



COMMUNITY MAPSHOP



SPRING 2015

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LEXINGTON, KENTUCKY

Drawing on the last twenty-five years of scholarship in critical cartography and critical GIS, this workshop begins from the premise that maps are more than windows on the world. Maps do not only provide a record of geographic phenomena but also actually impact the conditions of knowing itself. This 'more-than-representational' viewpoint enables a productive urgency at the heart of a collaborative or participatory mapping endeavor. Therefore, the goal for this course was to prepare each student as a responsive and responsible mapmaker, at a moment in digital culture when there are many maps **but few stories being told through them**. To meet this goal, this course furthers the concept of the community mapshop -- an intensive studio experience in which students use mapping technologies in collaboration, when appropriate, with community partners. These partnerships have involved students in a full range of collaborative mapmaking: working with peers and community partners to invest in a study area, acquiring and preparing data for spatial analyses, communicating with those impacted by or implicated in these analyses, and producing compelling geographic representations.

THE NORTHEAST QUADRANT

"A regional study must be done by a geographer who calls the region home. It is impossible to understand the neighborhood without being a neighbor. . . . [T]he geographer gets a piece of the neighborhood, but then the neighborhood gets a piece of the geographer." (Bunge, Fitzgerald, 1971, xxx, as cited in Preston and Wilson 2014)

Our community mapshop ends largely where it begins -- with a recognition that we, at the University of Kentucky, must do much more to educate ourselves as to the conditions of our communities. These communities are not merely containers for the University. Instead these places are the constituting materials, energies, and peoples that make our campus possible. In this course, we have sought to better understand the dynamics of what we have called the Northeast Quadrant of Lexington, Kentucky, an area composed of over a dozen neighborhoods between Newtown Pike and Winchester Road, from Main Street downtown, stretching out toward Loudon and New Circle Road. Far from homogeneous, the Northeast Quadrant is dynamic, and our attempts to represent the variegation, rhythms, and intensities are not meant to be the story of or for these neighborhoods. More modestly, we create these representations as souvenirs of our journey, which is just getting started. We hope they might provoke others to get involved.



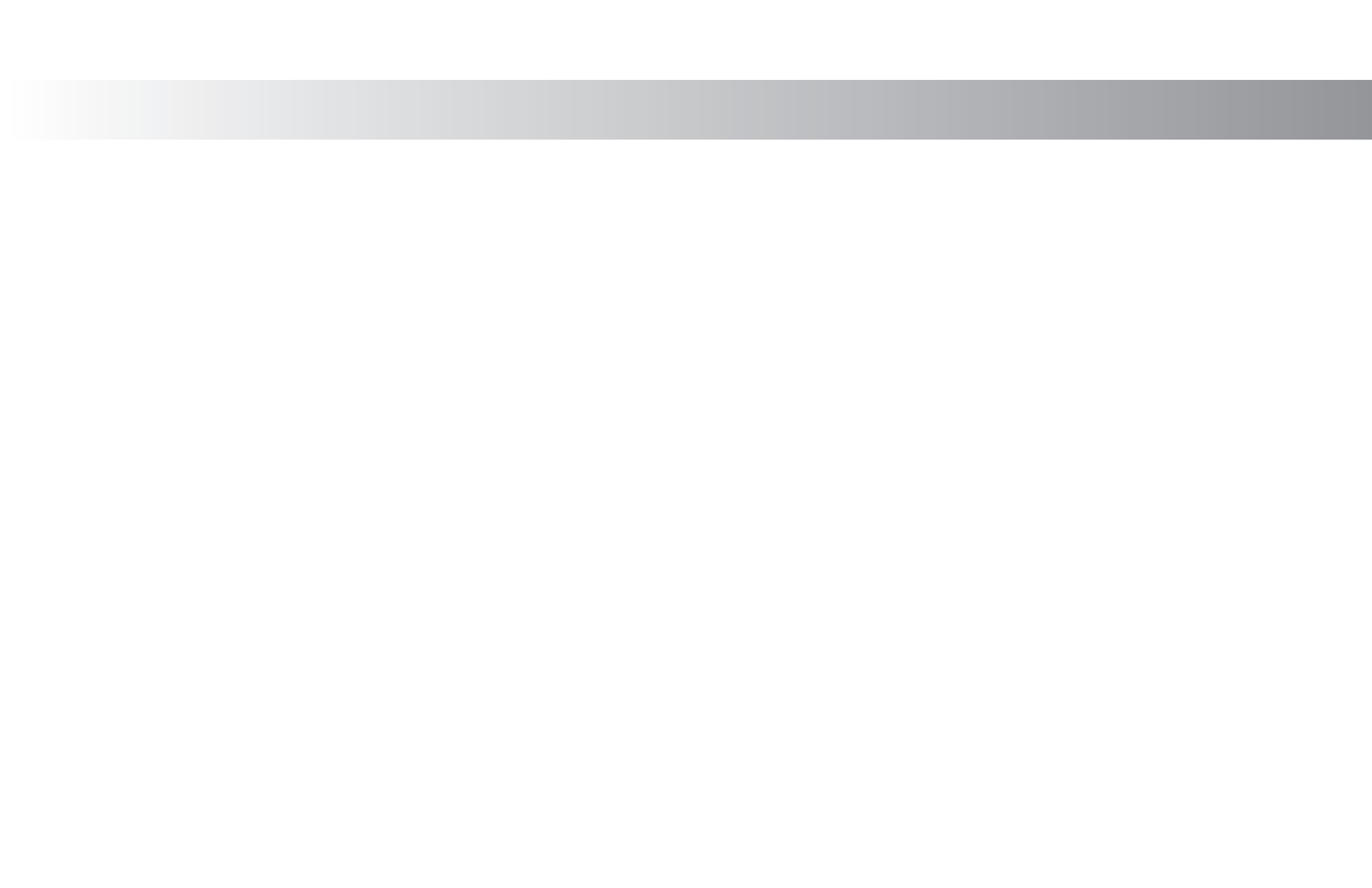


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Food Network works to evaluate the accessibility of food resources within the Northeast Quadrant of Lexington, Kentucky. The greater area expressed in this project is within the bounds of East 3rd, East Loudon, North Limestone, and Winchester Road. The William Wells Brown community was chosen as a basis for this project in order to create a representation of community assets and limitations in connection to food availability. The goal is to provide material that can aid in further development and support of community aid which can represent a collective voice and identity of the area during processes of development which have changed the landscape of much of Northeast Lexington.

William Wells Brown Elementary School has represented a hub for the area for many individuals living within the community. Developing a study around this area has worked to create a representation of the resources available and possible collaborations that can be developed in order to strengthen this community center. The project includes maps based on food availability through a collective of food types, daily accessibility of food and acceptance of food stamps, as well as options for free and food program aid. To represent the overall idea of the project, maps are included to represent possible journeys individuals within the community are exposed to as a way to identify not only inequality in food availability but to provide connections to improvements and possible future change in the community.



Food Network

TYPES OF FOOD SOURCES

The Location for this map is in Northeast Lexington and the focused study area is between North Limestone, Winchester Rd, East 3rd St, and East Loudon Ave. This area will be referred to as the William Wells Brown study district. This area has an above average rate of poverty and an apparent decline in food resources compared to other nearby areas.

- ◆ Convenience Store
- Department Store
- * Dollar Store
- Fruit/Vegetable Market
- ◆ Full-Service Restaurant
- ▲ Grocery
- ◆ Limited-Service Restaurant
- * Non-Alcoholic Snack/Drink
- Pharmacy
- ◆ Specialty
- Supermarket



Food Network

MARKETS THAT ACCEPT FOOD STAMPS

These are the markets in the Northeast part of Lexington and specifically near the William Wells Brown area. These markets are those that accept food stamps which many people in this area rely on for a consistent consumption of groceries. The darker shade polygons around these markets are half mile networks around the markets. This also shows that people who live in this area have a good amount of options of markets within walking distance. The networks are formed by calculating a half mile distance around each market by using the roads with sidewalks. This then gives a more accurate area than to simply show a half mile radius as the crow flies around these markets.

- + Progress Market
- + Neighborhood Grocery
- + F&D Market
- + Griffith's Market
- + M&M Grocery
- + Pak and Save Supermarkets



Food Network

MARKETS THAT DO NOT ACCEPT FOOD STAMPS

These are the markets in the William Wells Brown area that do not accept food stamps. It can be observed that compared to the other markets, there are far fewer that do not accept food stamps than those that do accept food stamps. Unfortunately, these two markets are also the ones opened the latest especially on the weekends which can become an inconvenience for those who want to use food stamps, but only have the night available to go to one of these markets. The networks are formed by calculating a half mile distance around each market by using the roads with sidewalks. This then gives a more accurate area than to simply show a half mile radius as the crow flies around these markets.

- + Subcity Market
- + Ohio Street Market



Food Network

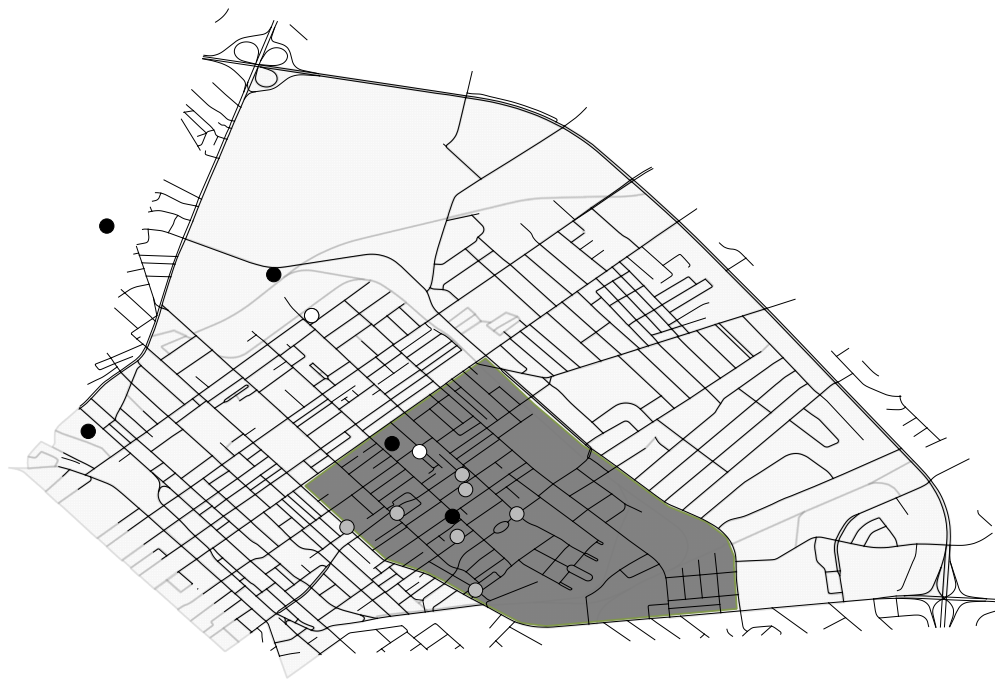
ORGANIC AND FOOD AID AVAILABILITY

The following map represents the accessibility of free organic and non-profit food aid within and surrounding the focus area of the William Wells Brown community. The aim of this study is to develop a community asset map that represents all the possible options residents within this area have to an accessible food source. Food resources are characterized by providing free food availability, food program aid, or food education. Some of the main issues exposed through this project identify that the William Wells Brown community has primary access to food sources that are outside the range of food program aid. Those programs that do provide an access to free or non-profit food aid have a severe limitation on seasonal accessibility within the community. Community gardens are a valuable food source within seasonal availability but limit the access individuals and families have to food aid when outside the season. The same issue occurs with non-profit food aid during seasons that represent less funding and support from outside sources.

