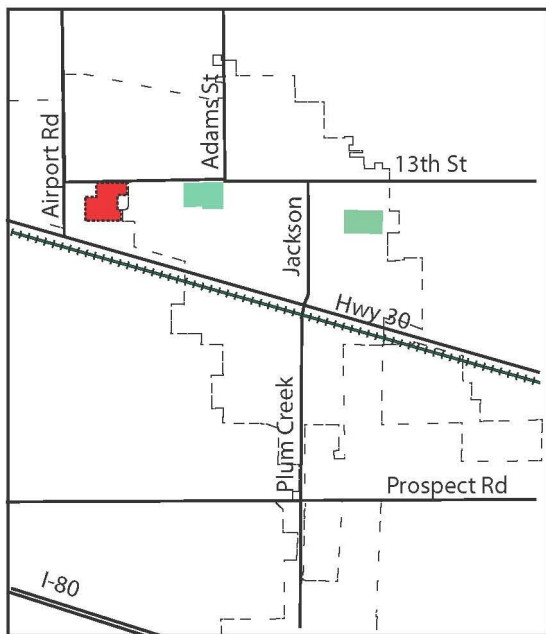


Greenfield Development

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

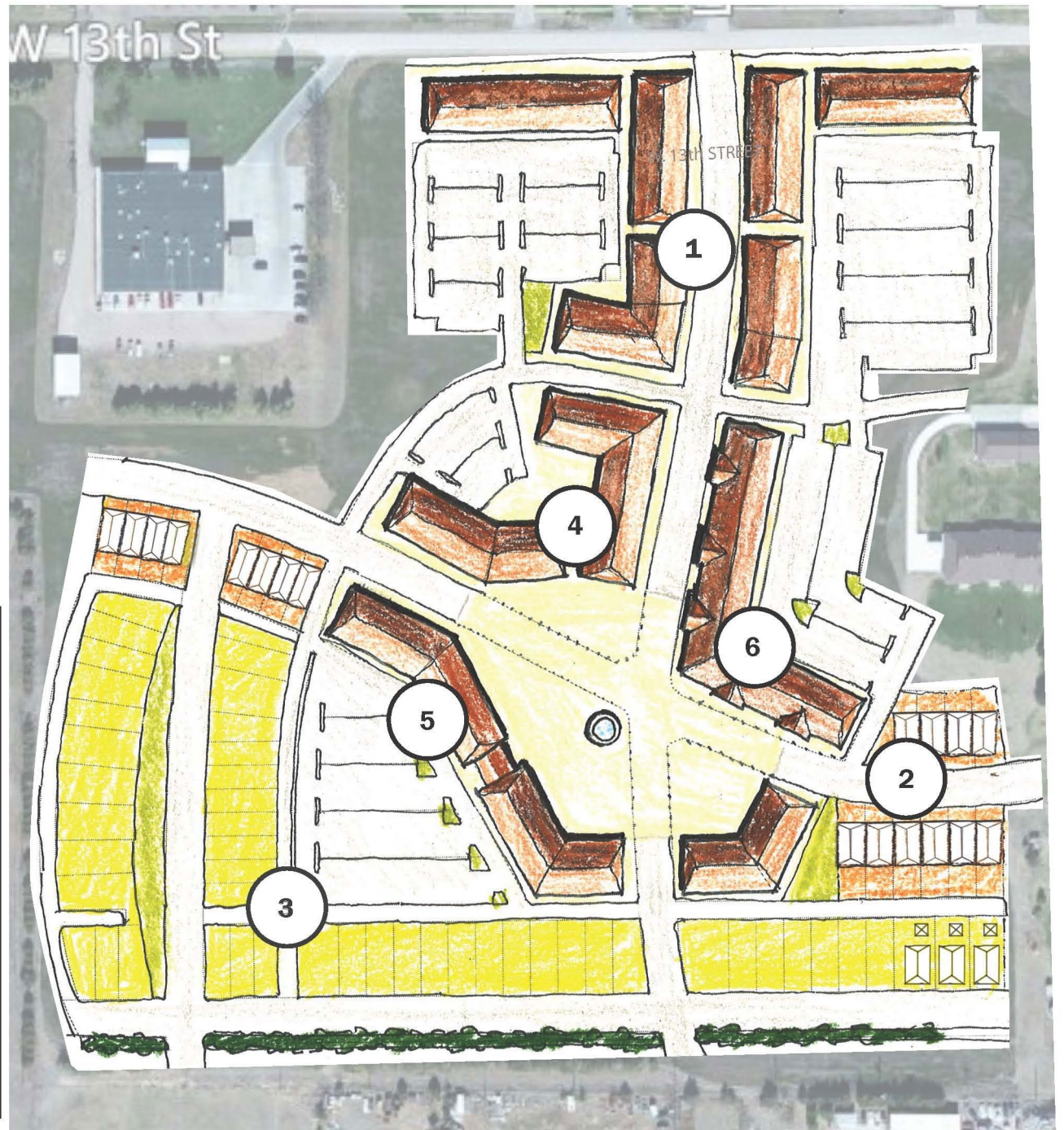


Figure 31: "Aging in Place" Neighborhood Design, Lexington

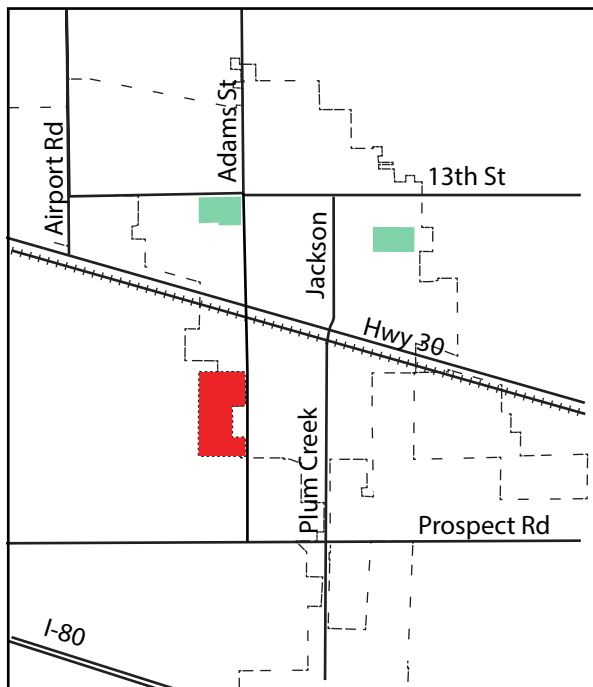
"Aging in Place" Neighborhood Design Concept

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.