



04

OUR
APPROACH

Design Features of Smart
Growth // Dimensions of
Density // Inspiration

Norton Commons, KY

Recap of Our Project Goals

Build Successful Neighborhoods

through housing, neighborhood design, and community facilities

Protect the Environment,

including Lexington's waterways, carbon footprint, and natural resources

Create Jobs & Prosperity

by attracting jobs to Lexington, building up local businesses, and improving economic mobility

Improve Transportation Networks

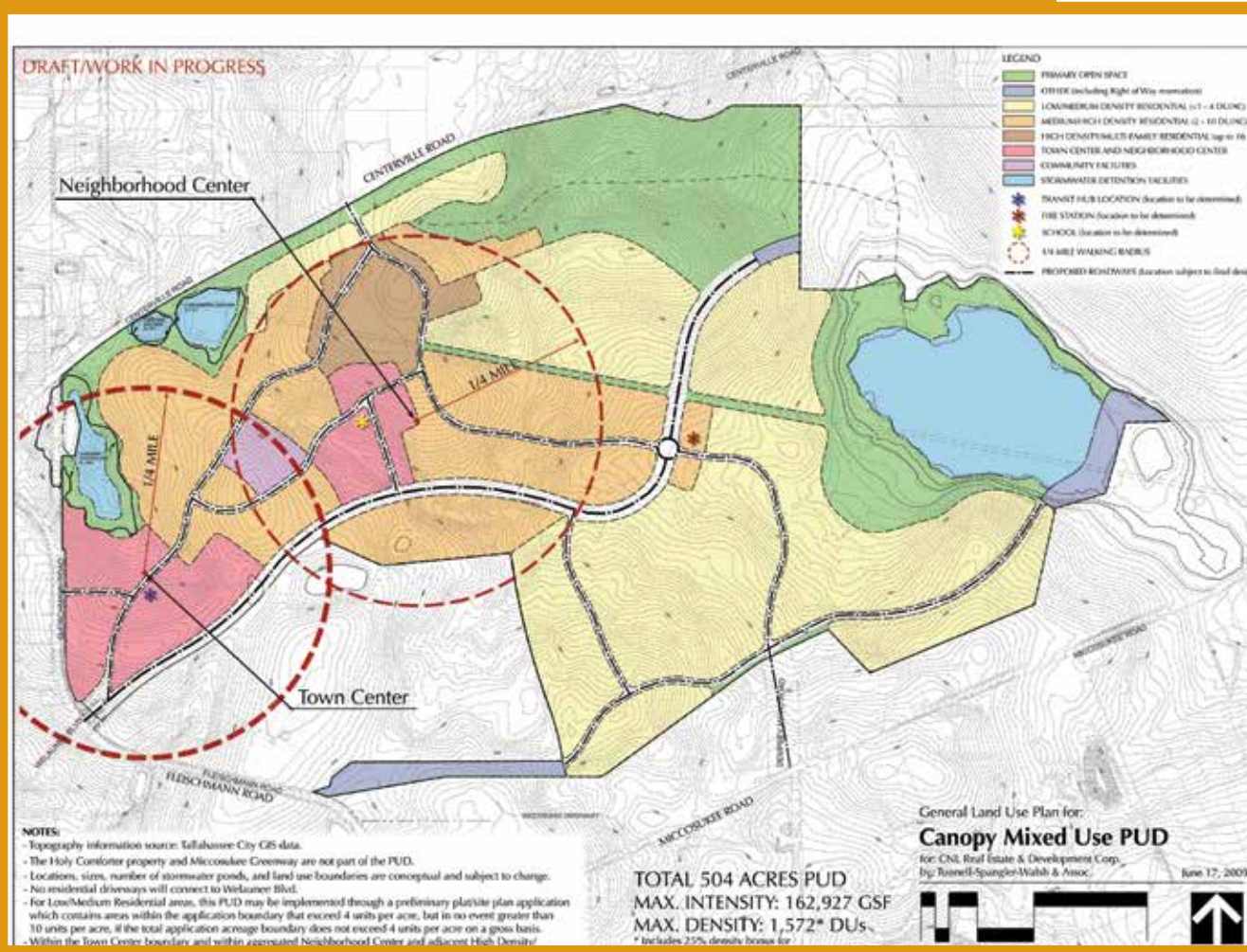
with complete streets, public transit, and better traffic management

Promote Social & Racial Equity

through housing, transportation jobs, and policy

In this workshop, we plan to:

