

Gorton
Blues
Gray
Ellinger
James
Lawless
Beard
Feigel
Stinnett
McChord

A G E N D A

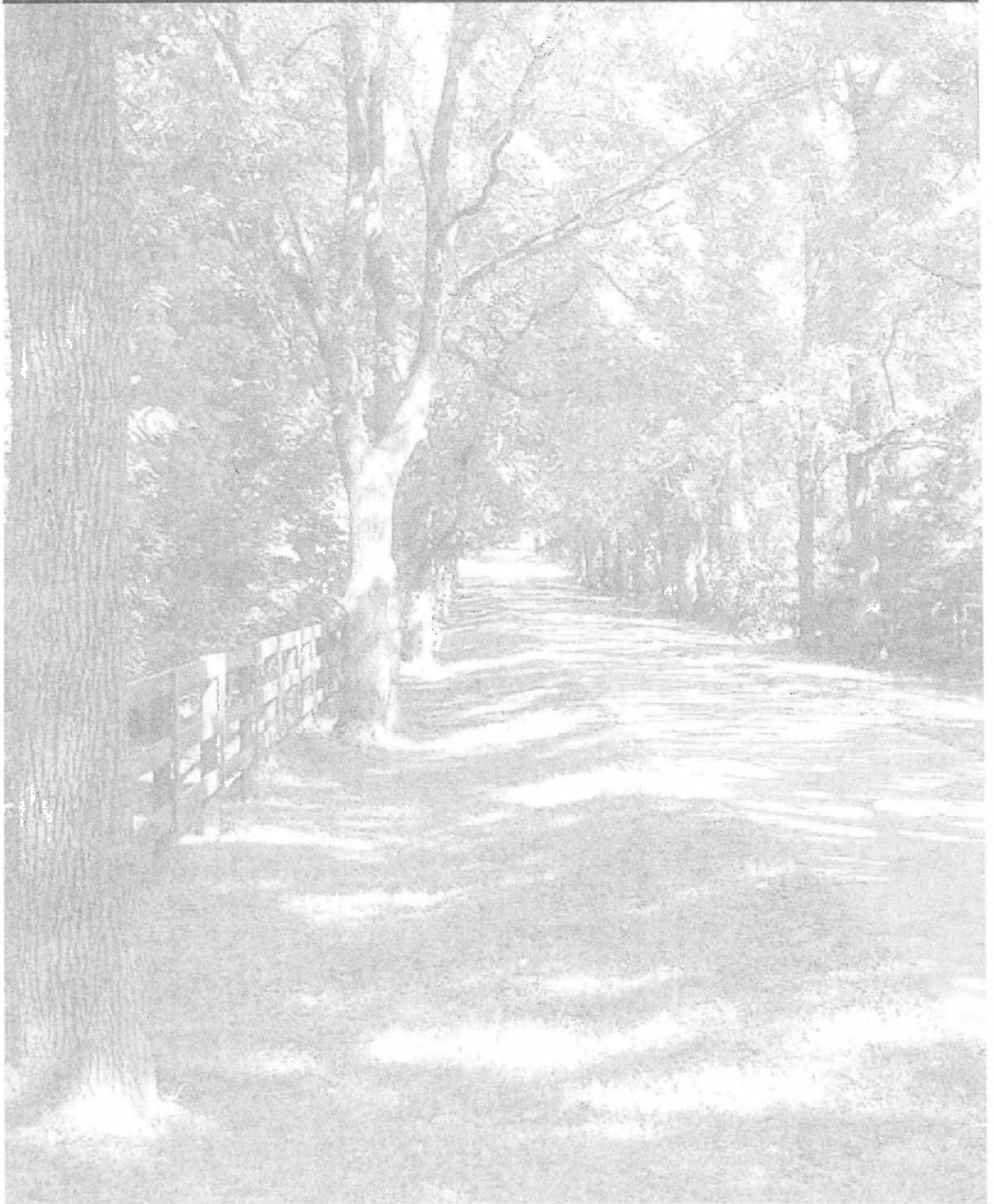
SPECIAL PLANNING COMMITTEE

April 21, 2009
9:00 A.M.

1. **Parks Master Plan – Stinnett** (1-9)
2. **Hisle Park Master Plan – Stinnett** (10-21)
3. **Items Referred to Committee** (22-23)

“Planning Committee, to which should be referred matters relating to parks, planning and zoning, housing, transportation, grants, legislation and social services.”

Council Rules & Procedures, Section 2.102(1)



EXECUTIVE SUMMARY

Background and Planning Process

In 1996 Lose & Associates, Inc. was engaged to create a Comprehensive Parks and Recreation Master Plan for Lexington-Fayette County Urban Government (LFUCG). This document, which was published in 1998, was intended to serve as a guide for expansion, open space acquisition, facility and program planning. In early 2008 we were again engaged to update this document and provide the Division with a guide for parks and recreation development and land acquisition for the next ten years. The planning team has made an exhaustive effort to research existing documents including the *Urban Services Area Expansion Master Plan*, the county's *Greenway Master Plan*, the 1994 *Greenspace Plan*, the 2007 *Comprehensive Plan for Lexington-Fayette County* and the 2007 *Bicycle and Pedestrian Master Plan*.

In preparing this report, the planning team researched local demographics using data from the Kentucky State Data Center (KSDC) and the U. S. Census Bureau. Demographic evaluations, combined with information provided in the abovementioned resource documents, are detailed in Section 2. Demographic projections show steady growth for Fayette County over the next ten years with a projected population of 310,262 by the year 2020 (KSDC). During this period of growth, it is the 55+ age groups, or the baby boomers, that will experience the most growth.

Public input is the driving force of this document; extensive interviews with parks staff, LFUCG staff and elected officials, and with user groups were held over two three-day periods in July and August 2008. During these visits, the planning team also held five public meetings throughout the county. Over 200 citizens came out to express their opinions and recreation needs. In 2006, the Division, in partnership with Lose & Associates, distributed a mail survey to 10,000 randomly selected households throughout Fayette County. Then, in fall 2008, the Division of Parks and Recreation included an online survey on their website for a month. The results of both surveys provided insight into the citizens' desires and opinions of the parks system. Both surveys indicated that the top three facility requests are for renovated park restrooms, renovations to existing parks and the development of more walking trails. The need for more walking trails, or greenways, was expressed in all forms of public input. Summaries of these interviews, public meetings and the survey data are included in the Section 3 of the report.

