5,500
Total:	\$170,300

Questions?



VERSAILLES ROAD CORRIDOR

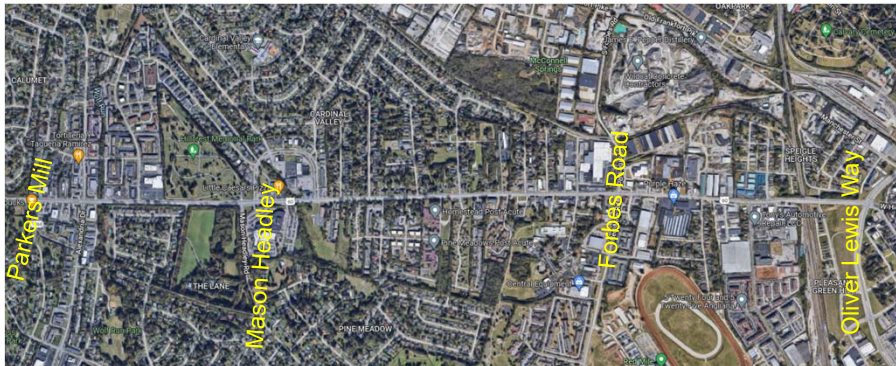
*Committee of the Whole
April 28, 2022*



Versailles Road Corridor – Section 1 & 2



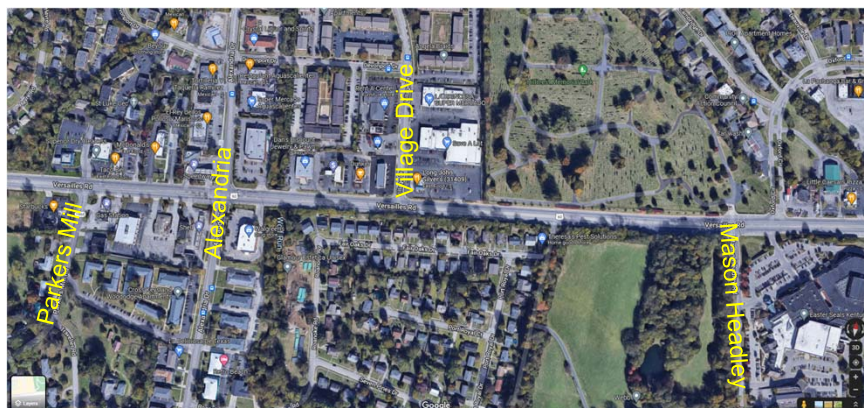
Corridor Limits



History

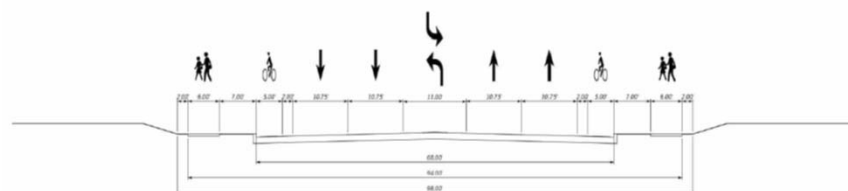
- Versailles Road Multimodal Alternative Evaluation
 - Completed in 2013
- Cardinal Valley Small Area Plan
 - Completed in 2015
- Versailles Road Corridor Study
 - Completed in 2015

Under Construction – Section 1 & 2

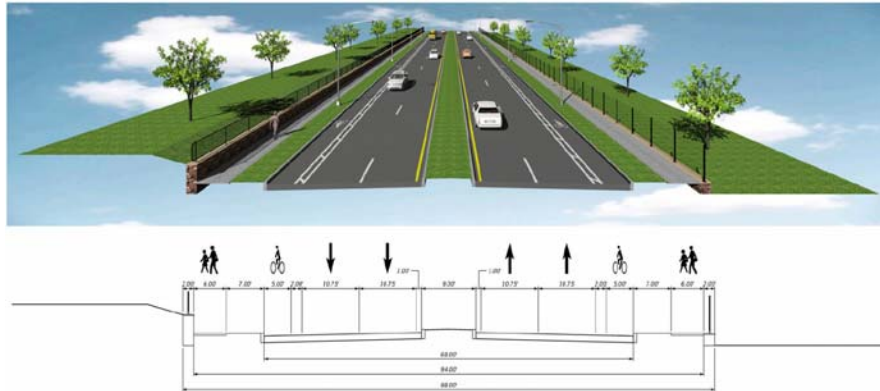


Old vs New

- Old
 - Deteriorated sidewalks (5' wide) directly adjacent to the roadway
 - Deteriorated curbs and curb box inlets
- New
 - Sidewalks (6' wide) moved 5'-7' away from roadway
 - Curbs and curb box inlet tops replaced
 - Full width paving
 - Median island
 - Traffic calming, reduces entrance conflict, and improved aesthetics
 - Retaining walls
 - Separated bike lanes
 - Additional street trees



