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CREATING COMMUNITY

{CP}
CooperPlanning

EPR

Public Forum #2

Concept Alternatives Review

November 13th, 2012



Lexington Downtown Enhancement Plan



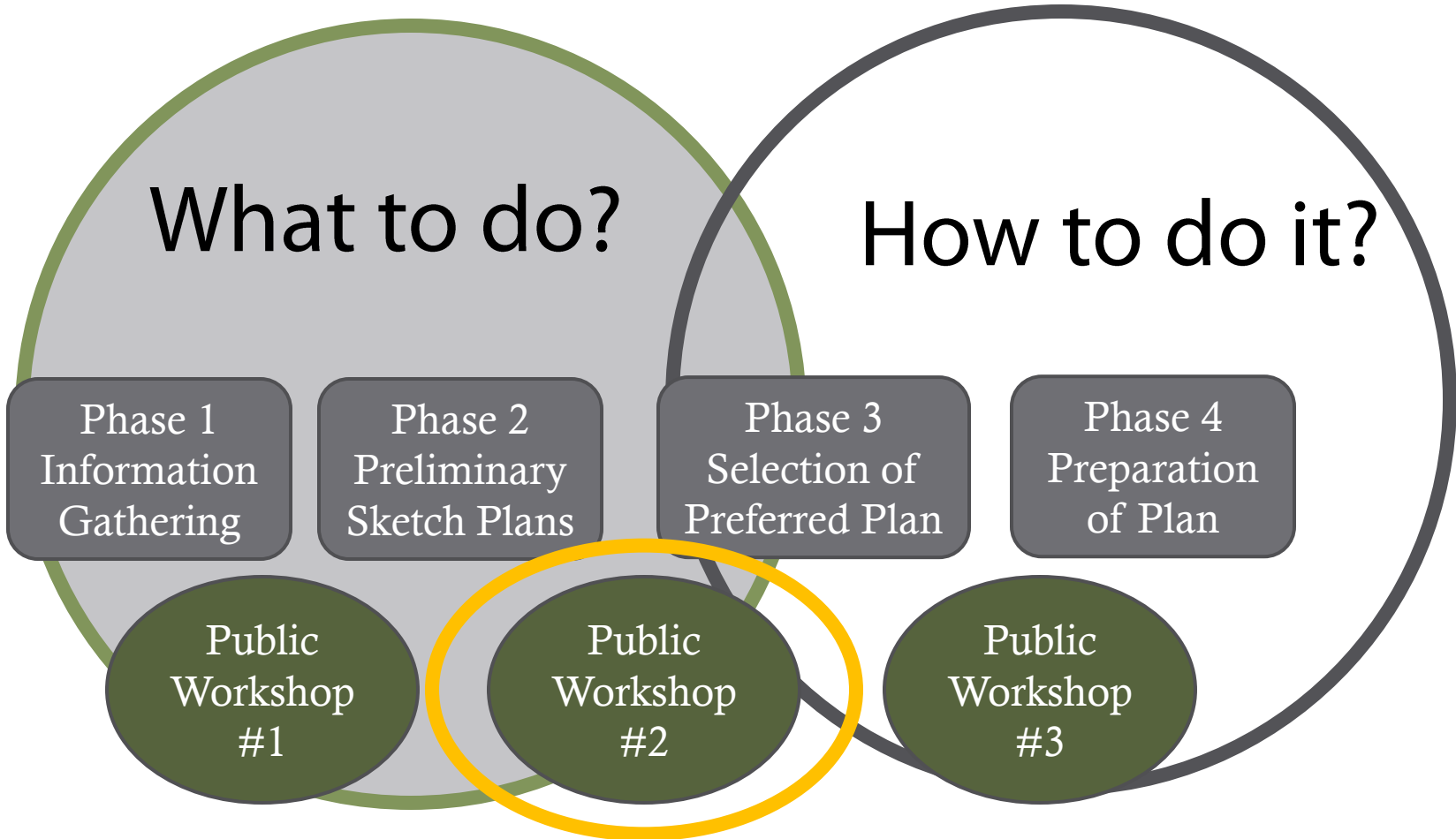
Project Goals:

“Create a more attractive, vibrant, walkable, bikeable Downtown to which local residents, students, visitors, shopkeepers and business people are attracted.”

Improve: Safety, Function & Aesthetics

Product: Creation of a *Concept Level* Masterplan for Enhancements to the Downtown Study Area

