

# 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 houses 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.

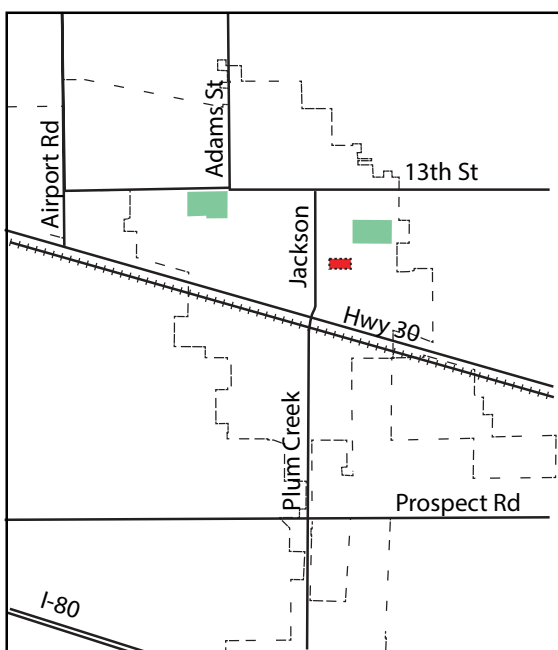
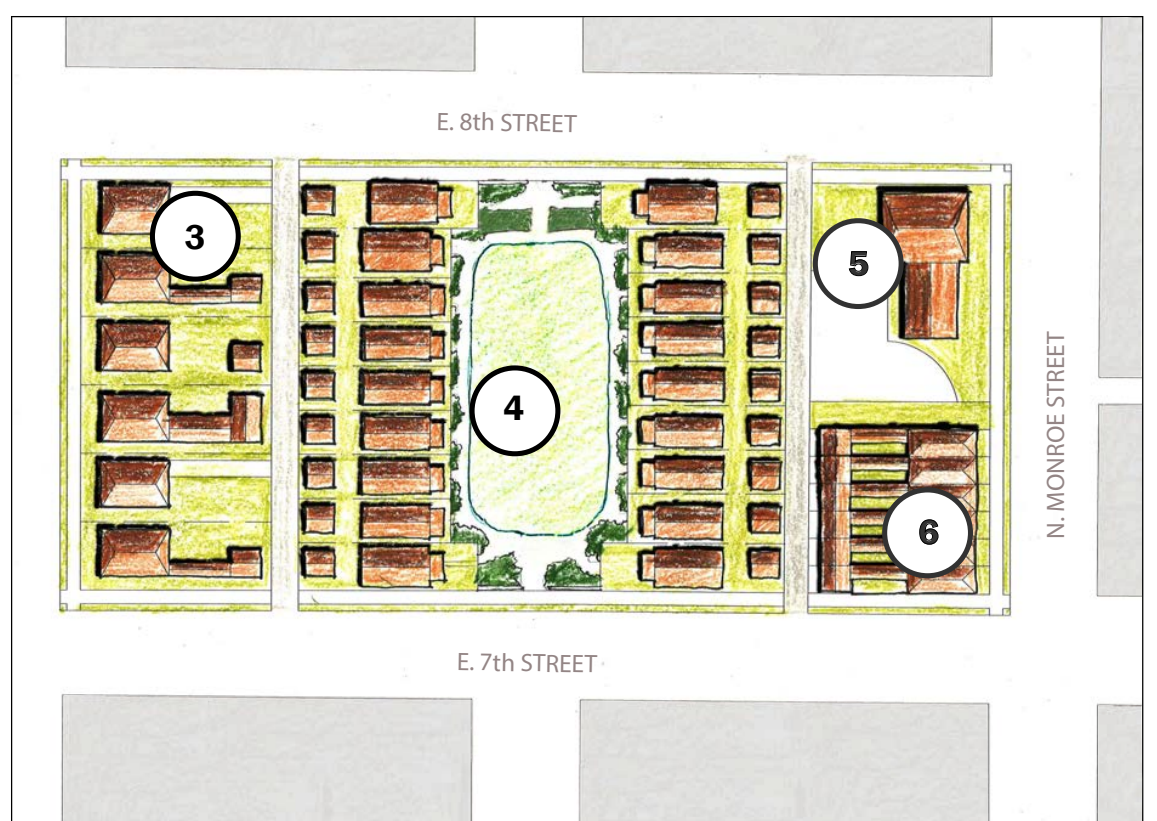
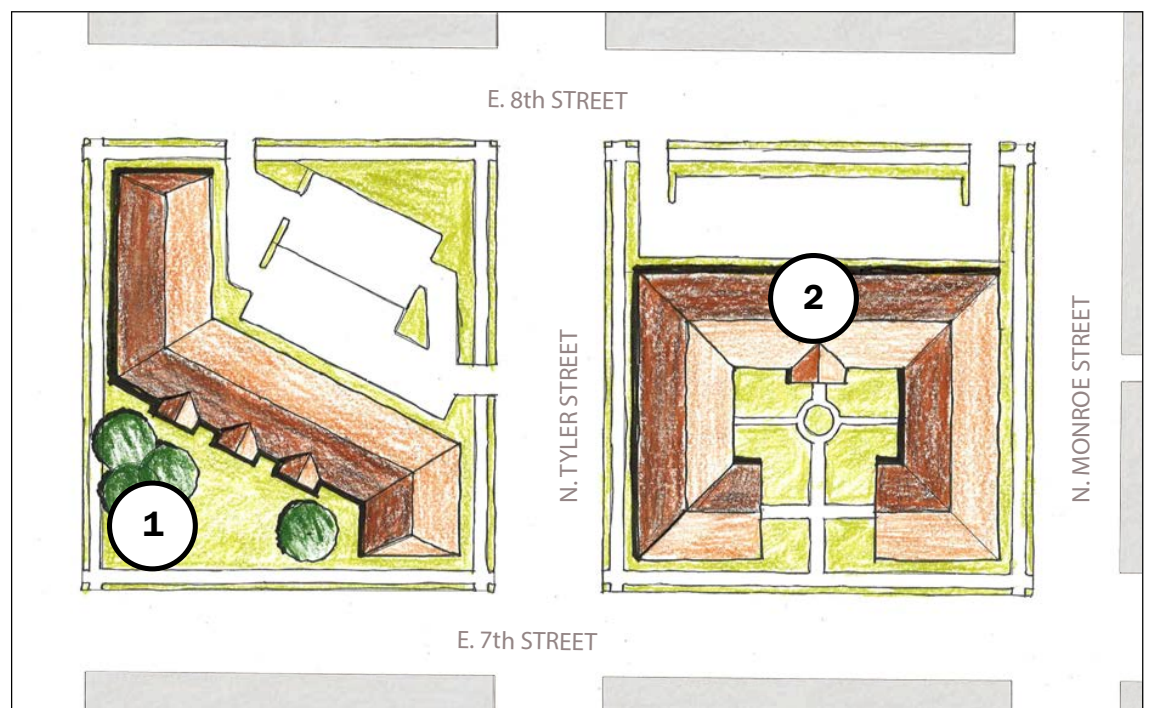
## Infill Development: Typical City Block Redevelopment Concept

### 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