Versailles Road Corridor – Section 1 & 2



Versailles Road Corridor – Section 3

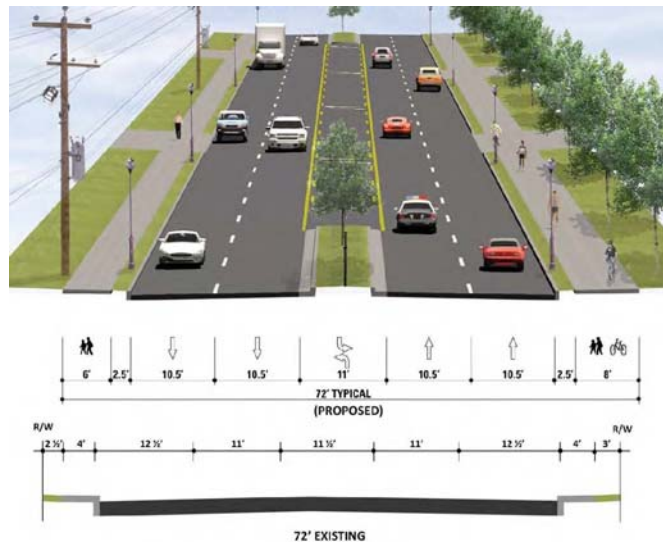


Unfunded Section 3

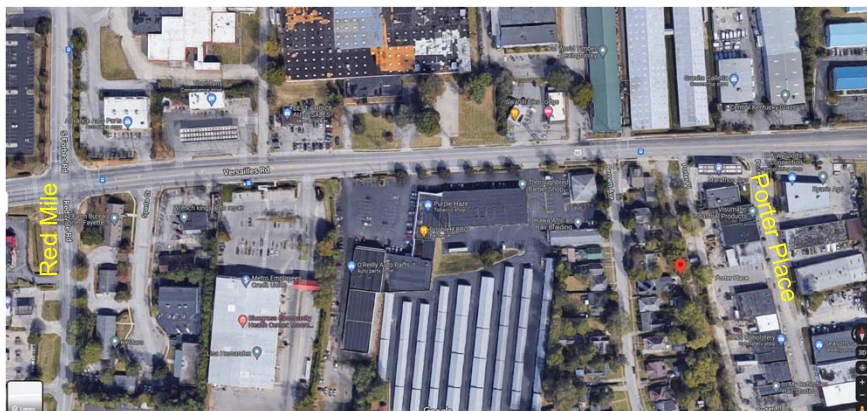


Old vs New

- Old
 - Deteriorated sidewalks (4' wide) directly adjacent to the roadway
 - Deteriorated curbs
- New
 - Sidewalk (6' wide) and Shared Use Path (8' wide)
 - Both moved 2.5' away from roadway
 - Curbs replaced
 - Full width paving
 - Median island
 - Westgate to Cisco
 - Traffic calming, reduces entrance conflict, and improved aesthetics



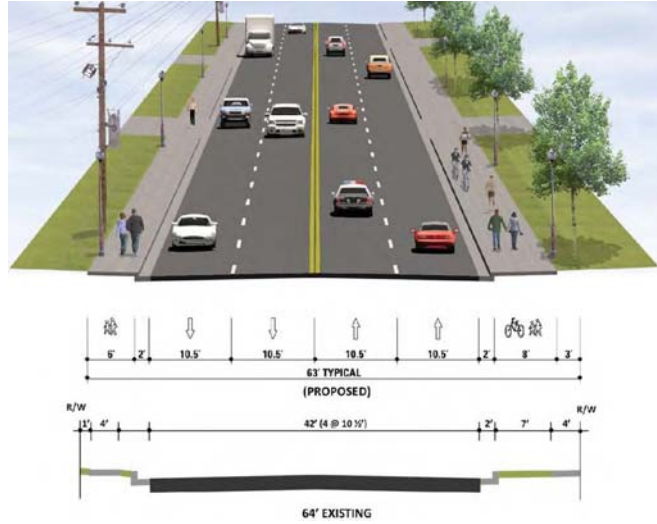
Unfunded Section 4



Old vs New

- Old
 - Deteriorated sidewalks (4' wide)
 - Deteriorated curbs
- New
 - Sidewalk (6' wide) and Shared Use Path (8' wide)
 - Curbs replaced where needed
 - Full width paving

