



LEXINGTON

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# Legacy Business Park Neighborhood Meeting

*July 24, 2025*





## Introductions

City of Lexington:

- Kevin Atkins, Chief Development Officer
- Craig Bencz, Project Manager

Gresham Smith: Erin Masterson, Project Manager

ATS Construction:

- Dylan Murphy, Project Engineer
- Tim Hill





## Agenda

- Review of Master Plan Process
- Zoning – Allowable Uses in Legacy Business Park
- Traffic Signal Update
- Economic Development Requirements & Project Benefits
  - Design Guidelines
  - Job creation
  - Wage requirements
- Construction Schedule
- Website & Contacts
- Construction Blasting Information







# Legacy Business Park Master Plan



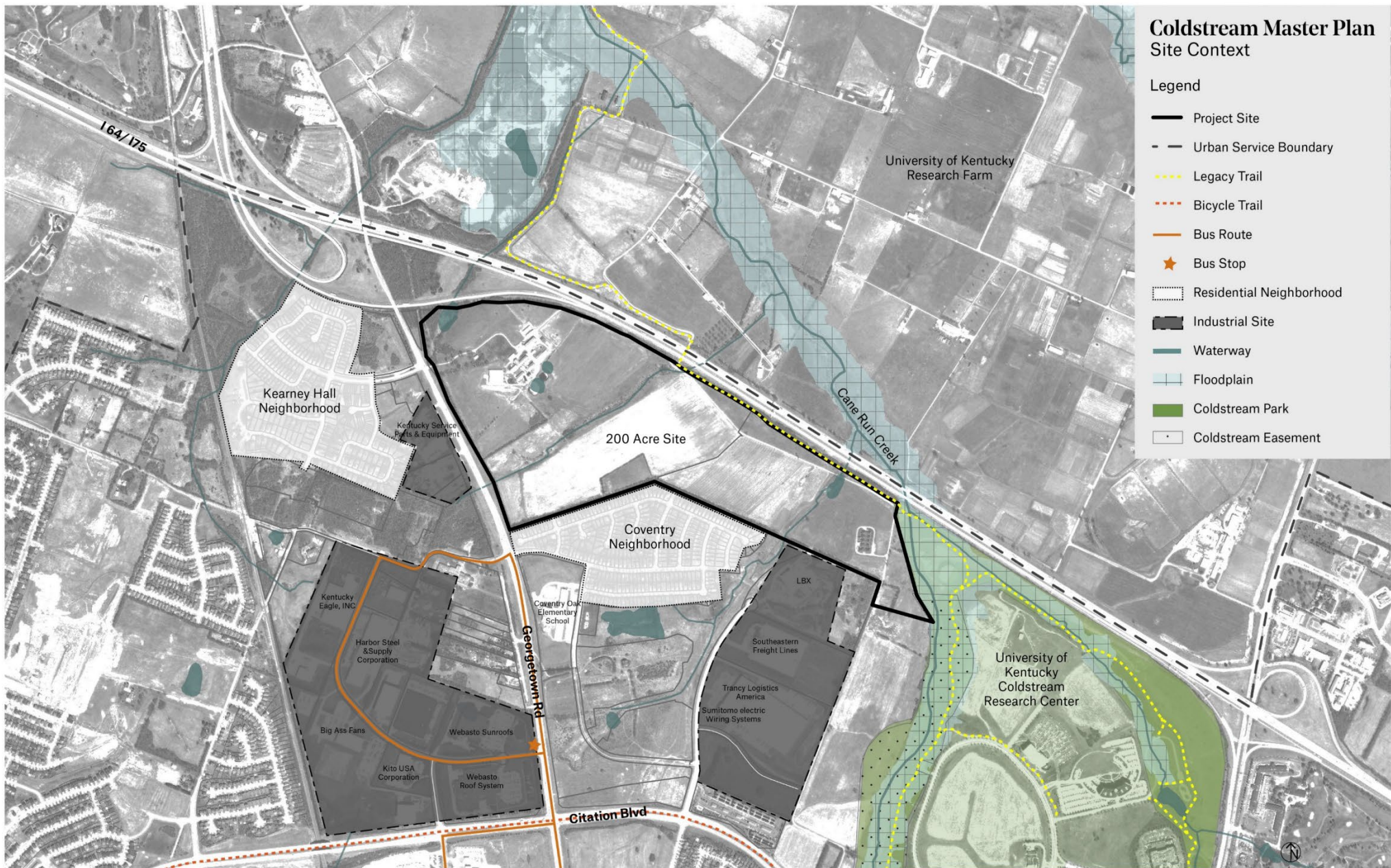
**LEXINGTON**  
*Industrial Authority*



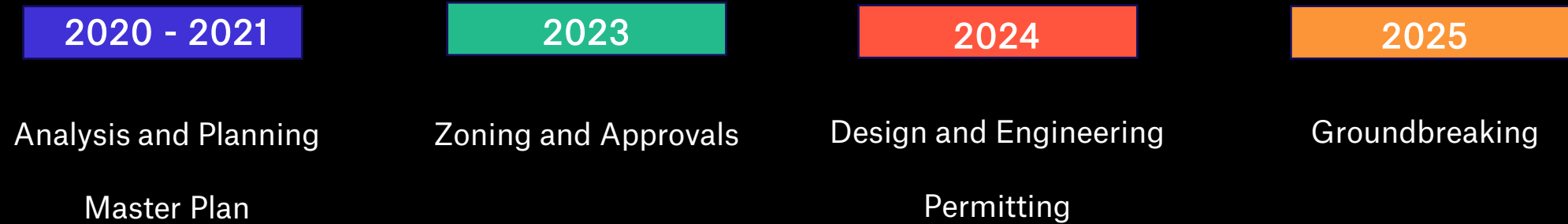
# Proximity | Accessibility | Adjacencies

Lay the Groundwork for Successful Economic Development  
and Job Creation

Maximize Community Benefits



# Timeline







# Georgetown Road

- KYTC Improvements
- Access into the parcel







# Legacy Trail

- Adjacent along northern property edge
- Future land use
- Connection opportunity





# Sensitive Environments

- Cane Run Watershed
- Drinking water for Georgetown





# Adjacent Neighbors

- Coventry neighborhood directly south
- Kearney Hall neighborhood across Georgetown Road

# Open Space Goals

1. Preserve and protect natural features in the landscape.
2. Be good neighbors to the adjacent properties.
3. Provide shared space for future tenants and the community.
4. Provide multi-modal connectivity to and through the site.












LEGACY BUSINESS PARK



A 3D architectural rendering of a park entrance. The scene features three stone pillars of varying heights, each topped with a lantern-style light fixture. The pillars are constructed from grey stone blocks and sit on concrete bases. A low concrete wall runs behind the pillars, with the text 'LEGACY BUSINESS PARK' mounted on it in large, white, serif capital letters. In front of the wall is a decorative stone retaining wall made of large, grey, irregular stones, interspersed with small green shrubs and purple flowers. The foreground is a grassy slope with a light grey path. The background is filled with tall, dark green evergreen trees under a blue sky with scattered white clouds.