Food Resources Within William Wells Brown

- + The Nest
- + EZ Kids Cafe
- + Ohio Street Community Garden
- + Elm Tree Garden
- + William Wells Brown Community Center
- + Race Street Food Forest
- + London Ferrel Community Garden
- + 4th Street Champion

- Educational
- Educational/Food Program
- Food Program
- Free Organic
- William Wells Brown Area



Food Network

PROFILE 1

B. SMITH

PERSONAL INFORMATION

- + First Shift (9am-5pm)
- + Single Parent who works while child is at school
- + Only available access to food are within the times after shift end and before returning home (5pm-9pm)

FOOD ACCESS

- + Food Options: Bread, Milk, Eggs, Canned Food, Snacks, Bottled Drinks, Alcohol
- + Featured Sells: Alcohol, Cigarettes, Canned Food, Snacks
- + Limitations: Seasonal Availability, Organic Options, Food Aid Acceptance

AVAILABILITY

Smith has a limited access to essential food sales provided from local markets. Market access includes M&M Grocery and Ohio Street Market which are both within a half mile walking distance of their place of residence. Other options include access to free and food program aid through community gardens such as the 4th Street and Elm Tree garden and the 3rd Street and Martin Luther King Blvd garden.



WORKPLACE



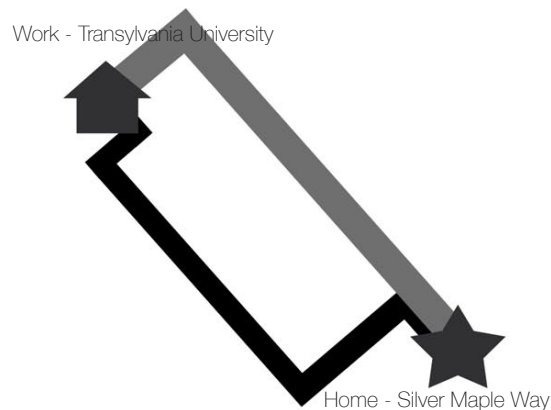
RESIDENCE



ROUTE TO
RESIDENCE



ROUTE TO
WORKPLACE



CONNECTIONS TO CHANGE

Developments for the limitations represented to residents such as Smith could be made by fostering connections to coalitions with organizations such as Better Bites and Good Neighbor Stores. Coalitions can aid in the development of options for healthier access to food and create local markets that are accessible and community driven.

PROFILE 2

R.JONES

PERSONAL INFORMATION

- + Second Shift (2pm-10pm)
- + Works Monday, Wednesday, and Friday
- + Travels to BCTC on the Newtown campus for school and bikes to work in the evening
- + Only available access to food is within the times between school and work or after shift end (Noon-2pm, 10pm-Midnight)

FOOD ACCESS

- + Food Options: Small Deli, Canned Food, Snacks, Bottled Drinks, Alcohol
- + Featured Sells: Alcohol, Cigarettes, Snacks
- + Limitations: Seasonal Availability, Organic Options, Food Aid Acceptance, Transportation

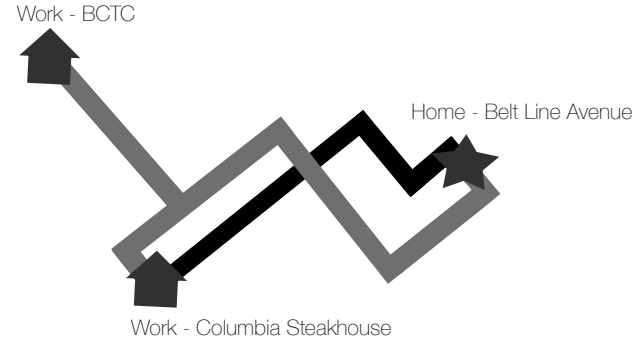
AVAILABILITY

Jones only has access to two markets that are available during the times they have available to obtain food. Of the two markets that are open, there is little access to essential food choices and food aid programs such as food stamps are not accepted.

Other options to food would involve traveling outside the range of residence in order to obtain free or food program aid.

CONNECTIONS TO CHANGE

Greater access to public transportation and local education could aid in creating a better connection to food within the community. Development of coalitions with local non-profits and University organizations can aid in bringing greater attention to free and available food as well as health and food education within the community. Local green space and community centers can represent educational platforms, community kitchens, and year round community gardens that not only provide access to healthier food options but an access to community connectivity. Such spaces could include The Bread Box and the William Wells Brown Elementary School and Community Center.



PROFILE 3

T. YOUNG

PERSONAL INFORMATION

- + Third Shift (10pm-6am)
- + Married with two children in elementary school
- + Carpools to work and cares for children until partner returns home after shift end (3-7pm)
- + Only available access to food is in the morning after shift end or in the afternoon before the children return home (6am-8am, 1pm-3pm)

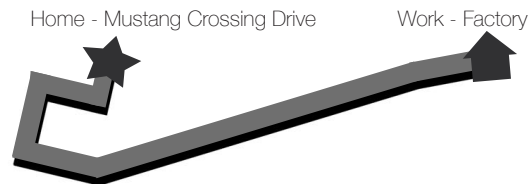
FOOD ACCESS

- + Food Options: Small Deli, Bread, Milk, Eggs, Meat, Canned Food, Snacks, Bottled Drinks, Alcohol
- + Featured Sells: Alcohol, Cigarettes, Snacks, Deli Options, Meat
- + Limitations: Seasonal Availability, Organic Options, Food Aid Acceptance, Sanitary Food Preparation and Storage

AVAILABILITY

Young has the greatest access to food availability with several markets within a half mile walking distance of their place of residence. Markets include Griffith's Market, Pak & Save, and Subcity Market.

Other options to food include free local community gardens such as the Nelson/Withrow and William Wells Brown community center.

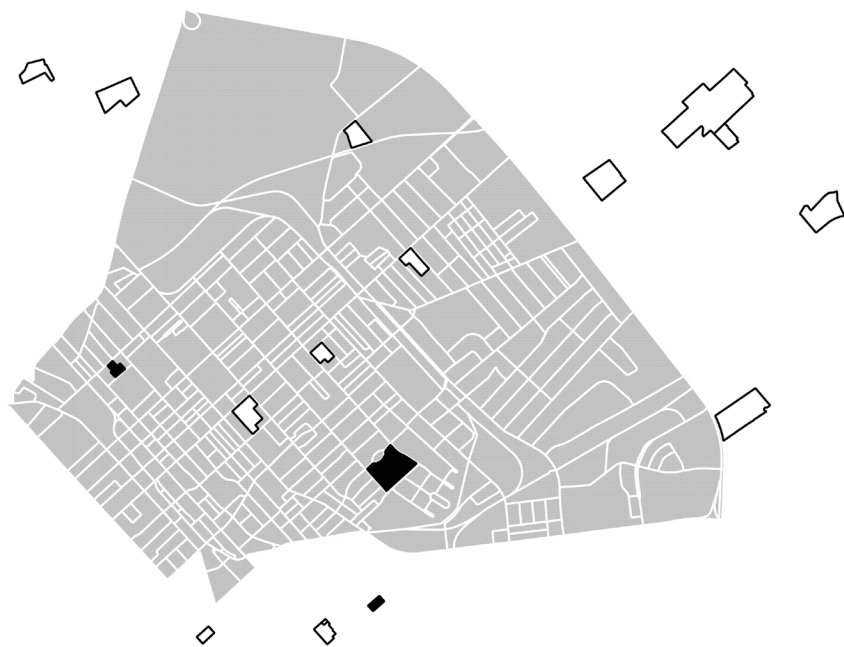


CONNECTIONS TO CHANGE

Developments can be made to create access to safe food and shopping environments by working on coalitions that exist with organizations such as the Good Neighbor Stores. Education on the access and preparation of healthy food can be made by developing on programming such as Better Bites and the E7 Kids Café. Furthering education on community grants and programming such as Bluegrass Double Dollars could aid in greater access to healthy food options in areas such as the Lexington Market and the greater Lexington Farmer's Market.

This map shows where schools are located within, and near this Northeast quadrant of Lexington. The two schools located within the quadrant are (WWB) William Wells Brown elementary (located in the middle of the three) and Harrison elementary (located towards the top). Ashland elementary is located right outside of the quadrant boundary, at the bottom. These three schools were compared because of their school performance rankings. William Wells Brown is ranked as the number one failed school in all of Kentucky. Harrison elementary is ranked with a 5 out 10, which is the highest ranking within this quadrant. Ashland elementary is ranked with a 10 out of 10, which means it is one of the best performing schools in Lexington, and it is only less than a mile away from the number one failed school on all of Kentucky (WWB).

After collecting, analyzing and comparing a variety of data from these communities, many contributing factors were determined. These included, student race, free and reduced lunch percentage based on household income, amount of green space/playgrounds located around the schools, and the surrounding neighborhood communities. The majority of students attending WWB and Harrison elementary are African-American and 96% qualify for free and reduced lunch. Students who attend Ashland elementary mostly White and only 42% qualify for free and reduced lunch. WWB is the newest school and has the most green space surrounding the facility. Harrison elementary has limited green space and Ashland elementary barely has any. WWB is located in a mixed neighborhood, where old houses are being replaced with newer, unaffordable houses and town-homes. Harrison is located in a historic neighborhood filled with huge, old houses, and Ashland elementary is located within a residential developed neighborhood. After learning about the student demographics and analyzing the environment and communities that surround these schools, the focus switched more onto the teachers. Finding out where these teachers are coming from to attend these schools to work was the next step in the research process. The Fayette County Research Team were able to create a data set of all the teacher home zip codes for each school. These maps are on the next page. school. These maps are on the next page.



Education Opportunities

The teacher zip code data is represented in these three maps, one for each school. The darker the area is, the more teachers live in that area. The lighter the area gets, the less teachers live in that area.

