

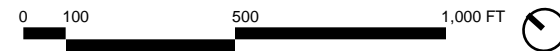
Draft

University of Kentucky College Town Study Update

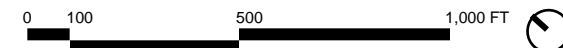
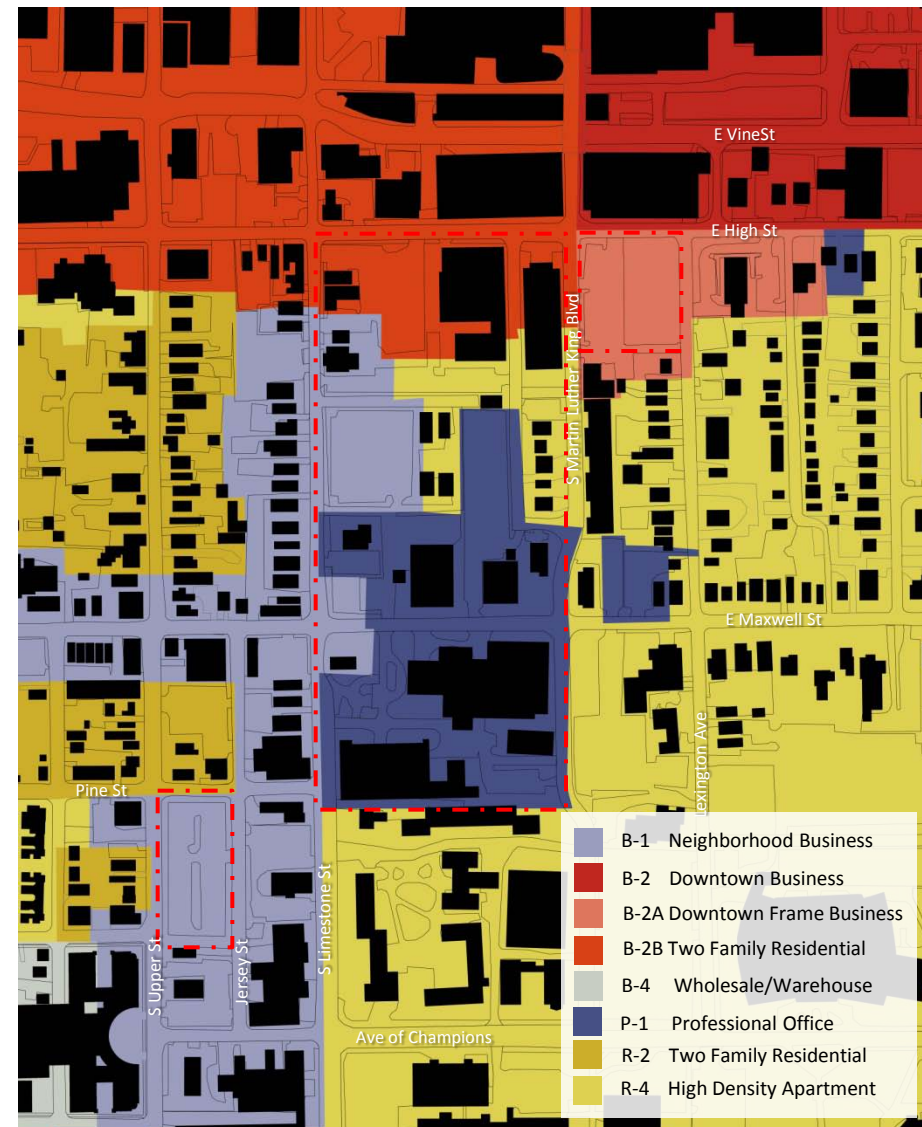
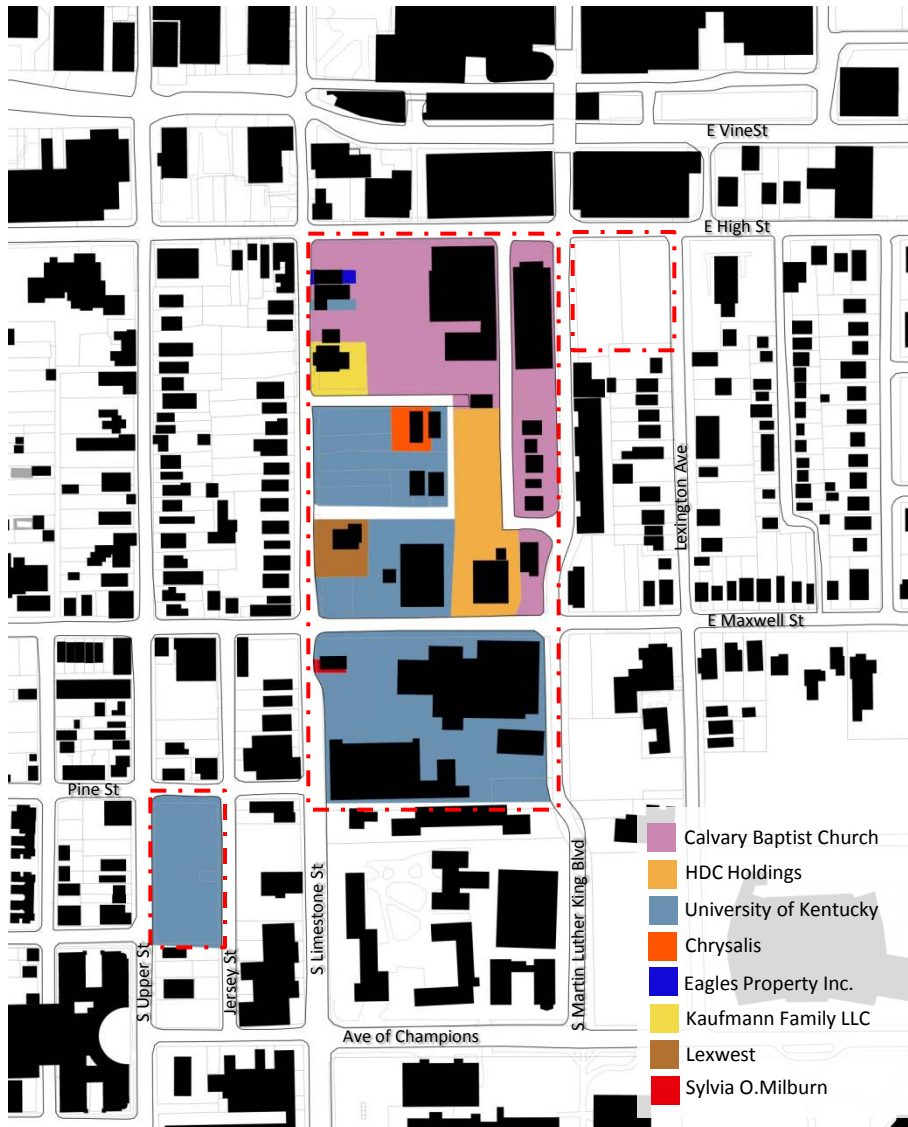
Overview of Study Area



