Goals for Charrette

Review and discuss the 2009 charrette

Ask stakeholders what if anything has changed since 2009

Ownership of land versus long term desired land use

UK housing plans/ agenda

Student center issues

North Limestone Street presence

Identify issues, goals and needs for an LFUCG small area plan
Agenda

Introduction

2009 College Town Study Update

UK Campus Master Plan Context

Stakeholder Issues Discussion

Break – 10:30-10:45

Group Discussion

Reporting
Stakeholder Groups

- UK
- Sasaki Associates, Inc.
- UK HealthCare
- Lexington-Fayette Urban County Government (LFUCG)
- Calvary Baptist Church
- Downtown Development Authority
- Lexington Parking Authority
- South Hill Neighborhood
- CLB Associates
- Sherman Carter Barnhart Architects
- Development Community
- Kimball House Square
College Town
Study Update
University of Kentucky
College Town Study Update
Overview of Study Area
Existing Conditions – Figure Ground and Aerial
Existing Conditions – Land Ownership & Zoning
Charrette Observations

What we heard:

- Create a cohesive forward looking vision
- Create a strong sense of identity
- Think long-term
- Maximize activity and frontage on Limestone
  - Provide setbacks so retail can interface with the streetscape (e.g. outdoor seating for restaurants)
- Extend the UK presence towards downtown
- Connect Downtown and UK
- Strengthen the Calvary Baptist CAMPUS
- Respect the building scale along limestone and MLK
- Enhance E/W connectivity with mid block connections
- Increase the development potential of the site
- Provide a variety of outdoor space types
- Take advantage of the topographic grade change
- Convert streets to two-way to improve the retail environment and wayfinding
- Allow for the sun to penetrate the site and hit the open spaces

Who we talked with:
UK Facilities
Good Samaritan Hospital / Health Affairs
Lexington DDA
LFUCG
Kinzelman Kline Gossman
Clearbrook
Calvary Baptist Church
Tim Sorenson - Wilbur Smith
Bill Lear - Developer/attorney
Steve Kay - Roberts and Kay, Inc
Lisa Higgins-Hord - VP Assistant/Community Engagement
The Concept

The 14-acre study area offers a unique opportunity for University of Kentucky, Good Samaritan Hospital, Calvary Baptist Church, and the city to develop a common vision for one of the largest land areas in downtown Lexington.

Central to the concept is that each stakeholder would benefit from passive open spaces that both contrast and compliment the urban structure of the city. The plan envisions three different, yet interrelated space types.

- An active Limestone Retail Corridor
- A passive network of internal quadrangles
- A residential corridor along MLK Blvd.

These three different space typologies will enhance human interaction and community while interweaving Downtown Lexington and University of Kentucky.
Concept Option 1
Option 1 – Concept Plan

- Locate new garage at corner of Limestone and High with retail / commercial wrapper
- Create large quadrangle with diagonal views from of Limestone and Maxwell
- Funnel pedestrians to intersection of Limestone and Maxwell
- Replace existing Samaritan Garage with eventual redevelopment of the Hospital to enhance diagonal movement from Maxwell

FULL BUILDOUT SUMMARY

<table>
<thead>
<tr>
<th>Building</th>
<th>Total Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial Research / Academic</td>
<td>1,054,700</td>
</tr>
<tr>
<td>Church Expansion</td>
<td>38,200</td>
</tr>
<tr>
<td>Market-rate Housing</td>
<td>302,400</td>
</tr>
<tr>
<td>Student Housing</td>
<td>308,100</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>1,703,400</strong></td>
</tr>
</tbody>
</table>

Parking Decks 1,438 spaces

* Buildings fronting Limestone St. should step back at 3rd floor to respect the existing building scale
Concept Option 2
Option 2 – Concept Plan

- Locate new garage at the corner of Limestone and High with retail / commercial wrapper
- Funnel pedestrians to intersection of Maxwell and Limestone
- Relocated Chrysalis Ct R.O.W. to the south to consolidate Church buildings
- Keep Samaritan parking garage and potentially add capacity and new façade treatment

