

URBAN DESIGN

Corridor Enhancement

As the front door to a community, a corridor's first impression on visitors is crucial, as it will either draw them into a town, or encourage them to continue on their way. Usually utilitarian in appearance, these access routes are an opportunity for small towns and can be significantly improved by modest aesthetic improvements such as trees and shrub plantings, attractive lighting, and trails and sidewalks. Interstate 80 is lined with small towns similar to Lexington, but by implementing these simple improvements along key corridors, such as Plum Creek Parkway and Highway 30, Lexington can enhance its reputation for being a destination and draw travelers off the beaten path and further into the community.

Plum Creek Parkway Entrance Streetscaping

As the primary gateway into the City of Lexington, the I-80 exit for Plum Creek Parkway should provide an enjoyable experience and draw people toward the heart of the town. The first crucial step in this process will be enhancing the initial view from Interstate 80. Landscaping along the Interstate 80 corridor will help draw attention to the exit as a destination, and a sculpted and landscaped berm will provide an appealing buffer to the sand and gravel pits located just north of the interstate on the east side of the exit.

With their prominent location on Plum Creek Parkway, Walmart, NDOR, and the Military Museum will benefit from additional landscaping, dramatically increasing the 'curb' appeal to visitors and providing a sense of place and community pride. A new trail will connect the existing trail along Plum Creek Parkway to a proposed recreation area on the current site of the gravel and sand pits.

As can be seen in the image of proposed improvements to Plum Creek Parkway, the experience for pedestrians and bikers utilizing the trail could be greatly enhanced by implementing some of these modest improvements. Similar streetscape elements such as landscaping, lighting, and wayfinding will further beautify Lexington's 'front door' as visitors travel north along the corridor.

Corridor Enhancements: Plum Creek Parkway Streetscape

Native plantings, fencing, and a meandering trail along the Plum Creek Parkway create an attractive community entrance.



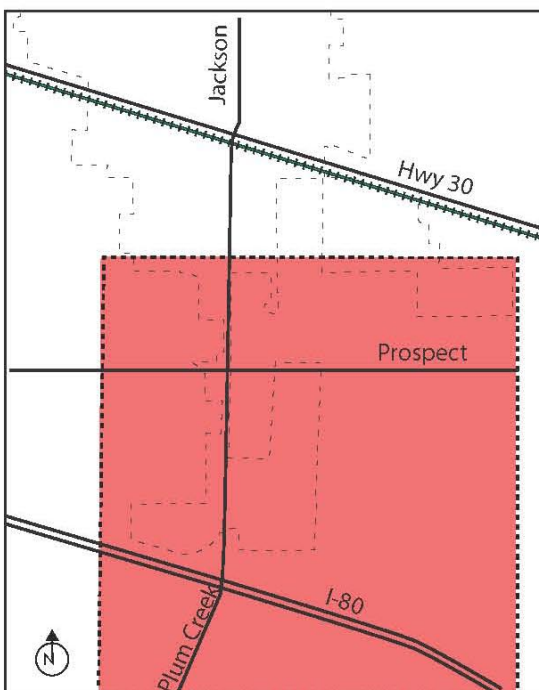
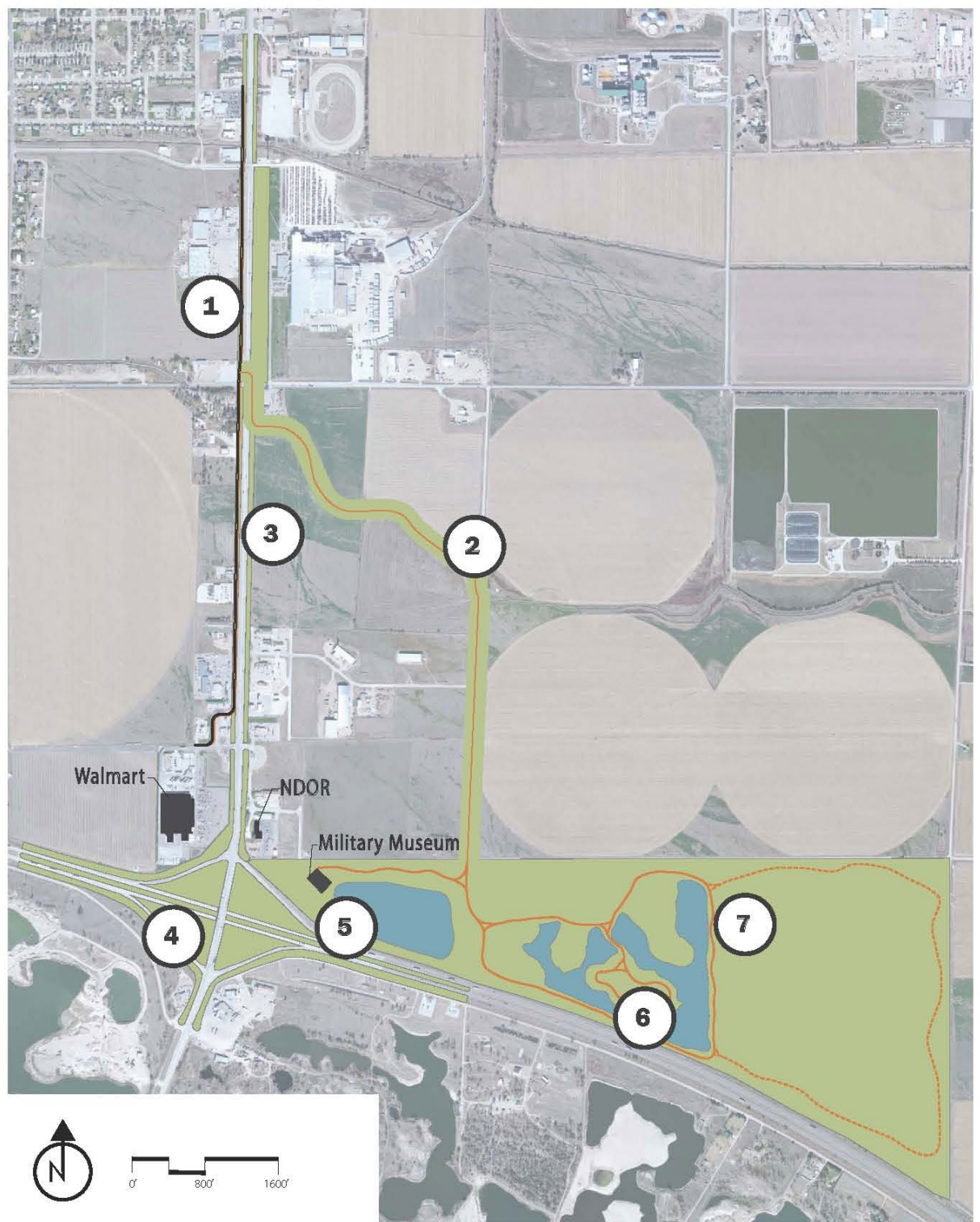
Existing Conditions along Plum Creek Parkway



