



NEWTOWN PIKE EXTENSION

Newtown Pike Extension Project – A Project Manager's Perspective

By Shane Tucker

In 2021 I was asked to write an article about the Newtown Pike Extension (NPE) Project from the project manager's perspective. To most, a pretty simple task. However, with the NPE Project, nothing is just that simple.

I took over management of the project in 2018 after the retirement of the previous project manager, Stuart Goodpaster. He came back to the office and gave me a brief review to bring me up to speed and handed me a thick folder that included an outline of to-do bullets. For the rest of the information, I researched and relied on folks who had been involved with the project in the past, most of whom were also retired.

After about a week of studying and running around in circles, I felt like I

knew enough to begin managing the project. I learned very quickly that this project would not be like any project I had managed in my career. To begin with, the actual road was already built and opened to traffic and was a tremendous success in moving folks in and out of downtown Lexington. After 50 years of fussing, cussing and discussing, the long awaited direct route from I-75 was a reality. It seemed like after I took care of some punch list items the project would be good to go. That assumption was wrong.

This project was much more than a typical highway project - I was tasked with ensuring that all the environmental mitigation requirements identified in the Record of Decision were met so the project could be constructed in the first place.

At first this seemed insurmountable. There were liens to clear up, property to transfer, agreements to execute. There was a park, a bus stop and a community center to build, and there were outstanding reimbursements to be paid to the Land Trust. That was only part of the to-do list. I wasn't entirely sure of the ins and outs of the Land Trust model. Members of the Land Trust were constantly sending emails and following up with phone calls. However, after 3 years of working alongside the Land Trust, I recognized where their hearts were, their goals, and how much they love their community. I determined that going forward, they would be my number one partner in moving this project towards completion.

After realizing the tremendous amount of work still required, I began to understand that the road construction and opening was not the end result of this project, it was only the beginning. I had a responsibility to those individuals that were affected by the project that went much further than making sure traffic moved in and out of downtown Lexington or checking off items on a to-do list. This project could not be treated like a typical highway project. This project was about a community long forgotten and overlooked, that was promised a voice but barely allowed a whisper. I now had my marching orders and a plan of how to manage the project.

My first order of business was to attend a Land Trust board meeting and to assure these fine people that I had heard their requests and pledged to do my very best to address their concerns.



Shane Tucker is the Local Public Agency (LPA) Project Manager for the Kentucky Transportation Cabinet, Division of Highways, District 7, Planning Section. He has a BS in Construction Management from Eastern Kentucky University and has been with the Cabinet 21 years. In 2018 Shane became the NPE Project Manager for KYTC.



The meeting did not go as swimmingly as I'd imagined. They were very polite and courteous but I felt that my pledge was all words they had heard before, with no actions to back them up. At that moment, I made sure that the pledge I made would never fall on deaf ears again. As project manager, I've spent 4 ½ years keeping those promises at the very forefront of everything I do.

After that initial meeting, I entrusted the guidance of a wonderful project team that had the same goals and beliefs that the community and I shared and we became dedicated to honoring all the commitments outlined in the Record of Decision. As the project stands, we have made great strides. All liens against the property are clear, all outstanding monies owed to the Land Trust have been rectified and paid, and the property has been transferred with an official signing ceremony with the Mayor of Lexington. Agreements are in place for all involved parties that will help us reach our goals for self-sustainability. The park is currently being built and the community center and bus stop will begin construction as early as the end of 2023.

When I was first assigned as project manager, I had heard many misconceptions and opinions about this project. However, I had not heard the facts from the people who were directly impacted and who had lost their homes and had no real hope for the future. I approached the project with an open mind, and if I have contributed nothing else, I hope I have shown that a person's word is their bond. I hope I have earned the trust of the community, and that the Cabinet, the community and all of the project partners were part of a project they can be proud of. This project can be a shining example for similar projects across the nation because it focused on people and not only the process.

I am proud to say that I am the project manager for the Newtown Pike Extension Project. I am honored to serve the people impacted, I am ecstatic with the progress we have made and I am enthusiastically looking forward to the future.



The Transformation: Southend Park To Davis Park – A Short History

By Andrew Grunwald

The Southend Park had been a gathering place for residents of the Davistown (or Davis Bottom/Irishtown) area for over a hundred years. According to the “old park list” in the LFUCG Division of Parks and Recreation the park was established in 1937, but in reality this spot was used by the locals long before that.