Conceptual Enhancement Plan Approach



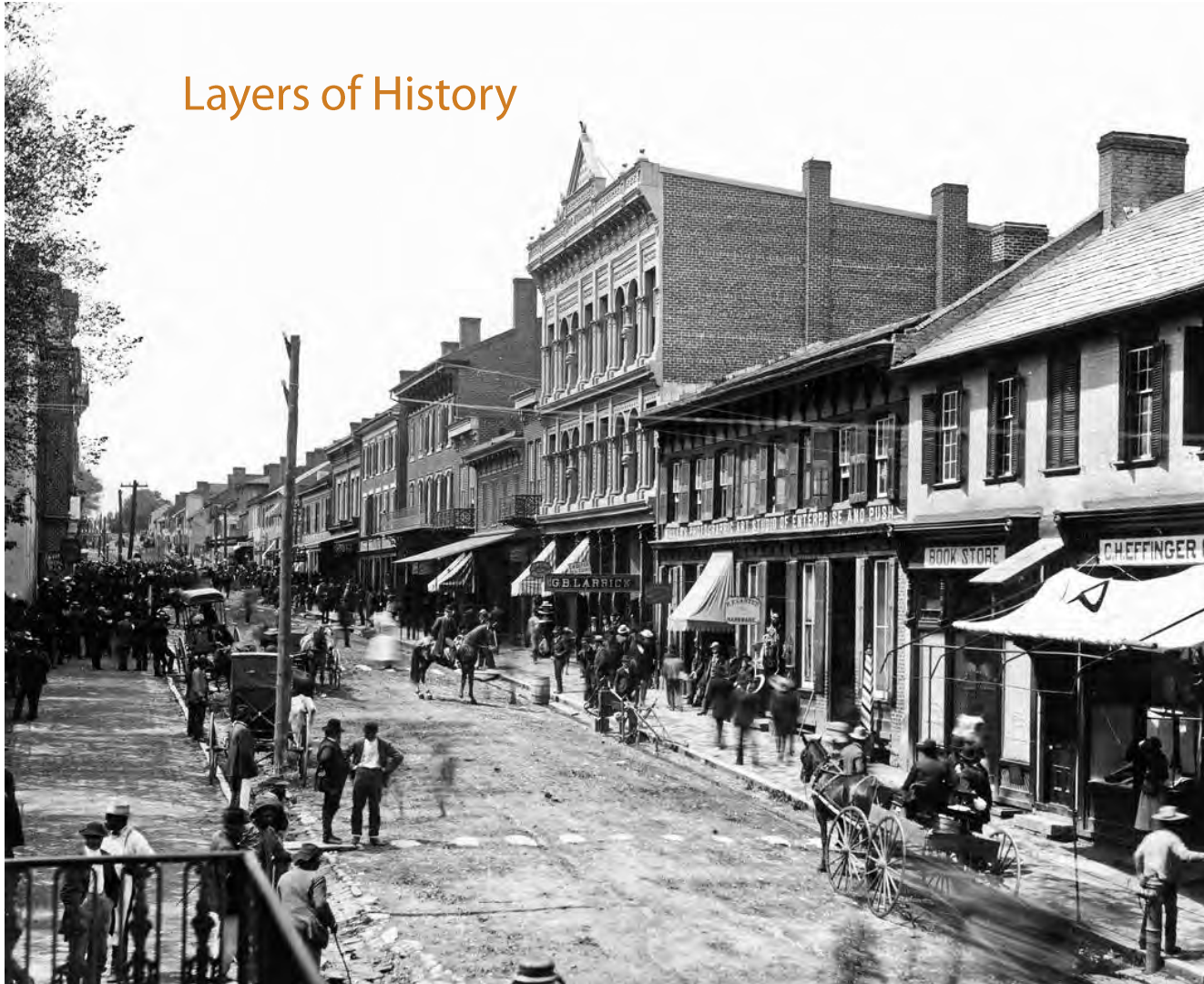
Phase 1: Information Gathering

The Lexington Downtown Enhancement Plan is based on:

- Existing Conditions
- Established Community Goals/Vision
- Community Feedback
- Professional Design & Analysis

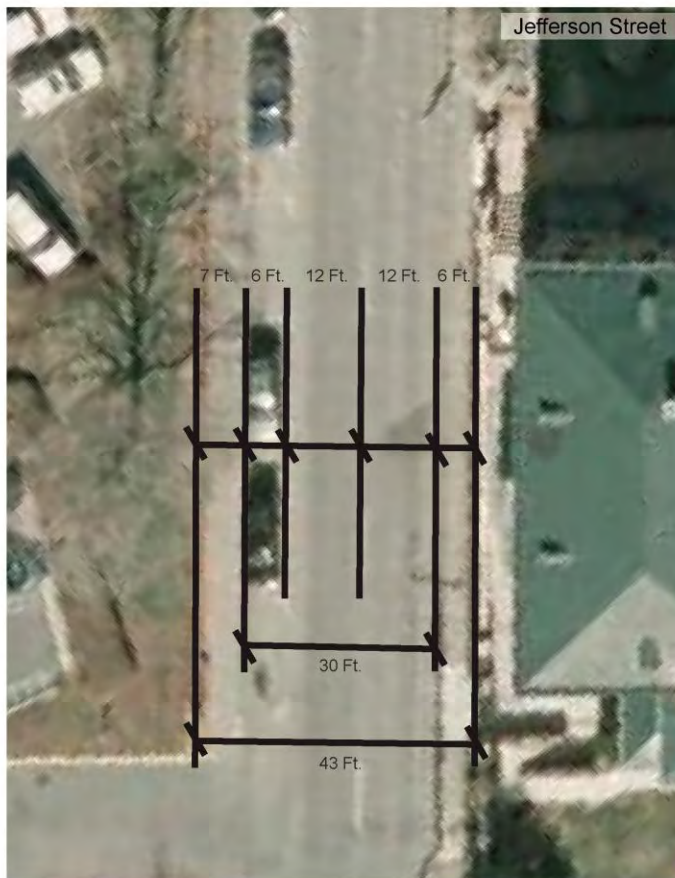
Existing Conditions

Layers of History



Existing Conditions

Constrained Streetscape



Community Feedback

- Importance of Historic Preservation
 - ▣ No cookie cutter solutions
 - ▣ Stay true to historical identity
 - ▣ Many layers of History
- Create More People Spaces
 - ▣ Parklets & New People Spaces
 - ▣ Add seating and amenities to existing people places
 - ▣ Add/ Improve outdoor business environment
- Improve the Pedestrian & Bike Experience
 - ▣ Wider sidewalks/ Less Obstacles
 - ▣ Mid-block Street Crossing
 - ▣ Underground Utilities

Community Feedback

- 'Green' the Downtown
 - ▣ Provide more landscaping
 - ▣ Create shade through street trees
- **Wayfinding**
 - ▣ Better & simplified signage
 - ▣ Improve Northern Entrance & Gateways to Downtown
 - ▣ Create connections between area attractions
 - ▣ Add Information Kiosks Downtown
- **Parking**
 - ▣ Improve signage to parking lots and garage
 - ▣ Loading zones & 10-minute parking spaces
 - ▣ Potential for New Garage

Community Feedback

- Streets
 - ▣ Maintain two lanes of traffic
 - ▣ Add bike lanes or sharrows
 - ▣ Explore Option of two-way traffic on South Main Street
- Visitor Center
 - ▣ Poor Location & Topographic Challenges
 - ▣ Move to Core Location
- Physical Improvements should be paired with a focus on:
 - ▣ Creation of More Housing Downtown
 - ▣ Activities & Programming
 - ▣ Economy & Tourism
 - ▣ Enforcement of Property Maintenance

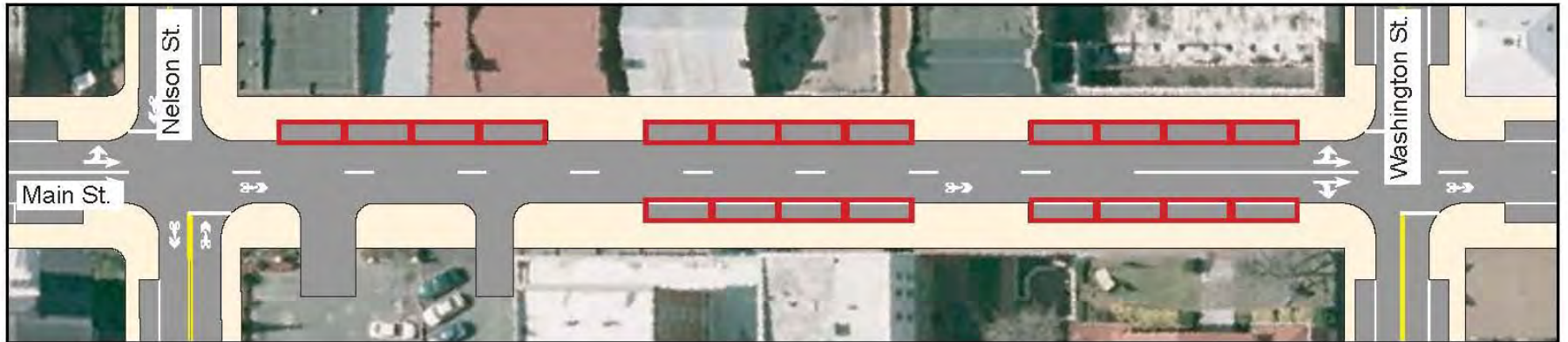
Parking Concept Diagram

(Example: Main St. between Nelson St. & Washington St.)