Proposed Improvements to Plum Creek Parkway

Corridor Enhancements: Plum Creek Parkway Entrance Streetscaping

- ① Existing Trail
- ② New Trail
- ③ Enhanced Streetscape
- ④ I-80 ROW Landscaping
- ⑤ Landscaped Grounds
- ⑥ Sculptured and Landscaped Berm
- ⑦ Future Recreation Area Phase 1 & 2



LOCATION MAP

Figure 28: Plum Creek Parkway Entrance, Lexington

“The Lex-Plan 2013”

ACHIEVE

Corridor Enhancements: Highway 30 Road Diet

Reducing Highway 30 to three lanes provides more space for landscaping, creating a safer and more beautiful front door into downtown Lexington



Existing Conditions along Highway 30



Proposed Improvements to Highway 30

Figure 29: Highway 30 Diet

Highway 30 Road Diet

The Highway 30 Corridor is another ideal gateway to implement streetscape enhancements in order to create a more appealing experience for visitors coming from the east and west. By implementing a 'road diet,' whereby the number of lanes is reduced, which allows for enhanced landscaping, sidewalks, and lighting along the highway, the corridor can become appealing to pedestrians and bicyclists, as well as vehicular traffic.

Downtown Gateway

The viaduct over the railroad lines is a major landmark for the community. Sculptural elements, such as colored LED lights on the grain elevators and Jackson Street Bridge help establish a sense of place and could be incorporated to create an iconic gateway into Downtown Lexington.

Corridor Enhancements: Downtown Gateway

Colored LED lights on the Jackson Street bridge and grain elevators create an iconic entrance to downtown Lexington