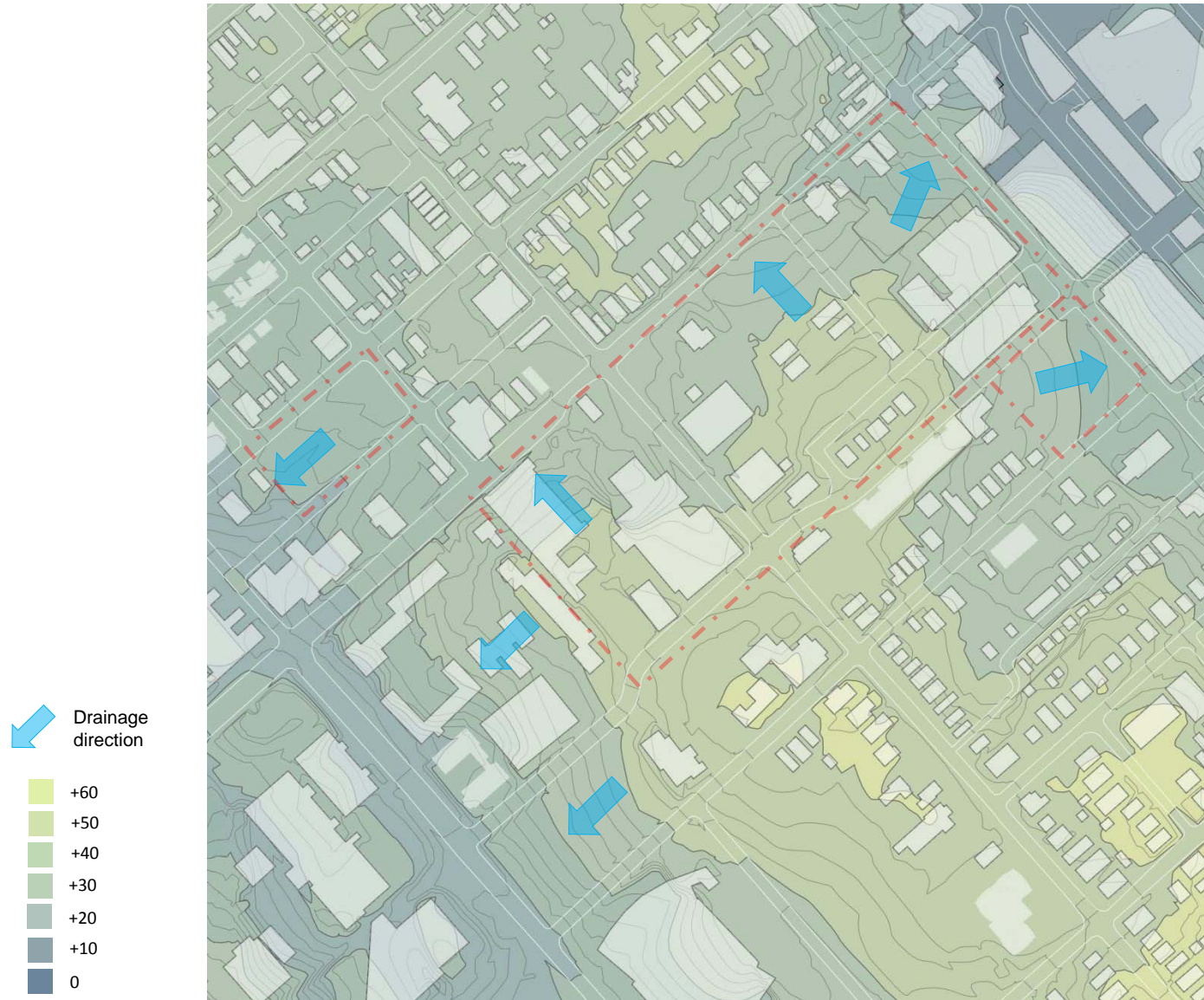
Existing Conditions – Figure Ground and Aerial