The range of travel time for teachers at Harrison elementary was 15-45 minutes, with the majority of teachers living within the 15 minute commute time. However, the teachers of this school live more spread out than the other two schools.

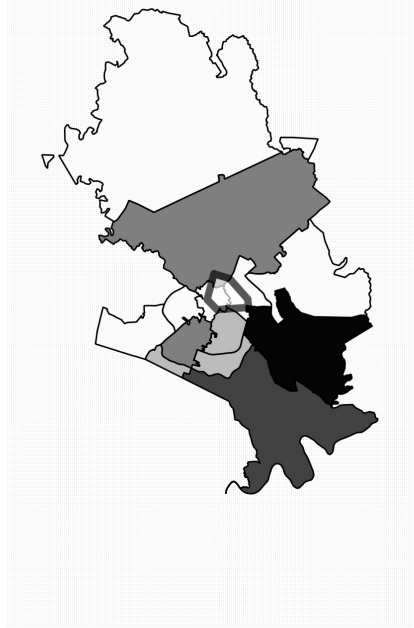
The range of travel time for teachers at William Wells Brown is 14 minutes to an hour, with the majority of teachers living within the 30 commute time.

The range of travel time for teachers at Ashland elementary is 8 - 31 minutes, with the majority of teachers living within the 17 minute commute time. This map shows that the teachers are living within closer ranges when comparing to the other two schools.

We can assume from these maps that when teachers live more closely in range to one another that the school performance is better. Also, the lesser the commute time, the more successful the school is. This is just based on an assumption though, many other factors can contribute to school performance.



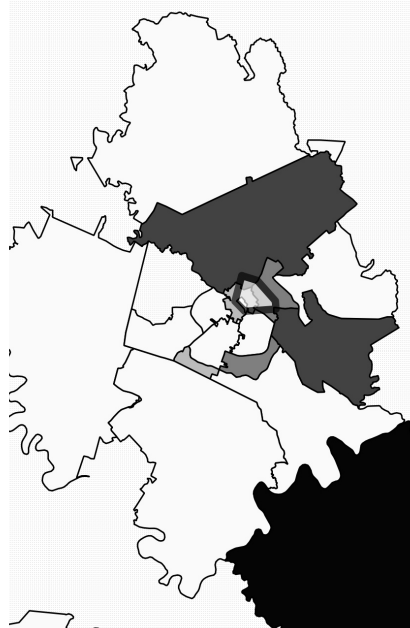
Ashland Elementary



Harrison Elementary



William Wells Brown Elementary



Education Opportunities

MONEY = ACCESS

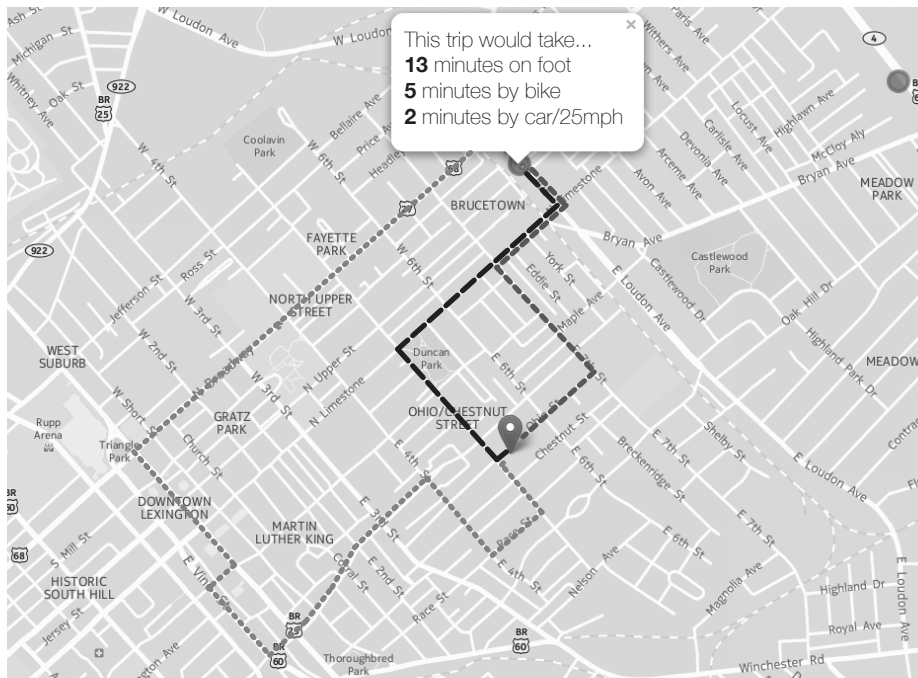
Per AAA, the average annual cost of maintaining a small sedan is \$6957, or \$19.33 per day. Via bicycling.com, the cost of maintaining a bicycle is \$300 a year, or 82 cents per day. Purchasing a monthly Lextran bus pass averages to approximately \$1 a day. As such, assuming a 25mph city driving speed, access to a car cost 24 times that of a bike and reduces travel time by almost two-thirds. Buses provide longer distance access but on fixed routes and times. As for walking, almost \$20 per day reduces a 3 mile trip from an hour to 7 minutes, if you can afford it. The interactive map, shown here, reflected an effort to understand how much more time is spent if you don't have the money to spend on a car.



GOOD SAMARITAN
310 S Limestone
1.918 miles from the click point

Modes of Travel

As an example, consider the case of the fictional 520 Ohio Street, and a trip to the nearest pharmacy, a local Rite-Aid. This map considers the modal differences between traveling via foot, bicycle, bus, and car. If you can afford a car, then the trip is a quick four minutes in a personal, climate-controlled environment. If you can't, however, a ride that takes four minutes by car becomes a 42-minute trip by bus (two routes and a transfer). A bicycle would take approximately seven minutes and eighteen minutes on foot. These last two modes become more challenged though, when you consider weather, how much you have to carry, and if you need to take the kids.



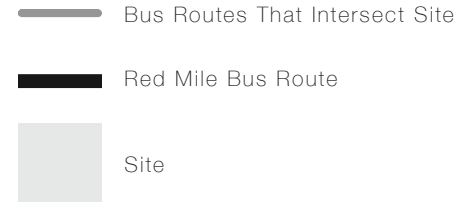
RITE AID
130 West Loudon Avenue
.689 miles from the click point

Modes of Travel

INTERSECTING NETWORKS: MAPPING STUDY AREA BUS ROUTES

Eight routes intersect the selected site area. In order to compare the spatial distribution and quality of bus shelters outside of the study area, we included the Red Mile Route. It is important to note that the stops being mapped are only within the project location, and most routes extend beyond that area:

Route 2- Georgetown Rd.
Route 4- Newtown Pike
Route 6- North Broadway
Route 7- North Limestone
Route 9- Eastland
Route 10- Hamburg Pavilion
Route 24- Trolley Blue
Route 25- Trolley Green





Bus Shelter Inequity

SITE AREA BUS STOP TYPES

Three different types of stops were identified along the routes:

- +Pole- sign indicating a bus stop, usually on post or light pole
- +Bench- a bus stop with a bench available for passengers to sit on
- +Shelter- a bus stop with a covered enclosure to shield passengers



Shelter



Bench



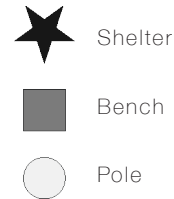
Pole



Bus Shelter Inequity

RED MILE ROUTE

The Red Mile route was established to help provide access between the University of Kentucky campus and college students living off-campus in apartment complexes along Red Mile Rd. and Angliana Ave. It is the most heavily utilized route in Lexington, but it is mostly limited to university students and persons traveling to campus, not having much use for riders outside of the university system. Compared to the site area, Red Mile has a high shelter rate.

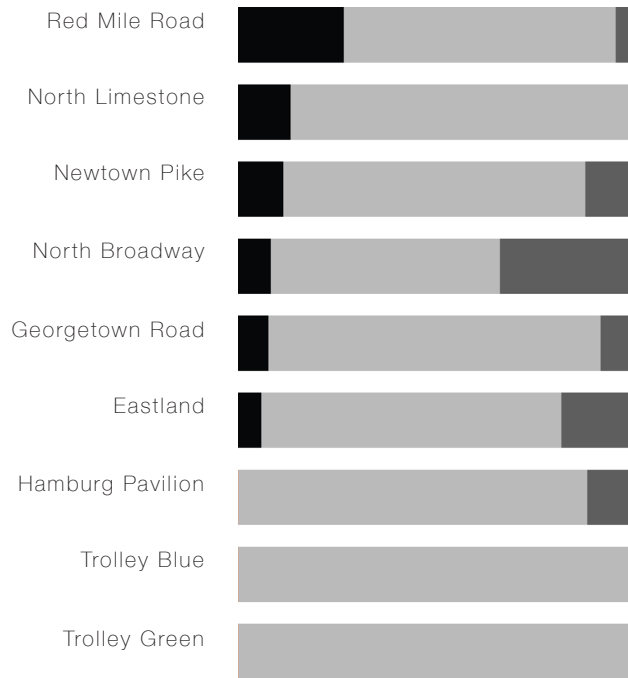




Bus Shelter Inequity

SPATIAL INEQUITY OF SHELTER: A PROPORTIONAL COMPARISON OF STOP TYPE

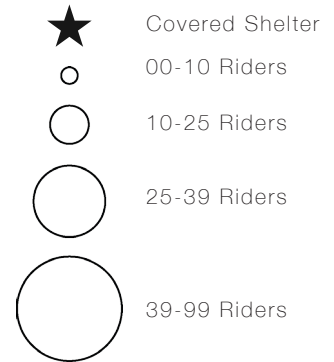
This graphic displays a breakdown of stop type per route, making clear the spatial inequality between routes in the site area and the Red Mile route. Overall, the site area has 154 stops and only 14 shelters distributed along those routes. In contrast, the Red Mile route has a total of 26 stops, seven of which have shelters. Collectively, the site area has 43 miles of bus routes with 14 shelters, which means there are approximately 0.33 shelters per mile. However, the Red Mile route is approximately 5 miles long and with the seven shelters, equals to 1.4 shelters per mile.

