

WELCOME TO THE WINCHESTER ROAD CORRIDOR STUDY OPEN HOUSE

Welcome! This meeting is an open house - there is no formal presentation.

You can explore the **slide show** and **presentation boards** at your own pace.

Please feel free to **ask questions** and **provide feedback!**

Isaac Burns Murphy Memorial Art Garden

Scan this QR code to learn more about this study



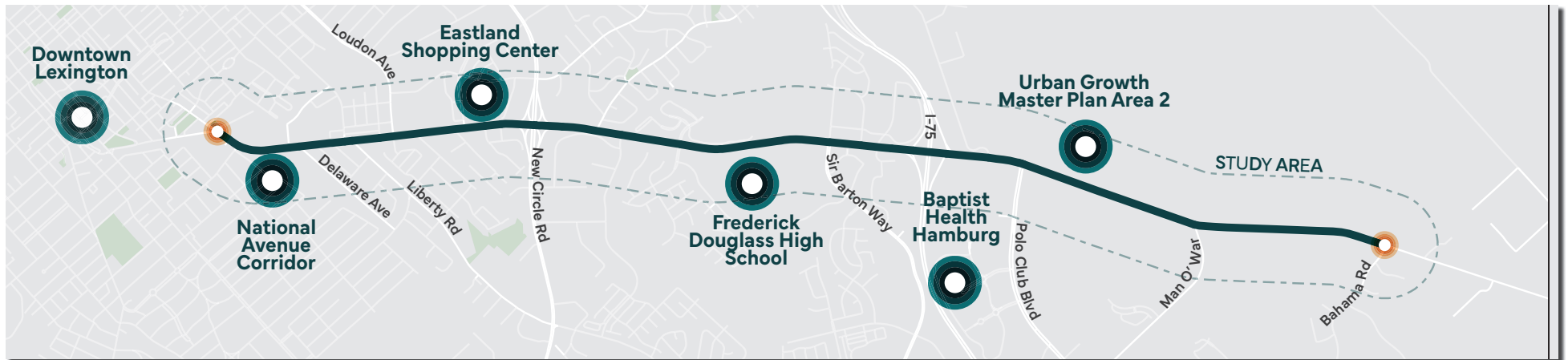
wspengages.com/winchesterroad

ABOUT THE STUDY



This study will create a shared vision for how Winchester Road should change over time to best support the Lexington community. Because Winchester Road is an essential corridor in the city, it's important to coordinate new development and future transportation projects to make the corridor safer and more attractive. Ultimately, the study will help transform how the corridor functions for people who use it every day.

STUDY AREA



STUDY PRIORITIES

This effort helps align future transportation and land use decisions with community goals by:

- ◆ Addressing **rapid growth**
- ◆ Responding to **safety** challenges
- ◆ Improving **user experiences**
- ◆ Establishing a **shared vision**