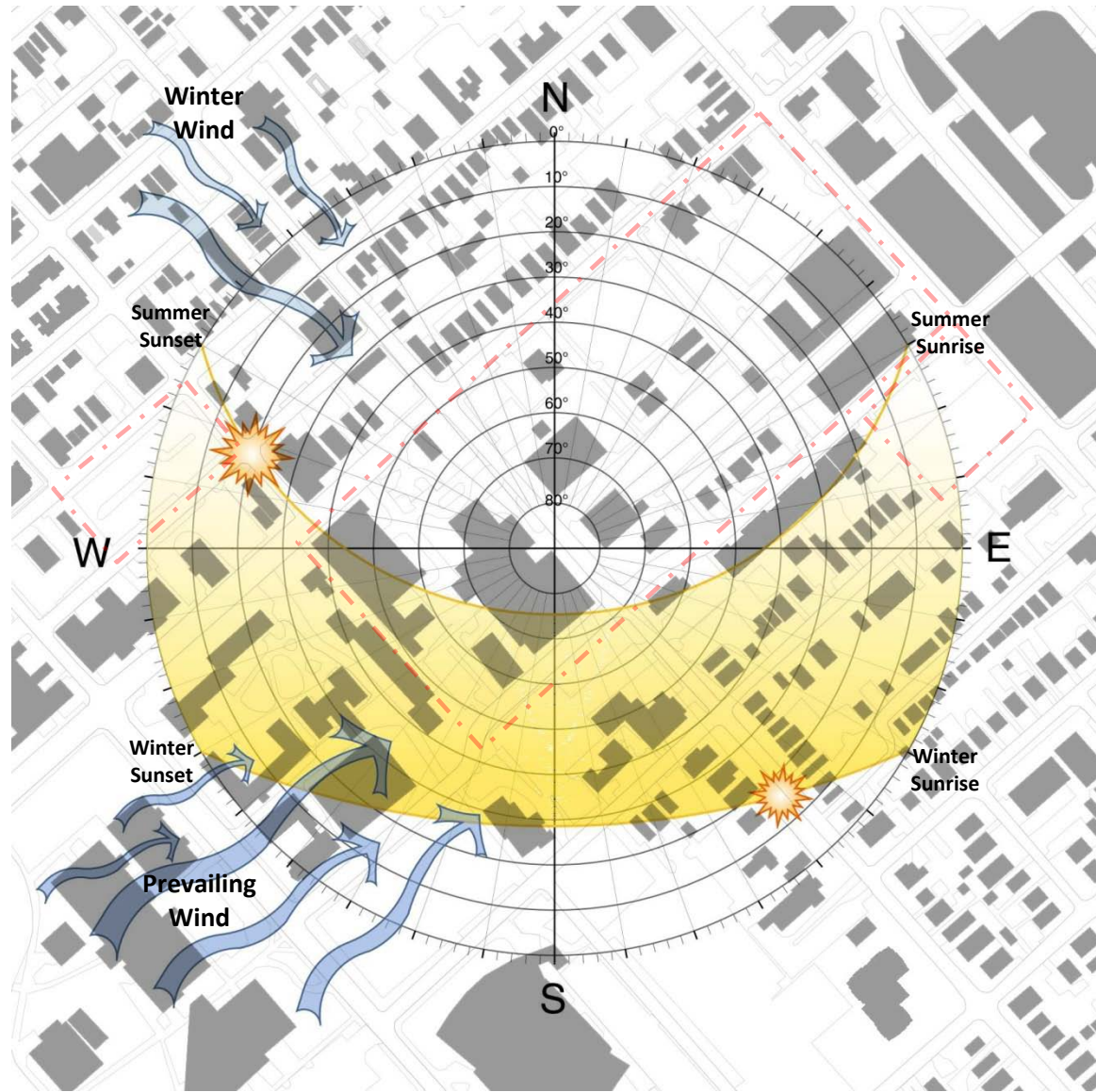
Existing Conditions – Land Ownership & Zoning



Site Topography and Drainage



Sun Diagram



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

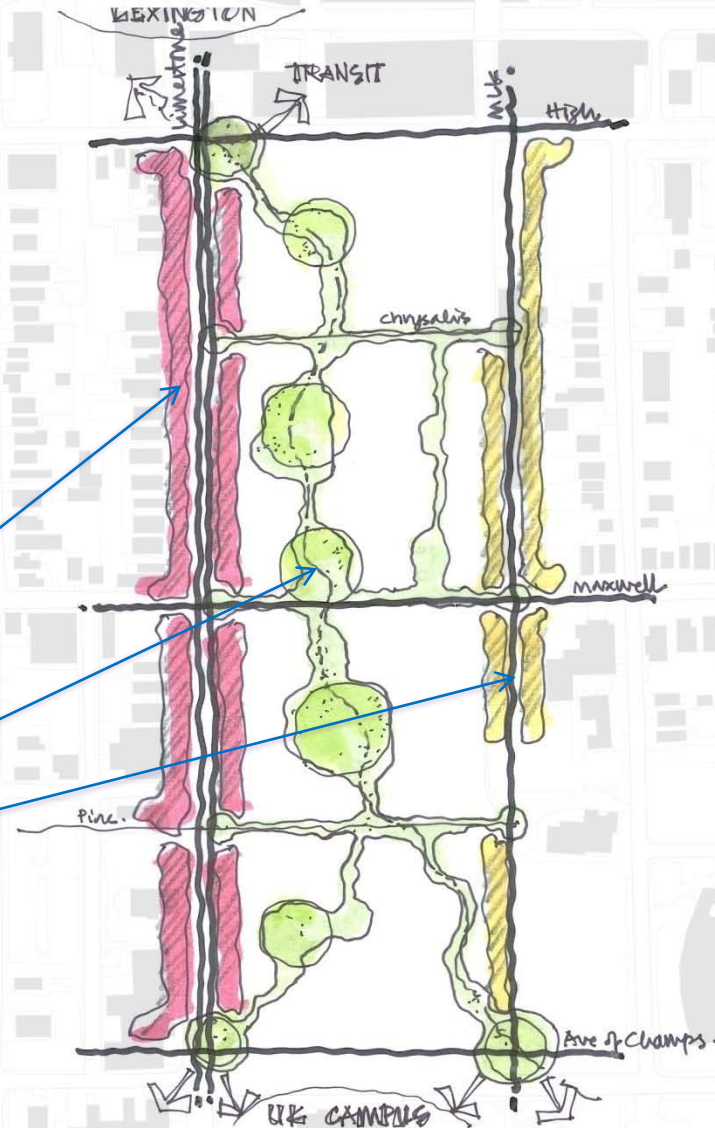
The Concept

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.



The Concept

Activity



Continue to enhance Limestone as a vibrant retail street and the urban link between downtown and UK

Breath



Create and interconnected Green Lung that extends the campus to the downtown.

Live



Encourage residential development, Church expansion, and potential UK academic presence along MLK

The Concept - Activity

Create a mixed use district that will encourage:

- a 24/7 live / work environment
- stimulated intellectual growth
- the need for a critical mass

Create a university neighborhood with a distinct identity based on:

- the history and scale of the neighborhood
- its future role in the community
- the larger context of Lexington



The Concept - Breath

Create desirable green spaces that internally connect the Church, Hospital and UK Campus

- Open spaces should be passive and not detract from the activity along Limestone Street
- Link spaces to one another and connect them to Limestone and MLK

Use building form and orientation to frame and define spaces

- Use landscaping and ground floor façade treatment to reduce the scale of the buildings
- Create a pedestrian environment



Solar Studies at different times of day

The solar studies illustrate how the sun penetrates the site and hits the open spaces. The primary internal spaces are designed to capture the mid-day sun at all times of the year. The building massing is critical to enabling this. The open spaces also balance sun and shade allowing people to move find the most comfortable locations.

The solar studies also suggest that in the hot summer months some type of shading will be needed. This can be done through landscape, tree planting, and architectural features such as trellises or arcades.



