

MAR 24 2014

PLANNING & DESIGN SERVICES

Binding Element Amendment Justification – March 24, 2014 (Revision 1)

Masonic Homes of Kentucky

1. Are there any natural resources on the property, including trees and other living vegetation, steep slopes, water courses, flood plains, soils, air quality, scenic views, and historic sites? And are those natural resources being preserved?

The campus is on the National Register of Historic Places. Much of the original landscape design by The Olmsted Brothers is still followed today. Current roadway patterns have been respected and mimicked with the recent development of Sproutlings Day Care and its relationship to the circle. New roadways and building placement with Sam Swope Care Center and Miralea are also consistent with existing patterns.

The campus in general is of historic nature, as the Kentucky Masons opened the widow and orphans home in 1867 near the current location of DuPont Manual High School. In 1927, the campus was moved to its current property. Throughout the next 60 years, it transitioned from an orphanage to a senior living community, which it fully operates as today.

2. Is safe and efficient vehicular and pedestrian transportation provided both within the development and the community?

Well signed vehicular infrastructure is provided throughout campus. The campus speed limit of 20 miles per hour, speed humps, meandering roads, and 24/7 campus security are designed to ensure a safe driving environment. Pedestrian access gates allow residents from neighboring streets to the east, along with campus residents and staff, to enjoy walking or biking in designated lanes along campus roadways.

Currently there is only one full-time entrance onto campus via Frankfort Avenue, which may be blocked by rail traffic multiple times each day (approximately 50 trains a day on average, or one train every 28 minutes), for several minutes at a time. Emergency response vehicles and limousines (which cannot traverse the existing steep rail crossing at the Frankfort Avenue entrance) are currently permitted to utilize a secured, gated Washington Square access.

On its campus, Masonic Homes of Kentucky has 251 independent living units, 136 skilled nursing units, 84 personal care units, 20 memory care units, and a pediatric day care and preschool currently serving approximately 76 typical and 24 medically fragile children. Masonic Homes also operates a dialysis clinic, provides outpatient rehab services, accepts deliveries from vendors, and encourages visits from friends and families of campus residents. In addition to its operations, Masonic Homes campus includes the offices of the Grand Lodge of Kentucky Free and Accepted Masons, a U.S. Post Office, and The Olmsted operated by Masterson's Catering.

Currently, all campus staff, residents, visitors, vendors and guests to the property must access the campus through the Frankfort Avenue entrance. An emergency entrance to the campus

from Washington Square allows emergency access to the campus for fire and EMS vehicles. In 2013, EMS made 292 emergency and transport runs to the campus, while the fire department responded to 56 alarms and responded to an additional 45 EMS runs. Most Campus employees work on shifts, which change daily from 6 a.m. to 7 a.m., at 2 p.m., from 6 p.m. to 7 p.m., and at 10 p.m., depending on the specific facility where the employee works. Management personnel generally arrive between 8 a.m. to 9 a.m. and leave the campus between 4 p.m. and 6 p.m. Campus residents are predominately retired and travel on a leisurely schedule mostly during daylight hours.

In addition to the normal traffic congestion caused by all traffic to and from campus being routed through a single entrance, in some instances that traffic congestion can be significant, both on the campus and on Frankfort Avenue, when a train blocking the entrance coincides with an employee shift change or an event being held at The Olmstead.

Additional access points to and from the campus, restricted for use only by campus residents and employees, are necessary to improve roadway safety on the campus, increase community connectivity, and provide more timely, efficient access on and off the property, especially in emergency situations when minutes count. By providing access from the campus to the Chenoweth Lane corridor from multiple access streets restricted to use by campus residents and employees, as the Masonic Homes is now requesting, the additional vehicle flow is reduced on each individual street. Moreover, any minimal impact on the Chenoweth Lane corridor will be further mitigated by the completion of the planned addition of a turn lane on Chenoweth Lane.

All campus residents and employees who drive a vehicle on the property are required each year to register their vehicles with campus security. In 2014, 380 employees and 190 residents registered vehicles with campus security. In a response to a Masonic Homes survey, 128 campus residents and 94 employees said they would use an east side gate to enter or leave the campus (note: 178 employees and 147 residents completed the survey).

