

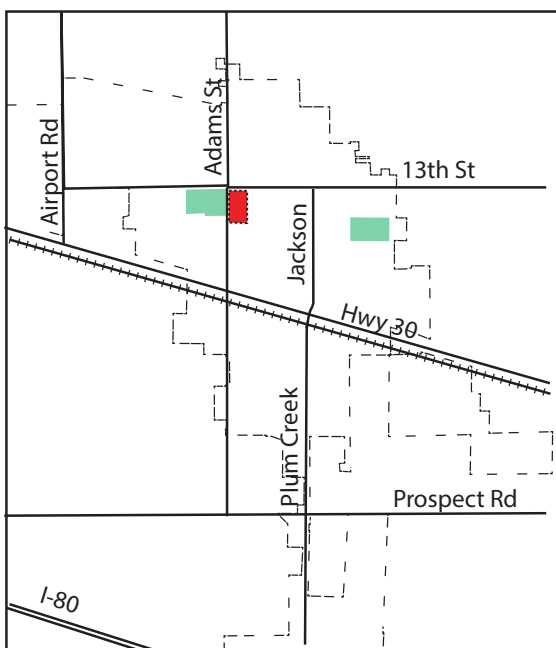
INFILL DEVELOPMENT

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

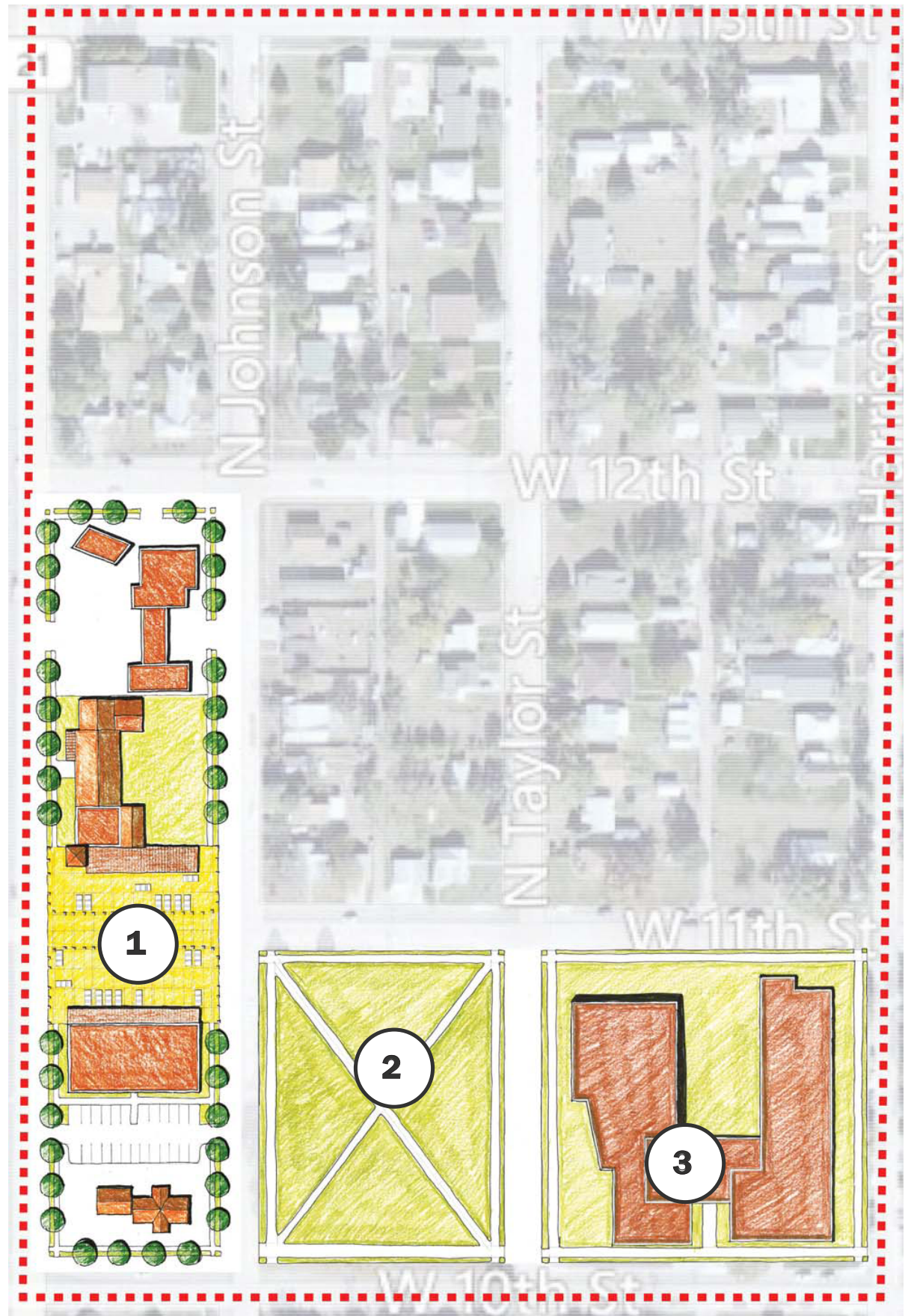
Redevelopment Area