10:00 am June 21st



1:00 pm June 21st



4:00 pm June 21st



10:00 am September 21st



1:00 pm September 21st



4:00 pm September 21st



10:00 am December 21st



1:00 pm December 21st



4:00 pm December 21st



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

Building	Total Area
Commercial Research / Academic	1,054,700
Church Expansion	38,200
Market-rate Housing	302,400
Student Housing	308,100
TOTAL	1,703,400

Parking Decks 1,438 spaces

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



Option 1 – Phase 1

PHASE 1 SUMMARY

Building	Total Area
Commercial Research / Academic	483,500
Church Expansion	38,200
Market-rate Housing	69,600
TOTAL	591,300

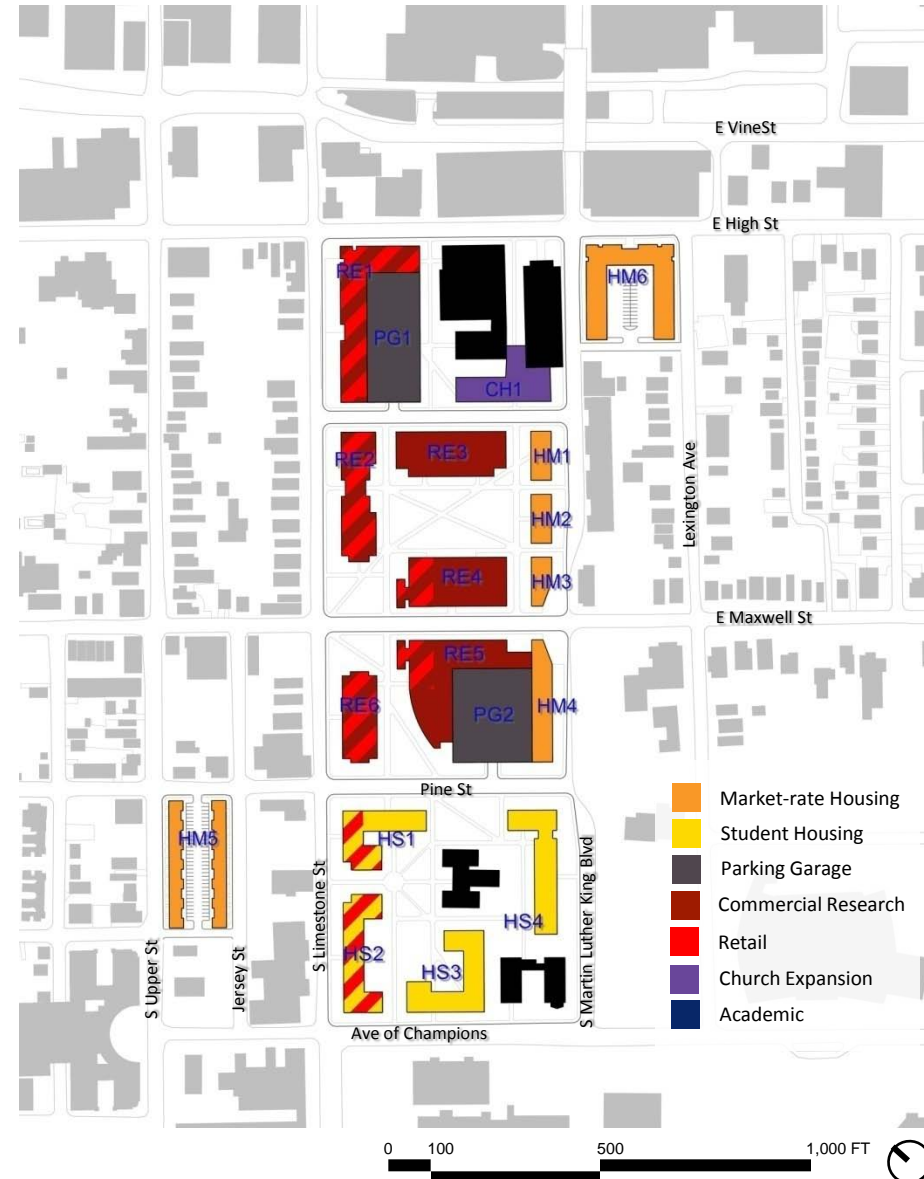
Parking Decks **690 spaces**

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



Option 1 – Building Use and Areas

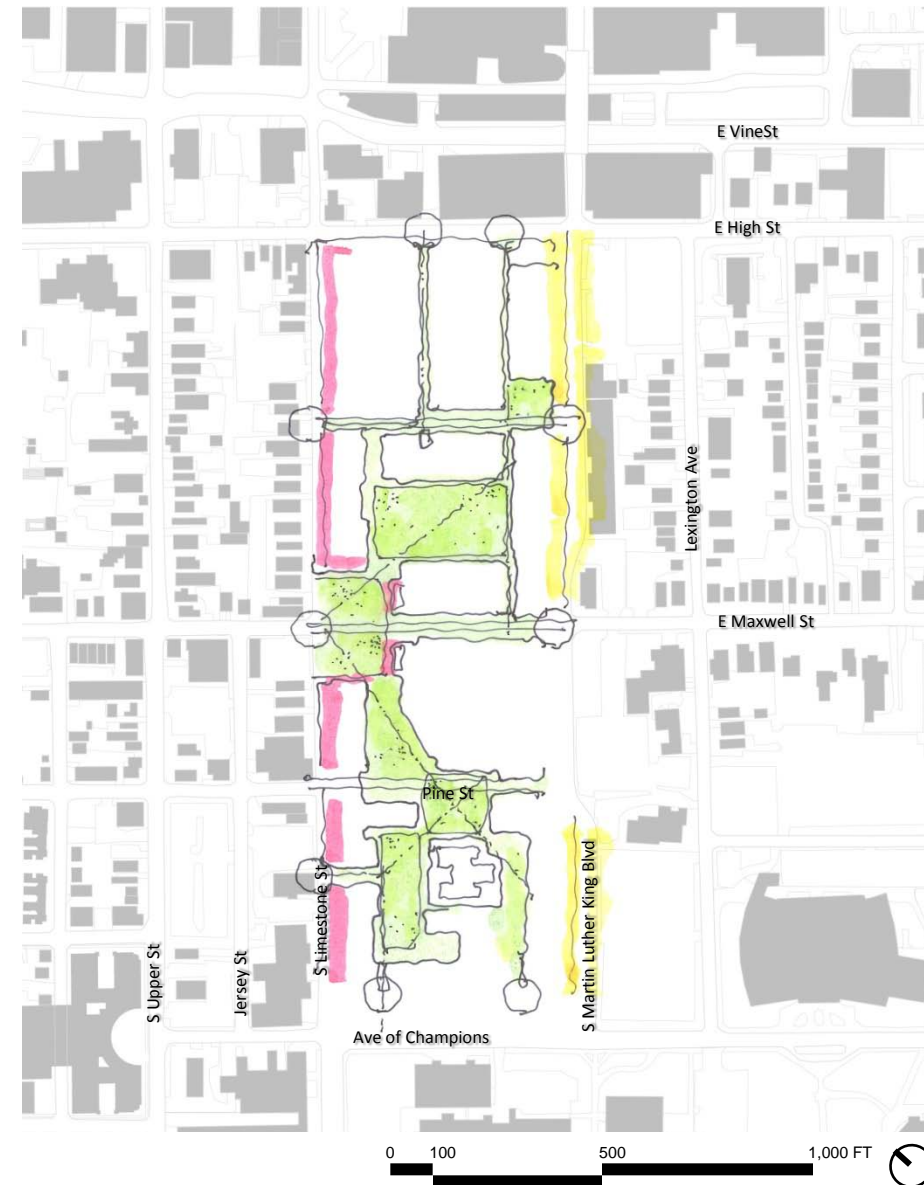
Building	Use	Floor	Footprint Area (sqft)	Total Area (sqft)	Parking Spaces
Commercial Research / Academic					
RE1	Retail (Ground Floor)	1	32,800	32,800	
	Commercial Research (Typical Floor)*	4	32,800	131,200	
RE2	Retail (Ground floor)	1	24,000	24,000	
	Commercial Research (Typical Floor)*	4	24,000	96,000	
RE3	Commercial Research (Typical Floor)	7	28,500	199,500	
RE4	Retail (Ground floor)	1	8,900	8,900	
	Commercial Research (Ground Floor)	1	21,600	21,600	
	Commercial Research (Typical Floor)	6	30,500	183,000	
RE5	Retail (Ground floor)	1	8,900	8,900	
