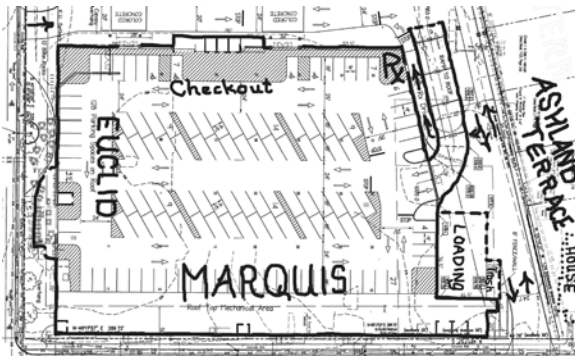


A NEW EUCLID KROGER.



A TRAFFIC NIGHTMARE.

250% the traffic:

Daily trips increased from about 4,000 > 10,000.

160% the parking spots:

Parking spaces increased from 135 > 216.

66% out S. Ashland alley?

Traffic aisles give 144 parking spots (2/3)
DIRECT access out the S. Ashland alley. It's
3 turns in the lot to get out Euclid instead.

Rush-hour Congestion:

E/F grade & getting worse.

South Ashland traffic flow at the Euclid
intersection already has E and F ratings at
rush hour from city planners. Added Kroger
traffic out the alley will likely turn south, to
flood the neighborhoods along local streets.

U-Turn Pharmacy Window?

Loop UNDER the roof ramp to wait in line at
the pharmacy window at rear of store—then
exit ACROSS the traffic entering the ramp?

JUST HOW BIG IS IT?

96,546 sq. ft. total.

Bryan Station Kroger is 91,993 sq. ft.

Present Euclid Kroger is 37,594 sq. ft.

Chinoe ~40,000, Lowry 45,528, Romany 27,756.

Fresh Market Lansdowne is 22,388 sq. ft.

1½ acre building footprint
is half the lot: 65,483 sq. ft.

That's near double the present footprint
of 37,594 sq. ft. (174%).

Plus 31,063 sq. ft. in workspace and storage
are added in the basement.

NO HEIGHT LIMIT IN B-6P

Stacking is a great idea,
but how high?

The present (preliminary) plan shows a
ground floor and a parking deck above
ground. It looks tall for a single story—as
high as two, 25 ft. or more. The solid walls
make a high collar around the roof deck, and
the signs and elevator banks run taller still.

Out of sight, out of mind?

Without the required geotech study, can we
be confident the rest will be basement?

Zoning for Euclid Mall?

If Kroger plans change, could we see a
6-story parking deck, offices, a department
store on this lot? The new zoning, B-6P, is
the same as for Fayette Mall— on a lot
that's minimum size, barely 3 acres.

WHAT ABOUT ROMANY?

Asked by the Planning Commission in May,
Kroger said there was no plan to close
Romany; every store stands on its own.
The two smaller stores often share a truck
for deliveries, they mentioned at a public
meeting in February—but the new Euclid
store would fill whole trucks on its own.

Each store stands at the heart of a walkable
neighborhood with a great mix of apartments
and small businesses nearby. The popular
Romany store anchors a whole shopping street.

**ENLARGEMENT OR CONSOLIDATION?
If a new Euclid Kroger closes Romany,
have we lost more than we gained?**

- ▶ Far fewer people will have a grocery in
easy walking distance.
- ▶ How many really “new” employees added?
- ▶ We gain only 81 Kroger parking spots at
the new Euclid, but lose up to 86 if Romany
closes. That's a net loss in parking.
- ▶ Together the stores now have 7 access
points for vehicles, 3 to arterial- and
collector-level streets. The big new Euclid
Kroger has 1 arterial access, 1 local—and
1 access out a narrow alley to a local street.

**VOTE NO TO
FT. KROGER:
FIGHT BIG-BOX ZONING ON EUCLID.
GIVE GOOD INFILL A CHANCE.**

WHAT'S IN BACK?

ROOF RAMP TO S. ASHLAND ALLEY:



U-TURN UNDER ROOF RAMP TO WAIT AT PHARMACY WINDOW.

FRIENDLY ON FOOT?

MARQUIS PEDESTRIANS PROHIBITED FROM REAR DRIVE—FOR SAFETY'S SAKE.

HOLLOW VINYL WALL ON LOT LINE:



TREES & GREEN SCREENING?
3 FT. GRAVEL STRIP AT REAR WALL.

LOADING DOCK OFF MARQUIS:



2 TRUCK BAYS SHOWN. DRIVE SHOWN IS ~50 FT. WIDE.
NARROW 24-FT. TRUCK DRIVEWAY
DUMPSTER & 3 TRUCK BAYS

ALONG MARQUIS: BIG-BOX ZONING FOR A LOCAL STREET?



330-FT. WALL PLANE UNBROKEN SAVE FOR FIRE EXITS & 2-3 FT. PROJECTIONS OVERHEAD. NO ENTRANCES. ~25 FT. HIGH.

INDUSTRIAL SIZED: This factory wall on 5-lane major-arterial Winchester Road is 330 ft. up to the door at left. Its yard is 20 ft. deep (all trees and shrubs stand behind the first 5 feet). Treetops about 20 ft. high.