The team conducted an in-depth assessment of the existing organizational structure of the Division of Parks and Recreation to understand how communication, direct reporting and each individual's daily duties were impacted, both negatively and positively, by the current organization of the Division. Subsequently, recommendations were made that will enable the Division to operate at a higher level of efficiency and with greater communication. The same intensive review of the current park programming was conducted, and the assessments and recommendations for both are found in Sections 4 and 5.

Section 7 of the report addresses the existing conditions found at 20 representative parks throughout the system including parks of all ages, conditions and sizes. The understanding is that recommendations applied to the studied facilities can be adapted throughout the park system. This same section includes recommendations for park development and renovations, needed facilities based on local and national recreation standards and project prioritization.

The following overview provides summaries of the planning team's recommendations for the LFUCG Division of Parks and Recreation.



Division Organization

The Division of Parks and Recreation is managed by a Director who oversees five superintendents and the administration of the entire Division. Currently, the Division has 177 authorized work force positions, 28 of which are vacant. This accounts for 16% of the Division's work force. The Parks Maintenance section, in particular, has been seriously impacted by the vacancies. While the parks are well-maintained, crews struggle to keep up with the maintenance demands on a weekly basis and the vacancies stretch them even further. The recent government-wide management audit also included several recommendations and changes for the Division. The planning team took the findings and recommendations from the management audit into consideration when developing our organizational recommendations. The recommendations are outlined in the following bulleted summaries.

Administration Recommendations:

- Reorganize the Division to have three distinct operational sections with each managed by a Deputy Director:
 - Recreation (formerly Recreation and Special Programs sections)
 - Enterprise
 - Planning and Support Services (formerly Planning and Design and Parks Maintenance sections)
- Realign the current Deputy Director position to become the Deputy Director of Planning and Support Services.
- Eliminate the current Recreation, Special Programs and Enterprise Superintendent positions.
- Create a new Deputy Director of Recreation position.
- Create a new Deputy Director of Enterprise position.
- Reclassify the Parks Maintenance Superintendent as the Parks Manager Sr.
- Reclassify the Planning and Design Superintendent as the Park Planning and Design Manager Sr.
- Reclassify the Program Supervisor as a Program Supervisor/IT Coordinator and realign the position under the Deputy Director of Enterprise.
- Realign the Administrative Specialist (Employment/Payroll) under the Deputy Director of Planning and Support Services.
- Create two new support staff positions: a Marketing/Volunteer Specialist Sr. (under the Deputy Director of Recreation) and a Grants/Fundraising Specialist Sr. (under the Director).
- Expand the fundraising efforts of the Division and develop annual fundraising goals and strategies
- Move all administrative staff to a single site: Picadome.
- Provide more training, continuing education and conference opportunities for staff.

Planning and Design Recommendations:

- Create park planning districts: the Urban Core (1 district), Suburban Parks (4 districts) and Rural Parks (4 districts).
- Reclassify the current Parks Project Coordinator as the Construction Manager Sr. to monitor park construction projects and outside firms providing project management.
- Create a new Project Manager position that reports to the Construction Manager Sr. and assists with large-scale projects. Project Manager duties can be contracted out to a qualified firm.
- Reorganize current sections and work groups to include four direct reports to the Deputy Director of Planning and Support Services: Park Planning and Design Manager Sr., Construction Manager Sr., Parks Manager Sr. and Park Ranger Manager Sr.
- Create a Greenway Development Manager position and dedicated greenway work group for the County and centralize the County's greenway planning/development under one LFUCG division (to be determined by LFUCG administration).

- Have Park Planning and Design and Greenway Development Managers meet on a regular basis with administrative staff to discuss planning and funding needs and develop project priorities.
- Provide a quarterly project update presentation to Director, LFUCG administration and Council about project development and planning topics.
- Develop policies and procedures that determine which projects should be done in-house and which should be contracted to qualified firms.
- Develop an "on-call" list of qualified firms to expedite the delivery of projects.
- Obtain software that enables the Division to track time per project.
- Bundle purchases when appropriate.

Recreation Recommendations:

- Move ESP to Enterprise section.
- Reorganize current sections and work groups to include five direct reports to the Deputy Director of Recreation: Recreation Manager, Community Center Manager, Special Populations Manager, Natural Areas Manager, Special Events Manager.
- Merge the Athletics and Extreme Sports/Cultural Arts Recreation Manager positions into a new Recreation Manager position with five direct reports: Extreme Sports/Athletics Supervisors (3), Cultural Arts Supervisor and Equestrian Program Supervisor.
- Make Cultural Arts a stand-alone unit with the Cultural Arts Supervisor (formerly titled Recreation Supervisor – Cultural Arts) overseeing its functions.
- Reclassify the Recreation Supervisor - Athletic positions (3) as Athletics/Extreme Sports Supervisors. Group the athletics and extreme sports into relevant groups under each supervisor.
- Reclassify existing managers as: Community Center Manager, Special Populations Manager, Natural Areas Manager and Special Events Manager.
- Reclassify the Equestrian Park Program Supervisor as the Equestrian Program Supervisor position and move this position from the Natural Areas work group to the Recreation work group.
- Create a new Hisle Farm Program Supervisor position with seasonal support staff after Hisle Farm is developed.
- Create a new Hisle Farm Equestrian Program Supervisor (seasonal contract position) to oversee equestrian programs after Hisle Farm is developed.
- Special Events Manager should utilize the existing RecTrac software to manage and operate events in the parks system.
- Special event fee schedules should be amended after studying the Time and Motion Study data; direct costs for administering and facilitating special events should be covered.
- Have managers work with Planning and Support Services section to identify facilities that need to be redesigned/redeveloped or newly developed to support existing and new programs.
- Expand role of athletic staff in programming and managing all Division athletic resources.
- Add recreation center staff as recommended recreation centers are developed (see Section 7). Recreation Center Managers would report to Deputy Director of Recreation.
- Generate an aquatics feasibility study that would determine whether the proposed recreation centers, built and managed by LFUCG, should include aquatics elements.

Enterprise Recommendations:

- Assign the following work groups to the Enterprise section:
 - ESP
 - Golf Operations
 - Aquatics and Rentals
 - Concessions
- Elevate current ESP and Golf Managers to senior managers.