STUDY FOCUS



Existing Conditions



Mobility and Safety



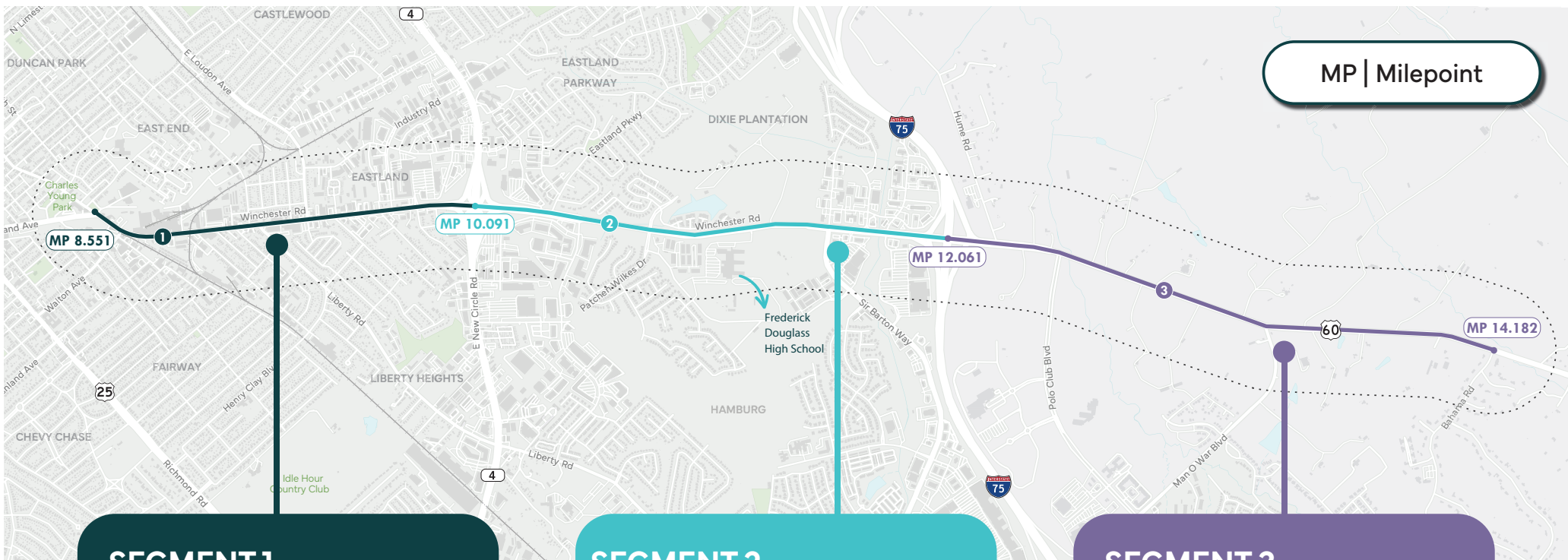
Future Growth and Development

PROJECT PHASING



STUDY AREA

MP | Milepoint



SEGMENT 1

Midland Avenue & Third Street
to New Circle Road



SEGMENT 2

New Circle Road to I-75



SEGMENT 3

I-75 to Bahama Road



SEGMENT 1

MIDLAND AVENUE/EAST 3RD STREET TO NEW CIRCLE ROAD

Segment 1 has a **mix of commercial, industrial, and residential land uses** with opportunities for reinvestment of existing development. Walking and biking are possible, but the environment is uncomfortable and **infrastructure connections are incomplete**.



The J.M. Smucker Company Factory
(JIF Plant)



PULP! Vintage



Eastland Shopping Center

We welcome your feedback and encourage you to participate in the mapping activity and fill out a comment card!

WHAT IS A CATALYST SITE?

Catalyst Site = Area where future private and public funds can support local businesses.

This study WILL:



Explore possibilities for three sites selected by the planning team.



Share ideas to make the area look better, the road safer, and development more successful.

This study WILL NOT:



NOT Force property owners to redevelop their property.



NOT change the permitted use or zone.



NOT change your property rights or what you're allowed to do.

Three Catalyst Sites:

- » Site 1: Winchester Road between Liberty Avenue and Brown Avenue.
- » Site 2: NW corner of Winchester Road and New Circle Road.
- » Site 3: NE corner of Winchester Road and Polo Club Boulevard.



Catalyst Site 1:

Winchester Road between Liberty Avenue and Brown Avenue.



Catalyst Site 2:

NW corner of Winchester Road and New Circle Road.



Catalyst Site 3:

NE corner of Winchester Road and Polo Club Boulevard.



TRANSPORTATION CONCEPTS

SEGMENT PRIORITIES

- 1 Make walking safer, easier, and more comfortable
- 2 Reduce traffic speeds to 35 miles per hour
- 3 Improve connections across Winchester Road for pedestrians, cyclists, and drivers

SEGMENT CHALLENGES

- 1 Balancing medium volume traffic with creating a more walkable street
- 2 Above-ground utilities, including traffic signal poles, can limit pedestrian space and increase project costs if relocation is required



TOOLBOX

Consider what improvements might make your experience better on Winchester Road!