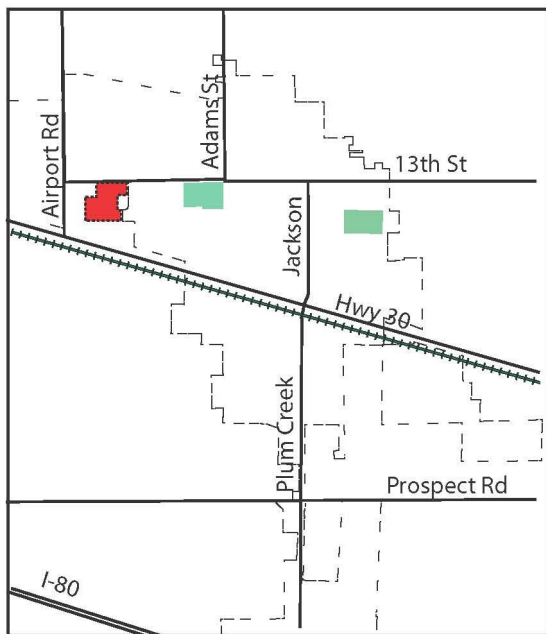


Greenfield Development

Lexington has two areas outside of town that are ideal for new development. These developments will fit in with the existing urban fabric of the town, connecting the new growth seamlessly with the existing neighborhoods. While building on the residential character of Lexington's existing neighborhoods, they will provide new centers for their respective neighborhoods. Mixed uses, such as apartments built above retail and office space, are encouraged, as well as a diversity of housing types. The sites are also no larger than a ¼ mile across, making everything in the neighborhood within a comfortable 5 minute walk.

Greenfield Development: "Aging in Place" Neighborhood Design Concept

- 1 Medical Office Buildings
- 2 Townhomes
- 3 Cottages
- 4 Apartments
- 5 Independent Living
- 6 Assisted Living