	Commercial Research (Ground Floor)	1	29,200	29,200	
	Commercial Research (Typical Floor)	6	38,100	228,600	
RE6	Retail (Ground floor)	1	18,200	18,200	
	Commercial Research (Typical Floor)*	4	18,200	72,800	
			1,054,700		
Church Expansion					
CH1	Church Expansion	2	19,100	38,200	
			38,200		
Market-rate Housing					
HM1	Market-rate Housing	4	6,000	24,000	
HM2	Market-rate Housing	4	6,000	24,000	
HM3	Market-rate Housing	4	5,400	21,600	
HM4	Market-rate Housing	4	14,400	57,600	
HM5	Market-rate Housing	3	20,400	61,200	
HM6	Market-rate Housing	4	28,500	114,000	
			302,400		
Student Housing					
HS1	Retail (Ground floor)	1	9,600	9,600	
	Student Housing (Ground Floor)	1	7,800	7,800	
	Student Housing (Typical Floor)	3	17,300	51,900	
HS2	Retail (Ground floor)	1	19,100	19,100	
	Student Housing (Typical Floor)	3	19,100	57,300	
HS3	Student Housing	4	20,900	83,600	
HS4	Student Housing	4	19,700	78,800	
			308,100		
GRAND TOTAL			1,703,400		
Parking Deck					
PG1	Parking Deck	5	41,400	207,000	690
PG2	Parking Deck	5	44,900	224,500	748
			431,500		1,438



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

Option 1 – Open Spaces

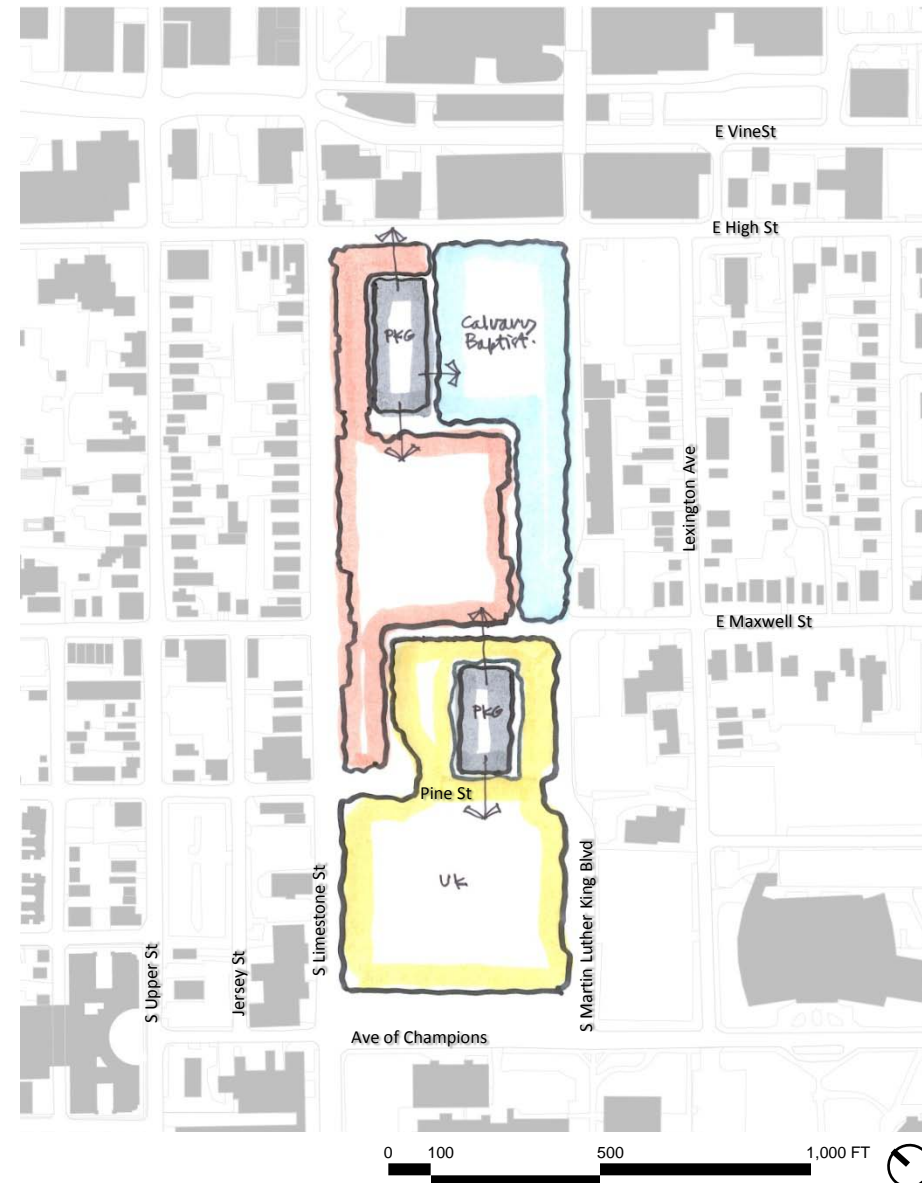
- The open space network emphasizes the intersection of Limestone and Maxwell as the hub of the College Town District
- A large quadrangle allows diagonal views from of Limestone and Maxwell into the center of the block