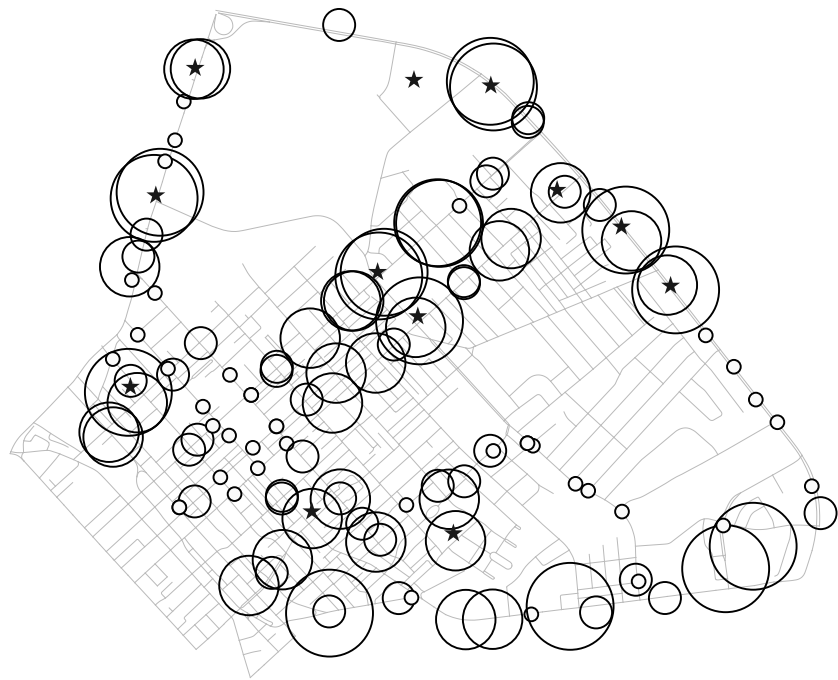


Bus Shelter Inequity

RIDERSHIP

This map shows the average daily bus stop ridership at each stop along the routes. The larger the circle, the greater the daily number of riders that utilize the stop. Data came from a Lextran Comprehensive Operational Analysis: Existing Conditions Analysis, produced by Parsons Brinckerhoff in 2014. The stars represent bus stops with shelter. As you can see, the site area has a plethora of high use stops lacking shelter, exposing riders to dangerous weather conditions. This spatial inequity of shelter is indicative of the social inequity seen throughout the site area.





Bus Shelter Inequity

PROPOSED SHELTERS

Based on the information given about the average daily ridership per stop and the stop type, these locations that have a ridership high enough to justify the use of a shelter. The threshold as set at a minimum of 25 riders per day. Using this threshold value, over 34 additional stops are eligible for a bus shelter within the study area.



Bus Shelter Inequity



LEXINGTON'S UNEVEN HOUSING LANDSCAPE

We've attempted to take a snapshot of the current housing landscape in Northeast Lexington. Our focus is on the serious problem of housing affordability and on the concentrated ownership of land by a handful of individuals and entities. We seek to shed light on the persistence of 'shelter poverty,' a term used by Michael Stone to describe the denial of a universal need for and right to housing that is an affordable social entitlement rather than an expensive commodity.

Uneven Housing Landscape

IS HOUSING AFFORDABLE?

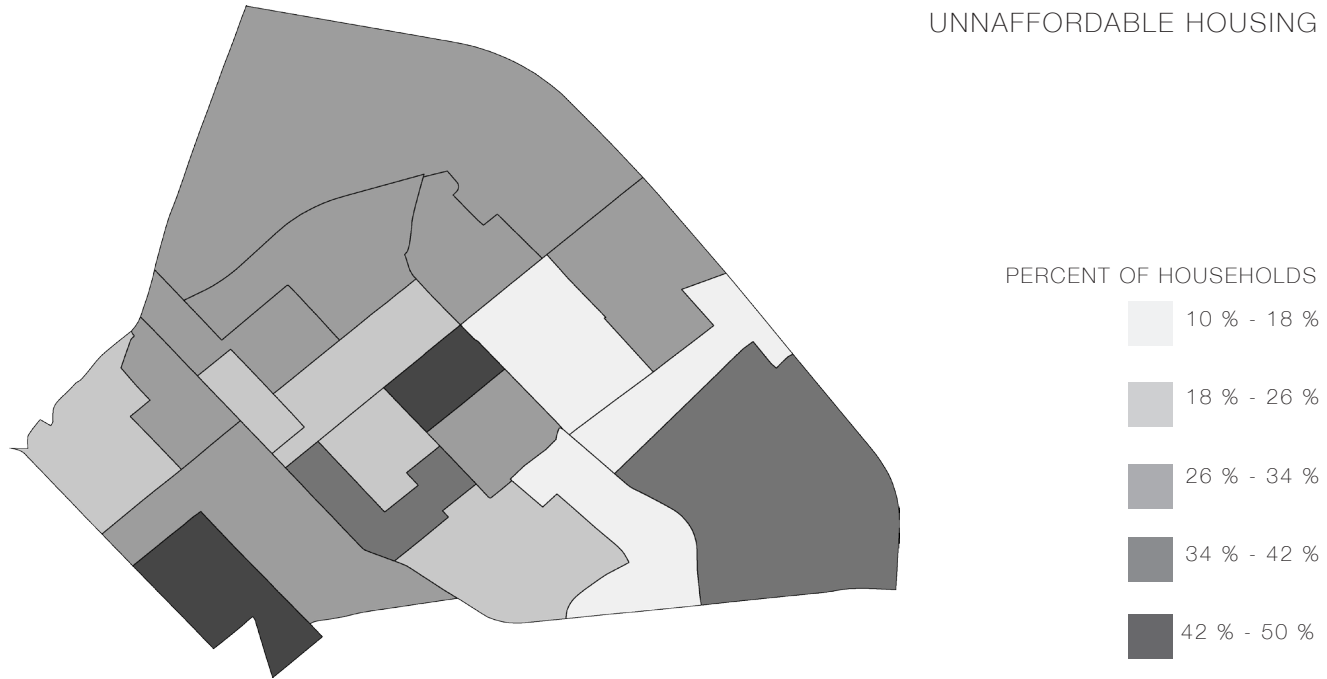
Using GRAPI (gross rent as percent of income) data, this map shows the percentage of households in the study site that pay more than 30% of their income towards housing costs. The United States Department of Housing and Urban Development states that 30% of income is an affordable housing cost. According to the data and this visualization, almost half of households in this area pay an unaffordable GRAPI.

	Type of Housing				
	Efficiency (studio apt.)	1 Bedroom	2 Bedroom	3 Bedroom	4 Bedroom
Avg. monthly housing costs	\$508	\$593	\$776	\$1,105	\$1,237
Avg. yearly housing costs	\$6,906	\$7,116	\$9,312	\$13,206	\$14,844
Yearly earnings necessary*	\$20,320	\$23,720	\$31,040	\$44,020	\$49,480
Housing wage **	\$9.78/hour	\$11.40/hour	\$14.93/hour	\$21.18/hour	\$23.80/hour
Number of minimum- wage jobs necessary	1.35 1	.57	2.06 2	.92	3.28

*assuming no more than 30% of income is spent on housing; earnings necessary to cover only housing costs

**minimum hourly wage necessary to cover only housing costs

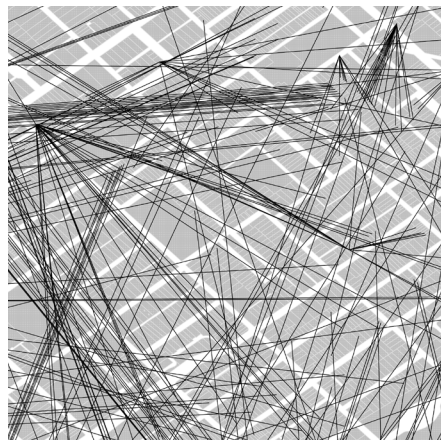
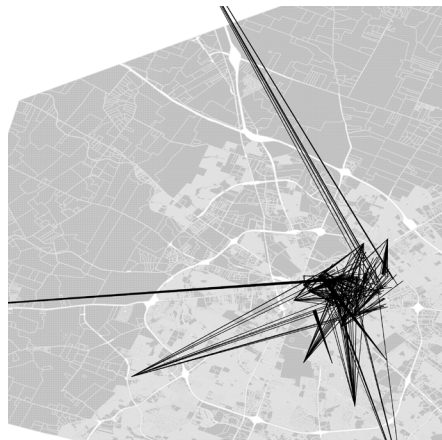
UNNAFFORDABLE HOUSING



Uneven Housing Landscape

THE SPATIAL REACH OF MAJOR LANDLORDS

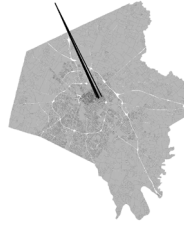
Each of the maps shows the “spatial reach” of a major landlord in northeast Lexington. We have drawn lines from the point at which a landlord lives to the multiple points at which their tenants live. These lines reveal the power that a few individuals exercise over many more individuals by way of their private claims to various properties that allow them to exclude people from using a residence without making rental payments. The concentrated ownership of land by private actors enables wealthier people to extract money from poorer people, leading to an entrenchment of inequality. The geographies of dispossession engendered by the privatization of housing sheds light on the importance of promoting more collective forms of landownership that could make a more socially just provision of housing possible.



Uneven Housing Landscape



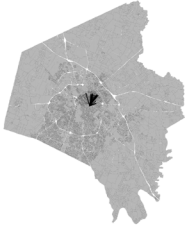
Ada Mae Clem



Camden Properties LLC



Dixon Enterprises LLC



Donald and Ruth Schilling



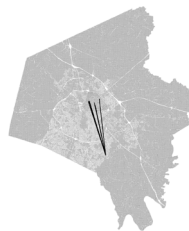
Dustin Beatty



Emergency Management LLC



FCH Development LLC



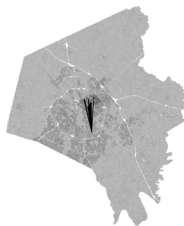
Fox Den Properties LLC



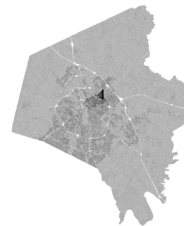
Hagerman Ct LLC



I&J Investment LLC

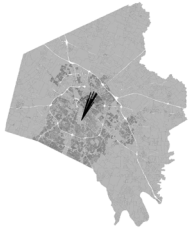


Issa Shalash



James and Janet Estepp

Uneven Housing Landscape



James Waller



Joe Johnson



Lexington Homeowners LLC



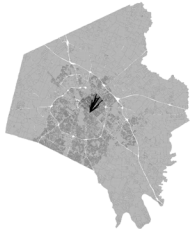
Marty Clifford



Michael Sobolewski



NoLi CDC



Omead Properties LLC



Paul Fugazzi



Robert and Danita Hodge



WB Holdings LLC



West Side Properties LLC

Uneven Housing Landscape

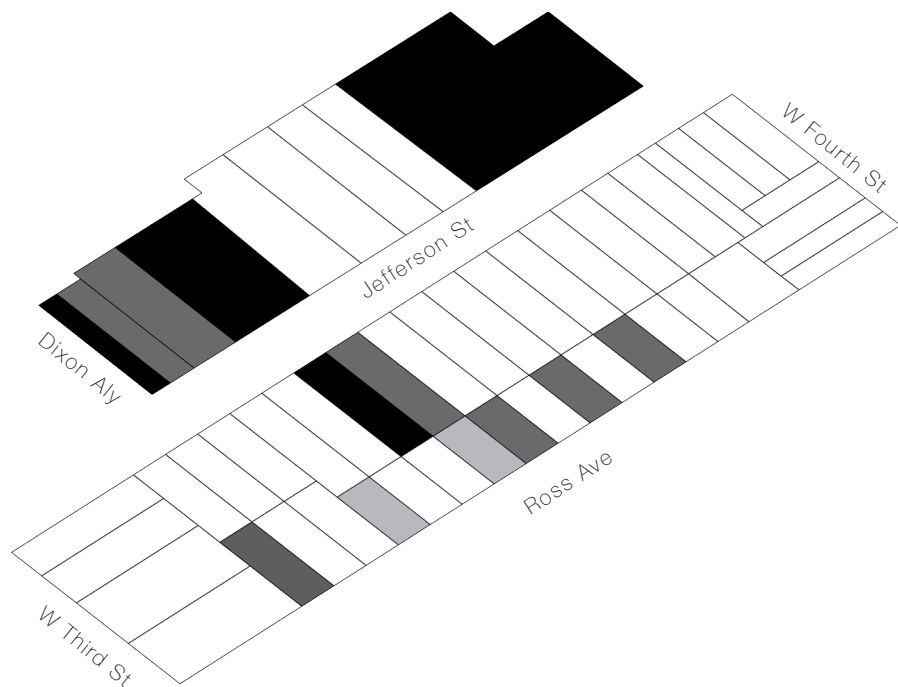
WHO OWNS THE STREET?