**FULL BUILDOUT SUMMARY**

<table>
<thead>
<tr>
<th>Building</th>
<th>Total Area</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial Research / Academic</td>
<td>976,600</td>
</tr>
<tr>
<td>Church Expansion</td>
<td>42,800</td>
</tr>
<tr>
<td>Market-rate Housing</td>
<td>286,800</td>
</tr>
<tr>
<td>Student Housing</td>
<td>218,900</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>1,525,100</strong></td>
</tr>
</tbody>
</table>

Parking Decks: 1,252 spaces

* Buildings fronting Limestone St. should step back at 3rd floor to respect the existing building scale
Option 3 – Concept Plan

- Maximize porosity at High Street boundary
- Locate new garage at Mid block so that it is central to the various programs
- Create active plaza that engages Limestone
- Increase retail frontage by wrapping it into the plaza
- Develop Church campus as linear spine of small linked gardens from Maxwell to High

FULL BUILDOUT SUMMARY

<table>
<thead>
<tr>
<th>Building</th>
<th>Total Area (sqft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial Research / Academic</td>
<td>1,079,600</td>
</tr>
<tr>
<td>Church Expansion</td>
<td>42,000</td>
</tr>
<tr>
<td>Market-rate Housing</td>
<td>250,600</td>
</tr>
<tr>
<td>Student Housing</td>
<td>321,200</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>1,693,400</strong></td>
</tr>
</tbody>
</table>

Parking Decks 1,289 spaces

* Buildings fronting Limestone St. should step back at 3rd floor to respect the existing building scale
Next Steps

### Option 1

<table>
<thead>
<tr>
<th>Building</th>
<th>Total Area (sqft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial Research / Academic</td>
<td>1,054,700</td>
</tr>
<tr>
<td>Church Expansion</td>
<td>38,200</td>
</tr>
<tr>
<td>Market-rate Housing</td>
<td>302,400</td>
</tr>
<tr>
<td>Student Housing</td>
<td>308,100</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>1,703,400</strong></td>
</tr>
</tbody>
</table>

Parking Decks | 1,438 spaces

### Option 2

<table>
<thead>
<tr>
<th>Building</th>
<th>Total Area (sqft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial Research / Academic</td>
<td>976,600</td>
</tr>
<tr>
<td>Church Expansion</td>
<td>42,800</td>
</tr>
<tr>
<td>Market-rate Housing</td>
<td>286,800</td>
</tr>
<tr>
<td>Student Housing</td>
<td>218,900</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>1,525,100</strong></td>
</tr>
</tbody>
</table>

Parking Decks | 1,252 spaces

### Option 3

<table>
<thead>
<tr>
<th>Building</th>
<th>Total Area (sqft)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial Research / Academic</td>
<td>1,029,600</td>
</tr>
<tr>
<td>Church Expansion</td>
<td>42,000</td>
</tr>
<tr>
<td>Market-rate Housing</td>
<td>250,600</td>
</tr>
<tr>
<td>Student Housing</td>
<td>321,200</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>1,603,400</strong></td>
</tr>
</tbody>
</table>

Parking Decks | 1,289 spaces
UK Campus Master Plan Update
College Town has access to many amenities in downtown Lexington and on UK’s campus
Zoning

College Town Study area is zoned as Downtown Business, Neighborhood Business, High Density Apartments, and Professional Offices

Reference: UK GIS 2011
Several diverse neighborhoods surround UK's campus.

Data Sources:
Original Map Created by Facilities Management (REV: 20121004)
Parcel Boundaries - Lexington-Fayette Urban County Government GIS Office (20120821)
Neighborhood Association Boundaries - Lexington-Fayette Urban County Government GIS Office (20120821)
Demand for dense student housing is affecting the character of single-family neighborhoods.
Increased density to the north and west of campus is an opportunity to decrease car use.
Topography

Building footprints

Elevation in Feet
- 1,050 - 1,060
- 1,040 - 1,050
- 1,030 - 1,040
- 1,020 - 1,030
- 1,010 - 1,020
- 1,000 - 1,010
- 990 - 1,000
- 980 - 990
- 970 - 980
- 960 - 970
- 950 - 960
- 9400 - 950
- 9300 - 940
- 920 - 930

x938 (low point)
Data Sources:
- Library Map – UK Campus Physical Plant Division (REV: 20111216)
- Campus Dining Locations – UK Campus Physical Plant Division (REV: 20110805)
Campus Housing Areas