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- Empower the Golf Manager Sr. with the authority to adjust fees with the approval of the Director.
- Reorganize staff structure at Tates Creek, Picadome and Lakeside Golf Courses using Kearney Hills Golf Links staff organization as a model.
- Eliminate public service worker positions (eight full-time positions) at Tates Creek, Picadome and Lakeside Golf Courses and replace with seasonal staff. Positions could be reassigned to Parks Maintenance work group to fill current vacancies.
- Enhance golf marketing, and utilize different media available in Lexington-Fayette County, including a stand-alone Golf website.
- Adjust fees at affected golf courses that will pay the debt service over time; Golf should explore the feasibility of floating a revenue bond to remedy deferred maintenance.
- Implement key upgrades and renovations golf course.
- First Tee of Lexington and LFUCG should explore a partnership that would allow First Tee to be based at Meadowbrook Golf Course and change the mission of the course to a teaching/training facility for all.
- Consolidate aquatics and rentals into a single work group that manages all pools and rentals. This work group will be overseen by an Aquatics/Rentals Manager (reclassification/new title).
- Aquatics/Rentals Manager shall utilize the existing RecTrac software to manage and operate rentals in the parks system.
- Create a stand-alone concessions work group overseen by a Concessions Manager Sr. (reclassification/new title) who will manage all Division food sales and purchases and will assist with the expansion of food service at the golf courses.
- Concessions should work to retain a naming sponsor that will support the Division for an extended period of time.
- Shift the fundraising, sponsorship and other relevant responsibilities from the existing Special Projects/Fundraising Manager position to the new Marketing/Volunteer Specialist Sr. and Grants/Fundraising Specialist Sr. positions, and other positions as determined by the Director and Deputy Director of Enterprise.
- Work with the LFUCG Department of Law on revising the opinion that limits serving alcohol through County-sponsored concessions to private concessionaires so that County-operated golf concessions will have the ability to serve alcohol.
- Fee schedules should be amended after studying the Time and Motion Study data; direct costs for administering and facilitating rentals should be covered.
- New seasonal rental attendants and/or new seasonal Park Rangers (as recommended in the *Parks Maintenance* discussion) will monitor and patrol rentals and special events to ensure that park policies and laws are being adhered to.

Parks Maintenance Recommendations:

- Conduct a Time and Motion Study to create a baseline for time allocated for routine parks maintenance and confirm time spent providing reactive maintenance.
- Purchase software that enables the Division to track time per project.
- After Time and Motion Study, create parks maintenance standards system-wide.
- Create a hub for urban park operations to house parks inventory as well as provide a base for large equipment.
- Create suburban and rural park district crews. Utilize findings from the Time and Motion Study to determine what parks should have site-based crews and which facilities should have roving crews or outsourced operations.
- Develop a staffing standard of 15 acres of parks maintained per person (actual field parks personnel) by 2015.
- Determine where outsourcing of services is in the best interest of the Division. Begin with the downtown landscaping and watering activities.

- Move leaf collection services to the Division of Waste Management.
- Work with LFUCG administration to determine whether greenway/trail maintenance will fall under Division of Parks and Recreation. If so, fill vacant maintenance positions and create greenway/trail maintenance crews.
- Larger special event set-up and take down should be contracted out to private providers. Existing special events crews will facilitate smaller special events (less than 500 people). Additional special event support will come from seasonal rental crews under Enterprise section's Aquatics/Rentals Manager.
- Match maintenance staff uniform allowances to those in other LFUCG divisions and adjust annually to meet cost of living rates.
- Work with the Division of Facilities and Fleet Management to create an equipment replacement schedule; evaluate rental vs. purchase.
- Create a park ranger program with a new Park Ranger Manager Sr. and seasonal Park Rangers. These new positions would be a work group under the Deputy Director of Planning and Support Services section.

Interdepartmental and Public Communication and Marketing

Recommendations:

- Establish communication as a distinct function within the Division and elevate it to management level, ideally as a primary function in the Administration section.
- Public Information personnel should report to the Director and/or a designee for relevant segments of their responsibilities. The Division must clearly communicate expectations and have input on their evaluations. The same is true for other support services, such as graphic design that is carried out by other LFUCG divisions for Parks and Recreation. All of these activities should be led by the new Marketing/Volunteer Specialist Sr. position.
- Designate communication as a component of all Division employees' job descriptions and hold them accountable for their roles. Regularly scheduled meetings should be held that highlight communication activities and provide good and bad communication examples.
- Institute a systematic research program to gather and maintain needed information on all publics over a period of several years. This should include primary and secondary and quantitative and qualitative studies with representative samples of the citizenry, Division of Parks and Recreation patrons, sponsors and partners, opinion leaders and other segments as appropriate.
- As soon as possible, contract an outside agency to conduct an internal communication audit to more fully identify communication roadblocks and opportunities to enhance employee communication.
- With external support, develop and execute a comprehensive strategic external communication plan that addresses all key audiences and outlines goals, objectives, roles, responsibilities, timelines, budgets and evaluation.
- Develop and execute an internal communication plan to be instituted within the next 6 - 12 months with update reviews to be done annually for the next 3 - 5 years.
- Develop an interdisciplinary team approach to assessing program success that includes communication factors as well as attendance, cost, and perceived community value. Develop strategies for programming based on team assessments.
- Create a renewed brand and identity package for the Division that will elevate citizen's perceptions, expectations and more accurately reflect the role the Division plays and aspires to play in citizen's lives. This branding effort should be in step with the overall LFUCG goal of branding the government as unified body but should also reflect on the unique qualities of the Division.
- Increase awareness of the Division's role, benefits and accomplishments by increasing communication regarding overall parks information through a well planned and integrated campaign.



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- Incorporate customer management tools, such as databases, program evaluation, membership opportunities, and social networks, to build stronger relationships with more citizens.
- Update communication tools to include more interactive and "on demand" resources (i.e. website, email updates and newsletters, text, and phone) and personalized information delivered via preferred methods.
- Incorporate publicity and advertising to a greater extent, both of which are passive communication vehicles, to share information that people may not seek out, such as park improvements, the role of parks in communities, etc.
- Increase focus on communication with opinion leaders and auxiliary audiences such as university students and visitors.
- Seek opportunities to verify and reinforce the quality of the Division's work through recertification, awards, professional speaking engagements, and other opportunities, which will build esteem and expectations.