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



LOCATION MAP

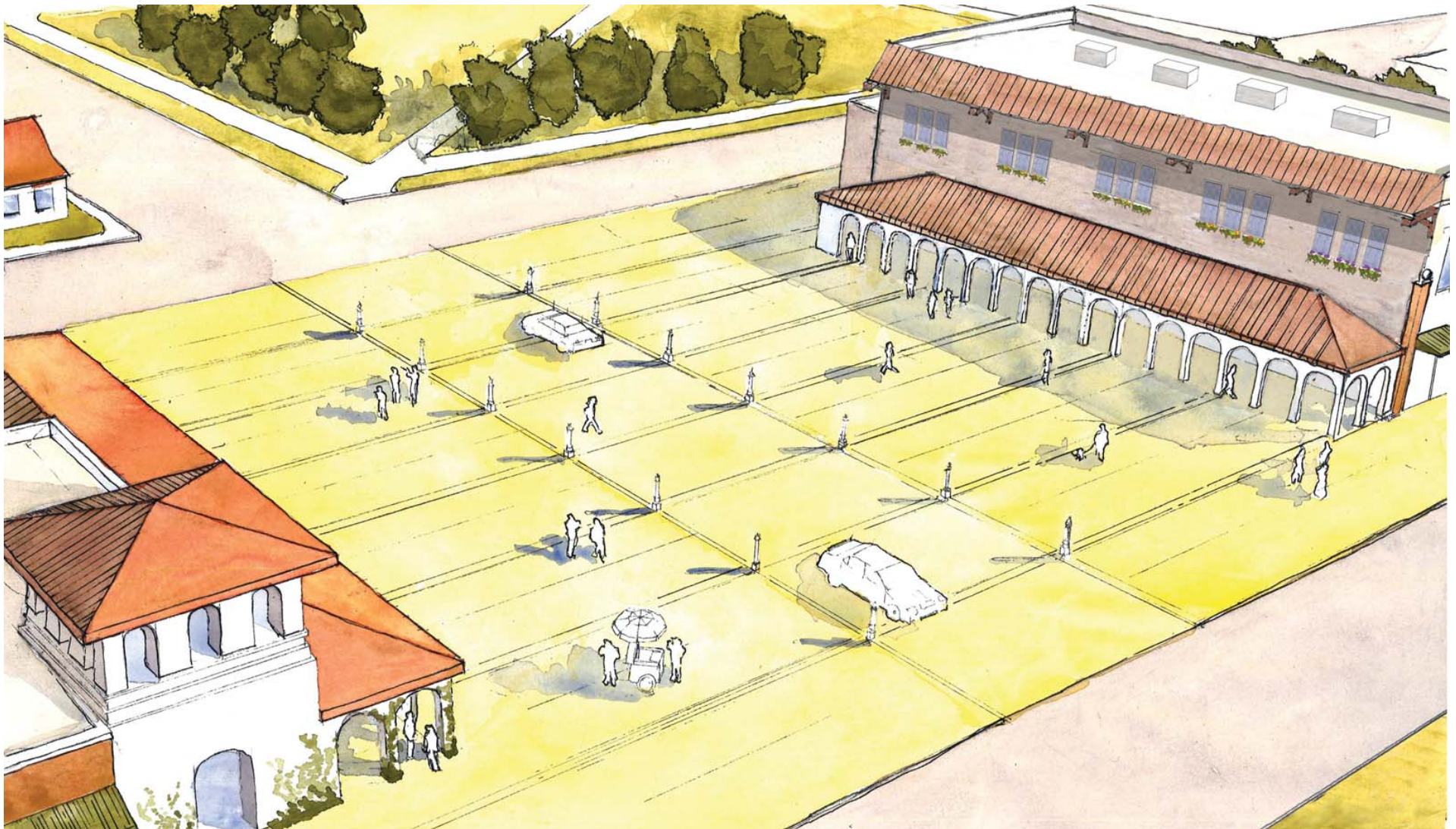
Figure 33: Adams Street Redevelopment, Lexington