The following maps are revealing examples of the concentrated private ownership of land. It is not unusual for over 30 percent of the properties on a single street to be owned by a handful of individuals and/or private entities. We have singled out three cases in Northeast Lexington: Jefferson Street and Ross Avenue between West Third Street and West Fourth Street, where 18 out of 57 parcels, or 32% of housing, is owned by three actors; Smith Street and Addie Street between West Fourth Street and West Fifth Street, where 20 out of 53 parcels, or 38% of housing, is owned by three actors; and Eddie Street and York Street, where 24 out of 45 parcels, or 53% of housing, is owned by three actors.

Adding insult to injury is the fact that many, though not all, of these transactions have been made in the past 8 years, in a context of economic hardship following the global financial crisis. Due to the distressed character of some of the housing stock in these areas—stemming from long-standing and geographically uneven patterns of disinvestment in the built environment as well as a more recent wave of foreclosures—several of the homes that have been obtained by investors/landlords were purchased at relatively low prices.

What if, rather than allowing for-profit entities (i.e. investors/landlords) that are committed to extracting the maximum amount of rent possible to control access to housing by way of their private ownership of a growing number of properties, we instead mobilized public funds to enable the purchase of distressed properties by not-for-profit entities (i.e. governmental agencies/ community land trusts), which would facilitate the conversion of housing from an expensive commodity (where access depends on the ability of an individual to devote a high proportion of income to make rental or mortgage payments) into a permanently affordable social right (where universal access and a greater security of tenure could be guaranteed)? Imagine, in other words, a more socially just housing landscape where everyone has access to adequate shelter without fear of displacement!

Uneven Housing Landscape



JEFFERSON STREET



DIXON ENTERPRISES LLC
9/57 Parcels
16% of Street
Purchased Between 1/10/02-4/7/10

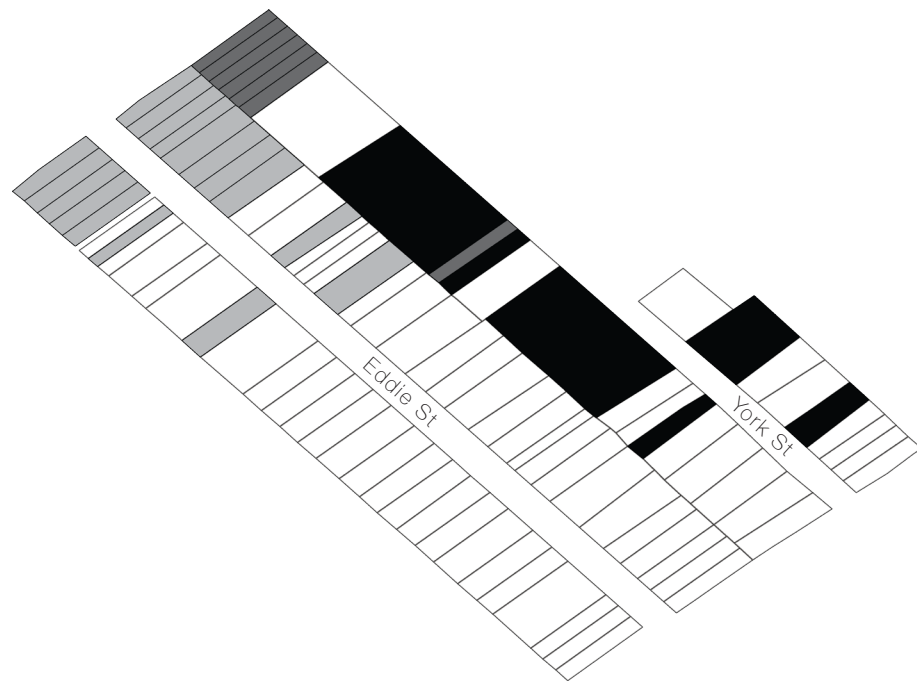


I & J INVESTMENTS
7/57 Parcels
12% of Street
All Purchased on 3/31/00
(tax foreclosure)



JOE JOHNSON
2/57 Parcels
4% of Street
Purchased on 9/30/80 and 6/11/13
(less than \$40,000 consideration)

Uneven Housing Landscape



EDDIE STREET



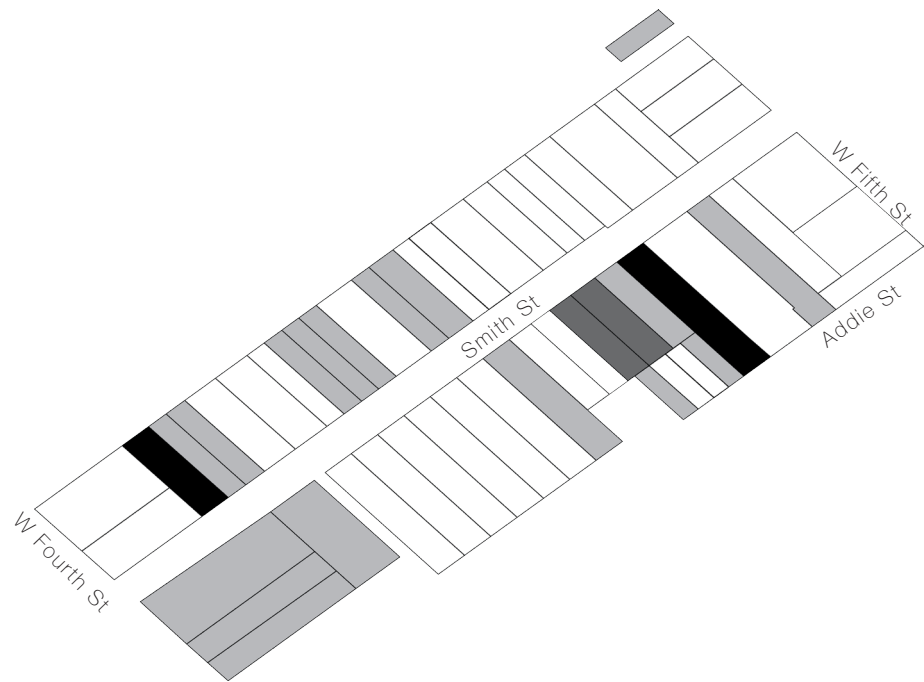
NoLi CDC
17/45 York St Parcels
38% of Street
Purchased Between 1/18/13-11/15/13



MARTY CLIFFORD
7/45 York St Parcels
16% of Street
Purchased Between 4/25/13-8/29/14



MICHAEL SOBOLESKI
17/63 of Eddie St Parcels
27% of Street
Purchased Between 5/25/05-11/28/07



SMITH STREET



ISSA SALASH
2/53 Parcels
4% of Street
Purchased On 12/11/06



DUSTIN BEATTY
2/53 Parcels
4% of Street
Purchased Between 8/29/07-4/17/13

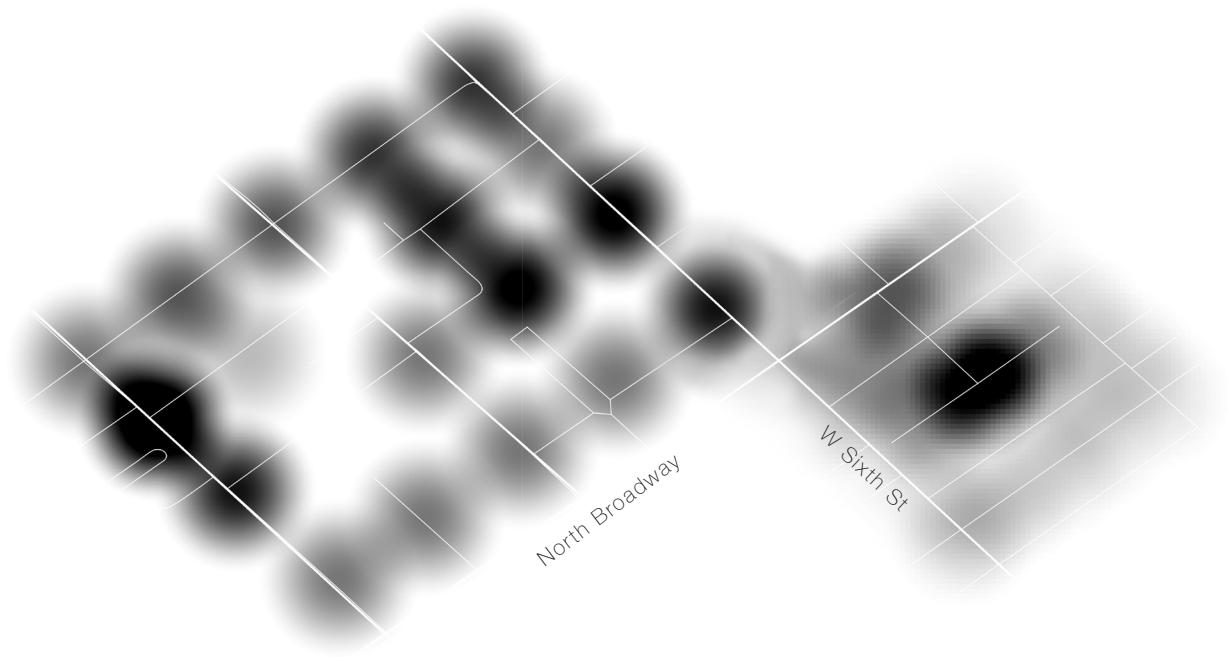


WEST SIDE PROPERTIES LLC
16/53 Parcels
30% of Street
Purchased between 2/21/13-1/9/15
(foreclosure & less than \$40,000 consideration)

Uneven Housing Landscape

WIFI DENSITY

Mapping WiFi availability from Fayette Park to Jefferson Street and Elsmere Park to North Upper Street illustrates the distinct divergence between these two sections of Northeast Lexington. The Fayette and Elsmere Park neighborhoods are assumed to be much more affluent than the tenants on Jefferson, Smith, and N Upper Streets due to the available internet access points. This is exhibited on the map, using WiFi density as a medium.