Programming and Services Recommendations

Development of New Programs

- Increase the drop-in capacity by staffing community centers and providing equipment during the summer months to offer activities for those youth who do not wish to or cannot afford to participate in the Division's summer camps. (High Priority)
- Increase the number and variety of extreme sports (rock climbing, mountain biking, BMX, Moto X, dodgeball, a ropes course) and outdoor activities (day trips for kayaking, caving, hiking, environmental education, and wildlife viewing). (High Priority)
- Increase the number and types of arts and culture programs for all ages. (High Priority)
- Increase the provision of health and wellness programs to inner city residents. (High Priority)
- Increase the number of playground programs, such as that provided at Valley Park. (High Priority)
- Develop programs and drop-in classes outside of the camps and other "bundled" programs to meet needs for all ages and interests. (High Priority)
- Increase partnerships with the schools and allied providers to provide additional and a wider variety of programming to the community when partnering opportunities are consistent with LFUCG goals. (Medium Priority)
- Increase the number and types of active adult programs. (Medium Priority)
- Expand the ESP program to five additional schools over the next five years. (Medium Priority)
- Expand and provide accessible equestrian programs to a larger number and wider representation of the community. Provide mobile equestrian programs in association with summer groups and after-school programs. (Medium Priority)
- Acquire more horses (through purchase, lease or donation) to allow for the expansion of the current equestrian program and the future Hisle Farm program. (Medium Priority)

Administrative

- Hold monthly meetings of the Recreation section to increase communications, visioning, program evaluation, and strategic planning. (High Priority)
- Hold staff accountable for the development of new programs, identify goals, and performance measures – management should approve and review on a quarterly or bi-annual basis. (High Priority)
- Renegotiate IGAs (Intergovernmental Agreements) with existing partners (schools, neighborhood associations, LYSA, etc.) – need to ensure an equitable relationship for the County. (High Priority)

- Enforce and adhere to the items within the IGAs. (High Priority)
- Diligently track program participation and cost recovery. (High Priority)
- Consistently use a program evaluation process to track participant satisfaction, facility quality, participation levels, and cost recovery. (High Priority)
- Update website regularly to include up-to-date program offerings, utilize email blasts to inform citizens of programs and include a comprehensive list of all program offerings in the *Fun Guide* and on website. (High Priority)
- Work with LFUCG administration to streamline budget amendment process for park-related activities and to retain some program revenues. (High Priority)
- Provide software training to empower staff to use RecTrac. (Medium Priority)
- Utilize RecTrac (addresses and emails) to increase marketing and communications with previous participants. (Medium Priority)

Organizational

- Follow recommendations for reorganization of Recreation and Special Programs sections as discussed in Section 4. (High Priority)
- Increase partnerships with the universities and community groups in the area to provide volunteers to supplement staff and provide supervision and run recreation programs during the spring and summer at the community centers. (High Priority)
- Create a Marketing/Volunteer Specialist Sr. position to centralize these efforts and communications. (High Priority)
- Work to ensure staff the resources needed to provide quality programs and high participation (materials, staff/volunteers, transportation, etc.). (High Priority)

Park Development Priorities

Tier One Priorities (projects that should be funded in the next 24 months)

1. Construct a new centralized Parks Administration office at or adjacent to the current Picadome offices.
2. Develop Cardinal Run Park North with suggested field modifications to the approved master plan to meet the need for field sports.
3. Develop Hisle Farm to meet the needs for expanded after-school, summer camp and general recreation programs.
4. Develop the renovation/redevelopment master plans for parks identified in this study to confirm redevelopment possibilities and refine cost estimates.
5. Increase the rate at which new greenways are developed throughout the system.
6. Do general park maintenance, and put a fresh coat of paint on as many items as you can in preparation of the 2010 World Equestrian Games.
7. Develop a youth football complex with a minimum of four fields. Location to be determined.
8. Stop building neighborhood association buildings.
9. Make golf course irrigation upgrades to Lakeside and Kearney; construct new cart barn at Picadome; make kitchen improvements at Tates Creek, Kearney and Lakeside; and continue toward goal of breaking even.
10. Implement staff and organization recommendations relating to park planning.
11. Implement park planning on a district basis.
12. Make necessary changes to purchasing procedures to allow more outsourcing of park planning and construction administration services.

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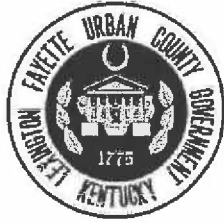
13. Conduct an aquatics facility audit to determine a course of action to improve profitability of the pools.
14. Identify and review possible new permanent funding sources to meet both near-term and long-term operations and capital needs of the Division.
15. Have a large bond in place to fund a minimum of \$50 million in park projects over the next three years.

Tier Two Priorities (completed in months 25-60 after adoption of master plan)

1. Have the new funding system in place to provide a higher level of annual funding, and begin the implementation of parks that were master planned as Tier One projects.
2. Conduct a statically valid community-wide survey on facility and programming preferences.
3. Continue implementation of greenway routes throughout the county.
4. Begin the implementation of a horse trail system throughout the county's Rural Park districts.
5. Continue development of Hisle Farm and Cardinal Run Park North.
6. Begin implementation of aquatic facility upgrades.
7. Construct both new recreation centers (one in the Urban Core and one in a Suburban Park district).
8. Construct extreme sports complex.
9. Continue adding playgrounds.

Tier Three Priorities (completed in months 61-120 after adoption of master plan)

1. Renovations of community and neighborhood parks that had to remain in operation until Tier Two renovation projects were complete.
2. Continue with greenway development.
3. Continue with ongoing playground and court redevelopment and conversions to greenspace.
4. Begin replacements at Cardinal Run Park South as it approaches 15 years of service.