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

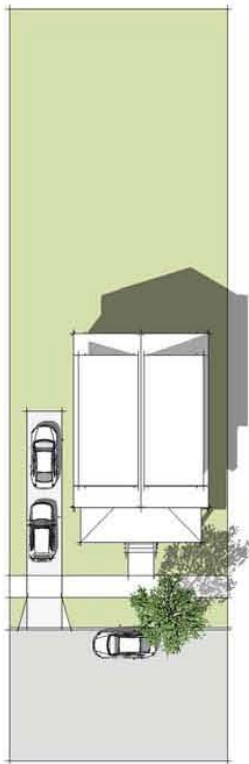
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Flex House Concept

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

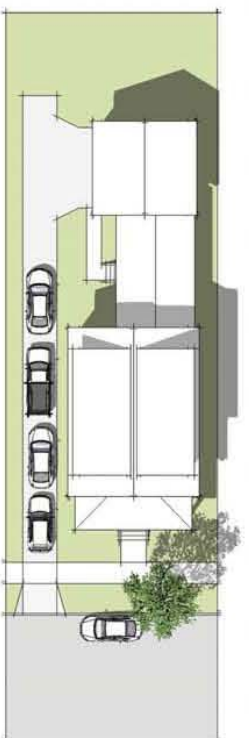


Lexington Infill Flex House



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 homes 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.

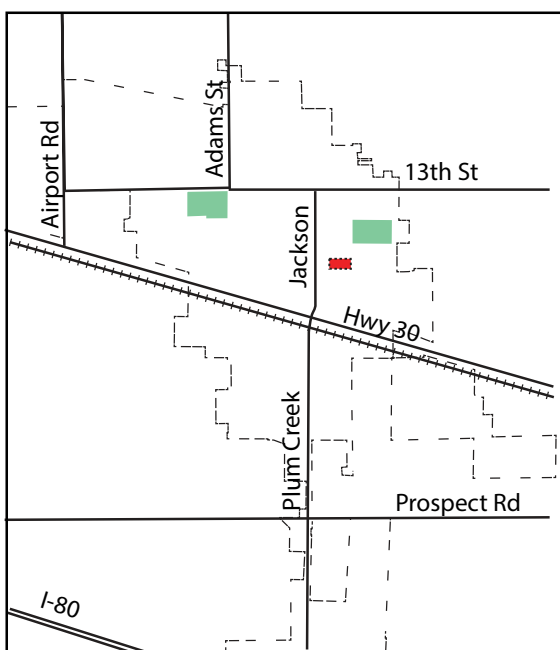
Infill Development: Typical City Block Redevelopment Concept

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