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

Option 1 – Land Use

- Locating the garage at the corner of Limestone and High allows easy access for church members and employees of the proposed commercial research buildings while also serving the downtown community
- Replacing the existing Good Samaritan Garage in the long range allows increased retail frontage along Limestone and better utilization of the site



* 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

Building	Total Area
Commercial Research / Academic	976,600
Church Expansion	42,800
Market-rate Housing	286,800
Student Housing	218,900
TOTAL	1,525,100
Parking Decks	1,252 spaces

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

Option 2 – Phase 1

PHASE 1 SUMMARY

Building	Total Area
Commercial Research / Academic	414,300
Church Expansion	42,800
Market-rate Housing	70,000
TOTAL	527,100

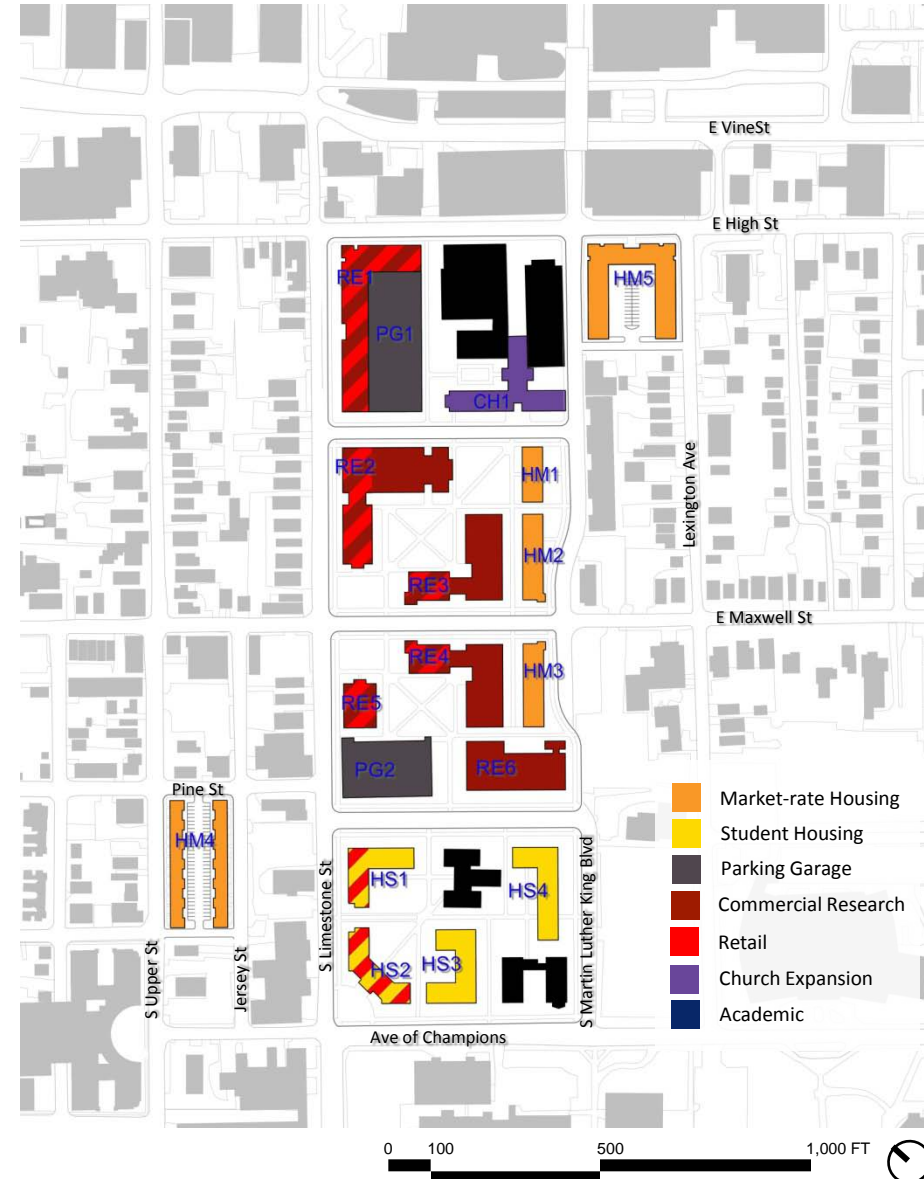
Parking Decks **745 spaces**

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



Option 2 – Building Use

Building	Use	Floor	Footprint Area (sqft)	Total Area (sqft)	Parking Spaces
Commercial Research / Academic					
RE1	Retail (Ground Floor)	1	34,400	34,400	
	Commercial Research (Typical Floor)*	4	34,400	137,600	
RE2	Retail (Ground floor)	1	19,900	19,900	
	Commercial Research (Ground Floor)*	1	20,400	20,400	
	Commercial Research (Typical Floor)	4	40,300	161,200	
	Commercial Research (Upper Floor)	2	20,400	40,800	
RE3	Retail (Ground floor)	1	7,500	7,500	
	Commercial Research (Ground Floor)	1	20,000	20,000	
	Commercial Research (Typical Floor)	6	27,500	165,000	
RE4	Retail (Ground floor)	1	7,500	7,500	
	Commercial Research (Ground Floor)	1	19,400	19,400	
	Commercial Research (Typical Floor)	6	26,900	161,400	
RE5	Retail (Ground floor)	1	9,000	9,000	
	Commercial Research (Typical Floor)*	4	9,000	36,000	
RE6	Commercial Research	4	25,800	103,200	
	Commercial Research (Upper Floor)	3	11,100	33,300	
			976,600		
Church Expansion					
CH1	Church Expansion	2	21,400	42,800	
			42,800		
Market-rate Housing					
HM1	Market-rate Housing	4	6,800	27,200	
HM2	Market-rate Housing	4	10,700	42,800	
HM3	Market-rate Housing	4	10,400	41,600	
HM4	Market-rate Housing	3	20,400	61,200	
HM5	Market-rate Housing	4	28,500	114,000	
			286,800		
Student Housing					
HS1	Retail (Ground floor)	1	7,200	7,200	
	Student Housing (Ground Floor)	1	5,600	5,600	
	Student Housing (Typical Floor)	3	12,700	38,100	
HS2	Retail (Ground floor)	1	12,500	12,500	
	Student Housing (Typical Floor)	3	12,500	37,500	
HS3	Student Housing	4	15,000	60,000	
HS4	Student Housing	4	14,500	58,000	
			218,900		
GRAND TOTAL					
				1,525,100	
Parking Deck					
PG1	Parking Deck	5	44,700	223,500	745
PG2	Parking Deck (add 2 flrs to garage)	5	30,300	151,500	507
			375,000		1,252