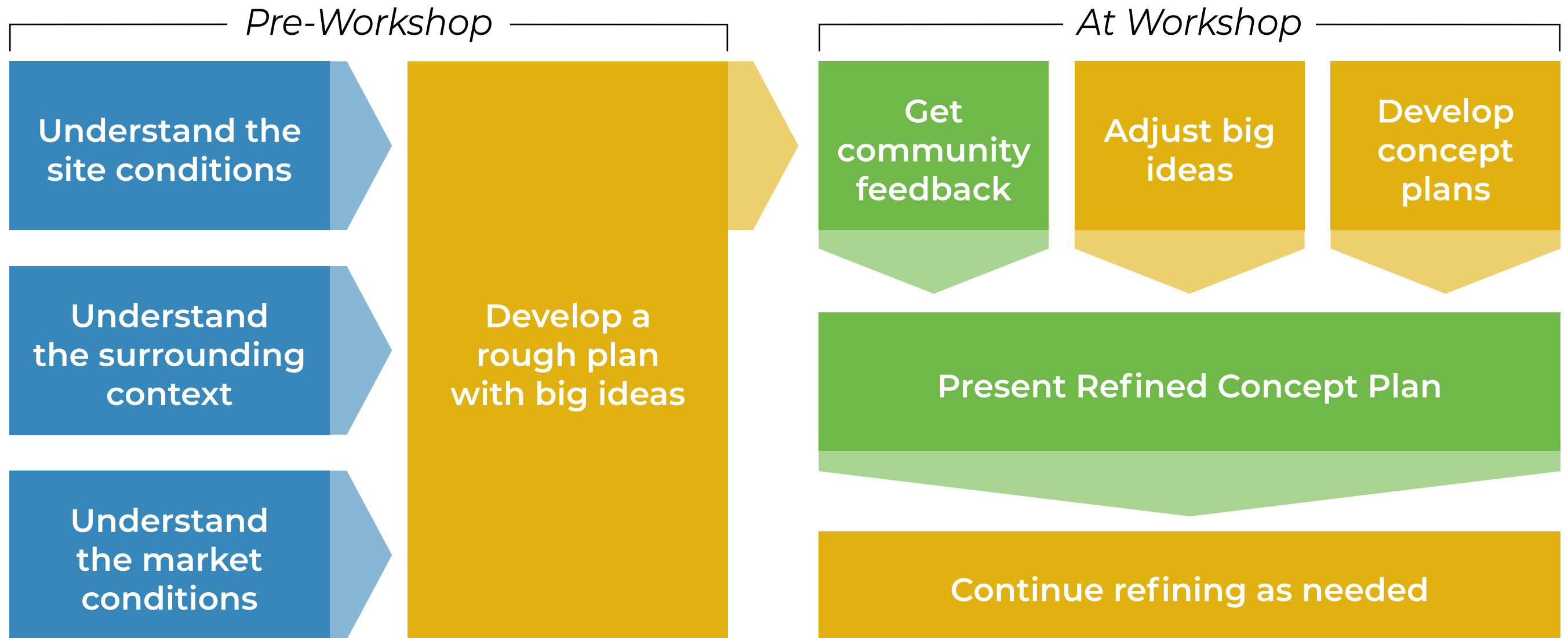
Move from initial concepts...



...to draft refined concepts



What's our process?



Principles of Good Design

- MIXED USE AND DIVERSITY
- MIXED HOUSING
- GENTLE DENSITY
- CONNECTIVITY
- MULTIMODAL TRANSPORTATION
- SUSTAINABILITY



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Build Successful Neighborhoods

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MIXED USE AND DIVERSITY

What does a **mix of uses** and a **diversity of uses** achieve?

- More plentiful amenities/things to do
- More market support for retail, jobs
- Greater walkability and shorter trips
- Greater sense of discovery (“random encounters”)



Chapel Hill, NC

MIXED HOUSING

What does well-designed **mixed housing** achieve?

- Addresses different needs (own vs. rent, singles vs. families)
- Can promote affordability
- Provides visual diversity / interest



DENSITY

What does well-designed **gentle density** achieve?

