

# URBAN DESIGN & PLANNING

ANCHORAGE, KENTUCKY

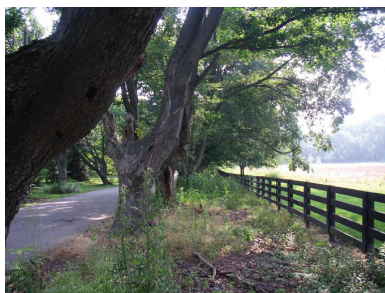
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*This small stone bridge is one of the Olmstead features remaining in Anchorage today.*



*Preserving original features and details is encouraged.*



*Many roads in Anchorage have a rural character edge.*

## Downtown/Village Center Plan and Design Guidelines

The Olmsted Brothers, one of the most prominent town planning firms in the nation in the early twentieth century, developed a plan for the City of Anchorage in 1916, which addresses residential and commercial streets and sidewalks, roadway layout, drainage and lighting. Similar to their father, Frederick Law Olmsted, the Olmsted Brothers espoused many characteristic design philosophies regarding community planning.

In 2003, the City of Anchorage, in partnership with Evergreen Real Estate LLC and the Downtown Planning Committee, engaged Winter & Company to complete a community vision, master plan and design guidelines for the Anchorage Town Center, the adjoining 100-acre Evergreen / Witherspoon property and the commercial property at LaGrange Road and Glenbrook.



Winter & Company

[www.winterandcompany.net](http://www.winterandcompany.net)

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The community was seeking ways to fulfill the vision of the Olmsted plan, while accommodating compatible infill and adaptive reuse in the village. There were concerns that new development would alter the character of the area and perhaps threaten historic resources. The project endeavors to protect and enhance the rural, park-like character of Anchorage, while also promoting new well planned development in a pedestrian friendly and vibrant village environment where neighbors meet and interact.

The framework concepts draw upon the original design intent of the Olmsted plan, promoting a rural, hand-crafted character in landscape features and continuing a village character of buildings set within an informal landscape. Historic site features are preserved and new components are designed to be compatible, without confusing the authentic historic resources from new elements. In addition, a “spine” of small parking lots is concealed in a wooded area behind buildings in the village center, a concept espoused in the Olmsted plan. Pathways lead through the woods to activities along the main street.

Residents, downtown businesses, civic groups, school representatives and town officials participated in an active, hands-on planning process to ensure collaboration and shared authorship of the plan.

### SERVICES:

- » Analysis of assets and issues
- » Development scenario modeling
- » Illustrative plans
- » Traffic and parking analysis
- » Economic/market sustainability analysis
- » Design guidelines

### CLIENT:

City of Anchorage

### DATE:

2003



*In a community workshop, residents develop their ideas for downtown Anchorage.*