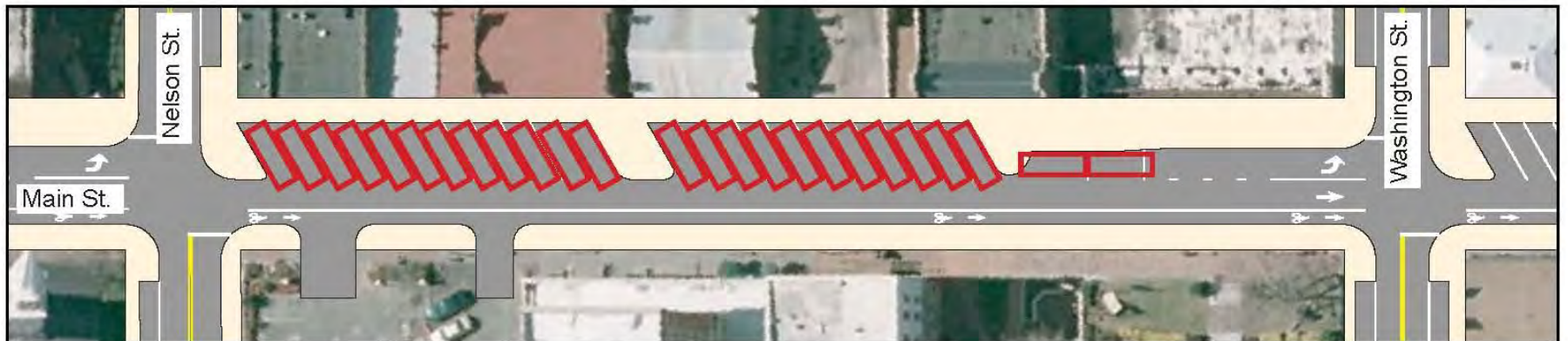
Existing Parking Condition

Parking Spaces: 23



Parallel Parking Concept

Parking Spaces: 20

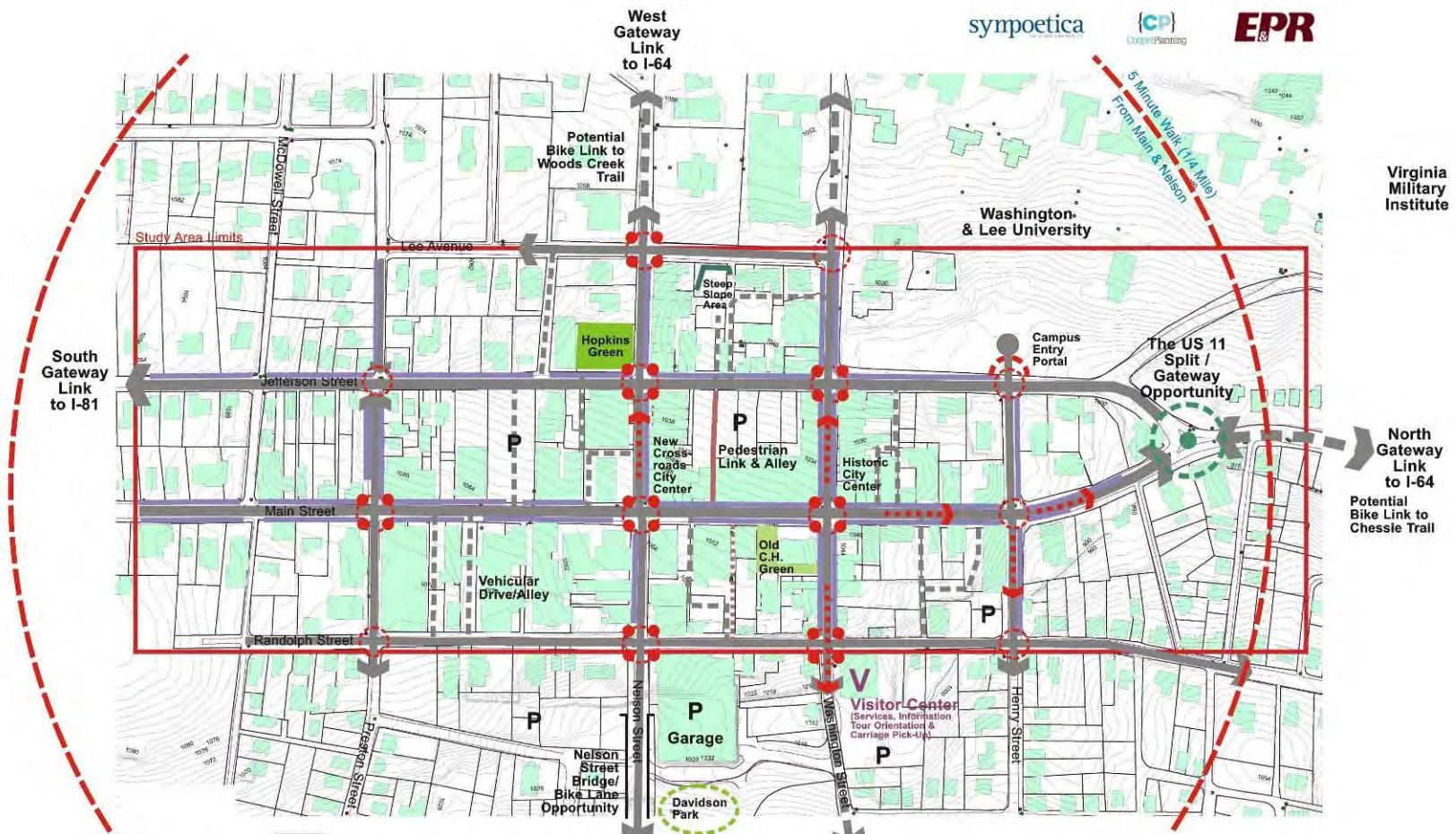


Diagonal Parking Concept

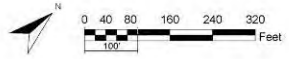
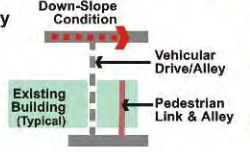
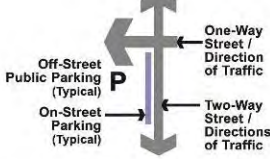
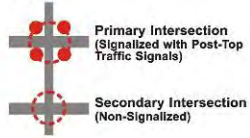
Parking Spaces: 25

Existing Conditions Framework

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Key:



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Lexington Downtown Plan

Vehicular / Pedestrian / Visual / Activity
 Existing Conditions / Key Framework Elements

Pedestrian Environment



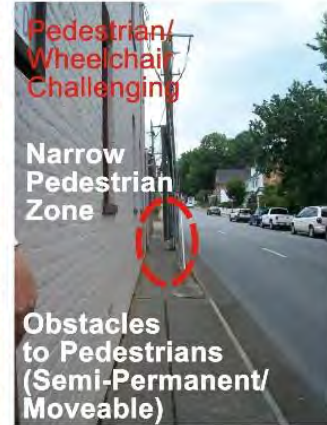
Main Street



Main Street



Washington Street



Jefferson Street



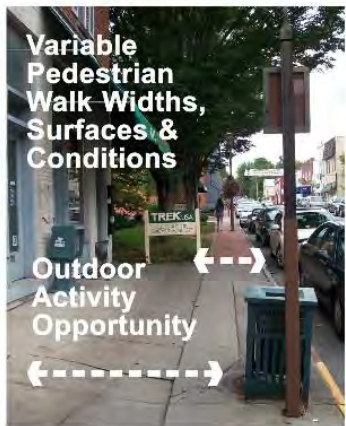
Main Street



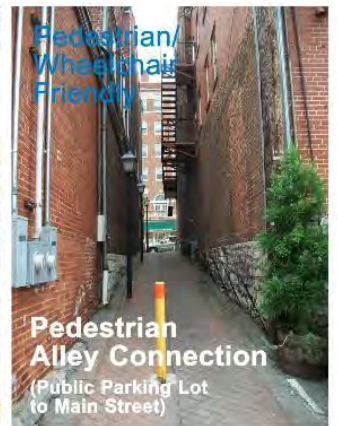
Jefferson Street



Main Street



Main Street



Main Street

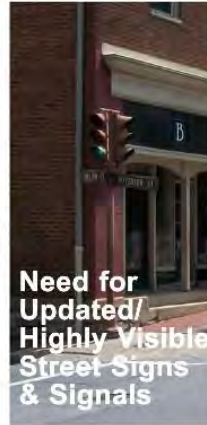
Vehicular Environment



Main Street



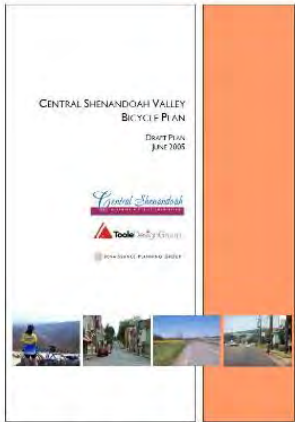
Nelson Street



Washington Street



Randolph to Main



Regional Bicycle Plan



Washington Street



Main Street



Jefferson Street

Visual Environment



Main Street



Main Street



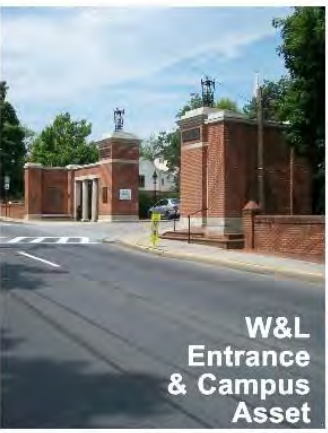
Main Street



Washington Street



Main Street



Jefferson Street



Jefferson Street



Main Street



Washington Street

Activity Environment



Washington Street



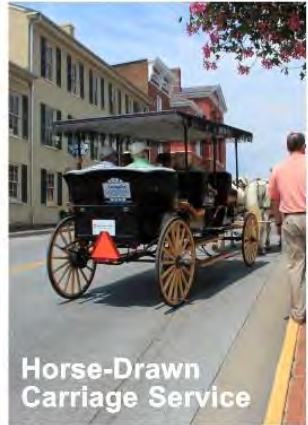
Main Street



Main Street



Main Street



Washington Street



Jefferson Street



Main Street



Main Street



Main Street



Main Street



**Main Street
Outdoor Activity Enhancement Bulb-out**



Barry Carpenter / Sympoetica 2012 ©

*Main Street
Mobility Enhancement Bulb-out*



*Main Street
Special Intersection Treatment*



Old Courthouse Courtyard
Visitor Seating/Shelter/Conveniences



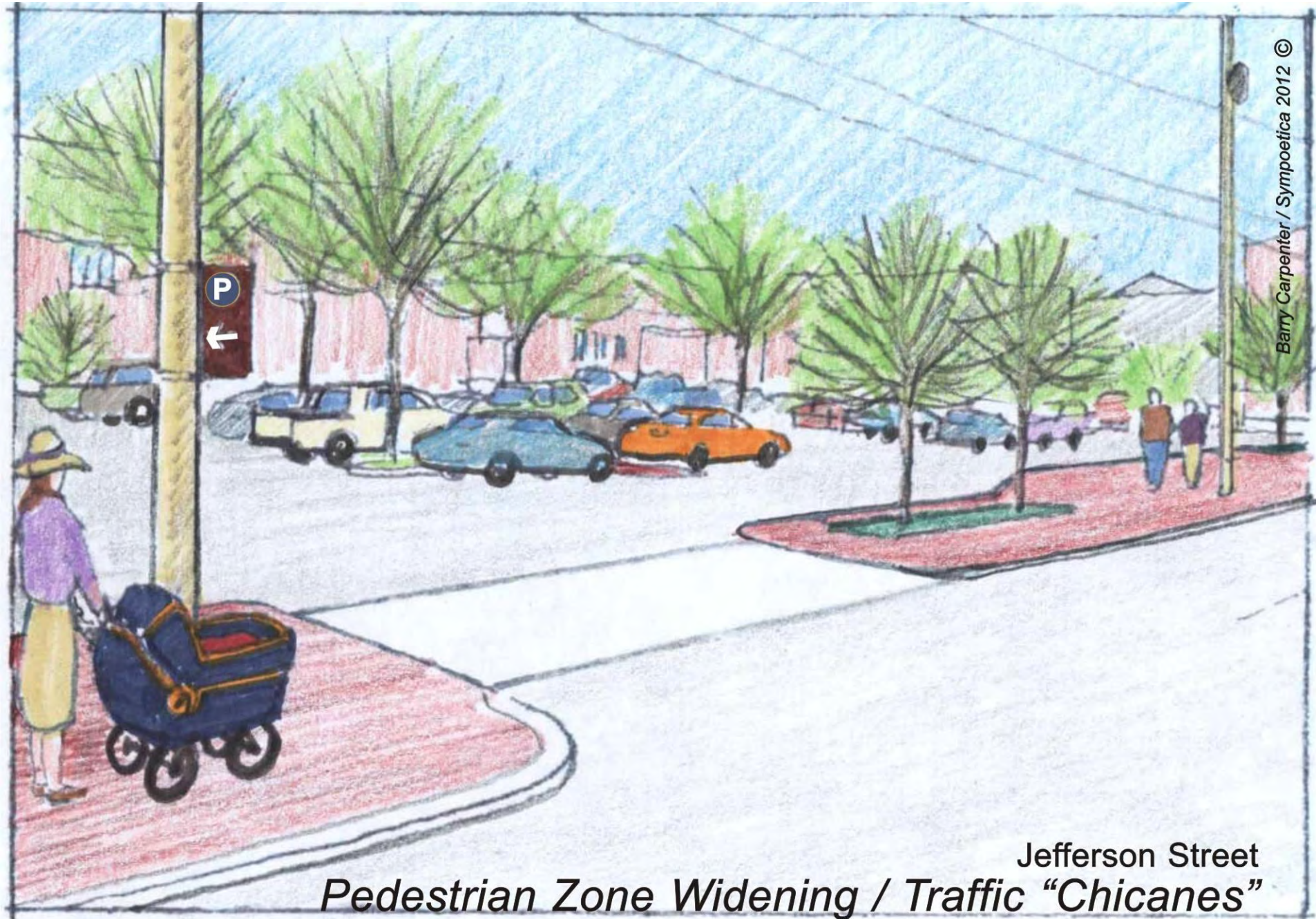
New Nelson Street Bridge
Downtown Gateway Placemaking Opportunity