LFUCG

LEXINGTON-FAYETTE URBAN COUNTY GOVERNMENT

DIVISION OF PARKS & RECREATION

HISLE FARM MASTER PLAN

FEBRUARY 2009

Prepared by:



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Executive Summary

Planning Process and Final Master Plan Summary

The Hisle Farm property is approximately 280 acres of rolling pastureland located five miles northeast of downtown Lexington, Kentucky. The land was deeded to the Lexington–Fayette Urban County Government (LFUCG) by Mr. and Mrs. Robert Hisle in 1989 to be utilized as public park space. Its location among large estates, horse farms and properties that have protected development rights (PDR properties) provides the context for the type of development that should occur. Neighbors of the park and friends of the late Mr. and Mrs. Hisle are conscious of how certain park activities like ballfields and lighting will affect the perception of safety, quietness and aesthetics of the surrounding rural character. In addition, the LFUCG Division of Parks and Recreation is aware of the opportunities to provide the public with more greenspace and unique programs that are currently unavailable.

The main components of this master plan are in response to the requests of the public and the Parks Advisory Board, who gathered during the Comprehensive Master Plan Update planning process. They build on a theme of connecting people to nature and farm culture through equestrian trails, hiking trails, habitat reconstruction, gardening, archery, scout camping and interpretive areas; activities that were seen to be compatible with the surrounding context. Furthermore, their development will provide diversity within the programs that LFUCG offers through the Division of Parks and Recreation.

Perhaps the most requested yet controversial aspect of this master plan was to what extent equestrian programs would be offered. The existing horse barn and paddocks are in good condition and Division staff had requested that part of the lesson program be moved from Masterson Station to Hisle Farm. The master plan proposes the existing facilities as a place to supplement riding lessons or camps and not be their permanent or primary location. In short, *no equestrian programs will be moved out of Masterson Station*. Dedicating parkland at this location to a single use, such as equestrian activities, did not fit within the Division's overall vision. Although casual horseback riders will have an overt presence at this park, casual visitors without horses will be equally encouraged to explore the farm along the same trails.

Over 10 miles of trails are planned for this 280-acre site. The trails have been designed to introduce a variety of challenges and experiences to park visitors. Three trail types were identified in the master plan, including 1.5 miles of paved accessible trail, a four-mile main trail loop, and five miles of secondary trails. Equestrians will be allowed on the main trail loop and secondary trails and pedestrians will be permitted on all trail types.

During the planning process it was decided that the context of this park would be reserved for equestrian, pedestrian and outdoor learning experiences. Despite the desire for mountain biking trails, the expected density of visitors who will participate in passive activities, such as horseback riding and walking, may conflict with the higher speed activity of mountain biking. The Comprehensive Master Plan Update recognizes the need for mountain bike trails, and proposes instead to integrate them into several larger parks in the LFUCG park system.

Nature learning through interpretive exhibits and hands-on gardening is an element of this park that will attract visitors across many demographics. Existing barns, ponds, fencerows and mature trees provide the scenery of a working horse farm, and several areas are proposed for visitors to interact with the landscape. These include fishing piers, an ADA accessible garden, orchard, wetland, native grass and savanna habitats for wildlife observation and a Scout camping area.

A pavilion is proposed on the south side of the park near the orchard and garden. It will provide restrooms and an open air shelter in anticipation that this setting will attract company picnics, weddings, summer camps and other events that would take advantage of photo opportunities and a large, open, outdoor space.

The donation of this property is truly a gift to the entire Fayette County community and region. As such, the property will be developed with clear goals in mind that are sensitive to the cultural, environmental and social contexts that are unique to the site. The following report addresses the history, context and citizen input that guided the master plan.

Public Input

Two public meetings were held at Bryan Station High School on August 8, 2008 to note the opinions of the public. The first meeting was held for the neighbors of the park, or those living within a mile radius of the property. This meeting was held because development would likely have the most impact on their quality of life with regard to potential changes in traffic and use of the land. The second public meeting was held for the general public.

Similar comments were gathered from both meetings. They are summarized below and include desired park features, development issues and neighborhood concerns:

Desired Park Features

- Preservation of farm character
- Non-motorized trails
- Equestrian activities and programs
- Restoration of Bluegrass Savanna
- Reforestation areas
- Arboretum
- Bird sanctuary
- Educational and nature interpretation opportunities
- Expansion of Parks Divisions' day camp facilities and programs
- Archery
- Fishing
- Multi-use fields (open space, no lights)
- Space for Boy Scout and Girl Scout activities and outdoor programs
- Mountain bike trails

Development Issues and Neighborhood Concerns

- Disappearing character of the site
- Suitability for Briar Hill Road to carry increased traffic
- Railroad crossing
- Condition of the railroad bridge
- Increased noise and lights
- Vandalism to neighboring properties
- Long-term maintenance
- Funding

Two presentations of the preliminary master plan were given on a return visit on September 25, 2008. The first addressed the Parks Advisory Board and the second was given to the general public. Both audiences were generally agreeable to the proposed plan but provided some comments that would further contribute to the park's function.

Preliminary Master Plan Comments and Concerns

- Have at least 45 horse trailer parking spaces
- Add a wood rail perimeter fence to prevent runaway horses
- Add a control gate at the entrance
- Do not dedicate land exclusively to horses; do not remove lesson program from Masterson
- Charge a bridle fee for equestrian use
- Provide water and restroom facilities for the Scout camp
- Address potential traffic issues on Briar Hill Road
- Consider opening the front half of the property first, then the northern half of the property when the funding is available to replace the railroad bridge
- Why are there no mountain biking trails?
- Work in cooperation with conservationist to reestablish wildlife habitat
- Reroute trail that follows the western property line

A full list of comments from all public meetings can be found in Appendix B.

I. Goals and Objectives

The goals of the Hisle Farm master plan coincide with the goals of LFUCG's 2008 Parks and Recreation Comprehensive Master Plan Update, which are heavily focused on recreation programming. The Division of Parks and Recreation provides many opportunities for organized play in their parks, but desires more passive recreation opportunities, such as trails and nature observation, seen in parks like Raven Run and McConnell Springs. Hisle Farm presents an opportunity to provide much needed passive recreation opportunities that are unique from the existing park facilities in the Lexington-Fayette region. Furthermore, Hisle Farm offers the space and facilities to expand public horseback riding opportunities, which is lacking in the area.

Although the location of Hisle Farm does not increase passive recreation in the urban core, it does begin to balance park acreage in the northeastern quadrant of the county. Because of its short distance from downtown Lexington, it is still a viable option for camps and daytrips run by the Division staff. These issues are discussed in the 2008 Master Plan Update as elements that would diversify and thereby improve the services provided by the Division.