Protected Bike Lanes



Path Connectivity



Planted Median



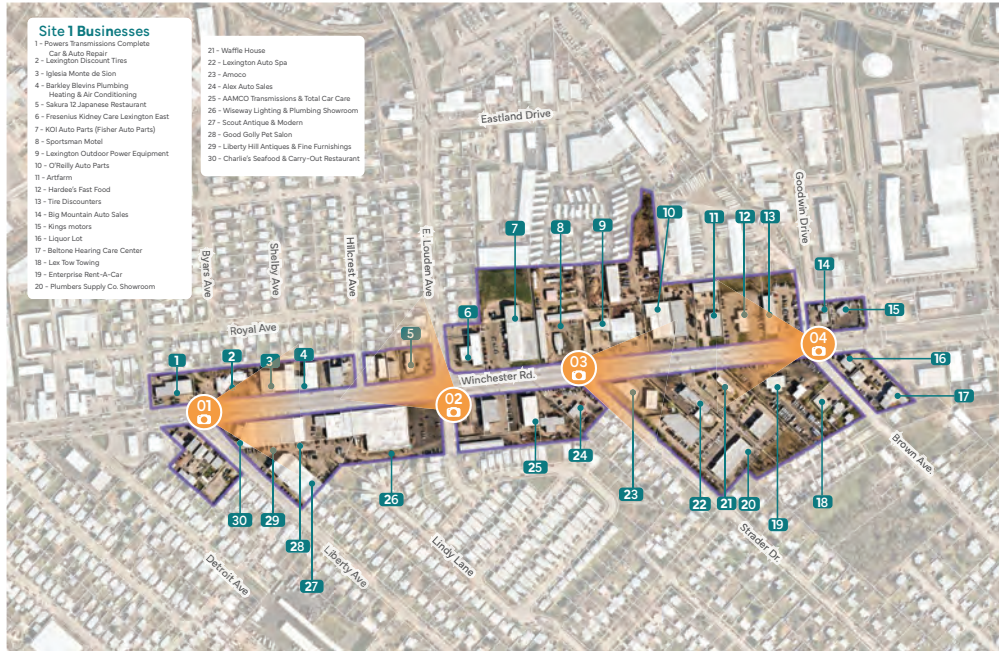
Roadway Reallocation

CATALYST SITE 1

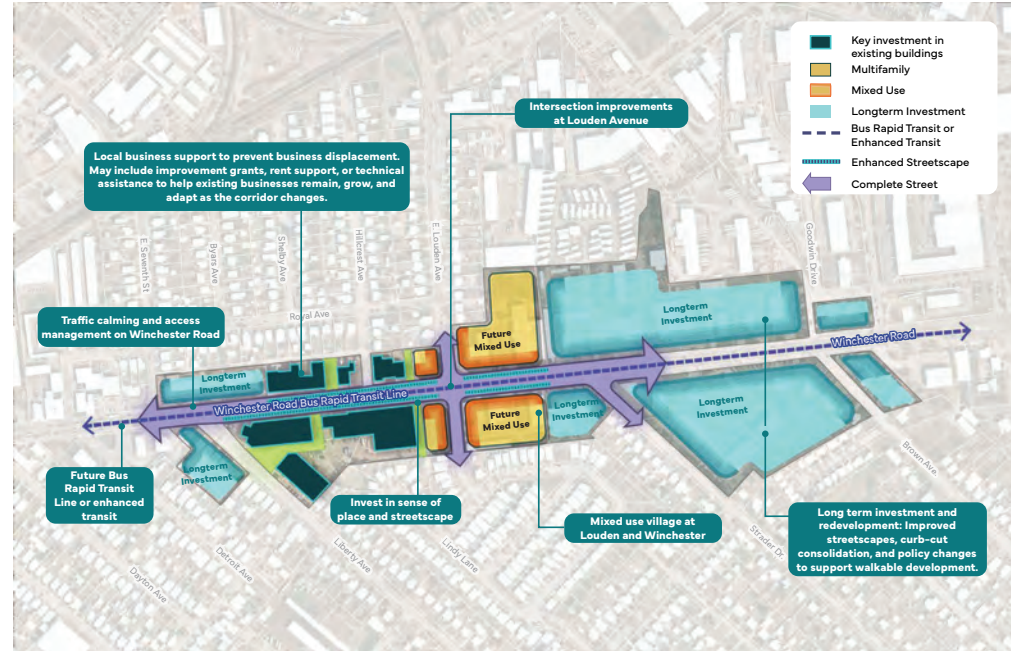
Winchester Road between Liberty Avenue and Brown Avenue.



Existing Conditions



Framework: Opportunities



Intersection of Winchester Road and Liberty Avenue, looking East



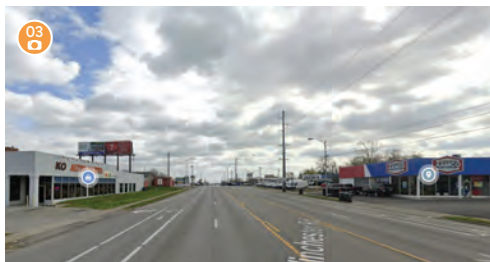
Intersection of Winchester Road and Loudon Avenue, looking West



Mixed Use with active and vibrant streets



Streetscape Improvements



Intersection of Winchester Road and Strader Drive, looking East



Intersection of Winchester Road, Brown Avenue and Goodwin Drive, looking West



Vibrant green spaces, creating a sense of place



Streetscape Improvements

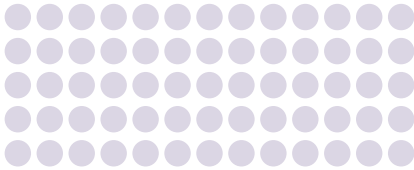
CATALYST SITE 1

Winchester Road between Liberty Avenue and Brown Avenue.



