

Versailles Listening and Design Session

KCTCS

May 22, 2014

7:00 p.m.

What are the strengths of this community?

- **Highest quality farmland in the world**
- **Preserve the farmland**
- **Thoughtful growth**
- **Beauty of downtown**
- **Renovated Courthouse**
- **Cemeteries**
- **Hospitality and culture**
- **Location/proximity to interstates**
- **Cost of living is really low and wonderful**
- **Tourist attractions are great**
- **Small, easy to get around**
- **Natural tourism attractions**
- **Small community**
- **Two good thoroughfares – BG and US 60**
- **Work-ready community**
- **Vibrant/healthy community**
- **Good parks/rec system**

- **School system is good**
- **Level of community involvement**
- **Events at Falling Springs**
- **Lots of events**
- **Senior citizen population**
- **Employment center**
- **Horse industry**
- **Churches and ministry**
- **Pride**
- **Accessibility to highways and airport**
- **Work Ready Community**
- **Parks**
- **Recreating Falling Springs**
- **Theater**
- **Low unemployment**
- **Strong family environment**
- **Festivals**
- **The castle**
- **Farmer's market**
- **Great Schools**
- **KCTCS HQ**
- **Bourbon Distilleries**
- **Great Police, Fire, & EMS**
- **Fine Humane Society**
- **People came together for God's Pantry**

- **Strong Hospital**
- **Bourbon Trail Tourism**
- **Hands on elected officials**
- **WYSA**
- **The industry here is “basically clean industry”**
- **Bluegrass railroad museum**
- **Great Library**
- **Senior Citizen Population**

How do we build upon the strengths?

- **KCTCS – establish a campus in Versailles**
- **Improve parking**
- **Promote city outside central KY**
- **Government bodies work together**
- **More merged government services/inter-local agreements**
- **Demand preservation in zoning laws and building codes**
- **Consider road and traffic patterns when developing.**
- **Hotel needs to be in close proximity to downtown Versailles**
- **Increase parks/public spaces for recreation and leisure.**

- **Linking bike and pedestrian paths across city.**
- **Offer tours for tourists**
- **Museum downtown**
- **More running/cycling races**
- **More art shows**
- **Small scale horse show**
- **Offer adult education programs**
- **More landscaping**
 - **in front of businesses**
 - **along roads**
- **Tighten sign regulations**
- **Parking structure downtown**
- **Taxis downtown**
- **More adult recreation leagues (e.g. soccer)**
- **Shop local campaigns**
- **Safety!**

Weaknesses – what should we work on?

- **Limited support for the arts**
- **Designated walking trails**
- **Could use more landscaping in downtown**
- **More interest in locally owned restaurants and businesses**
- **Need to attract a good small hotel – Holiday Inn Express**

- **Downtown businesses need dependable hours**
- **Things for young people to do**
- **Needs entertainment for tourists – night time activity**
- **City is full of holes – half of pop. Does not live in town**
- **Traffic problems**
- **Sprawl**
- **Duplication of government services**
- **Increased traffic congestion – Need a study – Who pays for improvements?**
- **54% do not live here**
- **Need collaboration of businesses and agencies**
- **Need a hotel – who is going to be tasked with going out and do it?**
- **Not enforcing zoning/building codes**
- **Lack of cooperation/volunteers/communication among agencies working on same things**
- **Needs SW bypass**
- **Duplication of city/county cities**
- **Need more retail business**
- **Need more ADA infrastructure**
- **Need more sidewalks**
- **Sewer & Water System**
- **Vacant Buildings in Downtown**

- **Lack of scenery on way into town**
- **Lack of parking downtown**
- **Cost of Reading (SP) building**
- **Most Vacant Sites are owned by out-of-town organizations.**
- **No low income housing**
- **Traffic downtown**
 - **Truck traffic is bad**
 - **Main street is congested**
 - **More outsiders should go through downtown**
- **Poor traffic flow in general**
- **Need industry to be more high tech, with good jobs.**
- **Downtown businesses are not customer or tourist friendly**
 - **No set open hours**
- **Lack of a bypass road system**
- **Lexington street corridor**
- **Basketball courts**
- **Old middle school development**
- **Fear of change**
- **Not enough for young people to do**
- **Limited tax base**
- **Lack of modern communication to citizens**
 - **Social media**

- **Lack of local technical education**
- **Lack of broadband internet support**
- **Rush hour grid lock – mostly in front of castle**
- **High rent in downtown**
- **Lack of Chamber of Commerce funding**
- **No visitor / Community center**
- **Lack of Transparency in Government**

How do we overcome these weaknesses?

