

Infill and Redevelopment Study Lexington, Kentucky



Hands-on workshops engaged participants in discussions about design policies for their neighborhoods.

Services:

- Analysis of neighborhood character
- Testing of zoning ordinance impacts
- Modified design standards for infill and redevelopment
- Public workshops

Client:

Henry Jackson
Lexington/Fayette Urban
County Government

Date: 2001

The Lexington-Fayette Urban County Government undertook the development of design standards and guidelines for infill development within the established neighborhoods of the community. The project seeks to demonstrate that high quality, compatible infill can occur in established neighborhoods in a way which can enhance livability. In addition, the project promotes the efficient use of land and thereby implements regional growth policies that encourage development to focus on the core of Lexington rather than spreading into outlying areas. The process to develop the design standards included extensive public participation from the citizens of Lexington through a series of hands-on workshops, focus group interviews and on-site analyses.

Each workshop offered a range of opportunities for participants to gain technical knowledge, express their own opinions and develop consensus on community issues. Short presentations of relevant information were blended with individual work exercises and team discussions. The information enhanced the design team's understanding of the design issues facing the neighborhoods today. Participants also described important character-defining features of their neighborhoods. This process led to a series of proposed amendments to the zoning code, which were adopted by the Council.



Citizens value the uniform alignment of houses, with porches facing the street, in many of the established neighborhoods in Lexington.

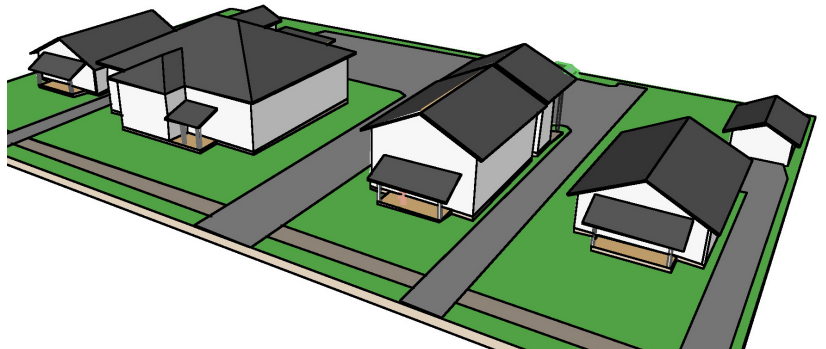
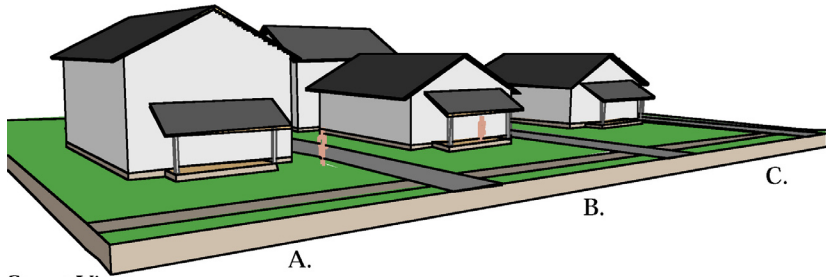
***Infill and Redevelopment Study
Lexington, Kentucky (continued)***



Redevelopment opportunities for neighborhood-oriented commercial facilities and multifamily buildings are also a motivation for the Lexington infill design standards project.

Key infill study actions:

- Permit development on lots smaller than the citywide minimum standard, when special design conditions are met.
- Reduce buildable floor area in the two-family zone district, and increase standards for landscape design and screening of parking.
- Provide standards that assure new development is in scale with established neighborhoods.



A series of computer-generated models test the effectiveness of alternative design standards for mass, scale and building setbacks. Statistical data, including floor area, lot size, and building heights, accompany each of the illustrations in the infill study report. The design standards include single-family, multifamily and mixed-use zoning categories.