Versailles Road Corridor – Section 4



Versailles Road Corridor – Section 5

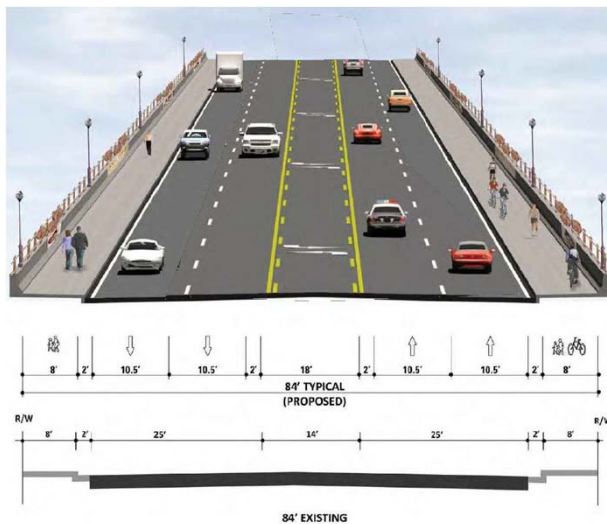


Unfunded Section 5



Old vs New

- Old
 - Deteriorated sidewalks (4' wide)
 - Deteriorated curbs
- New
 - Transition from 6' sidewalk to Shared Use Path (8' wide)
 - Curbs replaced where needed
 - Full width paving
 - Possible median improvements
 - o No trees or art



Versailles Road Corridor – Cost



Cost

Phase	Section 3	Section 4	Section 5	Total
	Mason Headley	Red Mile	Porter Place	
	to	to	to	
	Red Mile	Porter Place	Oliver Lewis	
Design	\$ 2,430,000	\$ 740,000	\$ 870,000	\$ 4,040,000
Right of Way	560,000	130,000	40,000	730,000
Utilities	90,000	-	-	90,000
Construction	16,160,000	4,910,000	5,770,000	26,840,000
Total	\$ 19,240,000	\$ 5,800,000	\$ 6,700,000	\$ 31,700,000

Versailles Road Corridor – Schedule



Schedule

- Design
 - ~18 months
- Right-of-way
 - Depends on value or right-to-take issues
- Utility
 - Set by utility
- Construction
 - ~12-18 months per section

Versailles Road Corridor



Questions



Office of Susan Lamb
Fourth District Councilmember
Lexington-Fayette Urban County Council

Budget Stabilization Spending Proposals
April 22, 2022

1. The Arboretum of Kentucky

- **Request amount:** A one-time gift of \$300,000 (In addition to the Mayor's Proposed Budget of \$200,000)
- **Purpose:** This funding would contribute to the renovation and expansion of the Dorothea Oatts Visitor Center at the Arboretum of Kentucky
- **Rationale:** The Arboretum of Kentucky is a green space in the heart of the city that is open to everyone to visit and use as a place to enjoy nature, walk or run, and to learn about Kentucky's plants and landscapes. Since 2013 the Arboretum has been fundraising to expand and renovate the Dorothea Oatts Visitor Center to accommodate educational programming and additional staffing needs. These requested funds would push this fundraising initiative closer to achieving its \$3,000,000 goal.