1. College Town
2. North Elizabeth Street
3. Euclid
4. Columbia Heights
5. Hollywood Mount Vernon

5 Housing Sites
Current Undergraduate Capacity: 2012

1. 1,184 Beds - North Campus
   Not including Boyd, Wildcat Coal

2. 878 Beds - Haggin+Donovan

3. 3,071 Beds - Kirwin-Blanding Area

= 5,133 Beds

Data Sources:
- UK Housing Draft Build-Out Schedule
- UK Residence Life website: http://www.uky.edu/Housing/undergraduate/index.html

Not including Greg Page/Shawneetown
Revised Undergraduate Capacity: 2014

1. 2,351 Beds
   North Campus
   Plus new Wildcat and Blazer

2. 933 Beds
   New Haggin
   Replacement of Haggin+Donovan

3. 3,889 Beds
   Kirwin-Blanding Area
   Plus Cooperstown D+E

= 7,173 Beds

Data Sources:
UK Housing Draft Build-Out Schedule
UK Residence Life website: http://www.uky.edu/Housing/undergraduate/index.html
Graduate Housing Sites: 2012

Data Sources:
UK Housing Draft Build-Out Schedule
UK Residence Life website: http://www.uky.edu/Housing/undergraduate/index.html
FRAMEWORK PLAN

Current Vision
Existing Framework
Preliminary Framework
Existing Plan  Current Vision

Includes:
1. 2002 Master Plan
2. EdR SCB Housing
3. Greek Park
4. Research and Health Colleges (AECOM)
5. Newtown Pike Extension
6. UK Facilities Transformation

Preliminary Framework

- Existing Buildings
- Potential Buildings
- Student Life
- Open Space
- Pedestrian Circulation
- Vehicular Circulation
- Recreation Center
- Residential
Develop a planning and design strategy for the transition zones around the campus.
Two student centers could serve each of the housing districts. A potential partnership with downtown recreational facilities could provide needed amenities for the housing in the north district.
Case Study: University of Pennsylvania
University of Pennsylvania
Penn Connects 2.0 Master Plan
Housing Opportunities

**EXISTING COLLEGE HOUSES**

<table>
<thead>
<tr>
<th>Name</th>
<th>Number of Beds</th>
</tr>
</thead>
<tbody>
<tr>
<td>W.E.B DU BOIS</td>
<td>169</td>
</tr>
<tr>
<td>FISHER HASSENFELD</td>
<td>461</td>
</tr>
<tr>
<td>GREGORY / VAN Pelt Manor</td>
<td>175</td>
</tr>
<tr>
<td>GREGORY / CLASS OF 1925</td>
<td>87</td>
</tr>
<tr>
<td>HARNWELL</td>
<td>772</td>
</tr>
<tr>
<td>HARRISON</td>
<td>797</td>
</tr>
<tr>
<td>HILL</td>
<td>518</td>
</tr>
<tr>
<td>KINGS COURT ENGLISH / ENGLISH</td>
<td>160</td>
</tr>
<tr>
<td>KINGS COURT ENGLISH / KINGS COURT</td>
<td>192</td>
</tr>
<tr>
<td>RIEPE</td>
<td>464</td>
</tr>
<tr>
<td>RODIN</td>
<td>790</td>
</tr>
<tr>
<td>STOUFFER / MAYER HALL</td>
<td>171</td>
</tr>
<tr>
<td>STOUFFER / STOUFFER HALL</td>
<td>130</td>
</tr>
<tr>
<td>WARE</td>
<td>574</td>
</tr>
<tr>
<td>SANSON PLACE WEST</td>
<td>552</td>
</tr>
<tr>
<td>SANSON PLACE EAST</td>
<td>533</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>6545</strong></td>
</tr>
</tbody>
</table>

