



imagine  
**LEXINGTON**



Planning Commission Work Session  
March 29, 2018



# NEIGHBORHOODS

Theme A

# Three Pillars of Growing Successful Neighborhoods

## *NEIGHBORHOODS*



design



density



equity



# Design Policies

Design Matters.



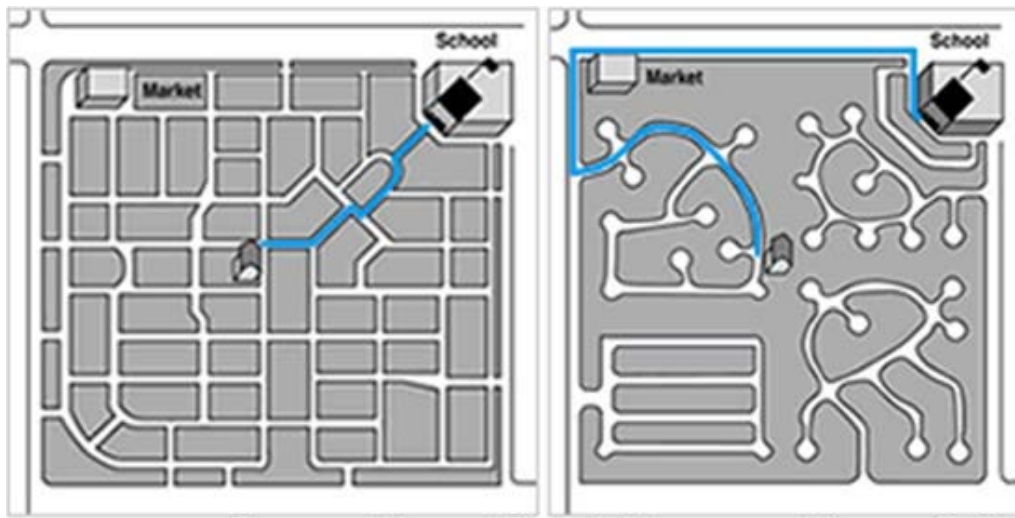
## Design Policy #1

**Utilize a people-first design, ensuring that roadways are moving people efficiently and providing pedestrian infrastructure that is context sensitive to the vehicle environment and land uses.**



## Design Policy #2

**Ensure proper road connections are in place to enhance service times and access to fire and police services for all residents.**



Transportation and Growth Management Oregon Guide  
for Reducing Street Widths



# Design Policy #3

**Multi-family residential developments must comply with the Multi-family Design Standards in Appendix 1.**



**Multi-Family** Design Standards  
Version 2017.11.2016

Prepared for: LEXINGTON  
Prepared by: AMH





## Design Policy #4

**Provide development that is sensitive to the surrounding context.**





## Design Policy #5

**Provide pedestrian friendly street patterns and walkable blocks to create inviting streetscapes.**

Lexington citizens say...

“Provide access to services and business **WITHOUT** the use of a car or public transportation. Easy access in and out of neighborhoods.”



## Design Policy #6

Adhere to the recommendations of the Lexington Area MPO Bike/Pedestrian Master Plan, adopted in 2018.





## Design Policy #7

**Design car parking areas so as not to be the primary visual component of the neighborhood.**

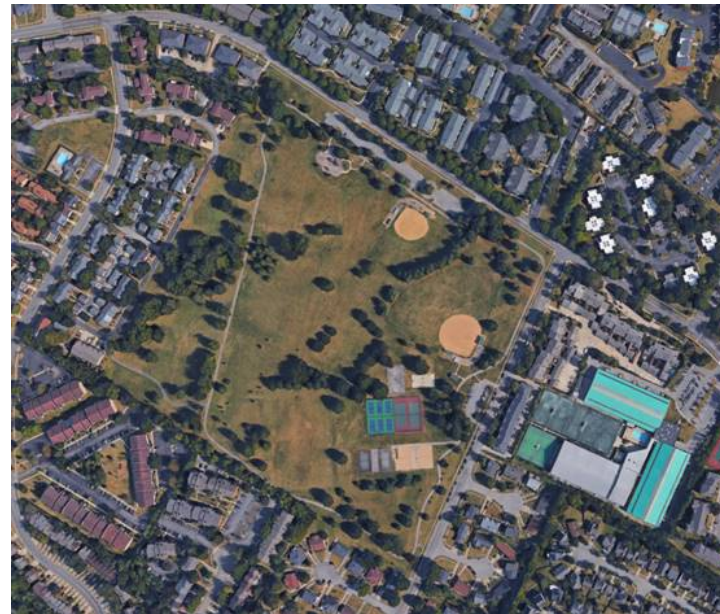


# Design Policy #8

**Provide varied housing choice.**



*Townley Center*



*Kirklevington Park Area*



## Design Policy #9

**Provide adequate greenspace for all neighborhoods within walking distance.**

Lexington citizens say...

“We appreciate being close to parks, the arboretum, etc., and have a wealth of nature in our specific neighborhood, but wish those resources were more accessible to walk to.”



## Design Policy #10

**Provide neighborhood focal points accessible to all residents.**

Lexington citizens say...

“Need varied ‘place-making’ attractions and activities for all ages; arts, entertainment venues, brew-pubs, varied restaurants; a distinctive character or brand.”



## Design Policy #11

**Single loaded streets should be utilized in order to establish clear public access to neighborhood focal points.**



*Castlewood Park*



*Willman Way*



# Design Policy #12

**Support neighborhood level commercial areas.**



*Oxford Circle*



*Buckhorn Plaza*





## Design Policy #13

**Provide connections to all stub streets into proposed developments and maximize street connections.**



# Density Policies

Grow Together.