2. The Lexington History Museum

- **Request amount:** \$1,634,100 in total / \$544,700 annually for three years (Mayor's Proposal Budget includes \$70,000 for the Executive Director position)
- **Purpose:** This funding would contribute to the management and support of the Lexington History Museum in addition to identifying a temporary or permanent location for the museum to take residency
- **Rationale:** The Lexington History Museum has been without a permanent location since July of 2012 after being forced to leave the Old Courthouse building. This resulted in the loss of physical space, professional staff, a central storage place for historical collections, and tourist traffic and has made fundraising more difficult. To continue the mission of the History Museum to "inspire our future by collecting and preserving Lexington's history and telling our stories" the following funding requests are being made:
 - Full-time Executive Director (\$45,000) (In Addition to the Mayor's Proposed budget of \$70,000 for a total of \$115,000)
 - Full-time Collection/Exhibit Manager (\$48,000)
 - Part-time Student Intern (\$22,500)
 - Temporary Museum
 - Lease of space at least 14,000 s/f (~\$238,000)
 - Support for rotation of exhibits and museum programs (\$25,000)
 - Program development and administrative support (\$96,000)



**\$2.5
MILLION**

Arts and Culture Master Plan

Encompass various arts and culture districts in the greater downtown area

Funding of initial priority projects

3-year timeline

Why invest in an Arts & Culture Master Plan?

Economic development

Tourism

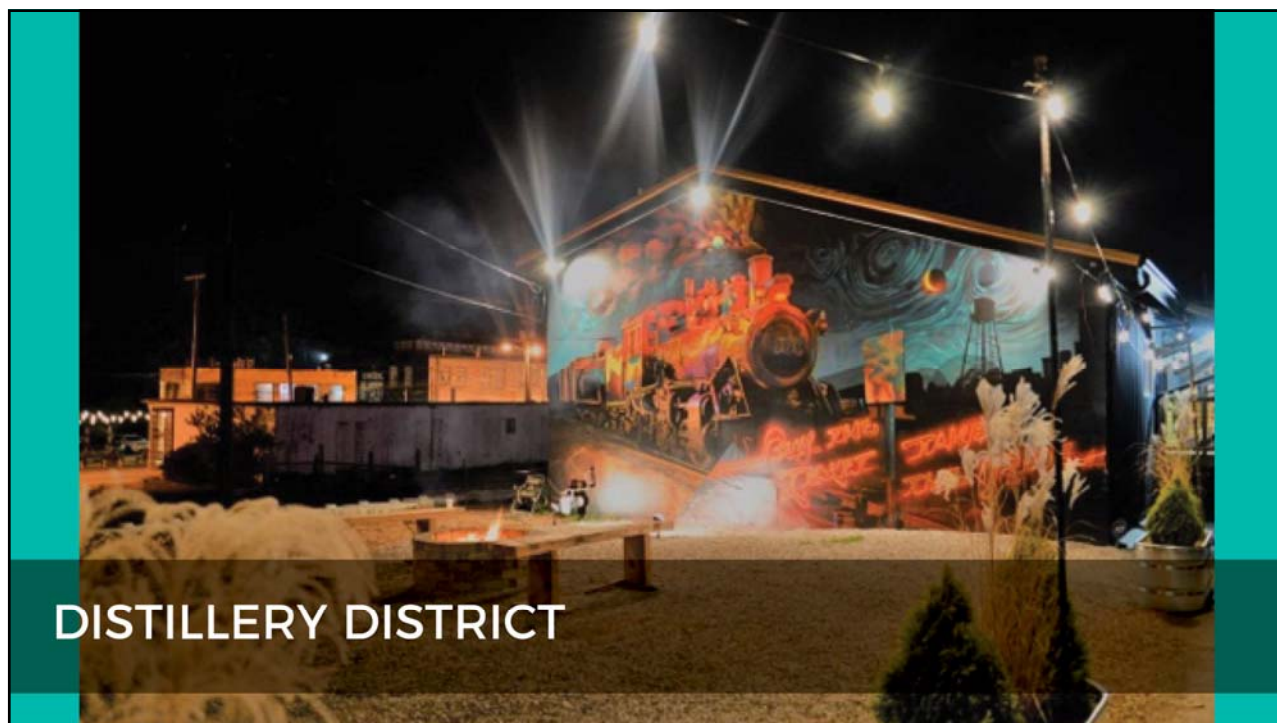
Identity



What is an Arts & Culture District?