**CONTEXT-SENSITIVE INFILL?
OR A
DISTURBING PRECEDENT?**

YARD REDUCED TO 4.5 FT. DEEP: On the Kroger plan, the yard behind the sidewalk is actually reduced from the present 6.5 ft. hedge. Neighbors' yards on Marquis are 30 ft. deep. Marquis Ave. is 25 ft. wide curb to curb.

This precedent-setting zone change affects everyone inside New Circle, not just Euclid neighbors.

YOUR VOICE MATTERS.

This is a vote to change the map of Lexington: tailor-made Big-Box zoning at the city's heart.

All council members vote, all districts.

► WRITE OR CALL CITY COUNCIL.

Ask your Council members to VOTE NO on the Kroger zone change MARV 2013-10, and give better infill a chance. In a zone change case, it's best to send your letter to ALL Council members, to keep the hearing process fair and open. Quick & short is fine! But try to **express your personal, individual concerns** about its adverse impact—just how and why you find it unsuitable.

WRITE TO your own district member, with a copy to councilmembers@lexingtonky.gov, **AT:** Lexington Fayette Urban County Council Government Center, 5th Floor 200 East Main St. Lexington, KY 40507 **Or call:** Council phone is 258-3200. **(Make a copy** of your letter to hand in at the actual hearing, yourself or via a friend.)

Euclid.League@gmail.com

All the information on this flyer is drawn from public records and meetings. To get more information, send comments, or get involved, write us.

TAKE ACTION.

Go to

euclidleague.com

- SIGN THE PETITION.
- COLLECT PETITION SIGNATURES.
- POST A YARD SIGN.
- MAKE A DONATION OR PLEDGE.

Ensure that justice will not be more than we can afford. A complex case needs expert advice.

► COME TO THE HEARING.

TUESDAY AUGUST 13

5:00 PM IN COUNCIL CHAMBERS

200 EAST MAIN

(Park in either public/helix or library garage on Main between MLKing and Limestone).

► WRITE A LETTER TO THE PAPER.

<http://www.kentucky.com/submit-letter/>

Mail to:

Letters to the Editor
Lexington Herald-Leader
100 Midland Avenue
Lexington, KY, 40508.

By fax: (859) 231-3332.

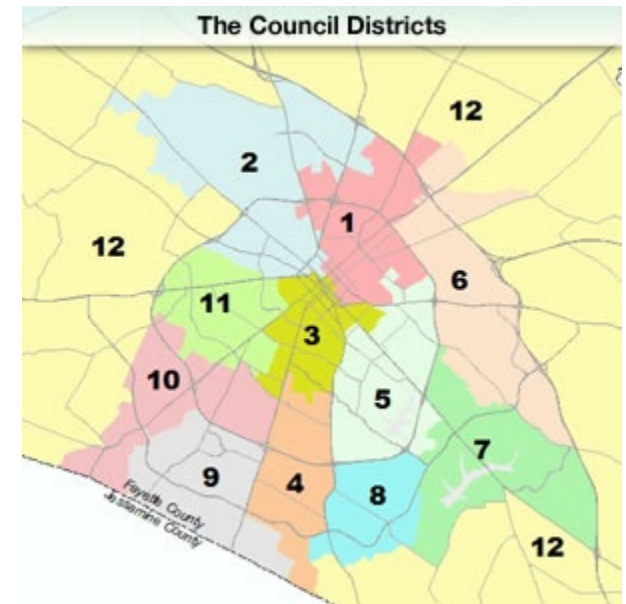
"The Herald-Leader welcomes letters on topics of public interest. Letters should be:

• No more than 250 words. Any exceptions will be made at the discretion of the editors. We reserve the right to edit all letters submitted for brevity, content and clarity.

• Original, not copies or form letters.

• Essential information: Sign your letter and include your street address and daytime and evening telephone numbers. (Phone numbers are used for verification only.)"

The **Lexington-Fayette Urban County Council** consists of 12 District members and 3 At-Large. The At-Large member who receives the most votes becomes Vice Mayor.



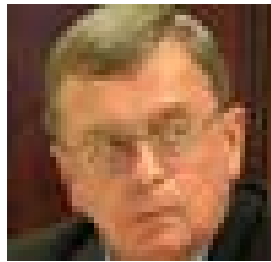
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Vice Mayor
Linda Gorton



At-large
Chuck Ellinger



4th District
Julian Beard



5th District
Bill Farmer, Jr



12th District
Ed Lane



At-large
Steve Kay



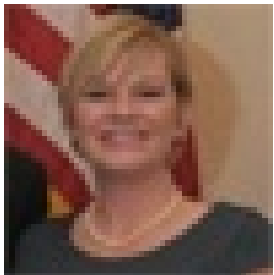
1st District
Chris Ford



6th District
Kevin Stinnett



7th District
Jennifer Scutchfield



2nd District
Shevawn Akers



3rd District
Diane Lawless



8th District
George Myers



9th District
Jennifer Mossotti



10th District
Harry Clarke



11th District
Peggy Henson