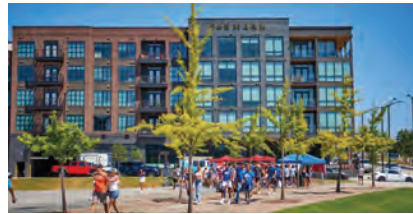
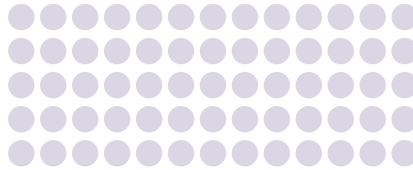
What would you like to prioritize for Catalyst Site 1? Using 5 stickers, tell us which improvements you support.

New Multifamily Housing



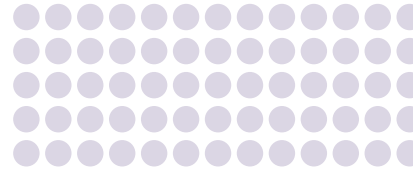
Tell us why

New Mixed-Use Infill



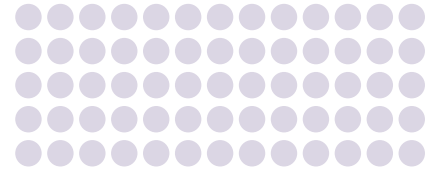
Tell us why

New Walkable Retail



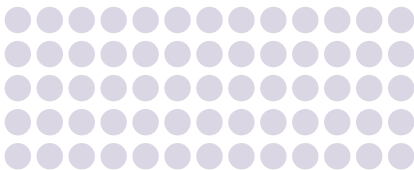
Tell us why

New Jobs and Employment



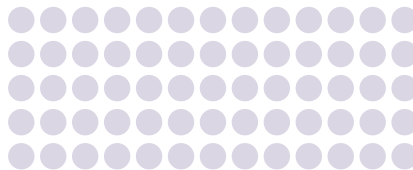
Tell us why

Support for Existing Businesses



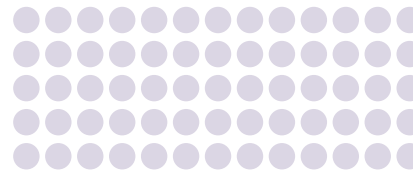
Tell us why

Streetscapes Investment and Beautification



Tell us why

Improvements to Zoning and Regulations



Tell us why

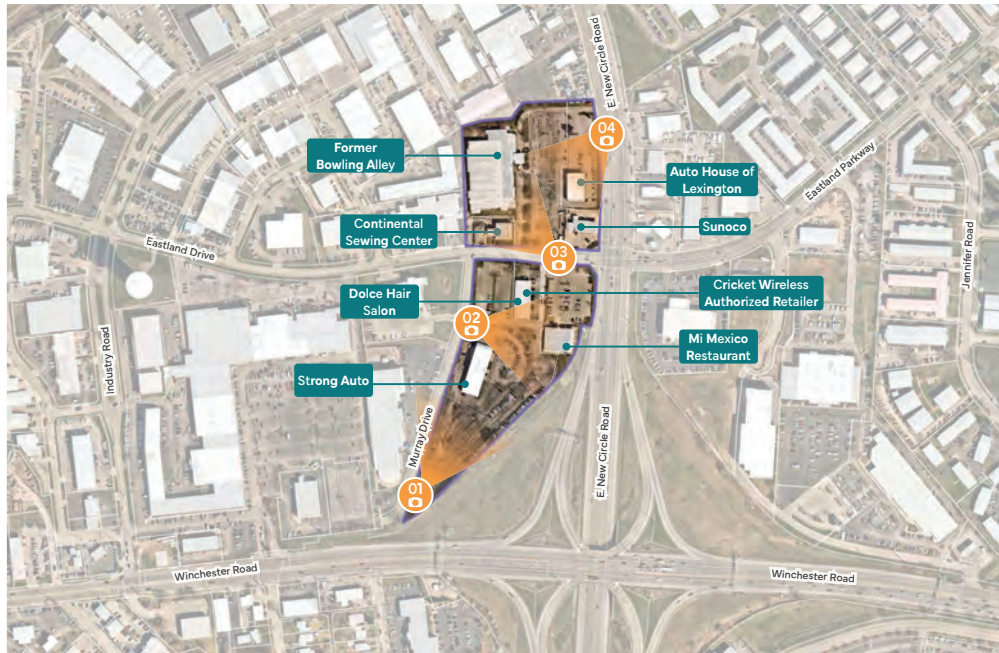
Did we miss anything? Tell us here.

