



J U N E 2 0 2 1

# Pensacola Park Post

A Monthly Pensacola Park Neighborhood Distribution  
Find us also on the web @ [www.PensacolaPark.org](http://www.PensacolaPark.org)

## Imagine: Nicholasville Road

Hello Pensacola Park Neighborhood!

Some of you may have been keeping abreast of the recent study done by LFUCG's Planning and Public Safety committee called *Imagine Nicholasville Road*. The study was completed by a third party consultant, hired by LFUCG, to recommend how to improve upon Nicholasville road. You can check out their full study at [imaginenicholasvilleroad.com](http://imaginenicholasvilleroad.com). They study the entire corridor and make recommendations based on the needs of the entire city and the individual neighborhoods surrounding the sections. We will focus mainly on the recommendations pertinent to our section within the study: Southland to Cooper Drive.

Back when Pensacola Park Neighborhood Association (PPNA) was obtaining historic designation, Vice Mayor Steve Kay used the now infamous line: "There are corridors and then there are corridors," in other words one solution does not fit all when you are studying corridors such as Nicholasville Road. Many people, including many Council members, consider Nicholasville Road to be a commercial corridor, but as we know, there are residential sections. Luckily, the study really emphasized this, and made recommendations on how to improve upon our section while maintaining the residential portion. Note that this is a long range planning study; nothing will take effect immediately, or potentially at all. What is currently happening is gathering of information, and that involves public comment. If you would like to provide input, you can write to council at [CouncilMembers-Email@Lexingtonky.gov](mailto:CouncilMembers-Email@Lexingtonky.gov). Following are primary focus areas:

1. Widening the sidewalks. The study recommends widening the sidewalks to 10 feet on one or both sides of Nicholasville Road where feasible (some areas obviously cannot account for 10 feet, so there would be adjustments in these particular area). The reason for this is to improve ADA accessibility, walkability, and bikeability in our neighborhood. PPNA also made a recommendation for there to be tree wells or a tree strip within these 10 feet to act as a buffer between cars and pedestrians.
2. Median. PPNA has been working closely with planning on the development of a street median, similar to what Richmond Road, Tates Creek Road, and Harrodsburg Road all have. These act as street calming devices for traffic, offer trees to shade the street, and provide refuge for people crossing the road. Please bear in mind if you have not read the study, that the median is not one continuous barrier; as the study has recommended and we have discussed thoroughly with planning, there will be breaks for residential streets, low curbs to allow passage of emergency vehicles, and differentiation of materials (e.g. brick instead of road pavement, tree buffer vs. grass buffer) depending on the circumstances. Variety is key to a successful median. Please see pg. 32 of the consultant document, along with this photo of an example provided by the city of what other cities have done to achieve a successful median. The key here is that it is possible to get a good walking, biking, and driving experience within our section. The finite details of this are far from being figured out, but PPNA felt it was an important discussion to begin to connect the neighborhoods, and start to treat our section of the road as a gateway node to downtown. A street median is one way to effect such a change.
3. More street trees. This was a big one PPNA pushed for. More trees to shade the large amount of paved surface that runs along Nicholasville road, which currently contributes to a sustainable issue known as urban heat island effect; in other words organic matter (like a tree) helps not only shade but to also retain heat, instead of reflecting heat back which can raise the temperature of the immediate surroundings. Plus, trees are also visually nicer to look at then a large paved surface.
4. Elimination of changing lanes. This is a big one. The changing lanes have proven to be ineffective and dangerous. An official study has now showcased this and the consultants have recommended elimination of these lanes for standard ones.
5. Bus Lanes. The study recommends a dedicated bus lane to take place of one of the car lanes. From our understanding, this recommended bus lane would be South of Southland. In our section, there is a push for better bus stops with benches and canopies for those.
6. Densification. The city is also making a push to rewrite the zoning code so that single family residential zones can now apply for an R-4 zoning, which is effectively a 4-5 story apartment building. This corridor study also recommends that new housing be a minimum of 40 feet high and a maximum of 60 feet high (which is a 4-5 story apartment building.) Lessening parking requirements for new construction are also on the docket, which would mean more residential street parking. Some of you are for this type of densification, some of you are against it, now is a perfect opportunity to bring up your thoughts to the Council.
7. Beautification along the corridor. As an organization, we argued strongly to beautify the street, and recognize Nicholasville Road as a node of importance. Beautification, densification, and congestion should be addressed together. Instead of thinking of Nicholasville Road as the redheaded stepchild, PPNA argued to begin to think of it as a feature of Lexington that the majority of Lexingtonians carouse on a daily basis, and in such, how can we emphasize its use beyond the utilitarian means.



Thank you for your time. If you have any questions in regards to *Imagine Nicholasville Road*, you can reach out to us at [pensacolapark@gmail.com](mailto:pensacolapark@gmail.com). We can try our best to answer or direct you in the right direction.

DreamTime Market Gardens Reminder:

Just a reminder to get your orders in with Zach Selby’s DreamTime Market Gardens. He has a few spots left. Let us be the first to tell you that his spring salad mix is the bee’s knees. To order, go to: [www.dreamtimemarketgardens.com](http://www.dreamtimemarketgardens.com). From there, go to “How to buy”, scroll down until you see the seasonal veggie bags, click on the photo and purchase. You can also write Zach direct at [dreamtimemarketgardens@gmail.com](mailto:dreamtimemarketgardens@gmail.com). Payment accepted: cash, venmo, or check. Order by Wednesday for free Saturday delivery to our neighborhood. While they change each weekend, last week’s bags were chockablock full of spring lettuce mix, kale, spinach, carrots, turnips, radishes and herbs. At \$20 a bag, it is a steal. Support your local neighbor, but also get some delicious organic greens.