Davistown was established by William “Willard” Davis in 1865 and by 1880 had 30 homes along De Roode Street. However, Davis was not the largest property owner. The Cincinnati, New Orleans and Texas Pacific Railway Company owned the rail line that bordered the neighborhood on the east side as well as a large portion of the bottoms. This rather large property would have been hard to develop because of the lower Town Branch creek that drained through the middle of the property. The road next to De Roode Street and the creek was undeveloped, so it was in that space that most of the outdoor activity in Davistown took place: neighborhood picnics, family gatherings, and community ball games.

According to the City of Lexington’s archives, Lexington did not officially take action to secure the park property until January 1969. Resolution 16-69 allowed the City of Lexington (under Mayor Charles Wylie) to enter into an Option Agreement with the Cincinnati, New Orleans and Texas Pacific Railway Company to purchase 3.88 Acres on De Roode Street. The purchase option was not exercised and it dissolved after 18 months. This did not discourage residents from continuing to use the area as their neighborhood park. In April 1978 the LFUCG purchased 2.2 acres at 800 Nevelle Street from the Shely Construction Company.

Two years later in May 1980 the LFUCG entered into an Agreement with the Cincinnati, New Orleans and Texas Pacific Railway Company to lease 2.66 Acres on De Roode Street for the purposes of providing public recreation services to the residents of the surrounding neighborhood. Now in control of almost 5 acres, the city could spend Community Development Block Grant funds for improvements. By April 1981 the City had spent \$194,017 (CDBG) funds on the Park. It had a lighted baseball diamond, a hard-surface multi-purpose court, a tot lot and playground equipment, a picnic shelter and passive open space. This is the condition the Southend park was in when the NPE Project Design Team began looking at rebuilding it, and how residents remember it today. During the NPE planning phase, the residents advocated that the park be the focal point, just as it had been in the past. It was decided that the final plans for the park could be drafted based on historical knowledge and input from the residents and the newly organized Lexington Community Land Trust (LCLT) after Phases I and II of the project construction were completed.



For the next two years the project team developed construction plans for the neighborhood and the new road. The plan included an annual Community Unity Day. In the fall of 2007 the project team decided the space occupied by the park would be used as a refuge area where the temporary housing would be placed. To make room for temporary housing, the ball field, the playground equipment, the picnic shelter, the bathrooms building and the large trees were all removed. By December 2008 the first residents began relocating to temporary housing. Over the next few years, the area received new storm and sanitary sewers, new curbs and gutters, as well as new roads and sidewalks. In 2014 the first houses were completed and as many of the residents moved into their new homes, final preparations were being made to connect Versailles Road to South Broadway (Phase II). The completion of this portion of the project included the final grading for the park. Phase II was completed September 2017.

Over the next few years the LFUCG Division of Parks & Recreation worked with the Land Trust, Residents, Kentucky Transportation Cabinet and Federal Highway Administration to develop a final plan and secure funding. The final plan for Davis Park includes parking, a playground with equipment, basketball court, walking trail, a pavilion and a huge multiuse field. The new field is more diverse than the original baseball field and can be used for many sporting events such as soccer, football, lacrosse, field hockey and open area events. Currently Davis Park — a modern park with rich history — is under construction with the anticipated opening this summer. Hope to see ya there!



Andrew Grunwald is a Municipal Engineer Senior overseeing the City of Lexington’s engineering responsibilities for the Newtown Pike Extension Project. Andrew has a BS in Civil Engineering from Purdue University and an MS in Construction/Transportation Engineering from the University of Kentucky. He has worked at the Lexington-Fayette Urban County Government for almost 25 years.

The Last Phase of the Newtown Pike Extension

By Casey Smith

After several decades of planning, design, and construction, the time has come for the next and final phase of the Newtown Pike Extension. The Scott Street Connector (aka Newtown Pike Phase III) provides a quicker alternative to crossing Broadway and provides a more direct route to the intersection of Limestone and High Street near the Main Gate of the University of Kentucky. Beginning at the intersection of Scott and DeRoode Street, the project will continue from the roadway stub and follow along the Norfolk Southern Rail Line. Scott Street will cross over Broadway on a new bridge next to the existing railroad bridge where it will then connect to Scott Street on the other side. The improvements to Scott Street will include wider pavement as well as building out a "Complete Streets" concept where bicyclists and pedestrians can safely use the crossing on a more cohesive corridor. With a grand total of around \$35 million in needed transportation funding, Federal, State, and Local officials are seeking options to fund the project to its completion.