## Density Policy #1 – Corridor

**The highest density of our residential development should be directed to our major corridors and downtown.**



## Density Policy #2 – Gap

**Infill residential can and should aim to increase density while enhancing existing neighborhoods through context sensitive design.**

### Lexington citizens say...

“Better infill & redevelopment planning – perhaps more incentives for developers but only if their projects are not as profitable as “typical projects; more creative designs for vertical housing”



## Density Policy #3 – Gap

**Create opportunities for additional neighborhood supportive uses, especially in areas where services are lacking.**



## Density Policy #4 – Gap

**Generally, locate high-density areas of development along higher capacity roadways (minor arterial, collector) to facilitate future transit enhancements.**



## Density Policy #5 – Gap

**Provide affordable and/or compact residential options through Accessory Dwelling Units.**



## Density Policy #6 – Gap

**Allow and encourage new compact single family housing types.**

**Table C: Total Incremental Units Required in 2025**

	Owner-Occupied	Rental	Total
Condominiums	1,020	-	1,020
Townhomes/Duplexes/Single Family Homes	12,170	2,935	15,105
Multi-Family Structures	-	6,335	6,335
Other (Mobile homes, RV, etc.)	190	130	320
<b>TOTAL</b>	<b>13,380</b>	<b>9,400</b>	<b>22,780</b>

*Source: Urban Partners*





# Equity Policies

People Matter.



# Equity Policy #1

Meet the demand for housing across all income levels.

Table 21: Owner Purchased Homes by Income Segments and Housing Price Ranges (2011 to 2016)

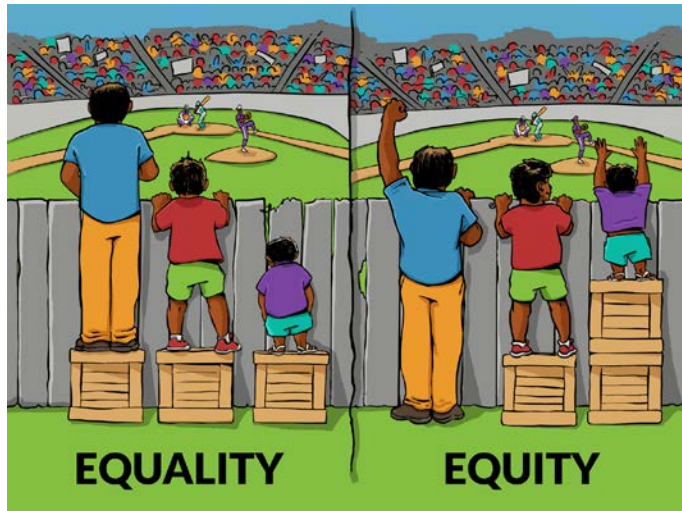
Sub-Market	Lower Priced Homes	Affordable (40%-60% Median Income)	Affordable (60%-80% Median Income)	Total Affordable	Workforce (80%-120% of Median Income)	Higher Priced Homes	All Sales
	>\$85,000	\$85,000 - \$127,499	\$127,500 - \$170,000	Below \$170,000	\$170,001 - \$255,000	Above \$255,000	
Downtown	9	13	28	50	58	65	173
In-Town Central	49	94	159	302	282	357	941
In-Town North	327	347	231	905	227	286	1,418
In-Town South	223	594	871	1,688	669	1,074	3,431
East	194	683	1,155	2,032	1,629	1,765	5,426
North	157	616	372	1,145	180	91	1,416
Northwest	9	431	928	1,368	533	67	1,968
Southwest	1	5	65	71	72	257	400
South	6	246	877	1,129	1,250	941	3,320
Southeast	231	1,055	967	2,253	1,100	823	4,176
Other	6	12	30	48	76	100	224
<b>Total</b>	<b>1,212</b>	<b>4,096</b>	<b>5,683</b>	<b>10,991</b>	<b>6,076</b>	<b>5,826</b>	<b>22,893</b>
<b>Total %</b>	<b>5.3%</b>	<b>17.9%</b>	<b>24.8%</b>	<b>48.0%</b>	<b>26.5%</b>	<b>25.4%</b>	

Source: Fayette County PVA, Urban Partners



## Equity Policy #2

**Provide affordable housing across all areas, affirmatively furthering fair housing, complying with HUD guidance.**





## Equity Policy #3

**Add residential opportunities by proactively up-zoning areas near transit for populations who rely solely on public transportation.**

### Lexington citizens say...

“A successful neighborhood allows residents to thrive. This means access to healthy food, safety, good schools, and amenities like library branches, restaurants, and parks.”



## Equity Policy #4

**Preserve and enhance existing affordable housing through the land bank, community land trust and vacant land commission.**

**Lexington citizens say...**

“Affordable housing in the city is a need crying for relief.”



## Equity Policy #5

**Protect affordable housing tenants through improved code enforcement policies.**



## Equity Policy #6

**Provide flexibility for senior housing through  
Accessory Dwelling Units.**



## Equity Policy #7

**Community facilities should be well integrated into their respective neighborhoods.**





## Equity Policy #8

**Housing developments should implement Universal Design principles on a portion of their units.**

### Lexington citizens say...

[Incorporate] Universal Design features. [Consider] tax credit incentive for retrofitting home for aging, and education around these.”