Questions from the neighborhood:

Question: I bought a home in Pensacola Park and neither the seller nor the real estate agent made me aware that I was in a historic neighborhood, or that the seller had tried to flip the home with finishes that were reprimanded by the historic department and were told to undue these. Now I am left holding the purse strings on finishing their problems. What is my recourse in this?

Answer: First and foremost, you should consult a lawyer. While the historic department is not code enforcement, and so they cannot place liens on a home, leaving out potential relevant information about a city entity stopping construction on a project, or being cited as being nonconforming with a governmental agency, are things that should be disclosed during the purchase of a home, as these issues are not going to show up in a typical closing. So firstly, consult a lawyer and insurance company about any recourse you have. Second, now that you own the home, how can these mistakes and half done projects be fixed? The best option is to meet with the historic department and they can go over recommended contractors, and what you can and cannot do to amend the work. It is always good to get multiple bids when asking a contractor to do work. Generally speaking you throw out the lowest bid (because it’s usually too good to be true), and you negotiate the other bids against each other, until it’s a more reasonable price.

Whose my Street Captain again?

Just a reminder to newcomers, as well as existing residences, Pensacola Park Neighborhood Association has no affiliation with WGPL Neighborhood Association; we are two different organizations. PPNA represents every street within historic Pensacola park: Goodrich, Lackawanna, Pensacola, Wabash, Norfolk, Nicholasville, Penmoken, Rosemont, and Suburban. Pensacola Park is run egalitarian by individual street captains. If you would like to reach out to your street captain, please see their email below, or you can write the general mailbox for the neighborhood at [pensacolapark@gmail.com](mailto:pensacolapark@gmail.com). **We have one street captain position open this year: Goodrich, if you would like to represent this street please email us (you must live on the street you represent).** Street captains are responsible for distributing the newsletter, helping with grants for their street, and being the general voice of their street within PPNA (among other items).

Your current street captains:

**Goodrich: This position is currently open.**

Lackawanna / Norfolk:	Pat and Mike Bardo	<a href="mailto:pbardo.pb@gmail.com">pbardo.pb@gmail.com</a>
Wabash / Pensacola:	Zitsi Mirakhur and Jacob McDonald	<a href="mailto:zmirakhur@gmail.com">zmirakhur@gmail.com</a>
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Suburban:	Dennis Webb	<a href="mailto:yareallygotmegoin@gmail.com">yareallygotmegoin@gmail.com</a>

SUPPORT LOCAL PENSACOLA PARK BUSINESSES (PLEASE CONTACT US TO PLACE AN AD. IT IS \$5 A MONTH AND YOU MUST RESIDE IN PENSACOLA PARK):



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REAL ESTATE TEAM  
of RE/MAX Elite Realty  
  
Dave Alford 859.469.2468  
A Pensacola Park Neighbor & Realtor you can trust



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HOW TO ORDER A PENSACOLA PARK EMBLEM

Please visit our website [www.pensacolapark.org](http://www.pensacolapark.org) to order any emblems, or write us at [pensacolapark@gmail.com](mailto:pensacolapark@gmail.com). Payment is via venmo, paypal, check, or cash. There are three types of emblems you can order:

- Flag. Comes in three colors: Black, Green, Red
- Metal Plaque. Comes in two sizes: 5x5 and 3x3
- Stickers. Comes in eight different colors



HOW TO DONATE TO PENSACOLA PARK

All donations to Pensacola Park Neighborhood Preservation Society go 100% back into the community and are tax deductible! We also receive donations from Amazon Smile and Kroger Community Rewards if you choose us as your charity! We accept donations 1 of 3 ways:

- Cash or Check (which you can drop off to our GREEN mailbox at 107 Lackawanna Rd.)
- Paypal. We have a paypal link on our website at [pensacolapark.org](http://pensacolapark.org). Or you can send it through your paypal to: [pensacolapark@gmail.com](mailto:pensacolapark@gmail.com)
- Venmo. We have a venmo link on our website at [pensacolapark.org](http://pensacolapark.org). Or you can send it through your venmo to: [@Pensacola-Park](https://venmo.com/Pensacola-Park)

ABOUT PENSACOLA PARK PRESERVATION SOCIETY

Pensacola Park Preservation Society is a non-profit 501(c)3 formed by Pensacola Park Neighborhood Association in order to bring together residents and businesses located in the Pensacola Park Nationally Registered Historic Boundary, for the common good of (1) preserving the historic integrity and resources of the area; (2) creating an environment that promotes sustainable and appropriate growth for the neighborhood; (3) providing historic education and assistance to those in the Pensacola Park Neighborhood for the preservation and rehabilitation of historic homes, structures, and landscapes; and (4) Unifying and being representative of all the original streets in the Pensacola Park Historic boundary. Also check us out online at [www.pensacolapark.org](http://www.pensacolapark.org), and follow us on Facebook @ Pensacola Park Preservation Society.

If you have any questions or would like to submit topics or op-eds to Pensacola Park Post, please feel free to write us at [pensacolapark@gmail.com](mailto:pensacolapark@gmail.com). If you would like to stop receiving the free monthly post, please write us and put “stop post” in the heading, along with your physical address. Thank you.