**POTENTIAL NEW BUILDINGS**

<table>
<thead>
<tr>
<th>Name</th>
<th>Number of Beds</th>
</tr>
</thead>
<tbody>
<tr>
<td>NEW COLLEGE HOUSE</td>
<td>350</td>
</tr>
<tr>
<td>3939-5941 CHESTNUT</td>
<td>75</td>
</tr>
<tr>
<td>HAMILTON VILLAGE</td>
<td>950</td>
</tr>
<tr>
<td>4001-4003 CHESTNUT</td>
<td>100</td>
</tr>
<tr>
<td>40TH &amp; PINE</td>
<td>125</td>
</tr>
<tr>
<td>34TH &amp; CHESTNUT</td>
<td>300</td>
</tr>
<tr>
<td>CIRA SOUTH</td>
<td>300</td>
</tr>
<tr>
<td>WALNUT GATEWAY (MIXED USE)</td>
<td>500</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td><strong>2700</strong></td>
</tr>
</tbody>
</table>

**EXISTING HOUSING**

1. THE HUB *
2. AXIS *
3. DOMUS *
4. CHESTNUT HALL *
5. RADIUS *
6. LEFT BANK *
7. HAMILTON VILLAGE
8. STOUFFER
9. KINGS COURT / ENGLISH HOUSE
10. THE QUADRANGLE

**EXISTING HOUSING IDENTIFIED FOR RENOVATION**

11. SANSON EAST & WEST
12. HILL COLLEGE HOUSE

**PROPOSED NEW HOUSING**

13. 3939 AND 4003 CHESTNUT *
14. 34TH AND CHESTNUT *
15. NEW COLLEGE HOUSE AT HILL SQUARE
16. CIRA SOUTH *
17. POTENTIAL INFILL COLLEGE HOUSES
18. WALNUT GATEWAY *
19. 40TH AND PINE *

* THIRD PARTY
Penn Connects 2.0 Aerial View

- The Hub
- Domus
- Radian
The Hub
(40th and Chestnut Streets)
A 10-story mixed-use building with 100 apartments and ground floor retail.

Radian
(3925 Walnut Streets)
This mixed-use building consists of 30,000 sf of ground floor retail, a mezzanine of mixed-use/retail, and 11 floors, 500-bed of market rate apartments for students.
Domus is an eight-story luxury apartment complex with 290 apartments, 23,000 sq ft of commercial space, and a 6-story parking garage.
## The Hub

<table>
<thead>
<tr>
<th></th>
<th>Studio Efficiency</th>
<th>One Bedroom</th>
<th>Two Bedroom</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monthly Rent</td>
<td>$865 - $950</td>
<td>$1325 - $1515</td>
<td>$1700 - $1900</td>
</tr>
<tr>
<td>Unit Count</td>
<td>38</td>
<td>18</td>
<td>45</td>
</tr>
</tbody>
</table>

## Radian

<table>
<thead>
<tr>
<th></th>
<th>One Bedroom</th>
<th>Two Bedroom</th>
<th>Three Bedroom</th>
<th>Four Bedroom</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monthly Rent</td>
<td>$1625 - $1725</td>
<td>$2650</td>
<td>$3480</td>
<td>$4540 - $5100</td>
</tr>
<tr>
<td>Unit Count</td>
<td>22</td>
<td>16</td>
<td>102</td>
<td>44</td>
</tr>
<tr>
<td>Unit Size</td>
<td>650 - 780 sq. ft.</td>
<td>760 - 900 sq. ft.</td>
<td>1000 - 1150 sq. ft.</td>
<td>1270 - 1475 sq. ft.</td>
</tr>
</tbody>
</table>

## Domus

<table>
<thead>
<tr>
<th></th>
<th>One Bedroom</th>
<th>Two Bedroom</th>
<th>Three Bedroom</th>
</tr>
</thead>
<tbody>
<tr>
<td>Monthly Rent</td>
<td>$2039 - $2617</td>
<td>$2754 - $3444</td>
<td>$3899 - $4404</td>
</tr>
<tr>
<td>Unit Count</td>
<td>161</td>
<td>121</td>
<td>7</td>
</tr>
<tr>
<td>Unit Size</td>
<td>791 - 1209 sq. ft.</td>
<td>1153 - 1547 sq. ft.</td>
<td>1513 - 1635 sq. ft.</td>
</tr>
</tbody>
</table>

## Rental Price Comparison

[http://www.business-services.upenn.edu/offcampusservices/?p=graduate_guide/individual_building_profiles](http://www.business-services.upenn.edu/offcampusservices/?p=graduate_guide/individual_building_profiles)
Urban Design Considerations