"Cultural districts are defined as well-recognized, labeled areas of a city in which a high concentration of cultural facilities and programs serve as the main anchor of attraction. They help strengthen local economies, create an enhanced sense of place, and deepen local cultural capacity."—**AMERICANS FOR THE ARTS**



DISTILLERY DISTRICT



DISTILLERY DISTRICT



EAST END





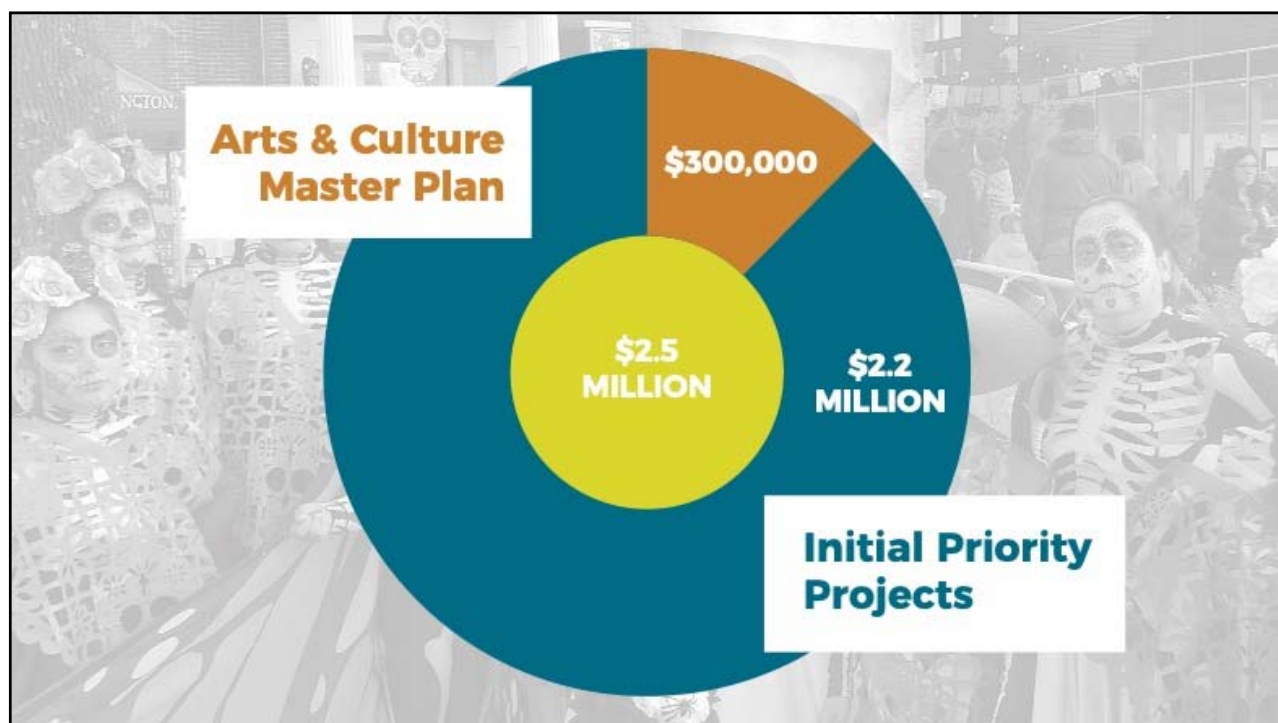




EXAMPLE: Wynwood Arts District, Miami, FL



- Was once vacant warehouses
- Now known for its large murals by street artists
- Craft breweries
- Art galleries
- Developed by the Wynwood Business Improvement District



Timeline of Deliverables

6 MONTHS—RFP OUT; PARTNER CHOSEN

6 MONTHS—COMPLETE PLAN

6 MONTHS—18-MONTH PLAN OF EXECUTION

- Marketing & branding
- Wayfinding
- Hardscaping
- Incentives for small businesses





Background & Highlights

Lexington Distillery District

- VisitLex has been a long time supporter, and founding member with a board seat on the Lexington Distillery District Foundation, Inc.
- James Pepper Distillery Ranked #1 of 97 “Things to Do in Lexington” by TripAdvisor (outranked Keeneland)
- Distillery District has been featured in National Press like Forbes, Afar, Atlanta Traveler, Washington Post
- Distillery District is a popular referral for tourists at hotels
- Kentucky Bourbon Trail is booming, but most of the traffic and overnight stays are in Louisville and Bardstown. The Lexington Distillery District is the perfect solution to that problem.
- 1.7 million visitors annually (>70% from out-of-state), spending between \$400 to \$1,200 on average.