- **Pressure ourselves to shop in town**
- **More social media**
- **Merge city-county government**
- **Leave a legacy for generations to come**
- **Need to strengthen chamber**
- **Parking study**
- **Retention of youth – training programs**
- **Create public housing**
- **Create public transportation**
 - **“micro bus system similar to Daisy Hill Bus”**
- **Citizen oversight in use of funding**
- **Planning and Zoning regulations need to be enforced**
- **Traffic studies**

- Traffic studies done on roads adjacent to Walmart
- Bars
 - With no food requirements
- Live music opportunities & venues
- Make abandoned schools/buildings into community centers
- “More shopping, i.e. - Walmart, Lowes, etc.”
- More restaurants
- Utilize KCTCS for on-site technical training
- Parking hot zones
 - Loading, carryout, pickup, delivery
- New brand: “Uniquely Woodford”

Opportunities – what is possible?

- Beautify downtown
- Lots of space with empty buildings – apartments/upper floor development
- Tourism – a lot of attractions
- Beautify more than Main Street
- Make the city wireless
- Kroger building
- Movie theater

- **Bowling alley**
- **Stay true to Versailles – small town feel – make sure that incoming businesses will respect Versailles values**
- **Promote workforce development**
- **A new Versailles Industrial Park**
- **Free Lunch in Public Schools for All Children**
- **Using vacant space that is already available/constructed.**
- **Road- Falling Spring Connector to US-60**
- **Teen center**
- **Merge county/city governments**
- **Hire downtown manager / city manager**
- **Trollies**
- **Horse drawn carts**
- **Include horse trails in new developments**
- **Permanent location for Farmers Market**
- **Food bank**
- **Create an overall Woodford County Economic Development plan.**
- **The Kroger building and possibly the K-Mart will be vacant**
 - **Could put in movie theatre**
- **Creating a better nightlife atmosphere**
- **Micro-distilleries [micro-breweries]**

How do we pay for these opportunities?

- **Create an endowment fund**
- **Community foundation**
- **Grants**
- **Low interest Loans**
- **Bonds**
- **Increase Taxes**
 - **Hotel tourism tax**
 - **Increase county taxes**
- **Festivals and fund raisers**
- **Donations**
- **Restaurant tax**

Threats –what will keep us from success?

- **Approaches to Versailles are unappealing to tourists**
- **Need to have a long-term vision of the community**
- **One of the few communities that does not have a development manager – to recruit business and write grants**
- **Too dependent on volunteers**

- Vacant store downtown
- Illiteracy
- Growth for the sake of growth
- “Corporate Creep”
 - Wal-Mart
- Need to listen to each other
- Poor management
- Not enforcing planning and zoning codes
- How will new development affect taxes?
 - Who is paying for it?
- Urban Sprawl
- Poor communication
 - Poor announcement of important public info
- Lack of implementation of these ideas
- Adding another business corridor on south side of county
- Not preserving green spaces
- Businesses moving out of Versailles
- Lack of variety in retail options
- Retention of youth
- Potential to lose educators
- Needless restrictions on economic development
- “Becoming Nicholasville”
- Polluting Industry -> OSRAM
- Development of Farmlands

- **A bypass around town would divert travelers/visitors away from downtown.**

What can we do to avoid these threats?