**Main & Nelson Streets
Downtown Gateway Placemaking Opportunity**



*US Route 11 Split
Downtown Gateway Placemaking Opportunity*



Barry Carpenter / Sympoetica 2012 ©

Jefferson Street
Pedestrian Zone Widening / Traffic "Chicanes"

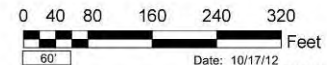
Alternative A



Lexington Downtown Plan

Washington St Gateway / Historic City Center

Alternative Sketch Plan **A**

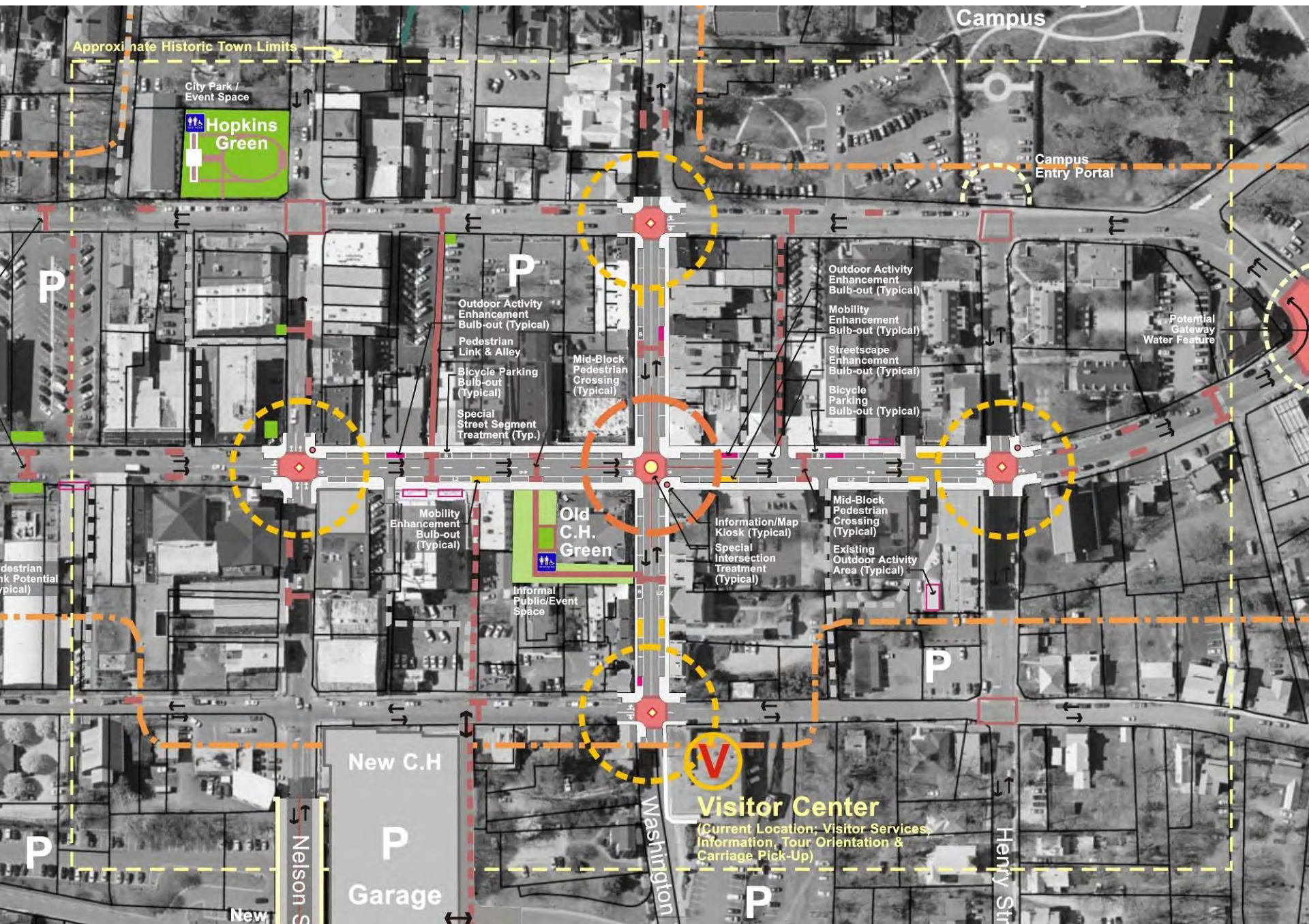


Note: This Alternative Sketch Plan illustrates an array of possible plan and program elements, which when selectively combined with elements from the other alternative sketch plans, can form a preferred downtown plan and program.