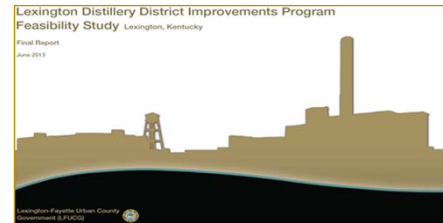
A Public Private Partnership

Lexington Distillery District

The Lexington Distillery District Improvements Program Feasibility Study completed in 2013 was commissioned under Mayor Jim Gray and Vice Mayor Linda Gorton. It reads (pg. 4):

The purpose of this feasibility study was to aid LFUCG in better understanding the scope of required public improvements so that informed planning decisions could be made regarding the City's proposed investment in the corridor. The recommendations of this feasibility study were guided by the knowledge and opinions of LFUCG staff, outside agencies, and a wide range of public and private stakeholders. This initiative was intended to help guide LFUCG in making capital investment decisions that are aligned with the City's goal to maximize its return on investment. In addition, the plan was intended to achieve the following objectives:

- Implement a study approach that supports the potential for future federal funding.
- Enhance the District connectivity while remaining sensitive to neighborhood concerns.
- Evaluate alternative alignments and typical sections for roadway and trail improvements
- Provide an overall opinion of probable cost to help in evaluating alternatives.
- Coordinate study recommendations with the adjacent Rupp Arena and Arts and Entertainment District findings.
- Determine a recommended alternative with phasing and implementation strategy.
- Establish public infrastructure framework that supports private sector investment along the corridor.



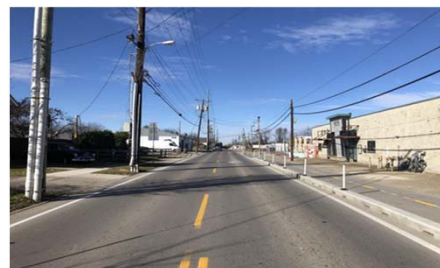
A Public Private Partnership

Lexington Distillery District

"The priority improvements outlined within this study address the most pressing public infrastructure needs of the corridor and remove barriers to private investment that would otherwise go unmet. No single developer or project can be expected to undertake the scale of planning, design, and capital improvements required to implement the full range of recommendations.

The achievement of the vision and qualities contained within the conceptual framework plan will require ongoing collaboration among a wider range of affected stakeholders to establish the prioritization, sequencing, and funding of future improvements. Corridor stakeholders, neighborhood interests, and future developers will need to work with city, state, and federal agencies to build consensus for future improvements and quality-of-life infrastructure"

(Lexington Distillery District Improvements Program Feasibility Study, Pg. 33).



Private Investment To-Date

Lexington Distillery District

OVER \$50 Million privately invested into The Distillery District's revival

West End Distillery District

Tens of millions of dollars have been invested by 8 property owners and no less than 12 leasing-tenants into the rehabilitation of the historic James E Pepper Distillery Campus since 2014. Many businesses have since flourished, including bars and breweries, restaurants and cafes, and three bourbon distilleries, including internationally James E Pepper, among other shops. The Distillery District has since employed over 1,000 local residents and increased taxable revenues by millions for the city.

East End Distillery District (est. completion by April '23)

By Spring 2023, \$37.5 million dollars will have been invested in the West End within three years. Newly introduced businesses will include the city's highest-quality hotel with 125 guestrooms, multiple bars and restaurants, an event venue, and other service providers / retail. The development is creating over 200 jobs and will generate over \$15 million of economic impact annually. Below are just some of the public-serving improvements being funded by private investment:

- 30 yards of line burying (~\$175k)
- Sidewalk re-pavement and cross-walk installation (~\$65k)
- Refreshed and inviting façade improvements (~\$180k)
- Public arts and landmark-entitled signage (~\$85k)
- Acquire and construct new parking lots for ~150 spaces;
- Install new waste water management systems (\$500k)
- Permitting, design, and engineering of public works (\$35k)
- **Voluntary setback for wider trail (>\$500k loss sales / year)**

Our Request

Lexington Distillery District

Total funding request - \$2.5 million

- It is our strong belief that with this public-infrastructure investment, several currently underutilized and vacant lots will be developed along the corridor shortly thereafter, resulting in at least 10-fold of private-investment, many more full-time jobs, and complete recapturing of public funds invested within five years.
- In order for the corridor to more closely resemble the development plans that were presented to the public for construction of the Town Branch Trail
- Without public investments being made, most property owners will continue holding off on making any additional improvements and/or selling their underutilized land until higher-use potential is foreseeable.