WiFi Inequity

SURVEYED AREA

The Bluegrass Trust for Historic Presentation (BGT) is a non-profit organization that advocates for the preservation of historic buildings in central Kentucky. The BGT Plaque Program is the Trust's most visible and principal fundraising program. The parcels in black represent structures that have been awarded a BGT plaque in the surveyed area. In order to obtain a plaque the structure must be fifty years old and the application must contain a history of the structure, photographs, and a \$150 fee. The boundaries of the surveyed area are Main Street, Loudon Avenue, Winchester Road, and Newtown Pike.

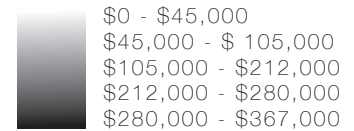


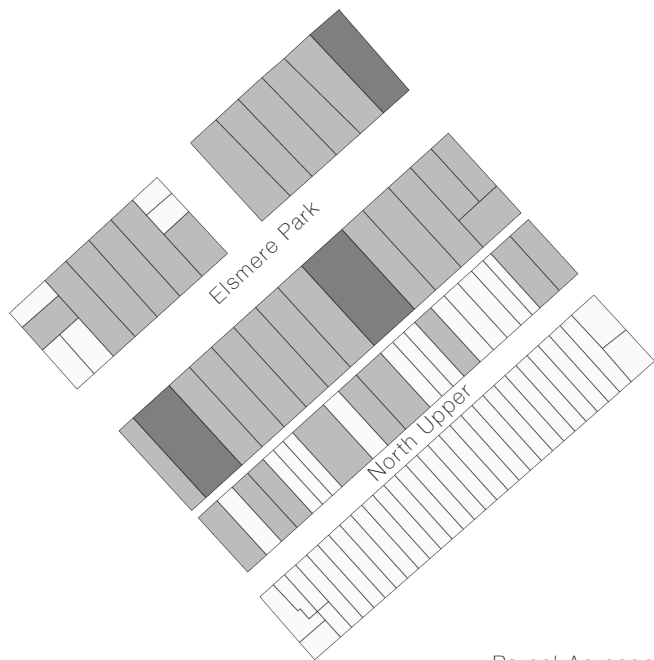
Blue Grass Trust Plaque Program

ELSMERE PARK VS. N UPPER ACREAGE AND FAIR CASH VALUE

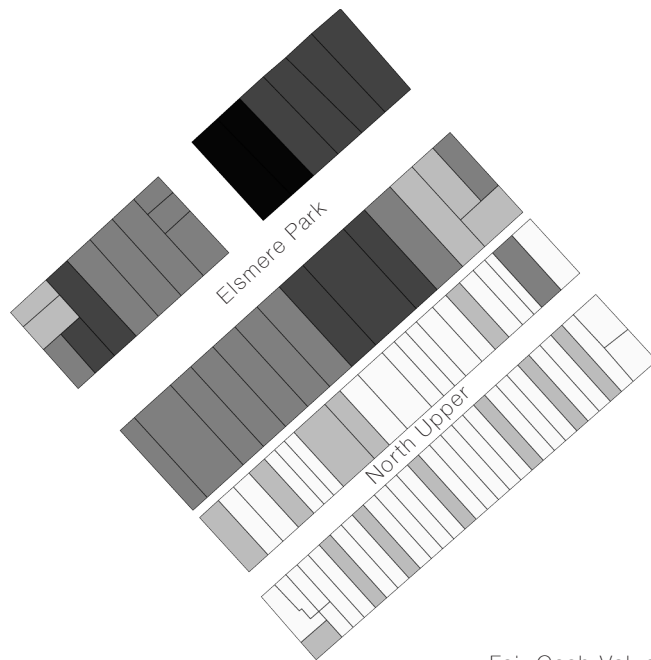
The spatial inequalities of Elsmere Park and North Upper Street are represented by parcel acreage size as well as the fair cash value of the properties in this area. There are 29 properties located on Elsmere Park and 49 on North Upper Street. The average parcel size on Elsmere Park is 0.1952 acres while the size is 0.0869 acres along North Upper Street. The average fair cash value of a property on Elsmere Park is \$224,838 versus \$37,218 on North Upper Street. Even with the close proximity of these two streets the parcel size and fair cash value show the distinct disparities of the area.

FAIR CASH VALUE





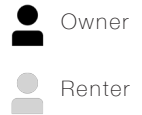
Parcel Acreage

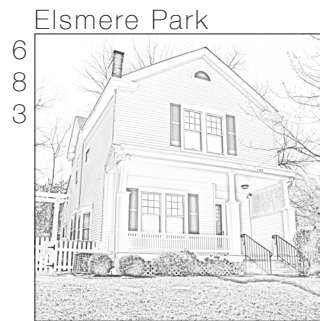


Fair Cash Value

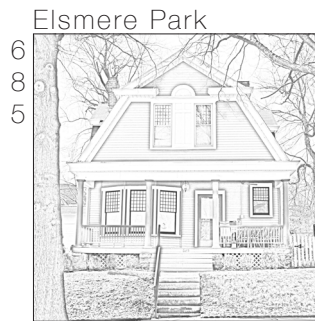
Blue Grass Trust Plaque Program

The following images depict the houses located on Elsmere Park and North Upper Street between Sixth and Seventh Streets. They demonstrate the juxtaposition of wealth and poverty existing between these two streets. Elsmere Park has 29 lots while Upper Street has 49. These inequalities are shown through the average fair cash value, average acre size, and the owner/renter percentage. Finally, the percentage of owners and renters on Elsmere Park is 93% owner while on North Upper it is 78% renter. Blue Grass Trust houses are represented in black and white while non Blue Grass Trust houses are shown as line drawings.