Date: 10/17/12
10/29/12 Revision

City of Lexington, Virginia

Alternative A / Detail



Alternative B

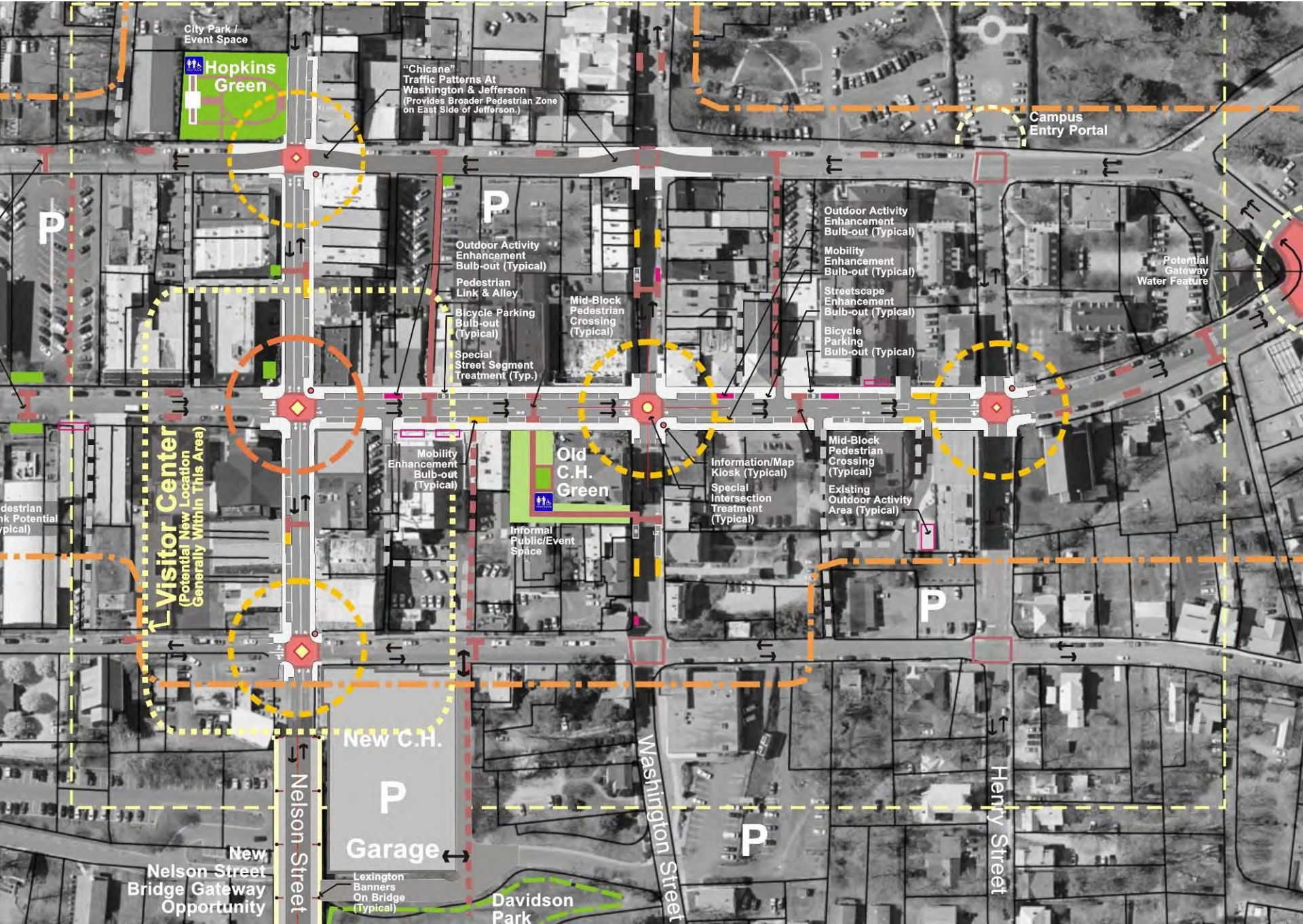


Lexington Downtown Plan

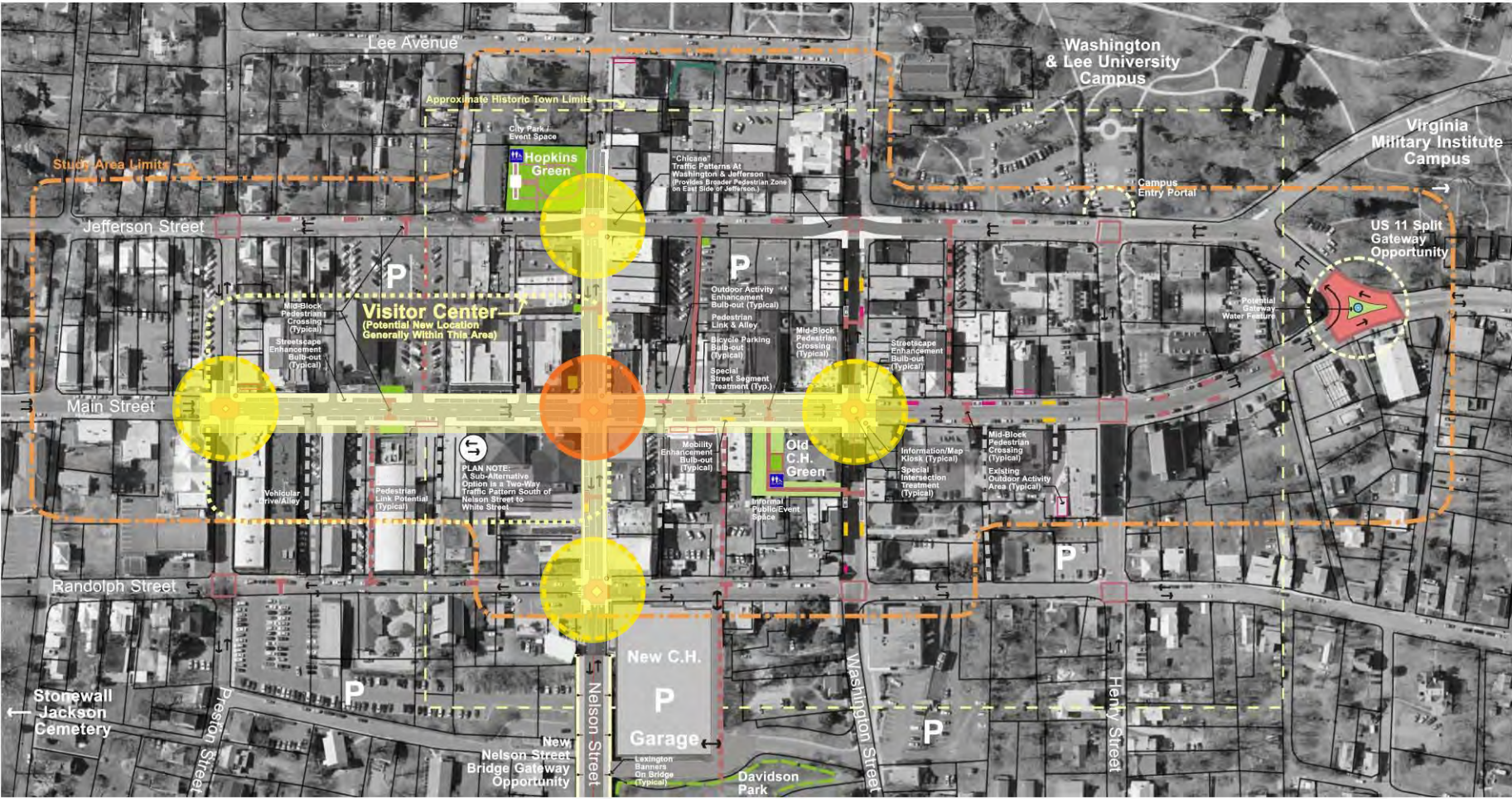
New Nelson St Gateway / Historic Main Core

Alternative Sketch Plan **B**

Alternative B / Detail



Alternative C



Lexington Downtown Plan

New Nelson St Gateway / Expanded Main St Corridor

Alternative Sketch Plan C



Note: This Alternative Sketch Plan illustrates an array of possible plan and program elements, which when selectively combined with elements from the other alternative sketch plans, can form a preferred downtown plan and program.