An exhibit showing access via Ormond Road, Leland Road, Washington Square, and Elmwood Avenue to the campus is provided with this application. In order to prevent the Masonic Homes' campus from becoming a cut-through for the general public from Chenoweth Lane to Frankfort Avenue, access to and exit from the Masonic Homes' campus would be restricted to campus residents and employees only. Emergency vehicle and limousine ingress and egress will continue on Washington Square only. Roads would be restricted in the following ways:

- Security gates would be installed at each access point. These would controlled by card, key fob, or some other security measure for entrance and exit so only those given access could use these access points.

It is the intent to provide one way in and one way exit traffic between roads. In other words, if all four access points are granted, two would be enter only to campus while the other would be exit only from campus.

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- Roads would be narrow (12') on campus side and in some instances provide roundabouts to provide traffic calming and slow speeds exiting campus prior to entering St. Matthews roadways.

The above measures would help to divide traffic among the access roads and provide restrictions on who could use these roads for access. The new roadway network would provide the necessary safe access to existing campus road infrastructure and mimic existing traffic patterns.

All of the other traffic approaching and exiting the campus (including: Masonic Homes residents' families and friends, vendors, other guests and deliveries; dialysis clinic and outpatient rehab patients; parents of children enrolled at Sproutlings; guests and employees of The Olmsted; guests and employees of the Grand Lodge of Kentucky Free and Accepted Masons; and customers and employees of the U.S. Post Office) would continue to access and depart the campus through the Frankfort Avenue entrance.

3. Is sufficient open space (scenic and recreational) to meet the needs of the proposed development being provided?
Open space requirements exceed current standards. Campus wide, there is adequate general open space. Courtyard areas, private and/or community patios and balconies are also provided within the larger developments. The day care has a state of the art accessible outdoor play area. The campus includes approximately 82 acres.
4. Are provisions for adequate drainage facilities provided on the subject site in order to prevent drainage problems from occurring on the subject site or within the community?
A large detention basin was constructed for the Sam Swope Care Center. Other new infrastructure, including pump system, rain gardens, and bioswales have provided storage and infiltration for all new development over the past seven years, and reduced the runoff volume into the combined city sewers by means of infiltration.
5. Is the overall site design (location of buildings, parking lots, screening, landscaping) and land use or uses compatible with the existing and project future development of the area?
Yes. Over the past six years, Sam Swope Care Center, Sproutlings Pediatric Day Care & Preschool, and Miralea have infilled on the western portion of the campus, tying into existing roadway network and buildings. This proposal would also resemble existing infrastructure and tie in at appropriate and safe locations. The development continues to support the growing aging population from independent living to memory care and rehabilitation throughout most of campus, as well as providing specialized prescribed pediatric care at Sproutlings.
6. Is the proposal in conformance with the Comprehensive Plan and Land Development Code?

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MAR 24 2014

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Page 3/4MOD100C

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The proposal to open up additional access to campus actually provides greater compliance with the LDC than what exists today. Per 6.1.3, developments with 200 or greater residential units shall have at least two separate access roadways connecting directly to existing roadway(s). Masonic Homes currently has 282 units, and was recently approved to add 30 additional independent living apartments to its campus. While Washington Square currently serves as the second access, it is restricted to emergency vehicles, limousines and the annual picnic (which was discontinued in 2005) and is not intended to serve residents and staff on a daily basis.

Providing additional access will support the Cornerstone 2020:

- Community Form Strategy, Goal H2, Objective H2.4 of the Plan: "Provide well connected streets that: relate to the function of the major roadway network in surrounding districts; respond to the function and orientation of structures within the district; and encourage bicycle, pedestrian, and transit travel."
- Community Form Strategy, Goal K3: "Improve transportation and infrastructure linkages between people, jobs, and housing."
- Mobility Strategy, Goal E1, "Direct and encourage regional, sub-regional, and local land use patterns that build upon Community Form goals, encourage compatible land uses, and establish connections between land uses and the mobility system."

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