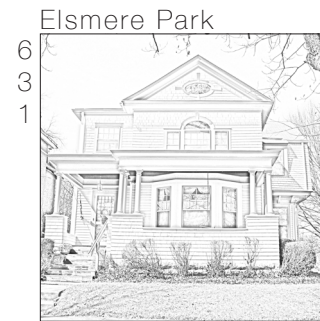




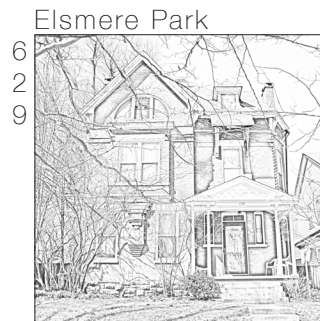
\$155,000
0.0551 acres



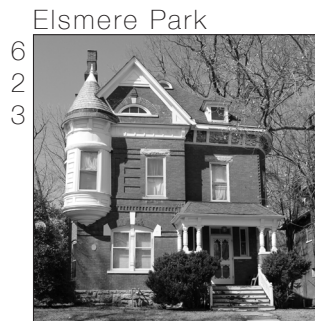

\$212,000
0.0716 acres



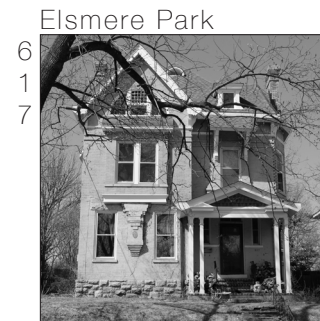

\$166,000
0.1212 acres




\$198,000
0.2124 acres



\$198,000
0.2124 acres



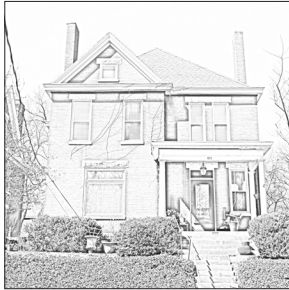
\$196,000
0.2124 acres



Blue Grass Trust Plaque Program

Elsmere Park

6
1
1



\$247,000
0.2124 acres



Elsmere Park

6
0
9



\$230,000
0.0951 acres



Elsmere Park

6
0
7



\$230,000
0.0919 acres



Elsmere Park

6
0
0

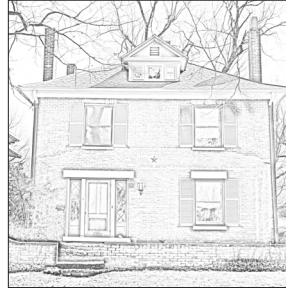


\$166,000
0.138 acres



Elsmere Park

6
0
8



\$170,000
0.3466 acres



Elsmere Park

6
1
2



\$205,000
0.1954 acres



Elsmere Park



\$205,000

0.2124 acres



Elsmere Park



\$205,000

0.2124 acres



Elsmere Park



\$196,000

0.1435 acres



Elsmere Park

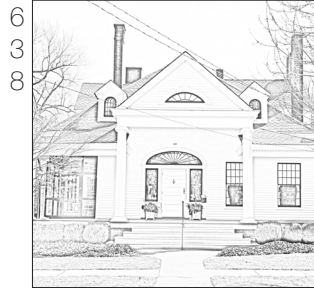


\$199,000

0.2124 acres



Elsmere Park

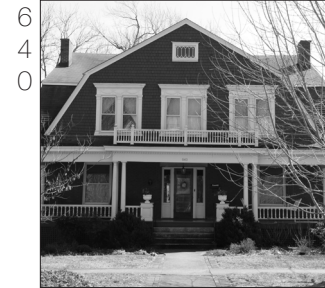


\$247,000

0.2293 acres



Elsmere Park



\$275,000

0.3886 acres



Blue Grass Trust Plaque Program

Elsmere Park

6
4
4



\$330,000
0.2017 acres



Elsmere Park

6
4
6

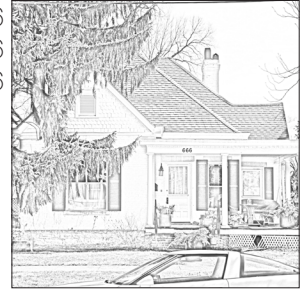


\$195,000
0.2455 acres



Elsmere Park

6
6
6

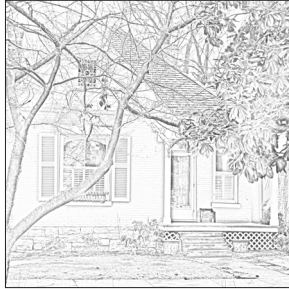


\$99,000
0.2124 acres



Elsmere Park

6
6
8



\$240,300
0.137 acres



Elsmere Park

6
7
4



\$130,000
0.1152 acres



Elsmere Park

6
7
3




\$245,000
0.2548 acres




6
6
7

Elsmere Park




\$390,000
0.2239 acres




6
6
3

Elsmere Park



\$245,000
0.2197 acres



6
5
7

Elsmere Park




\$250,000
0.2281 acres




6
5
1

Elsmere Park



\$367,000
0.2197 acres



6
4
5

Elsmere Park



\$329,000
0.2408 acres



6
0
1
/
6
0
3

Upper Street



\$60,000
0.1234 acres



Blue Grass Trust Plaque Program

Upper Street

6
0
5



\$35,000
0.0976 acres



Upper Street

6
0
7

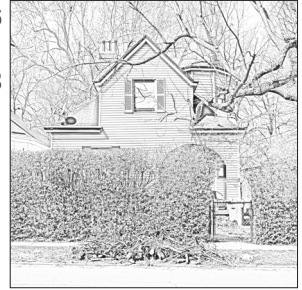


\$42,000
0.1004 acres



Upper Street

6
1
3



\$62,000
0.1004 acres



Upper Street

6
1
5



\$24,000
0.066 acres



Upper Street

6
1
7



\$14,000
0.0631 acres



Upper Street

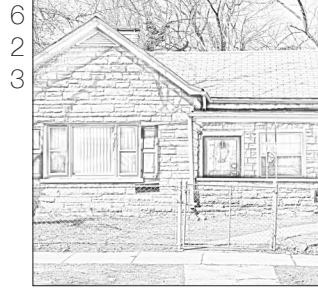
6
1
9



\$14,000
0.0631 acres



Upper Street



\$52,000

0.2009 acres



Upper Street



\$62,000

0.0976 acres



Upper Street

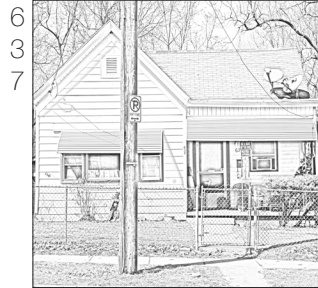


\$45,000

0.1148 acres



Upper Street

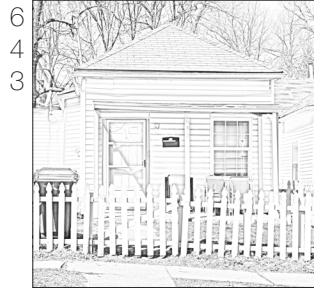


\$55,000

0.1578 acres



Upper Street

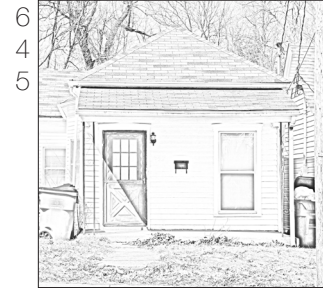


\$22,000

0.0775 acres



Upper Street



\$23,000

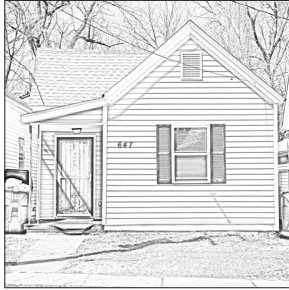
0.0717 acres



Blue Grass Trust Plaque Program

Upper Street

6
4
7

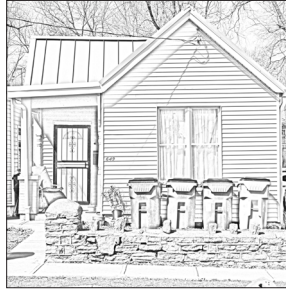


\$26,000
0.0861 acres



Upper Street

6
4
9

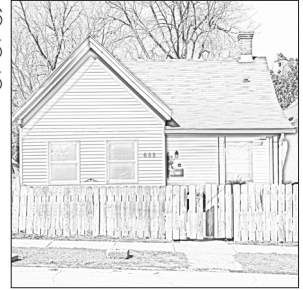


\$26,000
0.1047 acres



Upper Street

6
5
5



\$23,800
0.0861 acres



Upper Street

6
5
7



\$52,000
0.089 acres



Upper Street

6
6
1

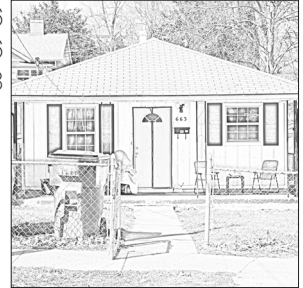


\$20,000
0.089 acres



Upper Street

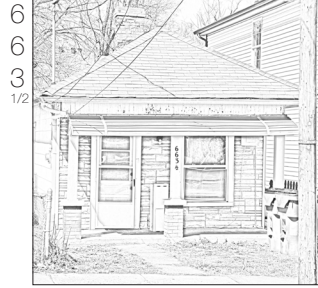
6
6
3



\$20,000
0.0857 acres



Upper Street



\$20,000

0.0482 acres



Upper Street



\$150,000

0.1185 acres



Upper Street

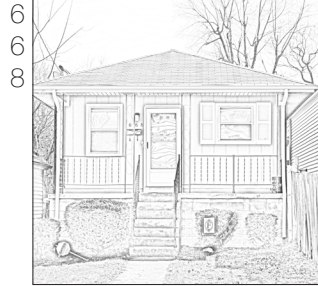


\$13,000

0.0275 acres



Upper Street



\$39,900

0.0895 acres



Upper Street



\$80,000

0.0861 acres



Upper Street



\$35,000

0.0861 acres



Blue Grass Trust Plaque Program

Upper Street

6
6
6
2



\$17,000
0.0861 acres



Upper Street

6
6
6
0



\$57,000
0.0861 acres



Upper Street

6
5
8



\$32,000
0.0861 acres



Upper Street

6
5
6



\$22,000
0.0861 acres



Upper Street

6
5
4



\$17,200
0.0861 acres



Upper Street

6
4
8



\$59,000
0.0861 acres



Upper Street



\$26,000

0.0861 acres



Upper Street

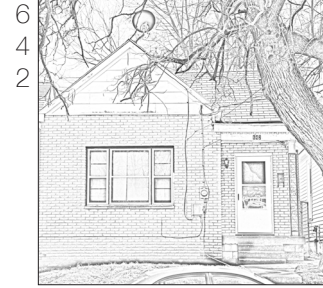


\$25,000

0.0862 acres



Upper Street

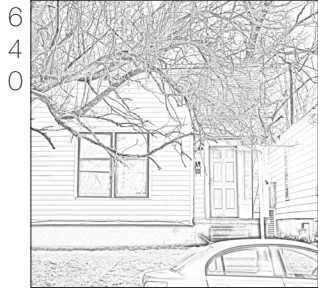


\$25,000

0.0861 acres



Upper Street

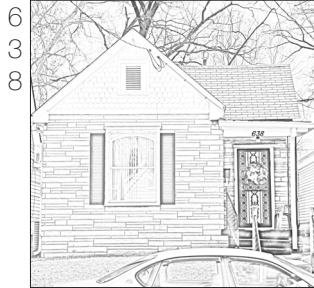


\$24,000

0.0861 acres



Upper Street

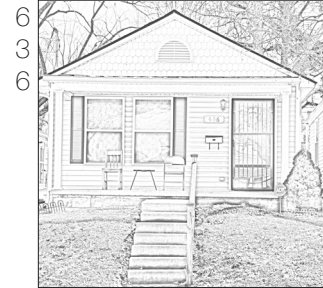


\$30,000

0.0861 acres



Upper Street



\$68,000

0.0861 acres



Blue Grass Trust Plaque Program

Upper Street



\$22,000
0.0861 acres



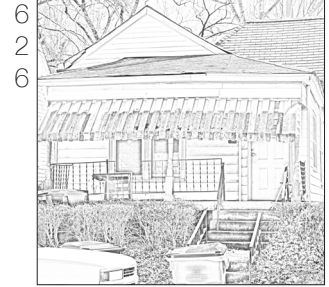
Upper Street



\$27,800
0.0861 acres



Upper Street



\$31,000
0.0861 acres



Upper Street



\$25,000
0.0861 acres



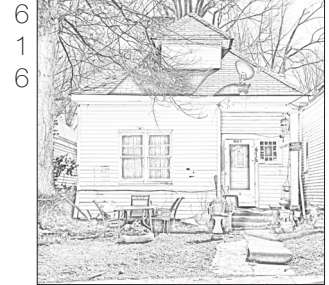
Upper Street



\$72,000
0.0466 acres



Upper Street



\$26,000
0.0832 acres



Upper Street

6
1
4



\$12,000
0.0832 acres



Upper Street

6
1
2

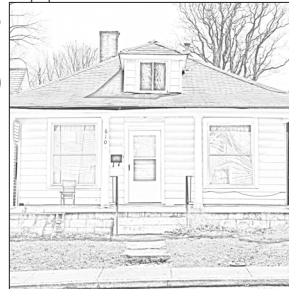


\$55,000
0.0832 acres




Upper Street

6
1
0



\$28,000
0.0832 acres



Upper Street

6
0
8



\$43,000
0.0832 acres



Upper Street

6
0
6



\$20,000
0.0476 acres



Upper Street

6
0
4



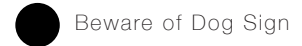
\$44,000
0.0476 acres



Blue Grass Trust Plaque Program

SOCIAL VALUE vs. FAIR CASH VALUE

Façade Dichotomy is an exploration of the social barriers that affect interaction between public and private space in the northeastern quadrant of Lexington, KY. The data that was surveyed and documented maps residential front porch presence, artwork, and beware of dog signs in Elsmere Park, on North Upper Street, and at the intersection of North Limestone and Loudon Avenues. These maps illustrate a contradiction in property facades within the study area. Social Value is used to represent the amount of communal interaction that is observed in the sector or that is encouraged by building facades. Social value also suggests a high level of permeability between public and private space. This value was qualitatively calculated by examining the presence of artwork and porches. Artwork suggests more permeability between public and private space and a higher social value. "Beware of dog" signs are used to cloud permeability between public and private space in sectors that have a fair social value. These signs are a way of claiming and projecting private ownership. Fair cash value is the value of the property if sold in an open and free market that represents the monetary value of a parcel in this neighborhood.