Making Visions a Reality

Lexington Distillery District

- **Landscaping improvements**
 - Town Branch trail was proposed to include landscaping improvements along Manchester Street
 - May include some improvement but more are needed
 - More trees should be planted for the environmental longevity of the area
- **Crosswalks**
 - Only two crosswalks down the length of Manchester Street within the Distillery District
- **Public Arts Projects**
 - Public arts projects and murals to be installed in select locations between Oliver Lewis Way and Pepper Distillery
 - Already a success in the Distillery District and throughout Lexington
 - Beautifying neighborhoods and existing buildings at a relatively low cost, encouraging pedestrian activity down Manchester St and also clearly designating the area as an entertainment district
- **"Distillery District" Arches and Wayfinding Signage**
 - Distillery District specific archways
 - Wayfinding for navigation
 - Encompass west and east sides of the district
- **Soft Costs, Miscellaneous & Contingency**
 - In a time when costs are uncertain, contingency is key
 - Includes designs, permitting, etc costs

* See Exhibits for greater detail and approximate allocations of budget

Town Branch Path - Matching Standards of Other Corridors

Lexington Distillery District



Sidewalks

Lexington Distillery District



City-planning, traffic and engineering required significant setback from the street for The Manchester Hotel, so that a widening of the trail could be accommodated (similar to that along Vine Street and Midland Avenue); however the city's plan was not executed, resulting in the loss of 10 guestrooms, additional jobs, and at least \$30k of cumulative taxes annually.

Landscaping

Lexington Distillery District

"The Town Branch Trail Master Plan provided context for trail connectivity and other desired considerations. The Rupp Arena, Arts and Entertainment District Plan provided the perspective for how the adjacent district will develop and provided the momentum for a cohesive and continuous green space to connect from the District to Downtown with Town Branch Commons"

(Lexington Distillery District Improvements Program Feasibility Study, pg. 41). Original plans were presented as follows:



Selective Line Burying

Lexington Distillery District

“Disposition of existing and proposed utilities will play a significant role in making the District aesthetically pleasing and safe while accommodating future growth...

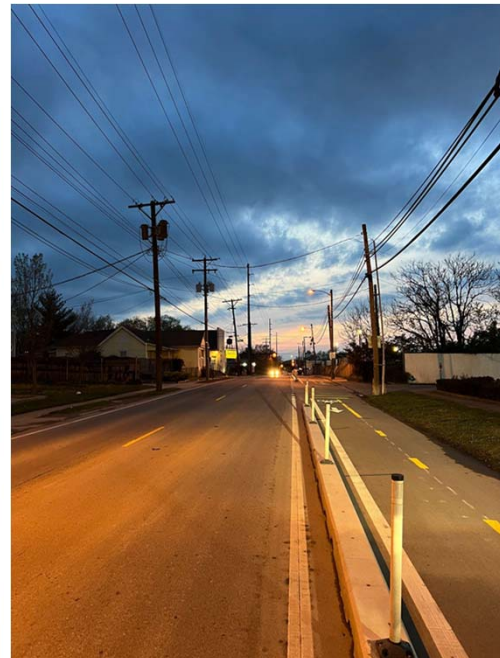
Existing overhead utilities can detract from the visual quality of urban streetscape and trail environments. Burying existing utility lines is often expensive but a measurable improvement to streetscape and trail aesthetics. Another option includes rerouting overhead utilities to the perimeter or rear of the development and backfeed service into the Manchester Street corridor...

With this area of Lexington being older and underdeveloped by today’s standards, the existing utility infrastructure will require significant upgrades and improvements to adequately serve the anticipated needs of the District...

Discussions with the nine utility companies that own and operate facilities along the corridor suggest **significant needs exist for rehabilitation and upgrade of existing utilities to meet long-term demands for the District”**

(Lexington Distillery District Improvements Program Feasibility Study, pg. 23-24)

Lighting & Line Burying



Case Studies

Examples of similarly conceptualized historic entertainment districts receiving public infrastructure funding