LOCATION MAP

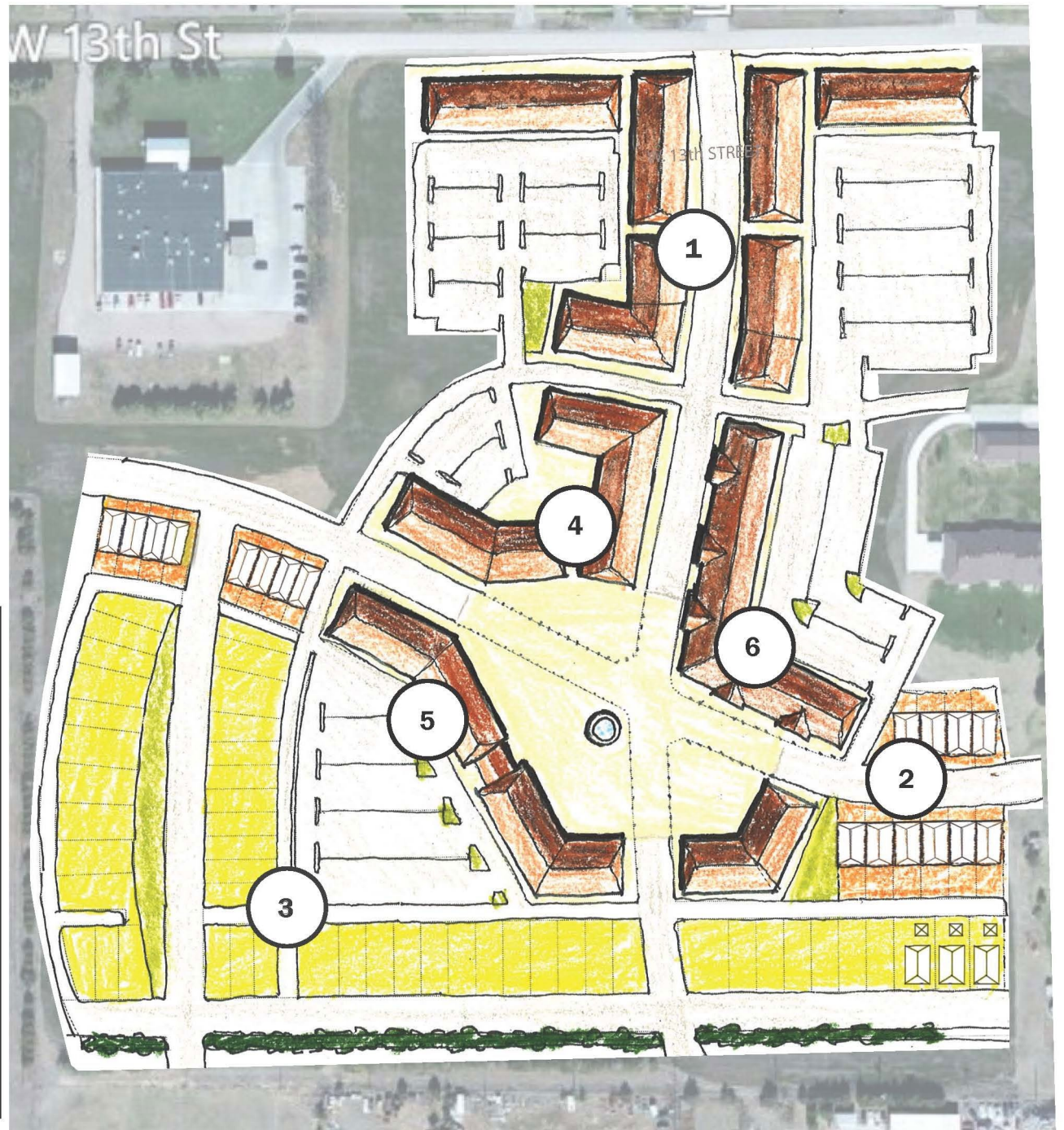


Figure 31: "Aging in Place" Neighborhood Design, Lexington

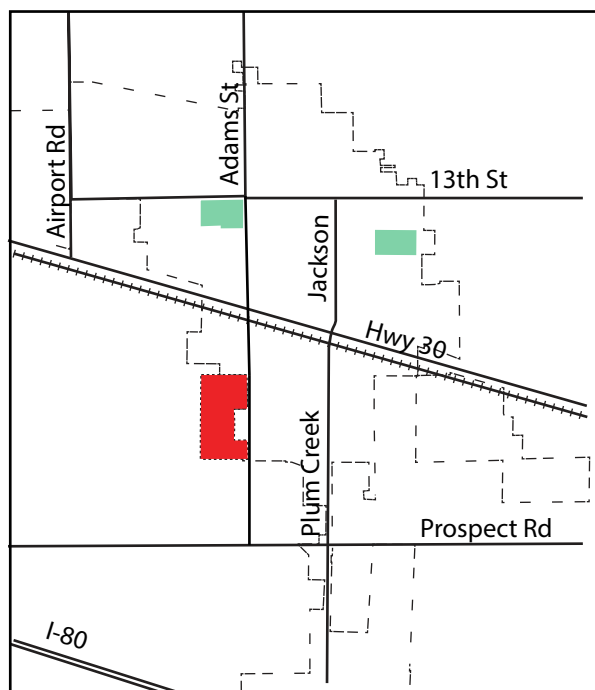
"Aging in Place" Neighborhood Design Concept

Strategically located to the west of the hospital, the northwest greenfield site provides senior residents with an entire spectrum of living options, including cottages, townhomes, apartments, independent living, and assisted living care facilities. This combination of living options allows residents to age in place, transitioning to new residential typologies as they require additional care, without having to leave their neighborhood. Medical offices on site and the new hospital facilities in close proximity provide convenient, quick access for residents' healthcare needs. The creation of a central plaza allows the residents to interact and gather, strengthening the sense of community for the entire neighborhood as they transition from one stage of life to another.

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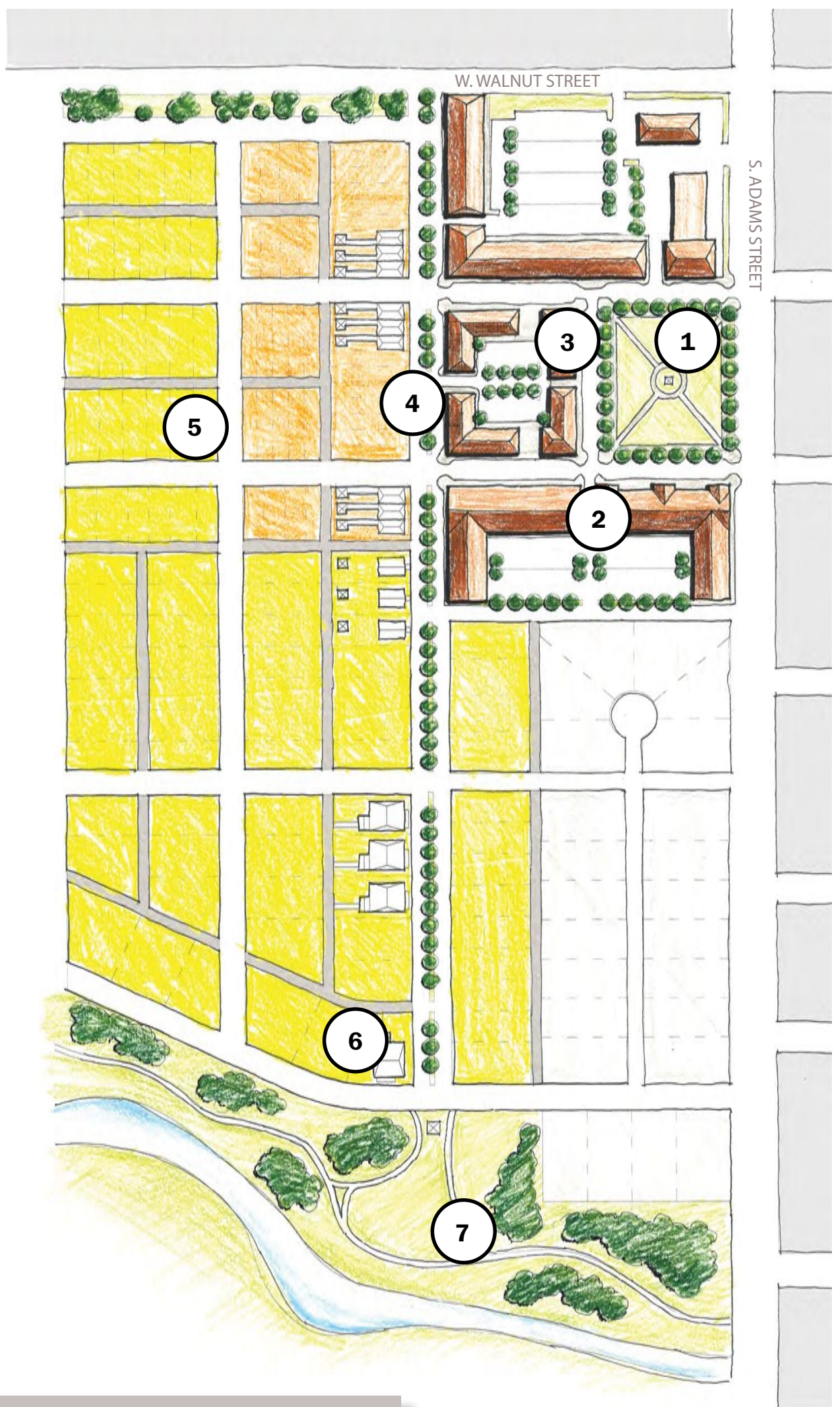
Greenfield Development: Southwest Neighborhood Design Concept