The following study includes sites within the ‘College Town Study Area’, which encompasses land owned by the University of Kentucky, the Calvary Baptist Church, and several private landowners. The study explores opportunities for the development of these sites, but does not reflect a consensus or endorsement on any of the potential development strategies by the University or other landowners.
Design Considerations

- Topography
- Building Massing, Scale, and Setbacks
- Program (housing accommodating 3,000-5,000 student beds)
- Open Space
- Pedestrian Circulation
- Vehicular Circulation and Parking
- Natural Light
- Land Use and Zoning
Context

College Town links the University of Kentucky with downtown Lexington.
Land Ownership

- College Town
- Transit Center
- Calvary Baptist Church
- UK Student Center
- Parking Garage
- Eagles Property
- Kauffman Family LLC
- Chrysalis
- HDC Holdings
- Good Samaritan Hospital
- Parking Garage
- University of Kentucky Housing and Dining
- UK Parking Garage
- Lexington Ave
- Avenue of Champions
- UK Student Center
Site 1

- Calvary Baptist Campus, Good Samaritan Hospital, and Commercial/Retail uses on site
- Neighborhood adjacencies include mixed use areas, residential zones, bus terminal with parking
- Mobility: Limestone Retail Corridor, Martin Luther King Residential Corridor
Site 1

Limestone view towards downtown
Site 1

3  Martin Luther King Blvd. view towards downtown

4  Martin Luther King Blvd. view towards campus
Site 1

5 Limestone view towards downtown

6 High Street view towards Rose St.
Site 2

- Good Samaritan Hospital and Parking Garage

- Neighborhood adjacencies include commercial/retail areas, a church, and UK student housing

- Mobility: Limestone Retail Corridor, Martin Luther King Residential Corridor, Maxwell Neighborhood Corridor

College Town
Site 2

1. Maxwell view towards Rose Street
2. Limestone view towards site
3. Maxwell view towards Rose Street
Site 3

- **Surface Parking Lot and Lawn**

- **Neighborhood adjacencies** include commercial/retail, residential neighborhoods, post office, and a bus terminal with parking

- **Mobility:** Limestone Retail Corridor, Martin Luther King Residential Corridor, High Street
Site 3

1. Martin Luther King Blvd. view towards downtown

2. Lexington Ave. view towards downtown
Site 4

- Surface Parking Lot
- Located within South Hill Neighborhood
- Situated between the “front door” of Upper Street and the “back door” of Limestone/Jersey Street
- Mobility: Limestone Retail Corridor
  Upper Street
  Jersey Street as Service Road

College Town
Site 4

1. Upper Street view towards downtown

2. Upper Street view towards campus
Stakeholder Comments
Group Discussion
Group Activity

The purpose of the charrette is to explore options for housing and mixed-use development within the district that can be supported by University stakeholders and the City, within the context of the University’s broader goal to provide 9,000 beds of undergraduate housing, plus another 500 to 1,000 beds of graduate housing on and around the campus.

Groups will be asked to consider program, planning and design opportunities within the district, including:
• Where should program elements be located (housing, parking, other amenities)?
• What public realm improvements are priorities?
• What existing buildings should be preserved?
• What connections should be emphasized?
<table>
<thead>
<tr>
<th>Category</th>
<th>SF</th>
<th>3L (beds)</th>
<th>4L (beds)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SF</td>
<td>25575</td>
<td>15675</td>
<td>21200</td>
</tr>
<tr>
<td>3L (beds)</td>
<td>342</td>
<td>210</td>
<td>284</td>
</tr>
<tr>
<td>4L (beds)</td>
<td>454</td>
<td>280</td>
<td>378</td>
</tr>
<tr>
<td>footprint</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Academic</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SF</td>
<td>5500</td>
<td>8800</td>
<td>11000</td>
</tr>
<tr>
<td>3L (beds)</td>
<td>74</td>
<td>118</td>
<td>147</td>
</tr>
<tr>
<td>4L (beds)</td>
<td>100</td>
<td>157</td>
<td>196</td>
</tr>
<tr>
<td>Retail</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Student Life</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Dinning</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Green</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Parking</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>