- [San Antonio Riverwalk](#)
 - 9 million visitors annually and it's estimated to contribute \$800 million to San Antonio's \$3 billion tourist industry each year.
 - *"Keeping Riverwalk in good condition is expensive. It requires constant maintenance. The City's Department of Parks and Recreation has an annual budget of \$4.25 million to maintain the walk. The department puts an extraordinary number of new plants into the ground each year. The effort yields results. The design has become a precedent for other cities to follow. Closed in rivers, abandoned tracks and a host of alleys can be turned into attractive assets for a city."*
- [Ybor City Tampa \(aka Cigar City\)](#)
 - According to Brenda Thrower with the Ybor City Development Corporation (YCDC), a division of the City of Tampa's Economic & Urban Development Department, the district has undergone significant economic development and investment over the past 20 years while maintaining its historic charm. Some of these pivotal projects include...
 - *"Major public infrastructure and streetscape improvements with assistance of federal EDA grant to include upgrades to storm water system, water for fire protection service, 7th Avenue streetscape, new signage, traffic signal enhancements, 7th Avenue gateway structure, common area improvements, new historic street lamps and streetscape amenities. Other improvements include new hotels developments (incl. a boutique), breweries, and first structured parking garages."*
- [Kansas City Power & Light District](#)
 - A vibrant 9-block neighborhood in the heart of downtown Kansas City that welcomes more than 9 million visitors each year.
 - *"Community Improvement Districts "help improve the community by bettering conditions for existing businesses, and attracting new growth." (Economic Development Corporation of Kansas City, 2017) Investments can be made in community safety, beautification, business retention, economic growth, and capital improvements. These investments are funded by public money."*
- Other Entertainment Districts: NuLu Louisville, The Old Market Omaha, Distillery District Toronto

Exhibit - Budget Detail

1. Street lighting (\$800K): Existing street lighting is sparse and of poor quality along Manchester St., mostly halogen box lights installed on power lines. This causes a major safety concern and discourages both pedestrian activity down Manchester St and use of the Town Branch trail by cyclists, ultimately creating a "desert" between Oliver Lewis and the West Distillery district. We would dedicate ~\$800K to installing a combination of much needed street lighting poles for safety and visibility and decorative lighting (lampposts, string lights, etc.) for aesthetic improvements.

2. Landscaping improvements (\$600K): Little to no landscaping exists along Manchester Street. While the Town Branch trail was initially proposed to include a landscaped median and new trees, those improvements were value engineered and the trail today is constructed with modular concrete forms and plastic bollards reminiscent of a temporary construction barrier rather than the beautified trail that was promised (see rendering vs. actual pictures attached). We would utilize ~\$600K to cladding over the modular concrete forms with landscape planters that would be infilled with greenery as well as new tree and landscape planting on either side of Manchester Street running from Oliver Lewis Way to The Pepper Distillery. Irrigation would be included in these costs to ensure minimal public maintenance requirements.

3. Sidewalk replacement (\$400K): The existing sidewalks are in poor condition all the way down Manchester Street (in many places with severe tripping hazards, cracking, etc.), and non-existent between 1135 Manchester (east side of the bridge) and the West Distillery District campus. We would dedicate ~\$400K to adding sidewalks where they don't currently exist to create a continuous walking path from Oliver Lewis Way to the Pepper Distillery and repave several faulty sections of the existing sidewalks so that they are both safe to walk and inviting for pedestrians.

Exhibit - Budget Detail (cont'd)

5. "Distillery District" Arches and Wayfinding Signage (\$150K): Signage and wayfinding in the district is close to non-existent, and the few signs that do exist are small and underwhelming. Part of the success of an entertainment district is in its ability to navigate visitors to its attractions. We have designed and priced up the fabrication and installation of two steel arches that would span across Manchester St. with "Distillery District" backlit lettering above (see attached rendering). This has been executed in many entertainment districts in similarly-sized cities, creating landmark street appeal and encouraging tourism. There is a common misperception from locals and tourists alike in Lexington that the West Distillery District campus makes up the entirety of the district. By installing two arches on each end of Manchester Street (one by Manchester Music Hall/Oliver Lewis Way, the other past Pepper Distillery), we would mark the district as clearly starting at Oliver Lewis, encouraging tourism on both ends and also incentivizing private development in the center of the corridor. Wayfinding signage would be installed along Manchester Street, directing visitors to local businesses, restaurants, bars and other attractions.

6. Soft Costs, Miscellaneous & Contingency (\$300K): \$300K would be allocated to the soft costs associated with implementing the above improvements (design, engineering, permitting, etc.) as well as a contingency for miscellaneous improvements and potential cost overruns.