The Hisle Farm master plan addresses the bigger picture of the parks system by providing more passive recreation opportunities. The goals and objectives listed below are site-specific and respond to the surrounding culture and landscape, site observations, Division needs and public input.

Goal 1: Maximize the natural aspects of the site and the opportunities for park visitors to interact with or 'be in' nature.

Objectives:

- Provide trails that traverse a variety of habitats
- Provide areas where visitors can be surrounded by nature without views of structures or noise of traffic
- Provide diverse, natural areas
- Provide interpretive areas where visitors can interact with and learn from nature

Goal 2: Incorporate many activities without compromising the integrity of each experience.

Objectives:

- Create zones that are intended for different levels of use (i.e. heavy use, moderate use, light use)
- Keep louder, social activities separate from quieter activities
- Clearly design trails for their intended use and post context appropriate signs to notify people of proper use

Goal 3: Increase safety along Briar Hill Road.

Objectives:

- Close the entrance to the home along Briar Hill Road and limit access to the southwest entrance
- Perform a traffic analysis to determine if additional road signs or decreased speeds will be needed to prevent accidents

Goal 4: Protect neighbors from distractions of park activity.

Objectives:

- Limit development to activities that are relatively quiet and do not require heavy lighting
- Provide vegetative buffers and fencing along park boundaries

Goal 5: Preserve and promote the nature of the surrounding rural character.

Objectives:

- Incorporate horse trails for public riding
- Include gardening and other opportunities for hands-on, outdoor learning

Zoning

The Hisle Farm and those properties surrounding it are zoned A-R (Agricultural Rural). The zoning requirements state the intent of this zone is to "...preserve the rural character of the agricultural service area by promoting agriculture and related uses, and by discouraging all forms of urban development except for a limited amount of conditional uses." This zoning prevents the development of non-commercial recreational facilities, such as baseball fields, soccer fields, polo fields, swimming pools, tennis courts and the like. In addition, 10,000 square feet is the maximum size for allowable use structures.

Both neighbors and the public were outspoken in their desire to keep development of the park within the context of adjacent land uses. Obtrusive lights and loud, organized sport activities are not compatible with this area of Fayette County.

The surrounding PDR protected properties, shown in figure 2.1 required the landowner to enter into a legal agreement prohibiting further development or dividing of land in order to preserve the character of the land for future generations. Therefore, developing uses in conflict with the surrounding character would not be compatible with the goals of the PDR program.

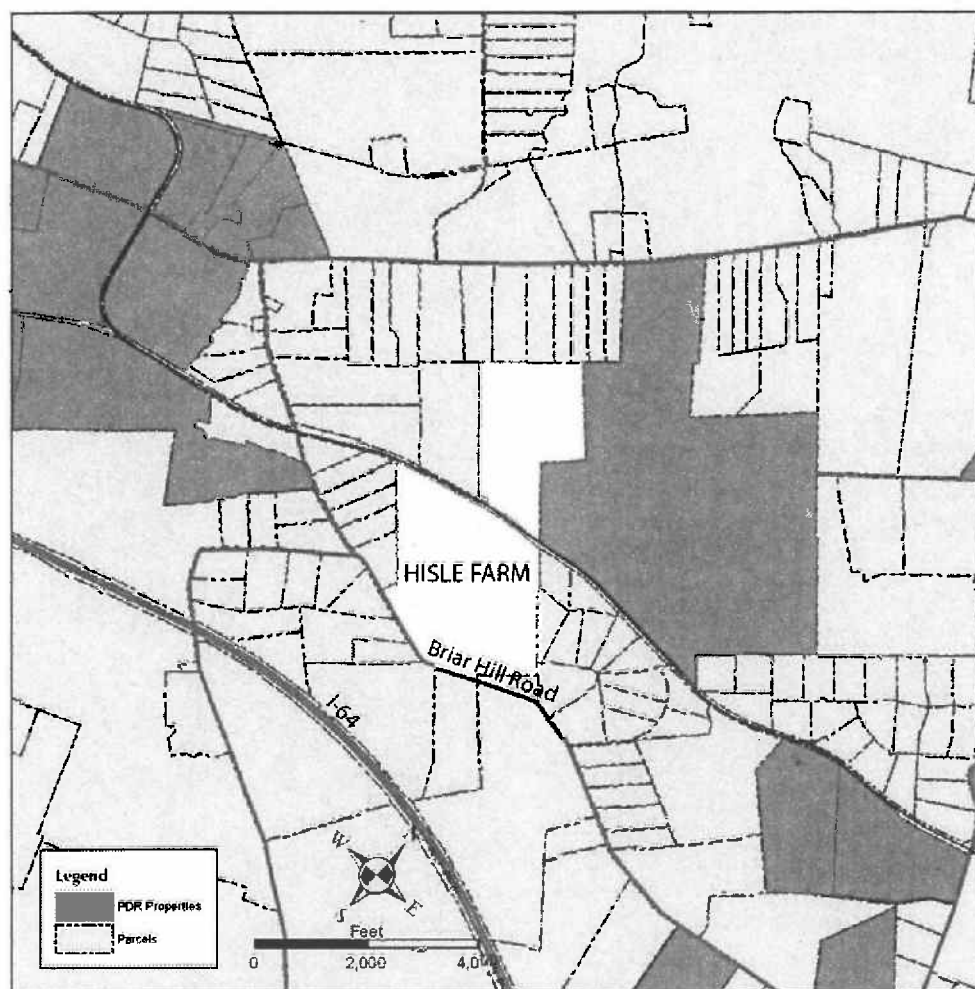


Figure 2.1: PDR (Property Development Rights) Parcels Near Hisle Farm

IV. Final Master Plan

This section provides a detailed description of the proposed master plan, its physical features, programming recommendations and suggested phasing to achieve a product in which cost and maintenance requirements will not hinder the level of service the park provides. In general, Hisle Farm will continue to evolve as a park for the next 20 years just as it evolved as a farm. Care should be taken throughout the park's implementation phases to minimize impacts on the existing character and aesthetic of the farm and the surrounding properties.