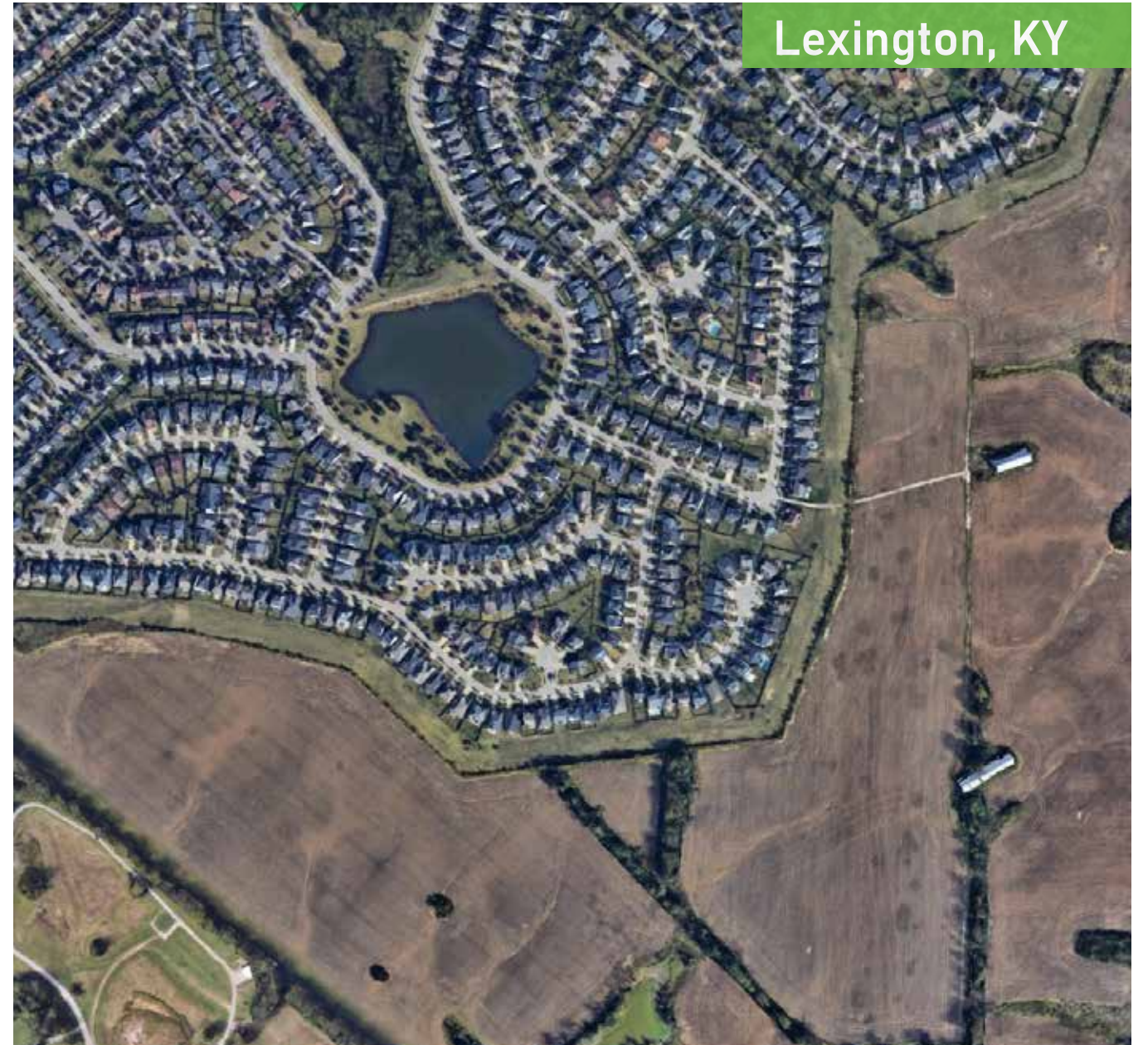
- Net/gross density
- More connections with neighbors
- Collective open space
- A mix of uses (in some cases)
- Greater support for retail and other economic drivers
- Greater support for entertainment



CONNECTIVITY

What does greater **connectivity** achieve?

- Reduced isolation
- Reduced traffic congestion
- Greater transportation safety
- Greater flexibility/adaptability and change over time
- Greater opportunity for flexible transit service



CONNECTIVITY

Conventional suburban network:

PROS

- Lower traffic volumes on local streets
- Perception of privacy
- Perception of increased safety

CONS

- Traffic delays, as all local streets feed to same collector street
- Discourages walking/biking
- Lower volume of transit users
- Less adaptable over time