In a recent announcement, Congressman Andy Barr has allocated \$5 million of Federal Earmark Funding to the Lexington-Fayette Urban County Government (LFUCG) for the completion of the Scott Street Connector. These funds were intended to spearhead the completion of design and to help begin the right-of-way acquisition. LFUCG also is seeking additional grant funding through the Rebuilding American Infrastructure with Sustainability and Equity (RAISE Grant), which is a competitive Federal discretionary grant program that funds transportation projects that have a considerable impact to local or regional communities. This grant opportunity was part of the Bipartisan Infrastructure Law and a notice was published indicating that \$1.5 billion will be awarded to projects in 2023. LFUCG placed a joint application for the Scott Street Connector which also includes a redesign of US 60 (Versailles Road) inside New Circle. Both projects were seen to be strong candidates for the RAISE grant as both concurrently address safety, equity, climate change, and economic vitality. The announcement for the RAISE grant recipients will be made by June 28th. In the meantime, the KY Transportation Cabinet District 7 Office is working with State Senators and Representatives in seeking transportation funding for the next State Highway Plan set to be enacted in April 2024.



Casey Smith graduated from the University of Cincinnati in 2009 with a Bachelor's degree in Civil Engineering. His work experience includes internships with the Butler County Engineer's Office in Hamilton, OH and a private materials inspection firm in New York. Casey began working for the KY Transportation Cabinet District 7 Office in 2010 where he spent 9 years in Highway Design, steadily progressing from an engineer in training to project management. Currently, Casey is the Section Supervisor of Planning in the District Office.

Let Me Introduce You To Davis Park And Its New Community Center!

By Joan Whitman

The sun is shining brightly on DeRoode Street in Lexington, KY. An area rich in history is emerging into a new neighborhood close to downtown. The area is now known as Davis Park (previously Davis Bottom) and is bounded by Versailles Road, Oliver Lewis Way, Scott Street and the railroad track. The neighborhood boasts easy access to major corridors as well as short walking distances to downtown, Rupp Arena and the University of Kentucky.

Extensive planning by the Federal Highway Administration (FHWA) Kentucky Transportation Cabinet (KYTC), Lexington Fayette Urban County Government (LFUCG), area residents and community members resulted in a concept of a village. Part of the Newtown Pike Extension (NPE) Project, this 25-acre site will include a Lexington Fayette Urban County park featuring a basketball court, a picnic shelter, walk paths and a playground. The park is located across DeRoode Street, which is lined with new, affordable, energy-efficient homes and rental units.

The Lexington Community Land Trust (LCLT) Community Center is part of the NPE project's environmental justice commitment to the previous, current, and future Davis Park residents. The NPE Project and LFUCG are providing funding for construction of the Center. After many group discussions facilitated by EHI Consultants, the community's desires for the center were made known. Integrity Architecture skillfully planned the Community Center so that its walls of glass overlook and enhance the view of the park. The covered patio will be inviting to the neighborhood and will offer a relaxing atmosphere and a place to host potluck suppers, activities for both children and adults, or a place for quiet time. Both the Center and the park will offer numerous recreational activities. Basketball games in the park or in the community center will encourage greater community participation. In addition to the indoor basketball court, the Center will also include new offices for the LCLT, a small computer lab, conference room, full kitchen, history library and large community room. Planned activities and meetings will be welcomed.

The LCLT is a non-profit organization formed in 2008 to provide permanently affordable homes in Davis Park. The LCLT owns and stewards the land on which homes are built and enters into long term land leases with homebuyers who pay a token lease fee. Homebuyers build wealth through equity and appreciation. By the use of a long-term land lease home prices remain permanently affordable for all buyers, owner after owner.

Come take a drive down De Roode Street and watch the development of Davis Park! Become a part of this developing community and support additional affordable housing in Fayette County by becoming a member of the LCLT.



Go to <https://lexingtonclt.org/membership/> to join!