- 1 Neighborhood Square
- 2 Mixed Use Buildings
- 3 Apartments
- 4 Townhomes
- 5 Single Family Houses
- 6 Estate Homes
- 7 Greenway



LOCATION MAP

Figure 32: Southwest Neighborhood Design, Lexington



Southwest Neighborhood Design Concept

A Traditional Neighborhood Development (TND) that implements the ideas of connectivity and walkability is proposed for an undeveloped tract of land in southwest Lexington. Framed by mixed use and apartment buildings, a public neighborhood square anchors the northeast portion of the site. The neighborhood boasts a wealth of housing typologies including townhomes, single family cottages, and larger estate lots, which are connected by a grand boulevard running north to south. The development provides access with streets to the north and east, connecting to the existing urban fabric of Lexington. A small drainage ditch runs adjacent to the southern border of the site, best suited for siting walking trails and open space for the neighborhood.

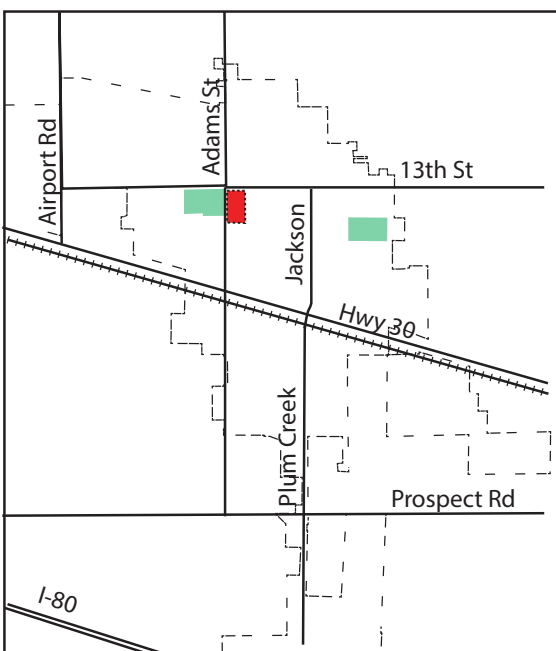
INFILL DEVELOPMENT

Lexington contains many opportunities to develop within the existing boundaries of the town. Redeveloping these areas creates an opportunity for more activity and community growth in the heart of Lexington. Additionally, infill development will occur within existing neighborhoods as the housing stock ages and homes need to be rebuilt. As infill occurs, guidance should be provided to ensure that new development is contextual with the existing neighborhood fabric.