- **Develop a plan that everyone has bought into and implement it**
- **Vote**
- **City Enforcing codes**
- **More involvement in meetings and volunteer positions**
- **Vacant buildings turned into something like the Kentucky Theatre**
- **More open forums (similar to this one)**
- **Adhere to existing Subdivision Regulations Article VIII**
 - **“The current version [of this article] is clearly being violated with the proposed Wal-Mart development at KY 33 and the Martha Lane Collins Bluegrass Parkway”**
- **Incentives for the businesses we want**
- **Encourage Growth**

Design Session

Table #1

- **Pavilion for events and farmers markets located at the lot near downtown businesses**
- **Development near Kroger, entertainment and large businesses.**
- **Rock climbing facility**

Table #2

- **Concept of making the façade that we build (like Walmart and Kroger) to put a façade that we'd like to look like the theme of what we want Versailles to look like. Good to attract tourism, perhaps have events and activities.**
- **Public market downtown.**

Table #3

- **Split location in half on 60 and Bluegrass PKWY**
- **Would like to have paths for pedestrian and bikes along Lex road, behind Lex road where Bryant Court is located. Might provide better access for low income residential areas.**
- **Local food areas identified**

- **Trails around town**
- **Retirement Center**
- **Hotel at intersection of Old Dry Ridge Road and Main Street**

Table #4

- **Real need to clearly mark the turn lane on Lex Road, bypass and downtown.**
- **Retail and commercial development should be within the US 60 corridor where retail is already located. Nice to have at least one hotel there.**
- **Build a park next to falling springs**
- **Extend NW bypass for traffic flow**
- **Plan Lexington road to be developed attractively**
- **Traffic loop around courthouse with either all parking or no parking**
- **Construct medians into major roads.**
- **Lighted roadways**

Table #5

- **Downtown area needs more arts and small business development. St Leo's property to add additional property.**

- For larger businesses, hotels and larger businesses should be out at US 60, or the corridor toward Frankfort.
- Challenge parks
- Playgrounds
- Visitors' center
- Water protection
- Equestrian trails/parks
- Public art

Table # 6

- Clean up, take care of pigeon problems, offer incentives to artists, extend trails, so you can go into the city, accessible for bikes.
- Gateway signs
- Trails
- Local food & crafts
- Public market

Table #7

- extended bypass to US 60
- More beautification from Lex to Versailles
- Protecting groundwater
- Adding things for tourists, motel on 60, near bypass

Table #8

Available properties on inbound US 60, middle school, farmers market, new housing, how do we pull into the center of town, rather than spreading out away from town.

Table #9

- **ADA downtown, lots are available, but not accessible.**
- **Sidewalks**
- **We have Big Spring Park with pavilion, no sidewalks, not ADA accessible. Need to be cleaned up.**

Table #10

- **Comp plan review is very important to get citizens to come and discuss what is desired for the future.**

Table #11

- **Put trees everywhere**
- **More accessibility at falling springs area and High Street**

- **US 60 developments, competing interests, start talking with DOT to incorporate high traffic and density to accommodate traffic and development and make it attractive.**
- **Bike path to connect Midway and Versailles**
- **Expose old brick streets downtown**
- **Pedestrian accessible schools.**
- **No growth on Falling Springs Blvd**
- **Add a community garden**
- **Cleanup factories on Tyrone Pike**
- **Bike path along US-62 to connect to Midway**
- **Pathway connecting Huntertown Elementary and Southside Elementary**

Table #12

- **Preserving the land and avoid urban sprawl.**
- **Developing areas such as parks with public arts.**
- **Take 60 and put in farmers Market, making that area more attractive, such as lowering signage.**

- **Roundabouts- Main and Montgomery and Broadway and Main, Rose Hill and Main Street.**
- **Public Art**

- **Local craft store**
- **City entrance grandeur**
- **Underground utilities**
- **More trails**

Table #13

- **Continuing the bypass in order to avoid truck traffic downtown, going from Tyrone around to Frankfort Road.**
- **Reconfigure parking downtown to slant on one side.**
- **Area where old middle school is a great area for something to be located there.**
- **Low income housing identified, particularly around the middle school.**
- **Make the KCTCS more of a campus**
- **Hotel and farmers markets locations**
- **Old Kroger building for a rec center for young people, maybe a bowling alley**
- **Use other empty buildings and strip malls for community services, perhaps a daycare**

Table #14

- **Take historic buildings and repurpose them**

- **Tourist center, maybe in St. Leo's, even a farmers market**
- **Plan, communicate better, and think about every person and what we're doing for them.**
- **Food pantry bringing people together, can do the same with other things as well.**
- **Hotels**
- **Arboretum**