# LEGACY BUSINESS PARK

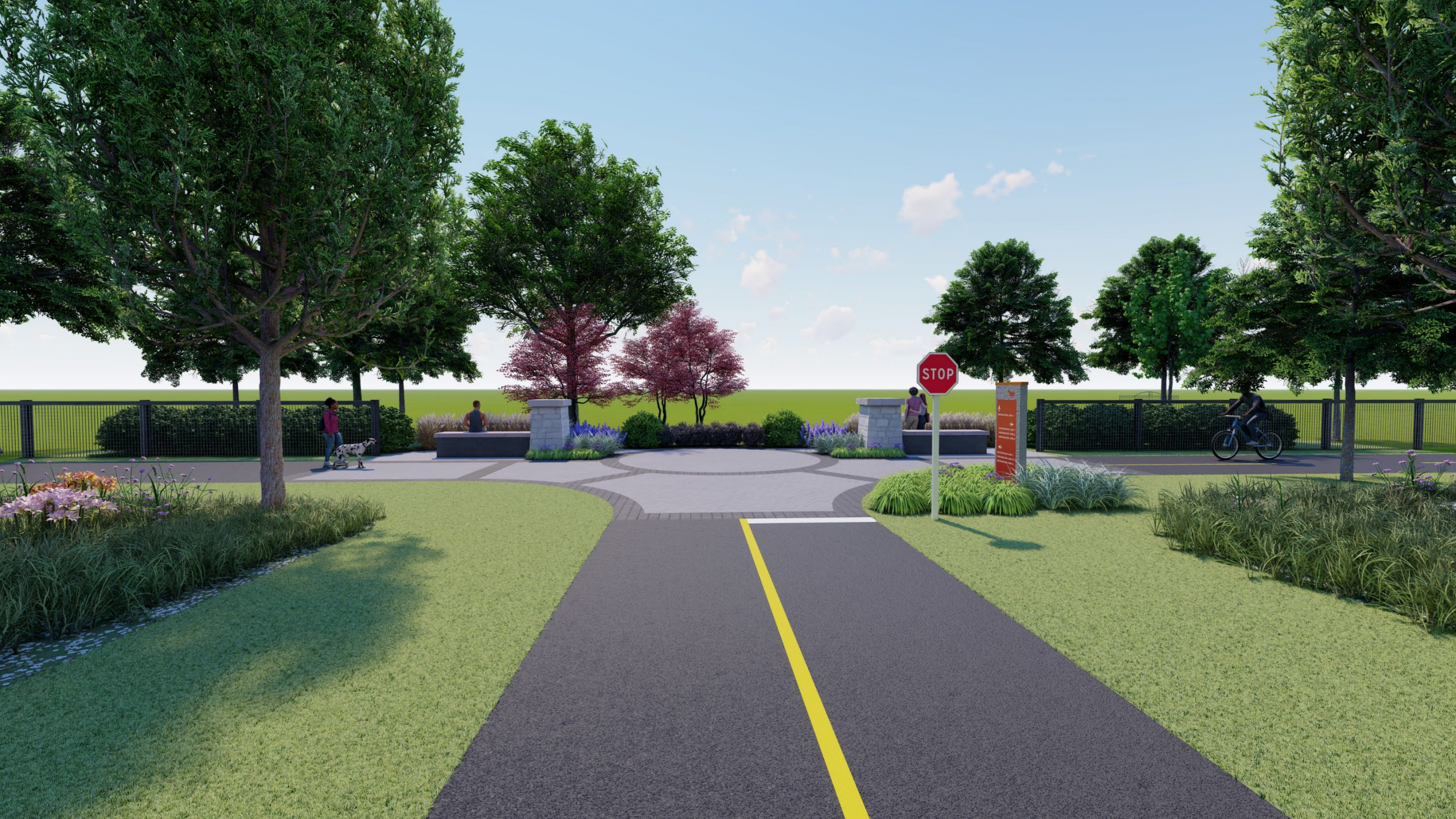
















## Legacy Business Park Zoning

- I-1 (Restricted Light Industrial) Zoning
- Likely to see uses similar to those located in the Bluegrass Business Park
  - Office and light manufacturing uses
- Emphasis on job creation
- Prohibited uses:
  - Wholesale warehousing
  - Parking lots (as the principal use)
  - Truck terminals and freight yards
  - Automobile service stations
  - Retail sales of building materials (such as lumber yards)
  - Vehicle storage yards





## **Traffic Signal at Kearney Ridge Blvd & Georgetown Road**

- The Kentucky Transportation Cabinet (KYTC) has stated that warrants must be met prior to signal installation
- Time uncertain, and will coincide with development