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

Option 2 – Land Use

- Locating the garage at the corner of Limestone and High allows easy access for church members and employees of the proposed commercial research buildings while also serving the downtown community
- Shifting Chrysalis Court to the south allows the church to consolidate their campus and interconnect the existing and proposed buildings. It also increases the footprint of the garage at Limestone and High



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



Concept Option 3

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

Building	Total Area (sqft)
Commercial Research / Academic	1,079,600
Church Expansion	42,000
Market-rate Housing	250,600
Student Housing	321,200
TOTAL	1,693,400
Parking Decks	1,289 spaces

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



Option 3 – Phase 1



PHASE 1 SUMMARY

Building	Total Area (sqft)
Commercial Research / Academic	487,400
Church Expansion	42,000
Market-rate Housing	85,600
TOTAL	615,000

Parking Decks **782 spaces**

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

Option 3 – Building Use and Areas

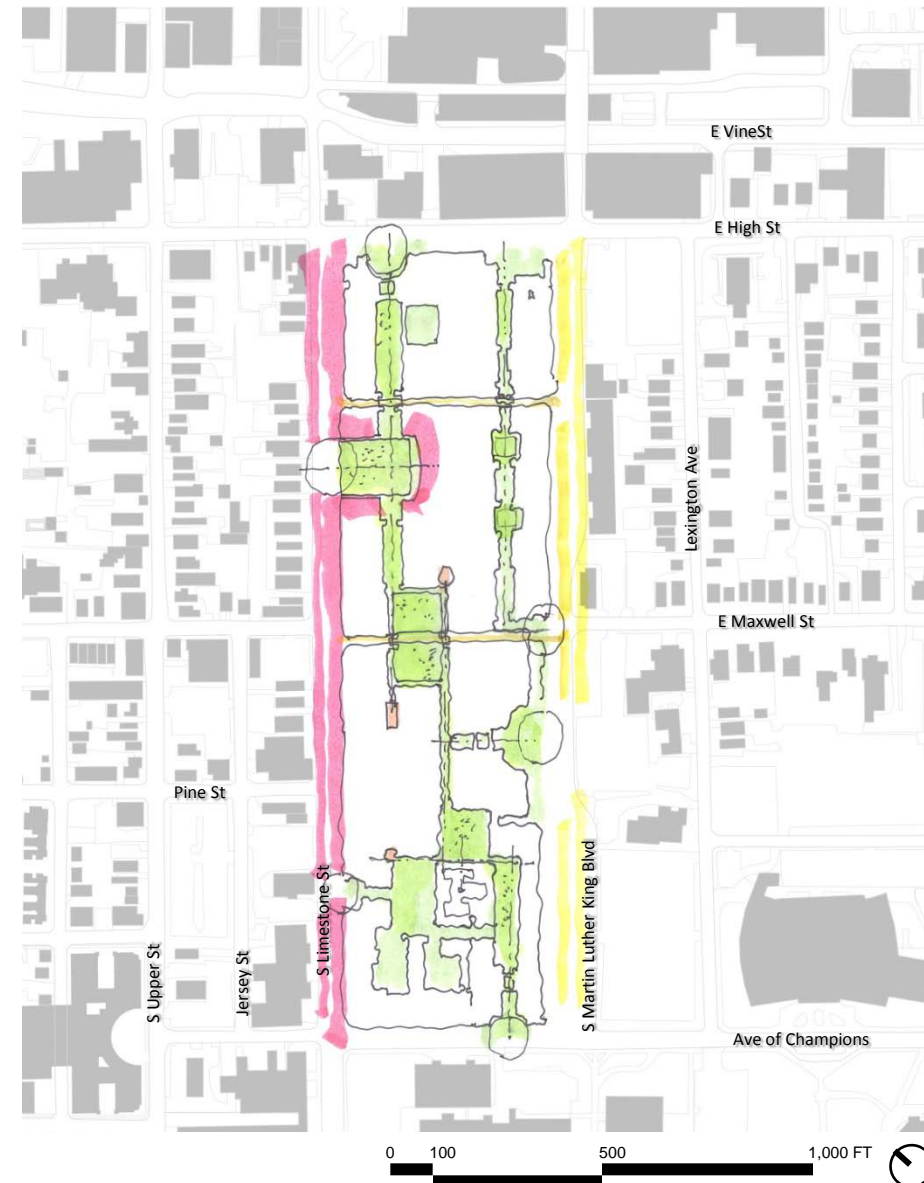
Building	Use	Floor	Footprint Area (sqft)	Total Area (sqft)	Parking Spaces
Commercial Research and Academic					
RE1	Retail (Ground Floor)	1	32,500	32,500	
	Commercial Research (Typical Floor)*	4	32,500	130,000	
RE2	Retail	3	4,900	14,700	
RE3	Retail (Ground Floor)	1	23,600	23,600	
	Commercial Research (Typical Floor)	6	23,600	141,600	
RE4	Retail (Ground Floor)	1	29,000	29,000	
	Commercial Research (Typical Floor)*	4	29,000	116,000	
RE5	Commercial Research	7	28,100	196,700	
RE6	Retail (Ground floor)	1	12,800	12,800	
	Commercial Research (Ground Floor)	1	10,500	10,500	
	Commercial Research (Typical Floor)*	4	23,300	93,200	
AC1	Academic Building	5	55,800	279,000	
			1,079,600		
Church					
CH1	Church Expansion	3	14,000	42,000	
			42,000		
Market-rate Housing					
HM1	Market-rate Housing/Church Expansion	4	7,700	30,800	
HM2	Market-rate Housing	4	7,700	30,800	
HM3	Market-rate Housing	4	6,000	24,000	
HM4	Market-rate Housing	3	17,000	51,000	
HM5	Market-rate Housing	4	28,500	114,000	
			250,600		
Student Housing					
HS1	Retail (Ground floor)	1	8,200	8,200	
	Student Housing (Ground Floor)	1	8,900	8,900	
	Student Housing (Typical Floor)	3	17,100	51,300	
HS2	Retail (Ground floor)	1	17,500	17,500	
	Student Housing (Typical Floor)	3	17,500	52,500	
HS3	Student Housing	4	26,400	105,600	
HS4	Student Housing	4	19,300	77,200	
			321,200		
GRAND TOTAL				1,693,400	
Parking Deck					
PG1	Parking Deck	5	46,900	234,500	782
PG2	Parking Deck (add 2 flrs to garage)	5	30,300	151,500	507
			386,000		1,289