CATALYST SITE 2

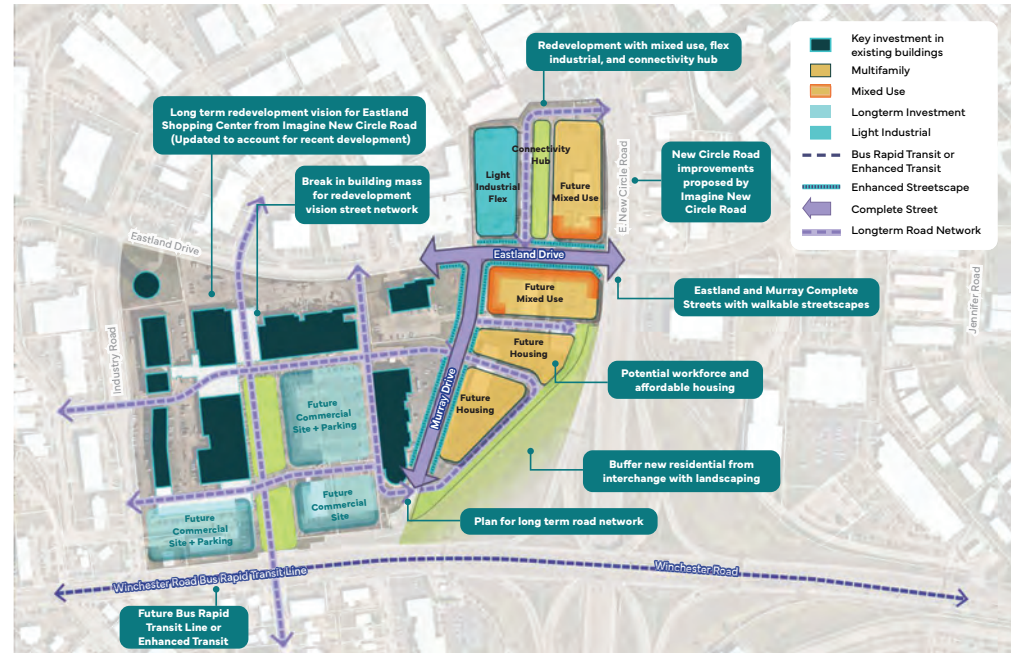
NW corner of Winchester Road and New Circle Road.



Existing Conditions



Framework: Opportunities



Murray Drive looking North, towards Eastland Drive



Intersection of Murray Drive and Eastland Drive looking East



Workforce and affordable housing



Light Industrial



Eastland Drive looking West



East New Circle Road, looking South



Buffer Landscaping



Connectivity Hub

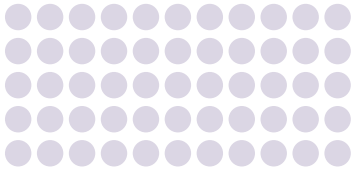
CATALYST SITE 2

NW corner of Winchester Road and New Circle Road.



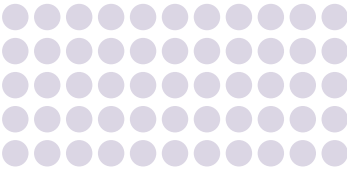
What would you like to prioritize for Catalyst Site 2? Using 5 stickers, tell us which improvements you support.