Following the final public meeting, changes were made to the preliminary master plan to reflect the public's comments. The revisions were minor in the scope to the overall plan and programming suggestions, and only a few changes were needed to finalize the master plan, including:

- Increasing the number of horse trailer parking spaces to 45, minimum
- Installing a control gate at the entrance
- Installing a perimeter fence along Briar Hill Road to prevent runaway horses
- Increasing the distance between the trail and the properties along the western edge of the farm

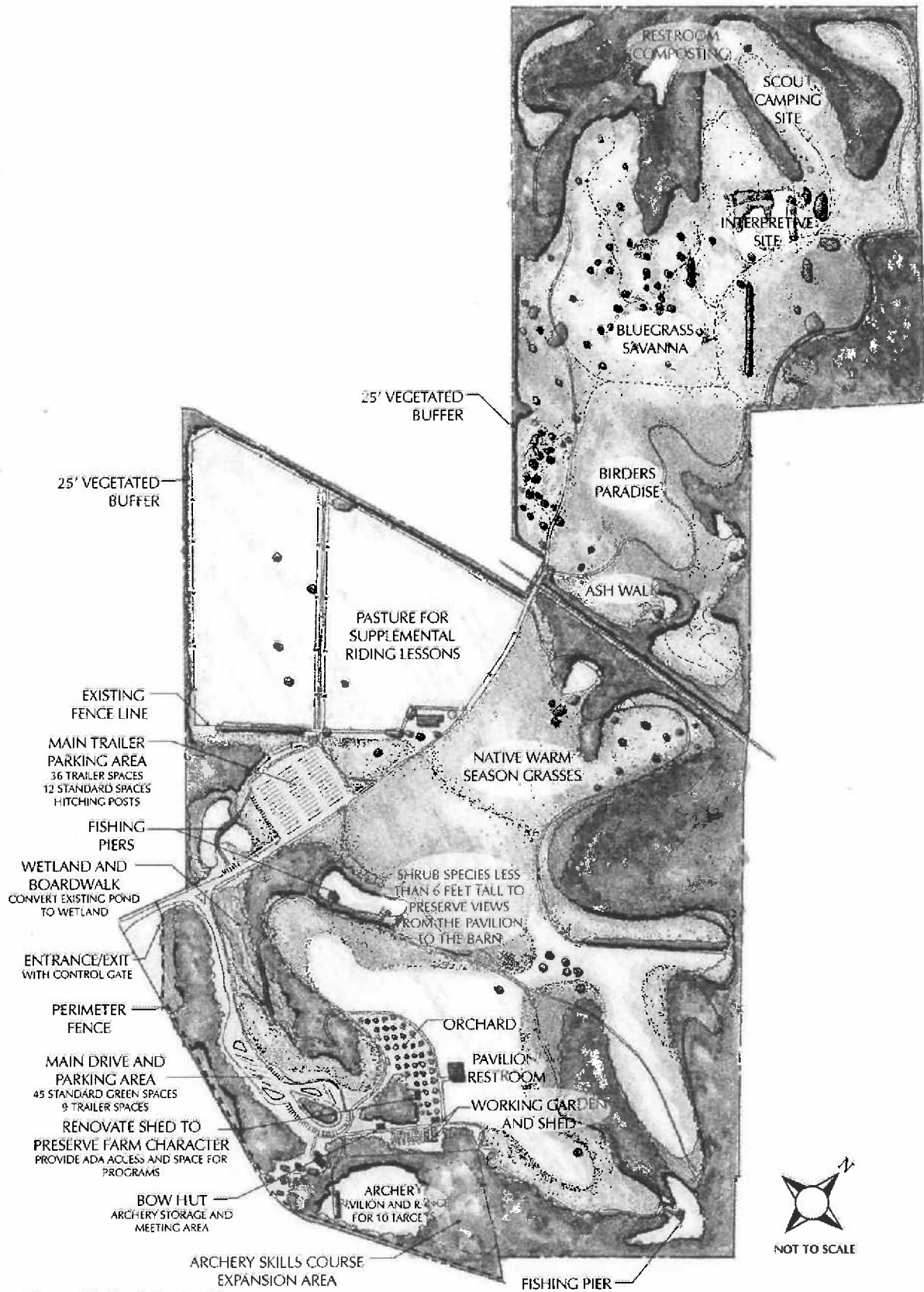


Figure 4.1: Final Master Plan

Park Zones

Hisle Farm can be looked at from a broad perspective as being divided into three zones of use: high, medium and low. Programming, trail type and maintenance levels were determined based on these zones.

High-use zones are characterized as having a greater variety of programmed activities, more development in smaller areas and serve the largest number of users at any one time. This zone will have full ADA access to facilities. Maintenance requirements are high and performed regularly.