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Option 3 – Open Space

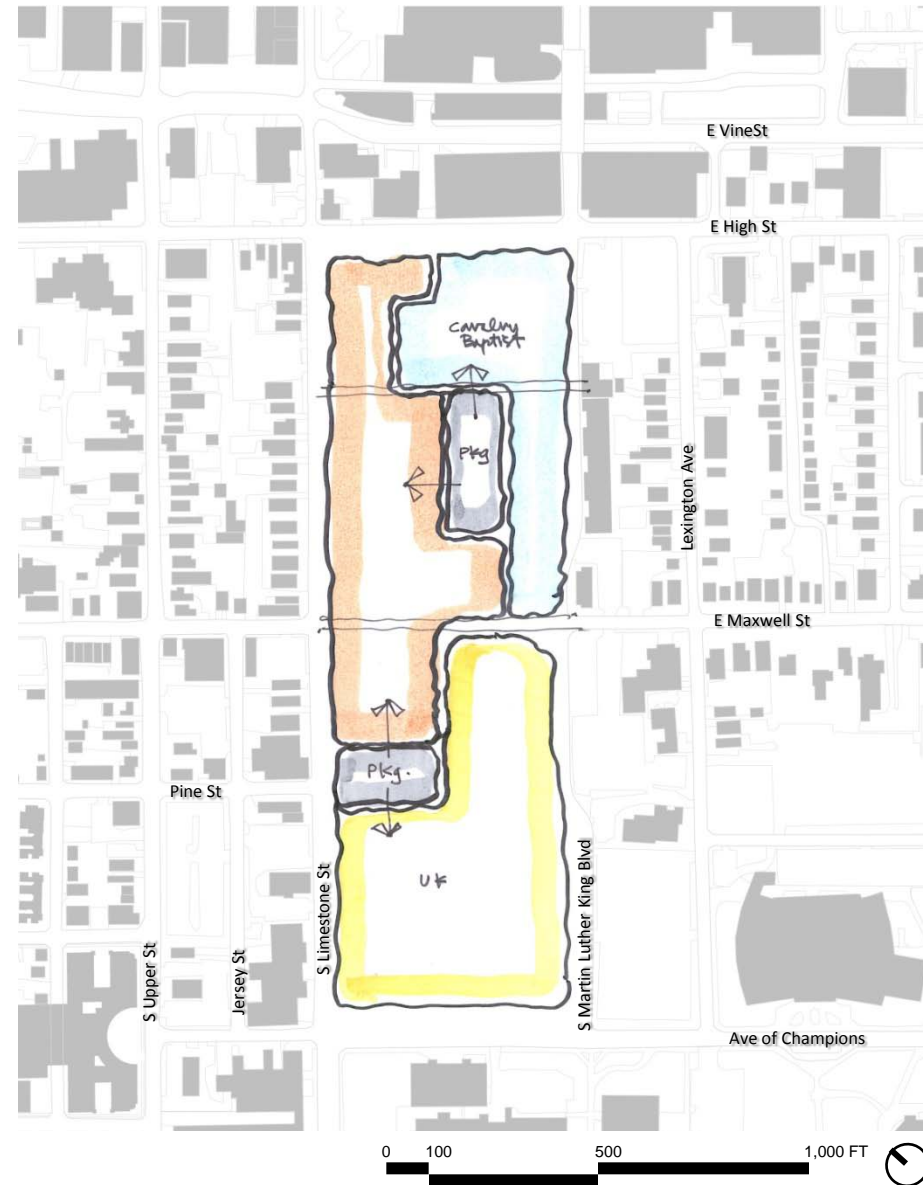
- The open space system maximizes the connectivity between the UK Campus and downtown
- An active plaza engages Limestone street. Retail frontage is increased by wrapping it into the plaza
- Develop Church campus as Linear spine of small linked gardens from Maxwell to High



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

Option 3 – Land use

- Locating the garage in the center of the block conceals it from the public realm of the street. It also allows easy access for church members and employees of the proposed commercial research buildings



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

Phase 1



Option 1

PHASE 1 SUMMARY

Building	Total Area (sqft)
Commercial Research / Academic	483,500
Church Expansion	38,200
Market-rate Housing	69,600
TOTAL	591,300

Parking Decks 690 spaces

Option 2

PHASE 1 SUMMARY

Building	Total Area (sqft)
Commercial Research / Academic	414,300
Church Expansion	42,800
Market-rate Housing	70,000
TOTAL	527,100

Parking Decks 745 spaces

Option 3

PHASE 1 SUMMARY

Building	Total Area (sqft)
Commercial Research / Academic	487,400
Church Expansion	42,000
Market-rate Housing	85,600
TOTAL	615,000

Parking Decks 782 spaces

Next Steps



Option 1

FULL BUILDOUT SUMMARY

Building	Total Area (sqft)
Commercial Research / Academic	1,054,700
Church Expansion	38,200
Market-rate Housing	302,400
Student Housing	308,100
TOTAL	1,703,400

Parking Decks 1,438 spaces

Option 2

FULL BUILDOUT SUMMARY

Building	Total Area (sqft)
Commercial Research / Academic	976,600
Church Expansion	42,800
Market-rate Housing	286,800
Student Housing	218,900
TOTAL	1,525,100

Parking Decks 1,252 spaces

Option 3

FULL BUILDOUT SUMMARY

Building	Total Area (sqft)
Commercial Research / Academic	1,079,600
Church Expansion	42,000
Market-rate Housing	250,600
Student Housing	321,200
TOTAL	1,693,400

Parking Decks 1,289 spaces