Infill Development: Adams Street Redevelopment

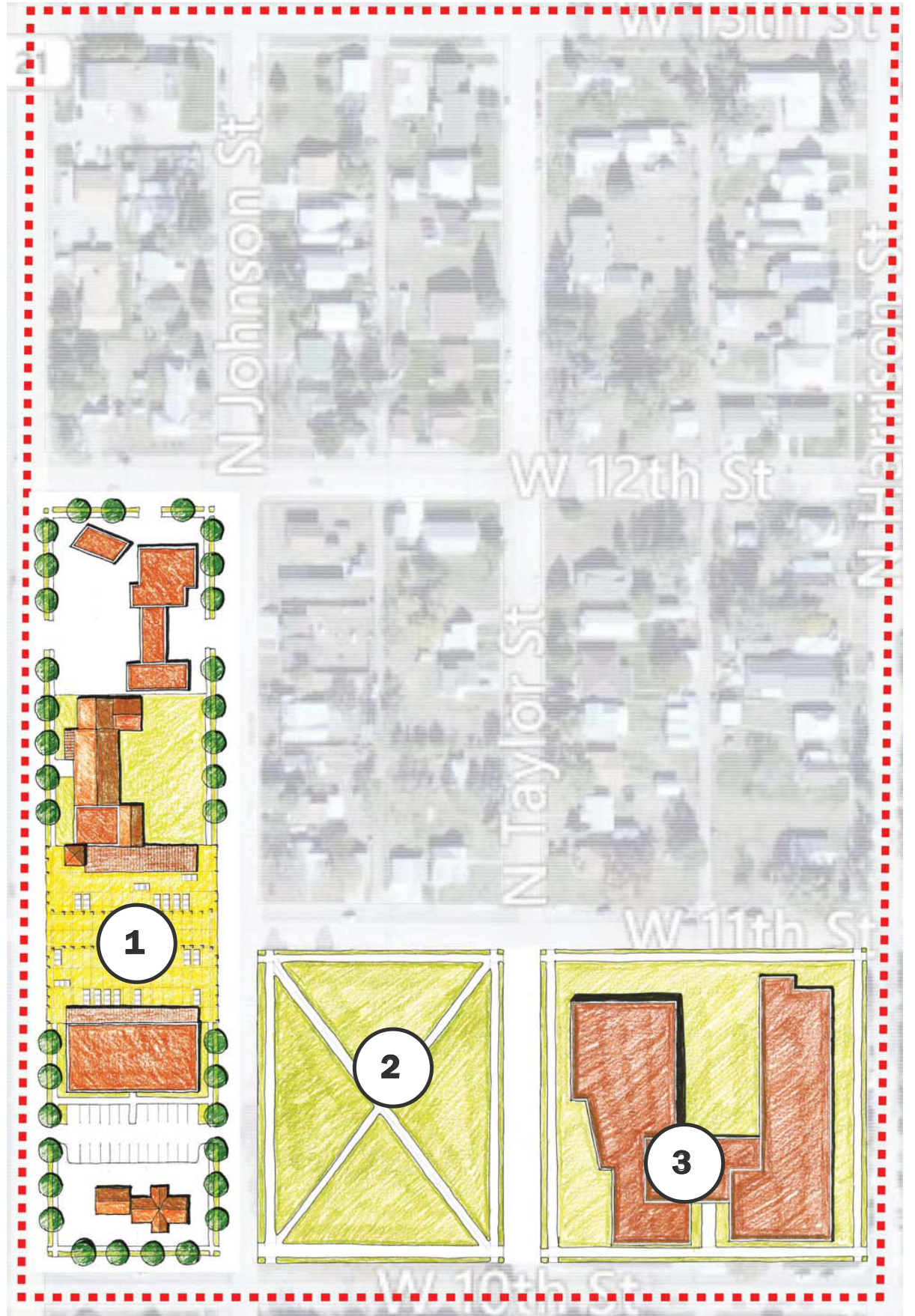
Redevelopment Area

- 1 Proposed Market Plaza
- 2 New Park/Playground
- 3 School Additions



LOCATION MAP

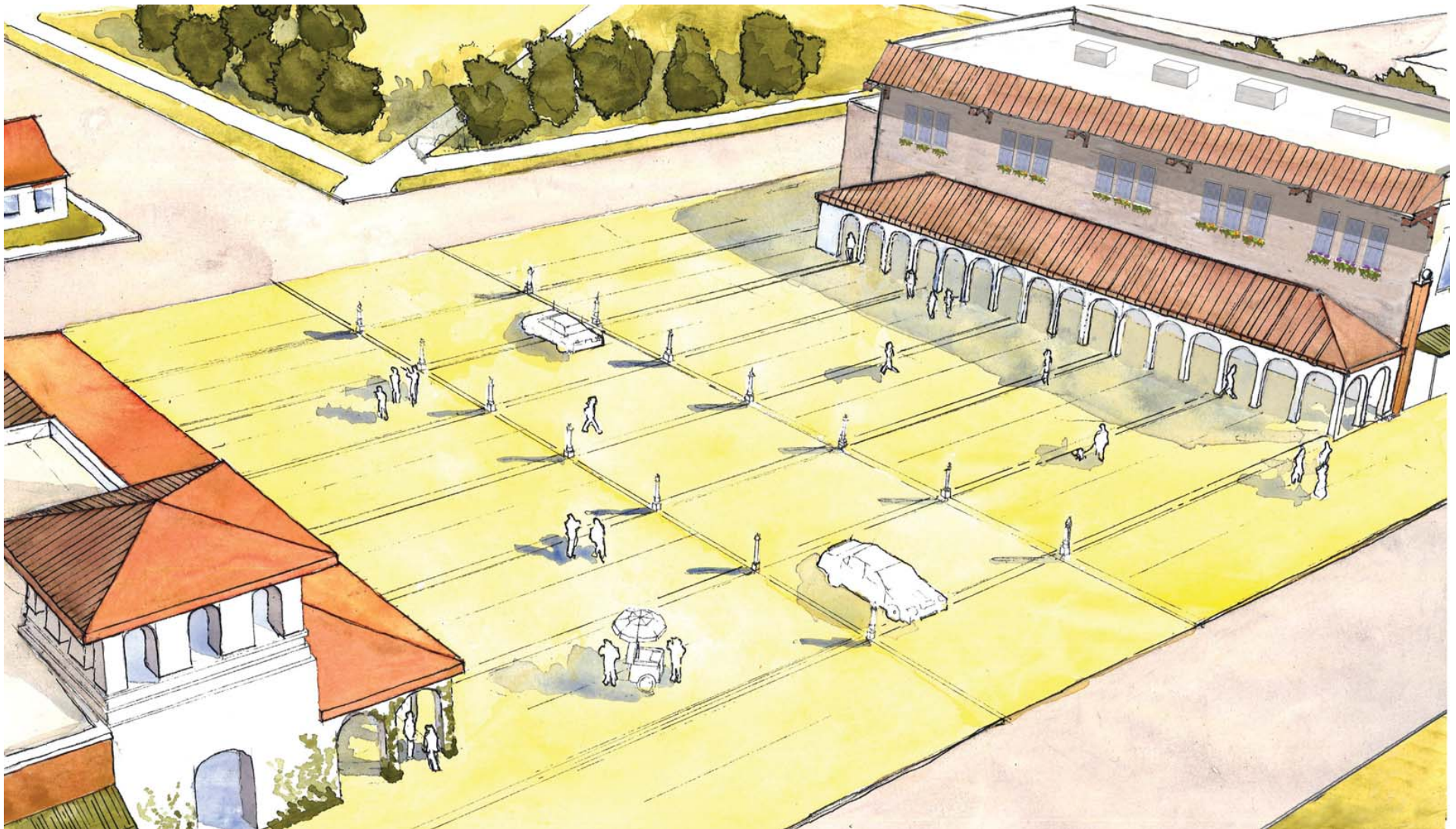
Figure 33: Adams Street Redevelopment, Lexington



Adams Street Redevelopment

One area of opportunity is the Adams Street Redevelopment Area, which is bounded by 13th Street on the north, 10th Street on the south, Adams Street on the west, and Harrison Street on the east. The redevelopment area includes an expansion of Bryan Elementary School, a new joint use park, and a new plaza on 11th Street between Johnson Street and Adams Street. Eleventh Street will continue to function as a vehicular street; bollards will separate vehicular traffic from pedestrian while a different paving texture will delineate the plaza. The space will function as a 'parking plaza,' where a grid pattern on the ground plane demarcates drive aisles and parking stalls. The space can also be closed off to vehicles, allowing for street vendors, food trucks, farmers market and other programmed activities to take place on the plaza. Arcades on the buildings fronting the plaza could provide a place for temporary stores and other 'pop up' shops to set up, creating an incubator space for small businesses. A