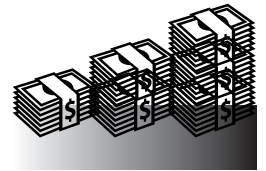




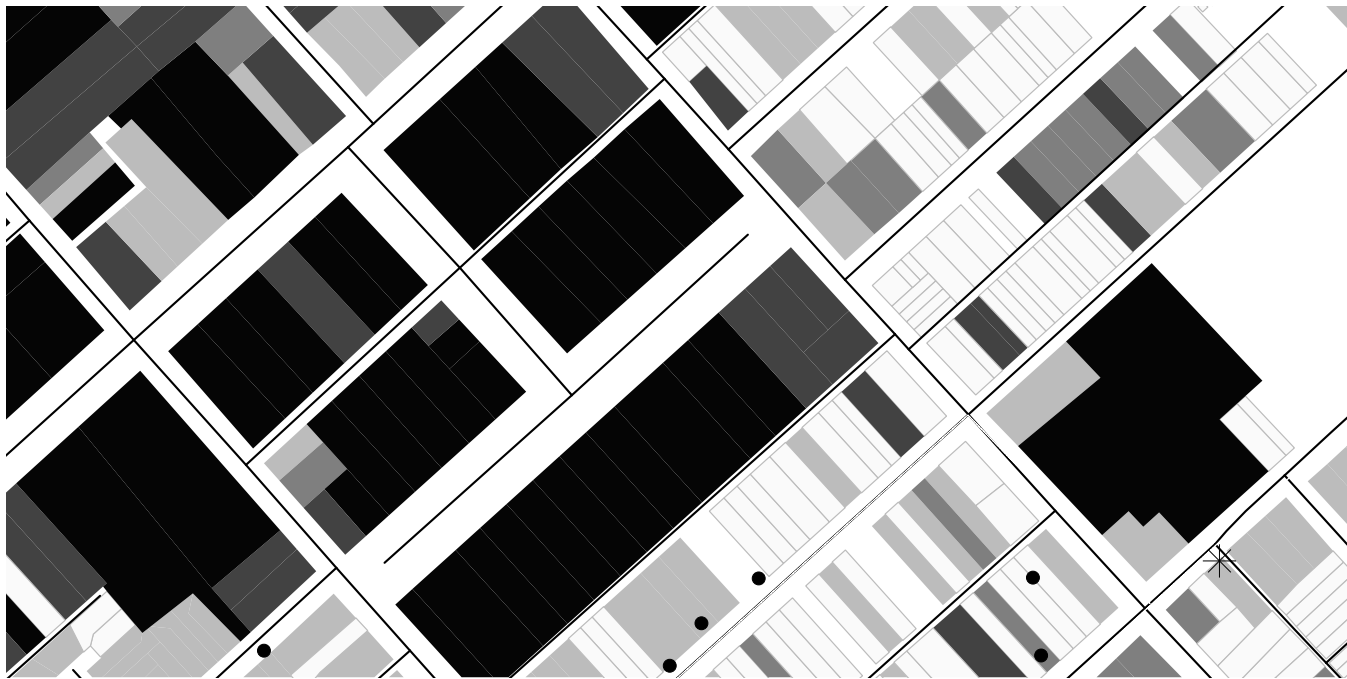
Facade Dichotomy

ELSMERE PARK SECTOR

This sector features homes with quite high Fair Cash Value but a very low Social Value. Homes here are much more disconnected from the public sphere as they are situated higher than street level and feature ostentatious facades. There is very little interaction between public and private space.



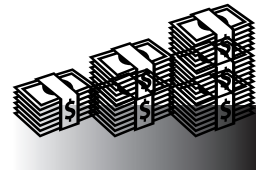
FAIR CASH VALUE



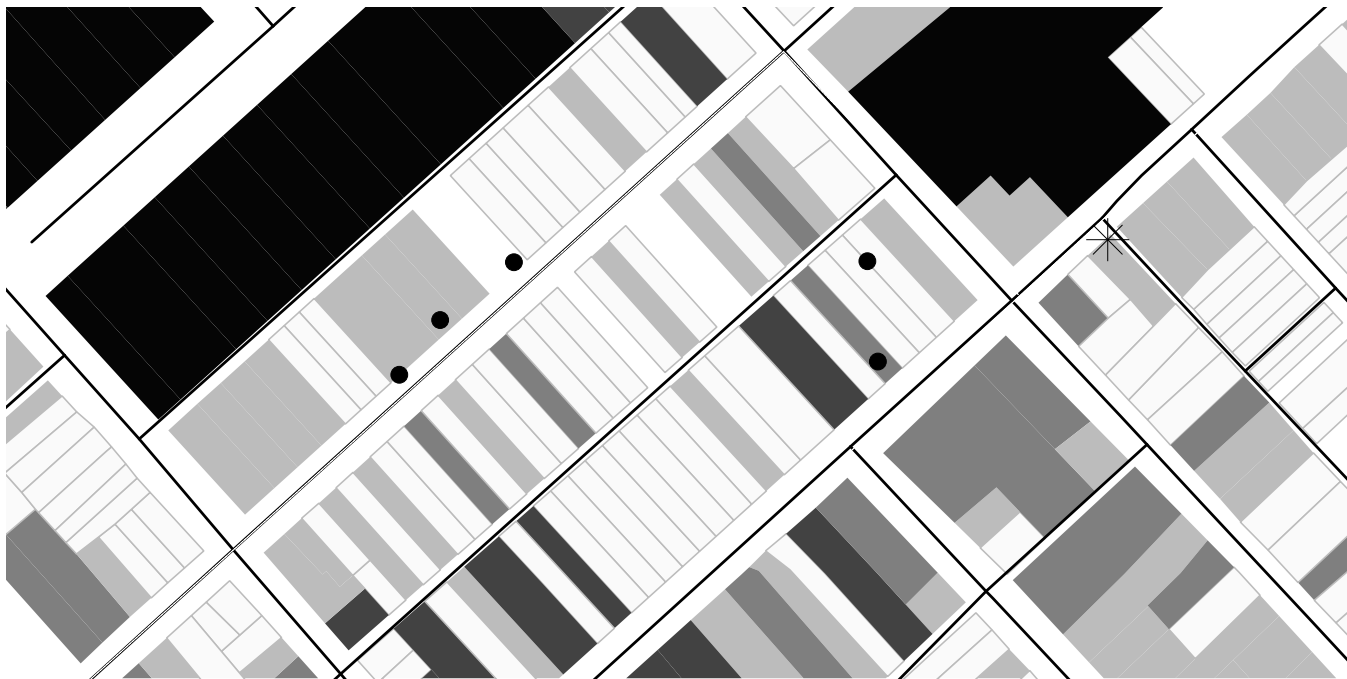
Facade Dichotomy

NORTH UPPER STREET SECTOR

This sector features homes with lower Fair Cash Values but also an area of fair Social Value. The “Beware of Dog” signs are this sector's way of clouding permeability between public and private space. There is quite a bit of interaction between public and private space in the sense that there is much interaction between people on sidewalks and front porches.



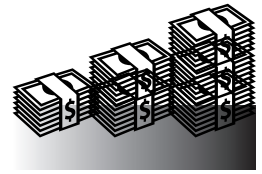
FAIR CASH VALUE



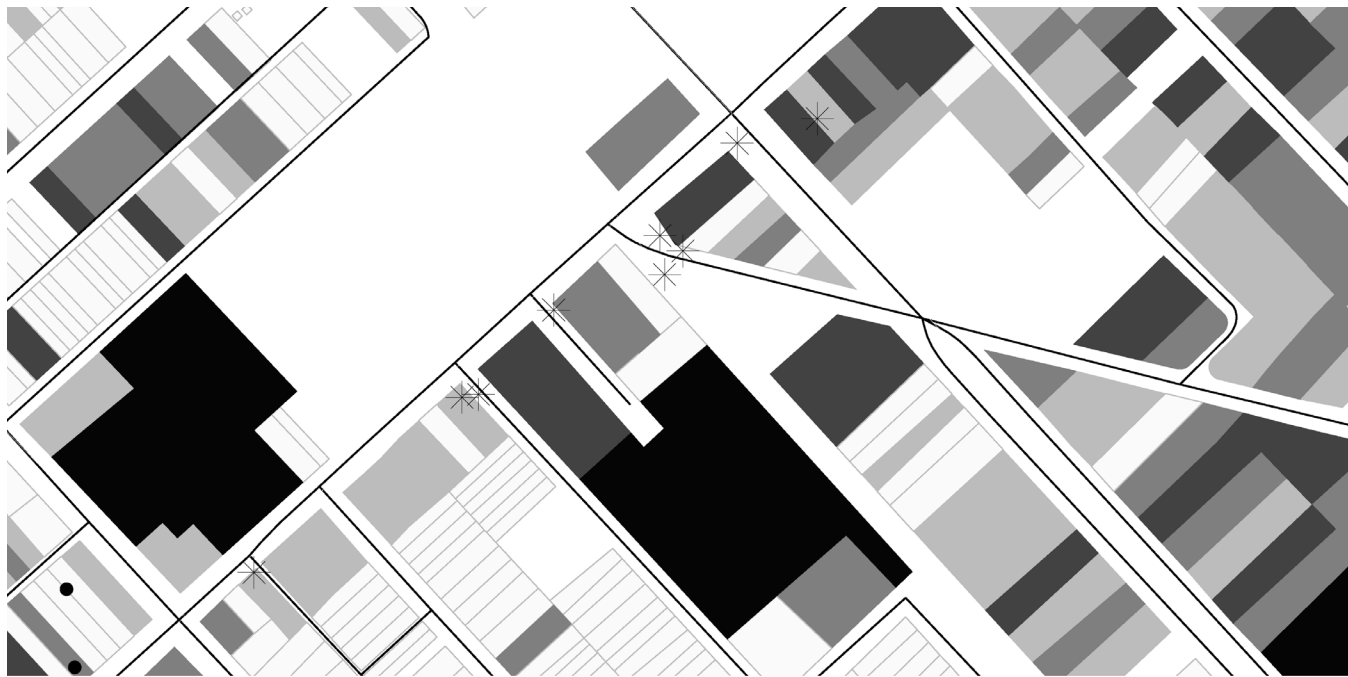
Facade Dichotomy

NORTH LIMESTONE SECTOR

This sector is mainly commercial but the few homes there have an average Fair Cash Value. Artwork in this sector is seen as an engagement in sociability. The Social Value is quite high due to the high level of permeability between public and private space.



FAIR CASH VALUE



Facade Dichotomy

Bunge, William. 1971. Fitzgerald: Geography of a Revolution. Cambridge, MA: Schenkman Pub. Co.

Preston, Bryan, and Matthew W. Wilson. 2014. "Practicing GIS as mixed-method: affordances and limitations in an urban gardening study." *Annals of the Association of American Geographers* 104 (3):510-529.

Wood, Denis. 2010. *Everything Sings: Maps for a Narrative Atlas*. Los Angeles: Siglio.

Stone, Michael E. *Shelter Poverty: New Ideas on Housing Affordability*. Philadelphia: Temple University Press, 1993.

For data source inquiry please contact matthew.w.wilson@uky.edu

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