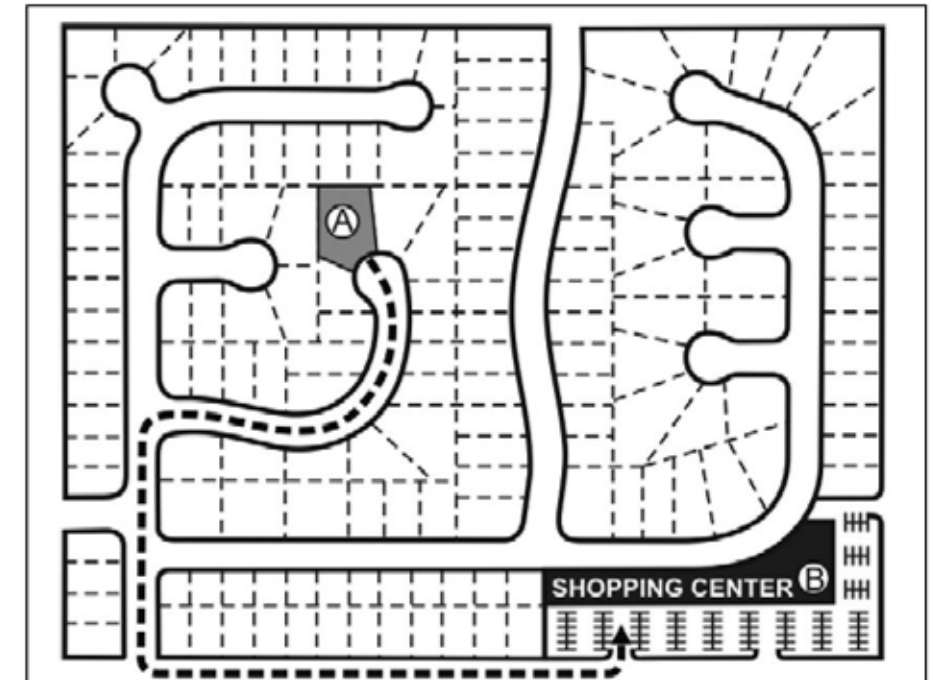
Well-designed connected network:

PROS

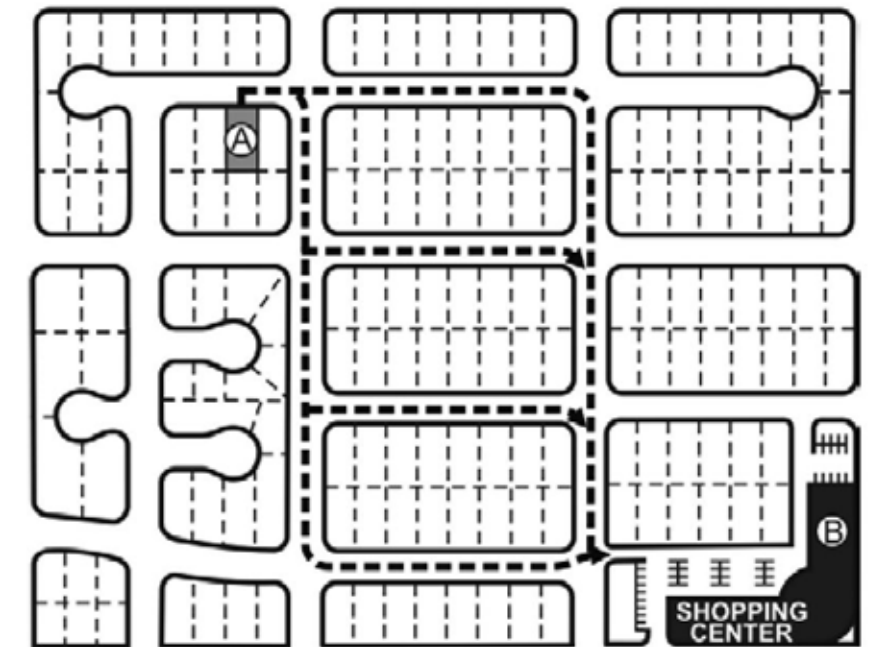
- Disperses traffic, reducing high volumes on collectors
- Reduced VMT
- Encourages walking/biking
- More transit-friendly
- Faster emergency response
- More adaptable over time

CONS

- Potential for reduced privacy as network encourages more activity
- Less space for auto-oriented businesses



(A) Conventional suburban hierarchical network.



(B) Traditional urban connected network.



MULTIMODAL TRANSPORTATION



What does **multimodal transportation** achieve?

- Provides a transportation network to serve ALL users
- Creates a shift in transportation equity
- Encourages active lifestyles and active transportation opportunities



Lexington, KY

Anatomy of a Neighborhood: Glenwood Park



Atlanta, GA

Anatomy of a Neighborhood: Glenwood Park

MIXED HOUSING

Townhouses along collector streets step down in intensity to single-family.

SUSTAINABILITY

A park provides greenspace to neighbors, and also serves as the stormwater detention for the neighborhood.

CONNECTIVITY

A street network made up of small blocks offers multiple ways to access the city beyond.

Atlanta, GA

Anatomy of a Neighborhood: Norton Commons



Louisville, KY

Anatomy of a Neighborhood: Norton Commons

MULTIMODAL TRANSPORTATION

Norton Commons is well-connected by trails within open spaces, but along major boulevards as well.

MIXED USE AND DIVERSITY

Norton Commons features a mix of multifamily, ground-floor retail, and town-houses, creating a diverse, vibrant Town Center.

GENTLE DENSITY

Different sections of Norton Commons have different densities, all responding to their surrounding context of that part of the neighborhood.

Louisville, KY