new mixed use building is proposed on the south side of the plaza, helping to define the space while fulfilling the need for more high quality apartment type housing in Lexington. Neighborhood residents will provide a critical mass of people, helping to make the plaza a vibrant, active space.

Infill Development: Market Plaza Concept



Rendering of proposed plaza

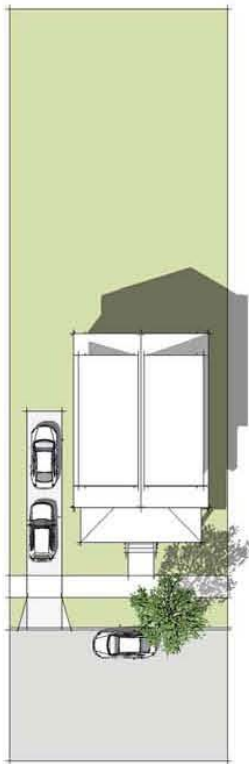
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Flex House Concept

A Flex House is a single-family housing typology that provides a manageable introduction to home ownership. At initial construction, the finished living area starts at only 900 square feet, but is expandable through a series of phases to include additional living space totaling over 2000 square feet. The first stage is a typical single family dwelling consisting of two bedrooms and one bathroom. An unfinished basement and attic with plumbing, electrical, and heating and air conditioning systems roughed in provides the opportunity for easy expansion into the basement and second story during stage two. This allows for the total square footage of the house to be more than doubled as homeowner needs increase and resources become available. The final stage allows for the addition of a two car garage and two additional bedrooms.