## **Economic Development**

- Creation of nearly 1,700 jobs
- All development in Legacy Business Park must comply with:
  - Design Guidelines
  - Minimum job creation per acre
  - Average salary requirements
- Recommendations will be developed by the Lexington-Fayette Urban County Industrial Authority this fall





## Construction Schedule

- Groundbreaking: June 18, 2025
- Scope: Installation of all required infrastructure to support future development
  - Utility infrastructure
  - Roads
  - Stormwater improvements
  - Legacy Trail extension
  - Signage
- Completion expected by the end of 2026 (16-18 months)

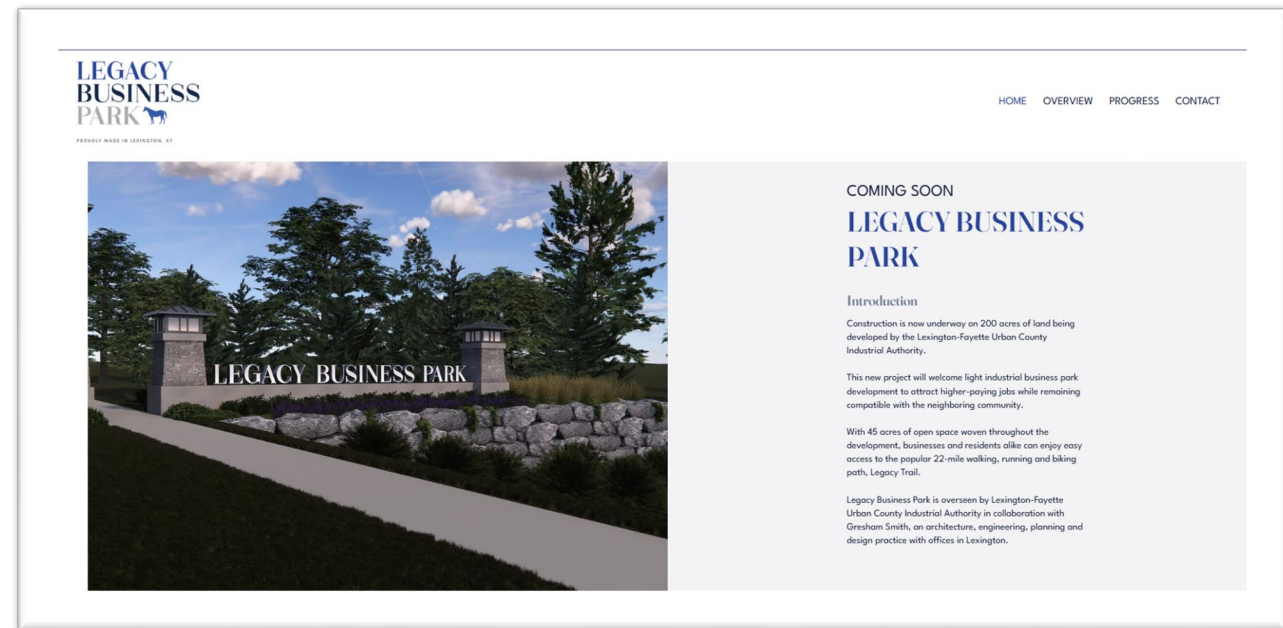






## Questions & Contacts

- Craig Bencz, Project Manager  
cbencz@lexingtonky.gov  
859-258-3430
- LegacyBusinessParkUpdates.com
  - Updates regarding progress
  - Notifications regarding construction activities
  - Contact information





## Construction Blasting – Dylan Murphy, ATS Construction

- Some blasting will be necessary for utility installation, and expected to begin in August
- Typically 1 to 2 blasts per day, with a duration of approximately 5-10 seconds
- All blasting to be conducted on weekdays between 9 a.m. and 3 p.m.
- Seismographs will be placed at the nearest structure to monitor compliance with regulations
- Pre-work surveys are currently being conducted with property owners within a 500' radius of blasting.
  - Saul's Seismic: 502-261-7225





# Questions?



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