Date: 10/17/12
10/29/12 Revision

City of Lexington, Virginia

Alternative C / Detail

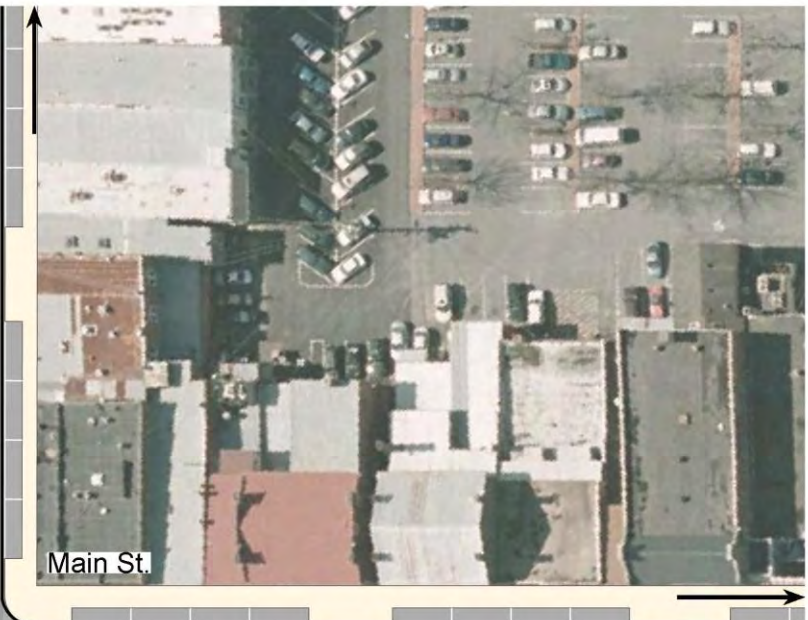




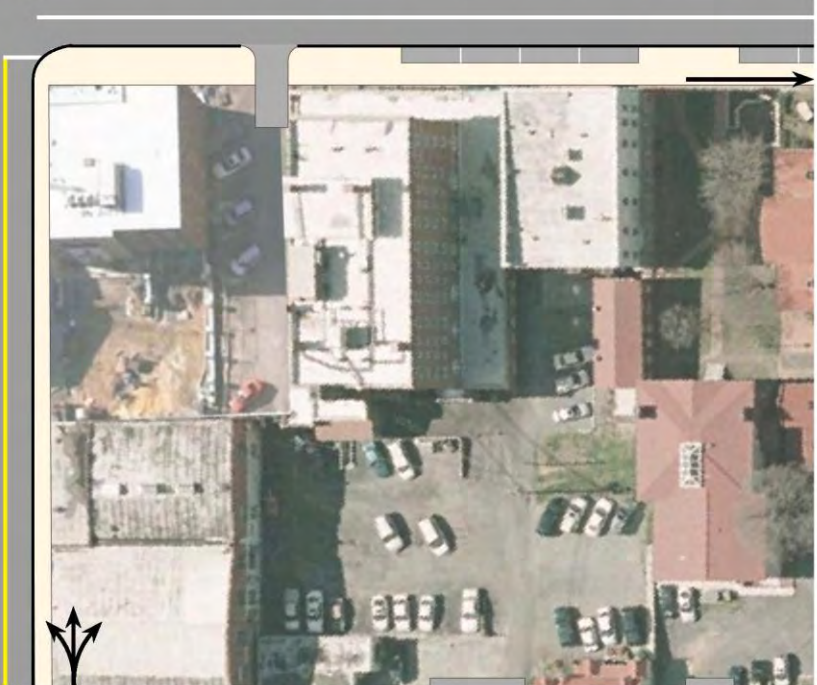
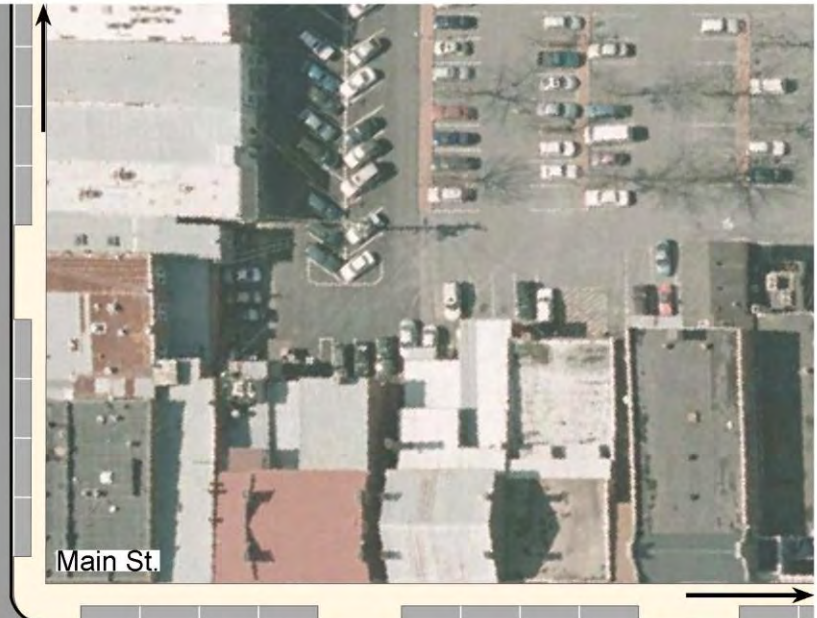
MAIN & NELSON: EXISTING CONDITIONS / ALT SKETCH PLAN C