The Flex House concept addresses several housing needs in Lexington. First and foremost, it provides affordable, owner-occupied housing. Another benefit is that they can be built on a single infill lot to replace a single dilapidated home in a stable neighborhood, or several could act as a catalyst to revitalize a troubled area, providing a versatile option for the City of Lexington.

Infill Development: Flex House Concept



Lexington Infill Flex House



Stage 1

- 900 s.f. finished space
- 2 bedroom, 1 bath
- 2 car driveway
- Unfinished basement and attic with rough-in plumbing

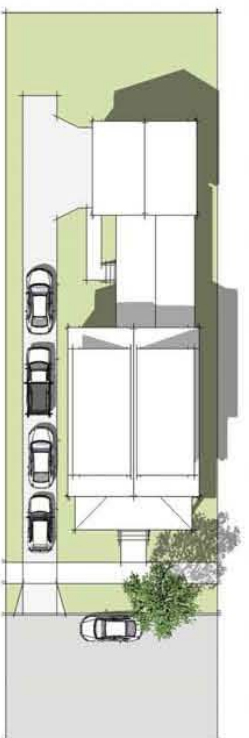


Lexington Infill Flex House



Stage 2

- Finished attic - 900 s.f.
- Finished basement - 400 s.f.
- 4 car driveway



Lexington Infill Flex House



Stage 3

- Rear addition - 2 bedrooms
- 2 car garage addition

Figure 34: Flex House, Urban Design, Lexington

Typical City Block Redevelopment Concept

The two block area directly north of City Hall provides a ‘typical’ opportunity for more dense family housing. Two options serve as prototypes that could be utilized throughout the community when the opportunity for redevelopment presents itself.

Block option 1 shows multifamily housing opportunities including a courtyard apartment and an apartment building fronting onto a public park. The community green space creates a public amenity, providing a place for neighborhood activity and resident interaction.

Block option 2 focuses on single family development, ranging from higher density townhomes to flex houses and cottages fronting a pocket park. This option allows the existing church on the northeast corner to remain an active element of the community. Flex homes are an appropriate typology for these blocks because they can replace houses individually, neither displacing current residents nor requiring a major redevelopment. This model allows for incremental growth as both family size and income allow. The central pocket park provides a great central gathering space for not only cottage residents, but for the entire surrounding neighborhood.

Over time, the properties within the area will redevelop to create more activity in the community, as well as give visitors a reason to make Lexington a destination along Interstate 80. The continued change and energy will not only encourage visitors to come back, but will also help Lexington develop a sense of place and community pride.

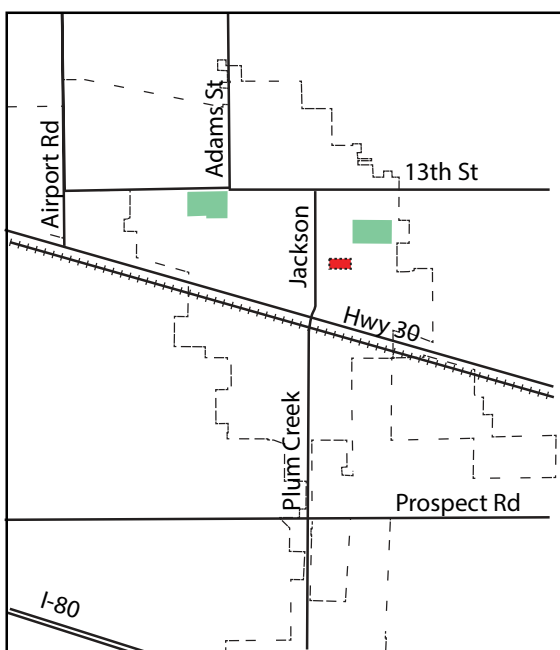
Infill Development: Typical City Block Redevelopment Concept

BLOCK OPTION 1

- 1 Apartments fronting open space
- 2 Courtyard Apartments

BLOCK OPTION 2

- 3 Flex Homes
- 4 Cottages facing pocket park
- 5 Existing Church
- 6 Townhomes



LOCATION MAP

Figure 35: Typical City Block Redevelopment Options, Lexington