Announcing new LCLT Board Members for 2023 - 2024

The Lexington Community Land Trust (LCLT) is a non-profit organization created by the Newtown Pike Extension Project for the benefit of the initial relocatees of Davis Bottom and future residents of Davis Park. Unlike traditional models of affordable housing, the community land trust (CLT) model allows a one-time infusion of public and/or privately donated dollars to reduce the price of the home so that it is affordable to families at or below the area median income. Because the land trust owns the land, a re-sale formula is used to allow the house to remain at an affordable price buyer after buyer without any additional subsidy dollars. Families who could not otherwise afford to become homeowners can do so because of the land trust, and enjoy all the financial and lifestyle benefits that come with homeownership. Permanently affordable home prices, generational wealth building (including safeguards against foreclosure), assistance in resale, and stewarding home maintenance and homeowner success are the hallmarks of the land trust model. Another benefit of the land trust model is the requirement of a triparted board. The board is composed of:

- One third Lessee members who live in housing leased from the land trust;
- One third General members - people from Fayette County who want to support affordable housing and the land trust model;
- One third Public members who are community leaders or are from agencies or other supportive organizations.

This balance of leadership guarantees residents and the community have a say in determining land use and land trust practices. The land trust elects its directors for a two-year term. This past December they held an election with the following results:

Joan Whitman, Immediate Past President



Joan is a licensed real estate broker in Lexington where she and her husband owned a real estate, construction, and development company. Joan has taught classes at the Lexington Bluegrass Association of Realtors where she was elected as president twice. She also served as president and was co-founder of the Realtor Community Housing Foundation. Joan is also chair of Lexington Housing Authority Commission, board member and past president of Friends of McConnell Springs, and board member of Soursley Military Adventure Camp. Joan was appointed to the Land Trust Board in 2011 and was elected vice president, then president, and now serves as past president and chair of the construction committee.

Byron Mitchell, President



Byron C Mitchell is a native of Lexington, Kentucky, and current President of the Lexington Community Land Trust. In 2021 he retired from the Lexington Fayette Urban County Government, Division of Water Quality where he was an Engineer Technician for 33 years. Byron is an active member of Bethsaida Baptist Church, serving under his Pastor Rev. Dr. Bishop E. Carter III. Mr. Mitchell is the chairman of the Deacon Board, President of the Layman's Auxiliary of the Consolidated Baptist District Association, serving in several capacities including Vice President, and currently President. Byron has served on boards in Lexington including the Youth Enter City Development Board-Survivor II Program, and the Lexington Community Land Trust. He is also an ambassador for Grounded Solutions for Affordable Housing.

Cassandra Moore, Vice President

Cassandra is a Health Information Specialist with Ohio State University. She also serves on the board of Complexion Community Development. She moved to Davis Park in 2014 and shortly after, she was asked to join the board. Recently Cassandra was elected as the board's Vice-President. Cassandra became involved with the LCLT because she loves helping minority communities and loves the community the LCLT is developing. A previous position allowed her to help families in need of assistance with housing, food, and education. She became aware of the needs of communities and was inspired to continue to help. She wants to see the LCLT thrive and expand throughout Kentucky.



"Home is a place you grow up wanting to leave, and grow old wanting to get back to." Anonymous

Juliana **McDonald**, Ph.D., Secretary



Dr. McDonald is an Associate Professor in the Department of Anthropology at the University of Kentucky. She was brought in as a consultant for the Newtown Pike Extension Project in 2005. She has maintained a continuous relationship with residents of the community of Davis Bottom, now Davis Park. She became a LCLT board member in October of 2021 and was elected board Secretary in 2022. As such, she also sits on the Executive Committee. Juliana has a deep commitment to the residents of Davis Park and hopes to see it flourish as a beautiful, stable, safe, and proud neighborhood. She hopes that her skills can assist the LCLT organization grow into a self-sustaining professional organization that is valued as a way for low- and medium-income families in the Bluegrass area to attain successful home ownership.

Kenneth **Demus**, Sr., Treasurer



Since 2016 Kenneth has been a CLT resident ambassador for Grounded Solutions, a national network that supports and cultivates communities by advancing affordable housing solutions that last for generations. Kenneth previously served as Vice President and currently serves as the Treasurer of the LCLT board of directors. Kenneth is the fifth generation of his family to live in Davis Park (formerly Davis Bottom). He has been involved with affordable housing for 20 years and has advocated all over the world for affordable housing.