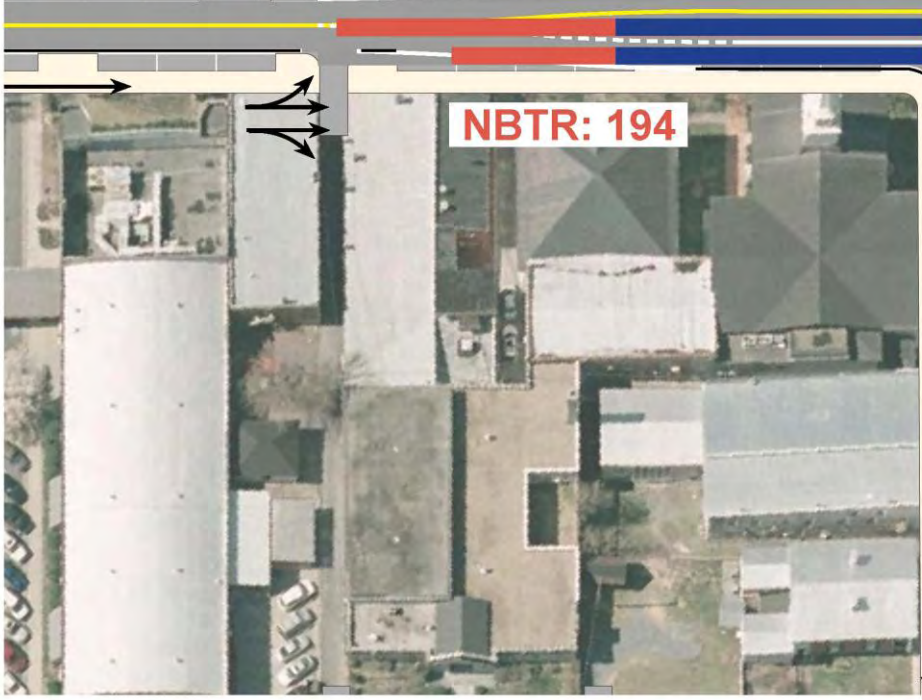
MAIN & NELSON: SUB-ALTERNATIVE OPTION 1A (2-WAY, MAIN ST SOUTH OF NELSON)



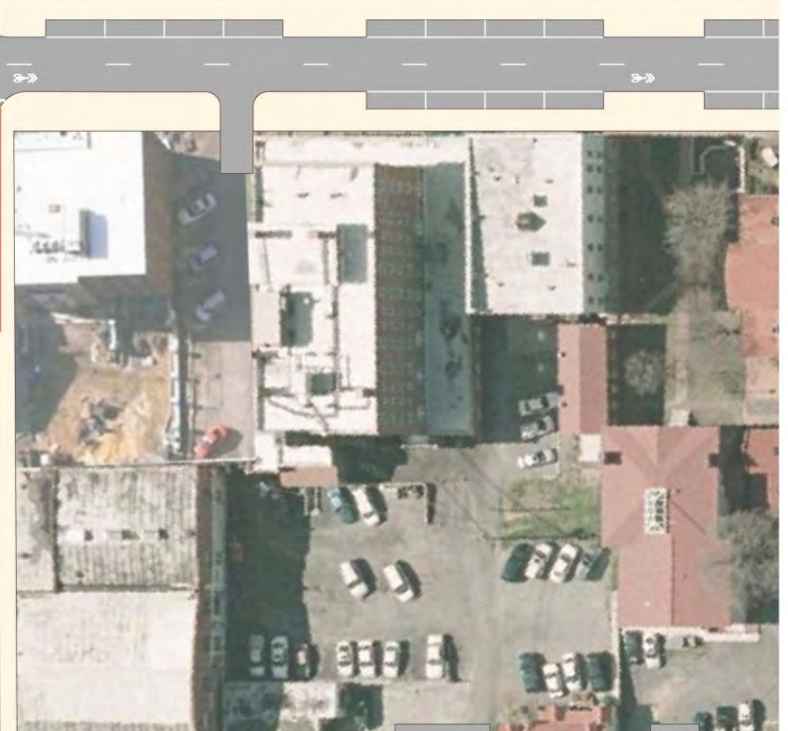
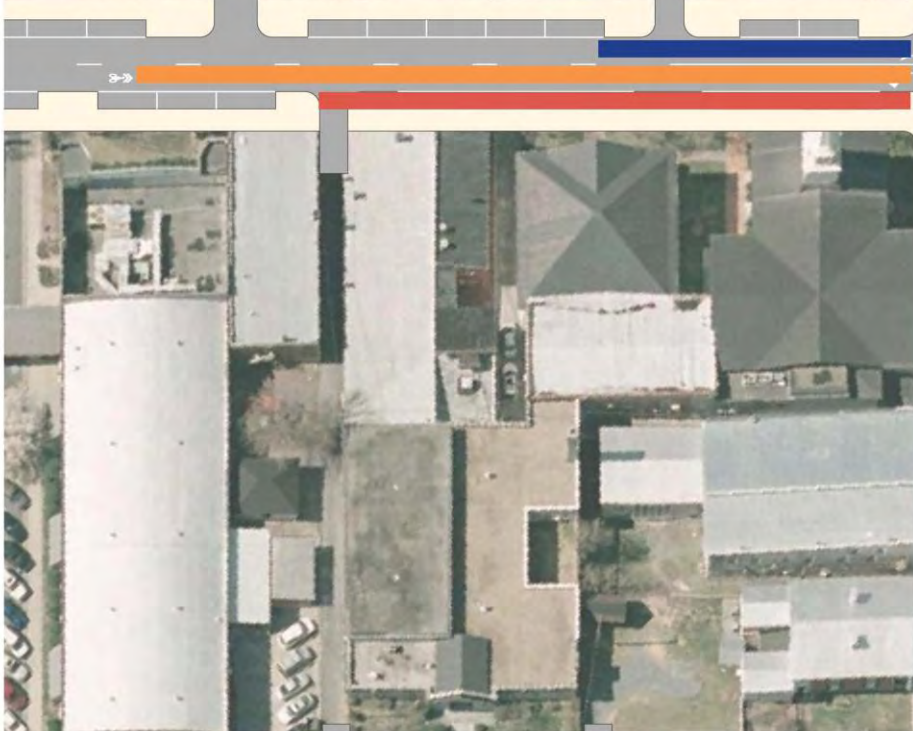
MAIN & NELSON: ALT SKETCH PLAN C / SUB-ALTERNATIVE OPTION 1A (2-WAY, MAIN ST SOUTH OF NELSON)



MAIN & NELSON: SUB-ALTERNATIVE OPTION 1B (2-WAY, W/ SEPARATED TURN LANE)



MAIN & NELSON: ALT SKETCH PLAN C / SUB-ALTERNATIVE OPTION 1B (2-WAY, W/ SEPARATED TURN LANE)



MAIN & NELSON: **EXISTING CONDITIONS** vs. **SUB-ALTERNATIVE OPTION 1A** vs. **SUB-ALTERNATIVE OPTION 1B**

Design Your Downtown

Small Group Concept Plan Review

- ▣ 4 Stations
- ▣ 3 Plans, Illustrative Sketches, Traffic Analysis
- ▣ Total Time: 1 hour
- ▣ Matrix Handout
- ▣ Report Out: First Impressions
- ▣ ** Don't forget to leave your handouts with us!**

Next Steps

- Concept Plans and Public Forum Information to be posted on City Website

<http://www.lexingtonva.gov/>

- Send in any additional comments or feedback by November 30th, 2012

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