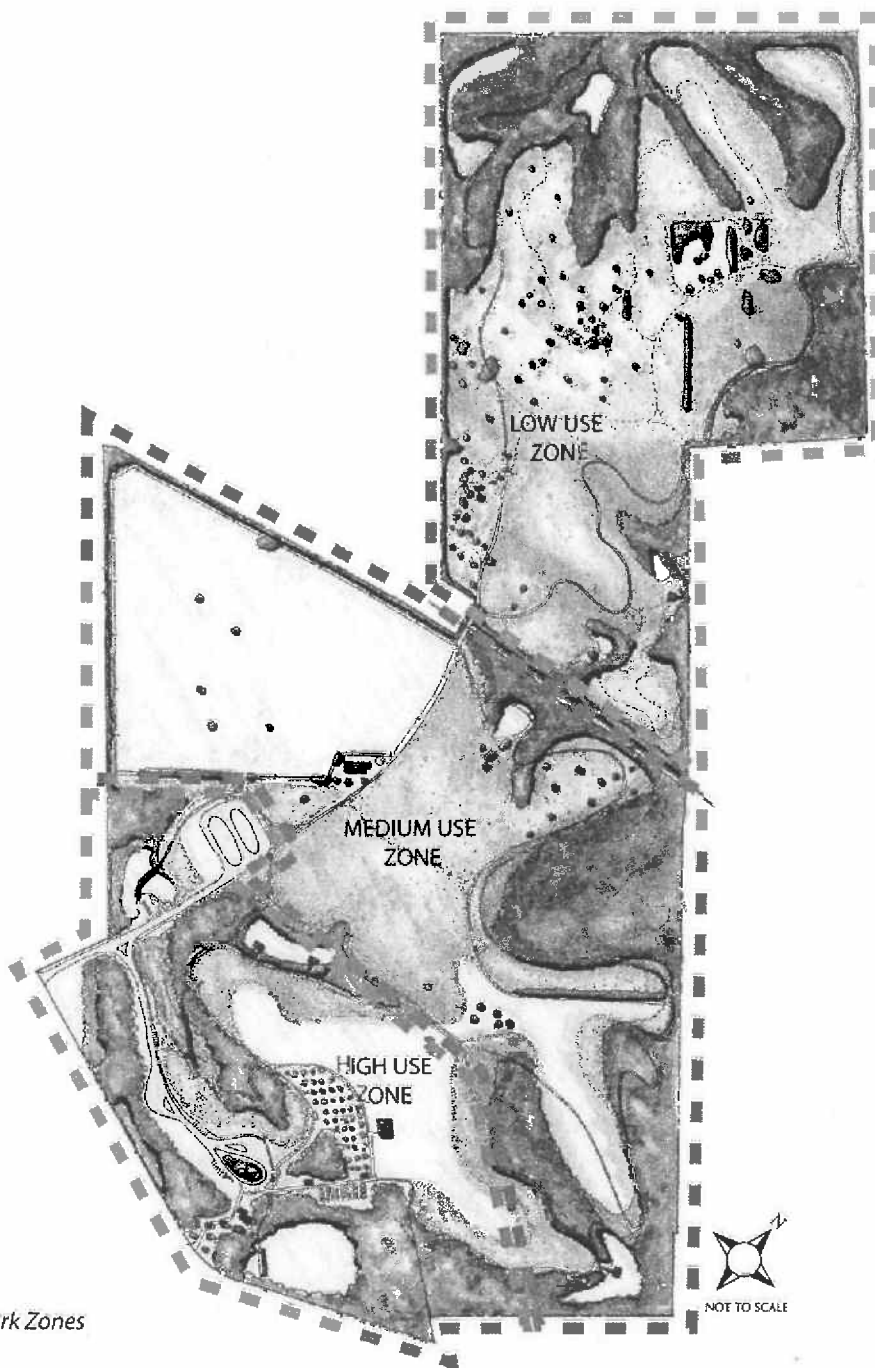


Figure 4.2: Park Zones

Medium-use zones are characterized as having a mixture of programmed activities and self-directed activities. This zone will have ADA access to all programmed activities. Maintenance requirements are moderate to low.

Low-use zones will have limited or no programmed activities that originate within the zone. Limited ADA access will be available and maintenance requirements are low.

The high-use zone was determined to be the southern most part of the property, nearest to Briar Hill Road. Every visitor to the park will enter at the same point and park in the same lots, meaning that the highest concentration of people are likely to occupy this area at any given time. Its proximity to Briar Hill Road will allow passive policing of the site by passing motorists. As a result, it will receive the highest level of maintenance. This high use area includes most of the existing structures and the proposed pavilion. It will serve as a gathering point for programmed activities such as camps, archery and gardening.

The medium-use zone is just north of the high-use zone in the center of the park. The horse barn and pasture are located here, as well as trails, open lawn, native grasses, savanna and reforested areas. All three trail types circulate through this area, so maintenance levels will vary depending on the suggested use. The quantity of people will be dispersed throughout this zone, which contains several spots to rest on benches, fish, hike, horseback ride, observe nature or enjoy activities on the open lawn.

The northern half of the property is proposed as the lowest use area. This is the quietest area and will be used for purely passive recreation. There will be no paved trails, only the reinforced main trail loop and secondary trails. The size of this zone lends itself to large areas of savanna, native grasses and forest: quality wildlife habitat. Facilities must be available for the Scout camp area located at the northern most edge of the property, including running water and a composting toilet. The fewest people are expected in this zone at any given time. Maintenance should consist of regular trail management and conservation practices to retain healthy native grass habitat and Bluegrass Savanna.

Planning Committee- Issues Outstanding

04/16/09

Issue	Member Referred	Date Referred	Status
• Liberty Road Project Status	Stinnett	Jan 06	Bi Monthly Written Report
• Newtown Pike Status	Blues	Feb 06	Bi Monthly Report
• Loudon Avenue Phase 1 Status	James	Oct 06	Bi Monthly Written Report
• Buffering ED Zone	Gorton	Jan 07	Fayette Alliance Reviewing
• Development Plan Adherence	Myers	Jan 07	Winter-Spring 09
• Land Bank	James	June 07	Jan 09
• Student Housing Issues	Lawless	Sept 07	Winter-Spring 09
• Fence Regulations	Blues	Dec 07	Unknown
• Mobile Home Trailer Park Quality of Life	James	Dec 07	On Hold
• Infill Redevelopment Committee Recommendations	Gray	Feb 08	Unknown
• Tree Protection Ordinance	James	Mar 08	Unknown
• Streetscape Plan	Gorton	Mar 08	Task Force to be Formed
• Downtown Master Plan	Lawless	Apr 08	Committee Work Complete?
• Electrical Inspector's Fee Schedule	McChord	May 08	Feb 09
• Management Audit Recommendations	Crosbie	May 08	Subcommittee Formed
• Family Care Center Audit	??Stevens	May 08	Final Audit Delivered Mid March
• Review Civil Penalties/Impose Fines on Property Owners Who Operate a Home Office/Occupation in Violation of the Zoning Ordinance	Henson	July 08	Seeking Legal Opinion
• Impose Restrictions on Issuing Permits to Individuals/Property Owners When There are Pending Written Complaints Regarding Violations of Zoning Ordinances	Henson	July 08	Seeking Legal Opinion
• Place Reasonable Time Limits for Completion of construction projects approved for existing 1/2 Family Residential Building Permits and Fence/Retaining Wall Permits	Henson	July 08	Seeking Legal Opinion
• Special Districts	Myers	Sept 08	Seeking Legal Opinion
• Zoning Violation Fines	Myers	Sept 08	General Assembly Action Required
• Newtown Pike Design Ordinance	Gorton	Oct 08	Spring 09
• Destination 2040 Recommendations	Ellinger	Jan 09	Spring 09

Planning Committee- Issues Outstanding (continued)

• Parks Master Plan	Stinnett	Feb 09
• Hisle Property Master Plan	Stinnett	Feb 09
• Big Blue Horse Branding Issue	Lawless	Feb 09
• Extended Stay Zoning Ordinance Text Amendment	Lane	Mar 09