Connie **Godfrey**



Connie's journey with the Newtown Pike Extension Project began in 2008/2009 when she joined the project team as a "Community Support" worker on behalf of the Lexington Fayette Urban County Government. Connie assisted residents who were relocating into temporary housing while permanent housing was being constructed. By virtue of that position, she also became the LFUCG representative on the Land Trust Board and was recently reelected to that position. In 2021 Connie retired from LFUCG where she served as Director of Adult and Tenant Services. Connie is very active in other Boards, with business ventures, and with the Blessed community of Lexington.

Stuart **Goodpaster**, P.E.



Stuart Goodpaster is a lifelong resident of Lexington, Kentucky. He is a graduate of Bryan Station High School and the University of Kentucky College of Engineering. He has worked in various aspects of Engineering, including Planning, Roadway and Structure Design and Construction Oversight. Stuart served as the Kentucky Transportation Cabinet's Project Manager for the Newtown Pike Extension Project from 2012 to 2019. He was elected to the Land Trust Board in December 2022 and brings with him a knowledge of design, construction, federal, state and local funding.

Hannah **LeGris**



Councilmember LeGris joined the Lexington Community Land Trust Board in January 2021 when she was sworn in as Lexington's 3rd District Councilmember. Davis Park was part of the 3rd District at that time. Early in Hannah's career, she worked as an AmeriCorps VISTA volunteer which led her to become curious about housing needs. Now, as a representative of a diverse district with a high number of renters, Hannah is invested in affordable housing and housing opportunities using the land trust model as one that can be transformative. As a board member, Hannah intends to focus on connections to government, sharing accurate information about the land trust model, and generating helpful policy and support on a local level.

Michele **Baker**



Michele is an Administrative Assistant at the Kentucky Transportation Center where she has worked for the past eight years, first in their Technology Transfer program and now in the Business Office. She has been a board member of the LCLT since 2015. She joined the LCLT because she was excited about the work they were doing and her belief in the LCLT's Mission and Vision. Previously, Michelle worked for a law firm representing several entities that foreclosed on homes. She saw first-hand the devastation this caused families. It now feels good to be a part of an organization that helps create affordable homes for families. Michele hopes the LCLT can benefit from her expertise and insights gained from the experiences she had while working at the law firm as well as her excellent organizational skills. She wants to see the LCLT expand beyond Davis Park, maybe even beyond Fayette County!

"There's no place like home." **Dorothy Gale**

Godfrey **Morata**



Godfrey is a former flight attendant with United Airlines and has worked at the UK Chandler Hospital, Markey Cancer Center as a Patient Clerical Assistant. Godfrey loves taking classes, volunteering, traveling, and experiencing new foods and cultures. He is originally from San Francisco where his family worked as police officers, teachers, nurses, and social workers and instilled in him a passion for social justice, entrepreneurship, and hard work.

Jennifer **Reynolds**



Councilmember Reynolds grew up in Central Kentucky and was elected to the Urban County Council representing the 11th District in 2018. She enjoys using her background in anthropology to do community outreach. In December 2021, Jennifer was asked to join the board after her district was reorganized to include Davis Park. She brings over ten years of experience in fundraising and non-profit work to the community land trust.

Danielle **Sanders**



Danielle became the Director of Community & Resident Services (formerly Adult & Tenant Services) in February of 2021 after a 20-year career with Kentucky's Drug Court programs (Adult, Juvenile, Family & Veterans Treatment Courts). She joined the LCLT board in December 2022. As she grows in her position with LFUCG, she hopes to bring awareness and accountability for numerous concerns around affordable housing.

ADDITIONAL BOARD MEMBERS

• Shameka **Brooks**, General Director • Katie **Thompson**, Lessee Director • Art **Crosby**, J.D., Public Director • Linda **Wilson**, Lessee Director • Josh **Fain**, Staff



For more information on the Newtown Pike Extension Visit:
<https://ktc.uky.edu/npe-main/>

Photos courtesy of: The Kentucky Transportation Cabinet, The Kentucky Transportation Center, Lexington Community Land Trust, Lexington Fayette Urban County Government (Engineering and Parks Departments), Stantec, Adobe Stock, Special thanks to Integrity Architecture, PLLC (Community Center Rendering), Element Design, PLLC, (Park Rendering), Newsletter: Pam Clay-Young - Editor, Robin Baskette - Editor, Michael Mabe - Graphic Artist/Creative Director

IN PARTNERSHIP WITH