New Multifamily Housing



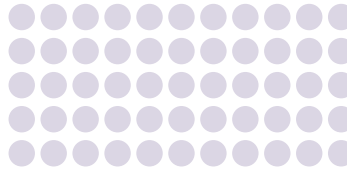
Tell us why

New Mixed-Use Infill



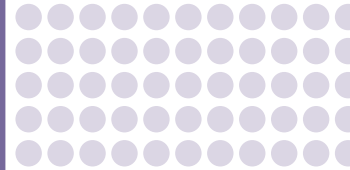
Tell us why

New Walkable Retail



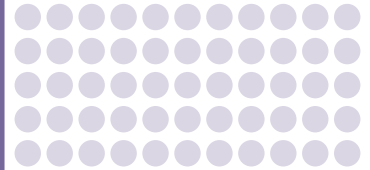
Tell us why

Workforce or Affordable Housing



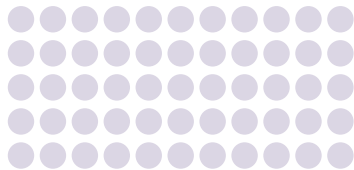
Tell us why

Streetscape Investment and Beautification



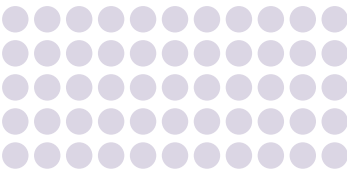
Tell us why

New Jobs and Employment



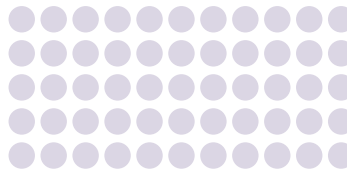
Tell us why

Light Industrial



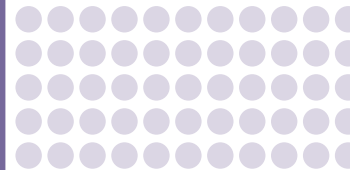
Tell us why

Support for Existing Businesses



Tell us why

Improvements to Zoning and Regulations



Tell us why

Did we miss anything? Tell us here.

SEGMENT 2

NEW CIRCLE ROAD TO I-75

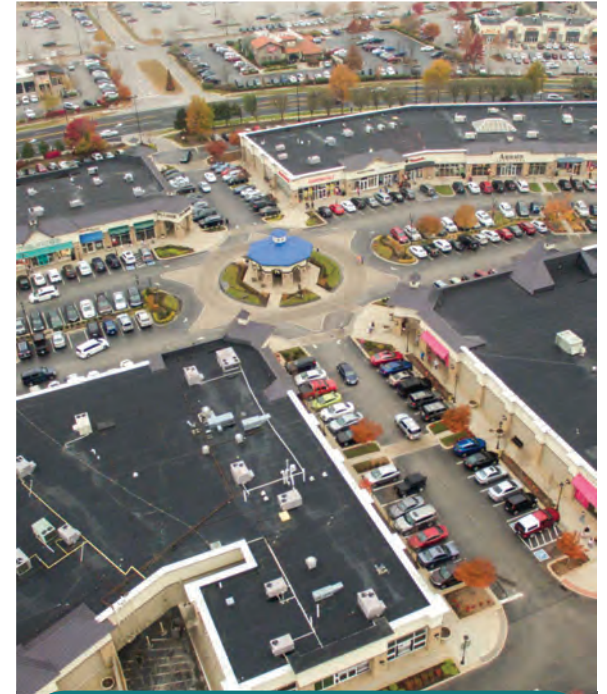
Segment 2 primarily consists of **suburban residential development** and functions as a connection between two of Lexington's largest roadways. As growth opportunities develop near Patchen Wilkes, there is a **need for improved infrastructure and places for people to gather**.



Patchen Wilkes Townhomes



Frederick Douglass High School



Hamburg Pavilion

We welcome your feedback and encourage you to participate in the mapping activity and fill out a comment card!

TRANSPORTATION CONCEPTS

SEGMENT PRIORITIES

- 1 Create safer, more frequent pedestrian crossings
- 2 Improve bus service with a new Lextran Connectivity Hub where riders can easily transfer routes
- 3 Encourage slower speeds that are consistent across drivers

SEGMENT CHALLENGES

- 1 Highest crash density on the corridor is at Fortune Drive
- 2 Highest traffic volume on the corridor paired with a growing demand for pedestrian connections across Winchester Road

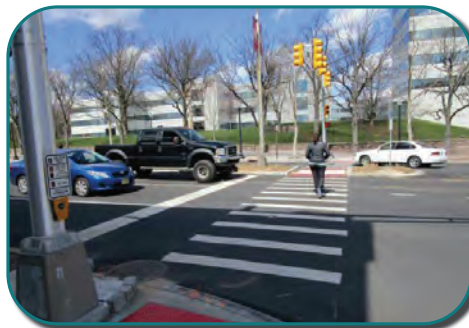


TOOLBOX

Consider what improvements might make your experience better on Winchester Road!



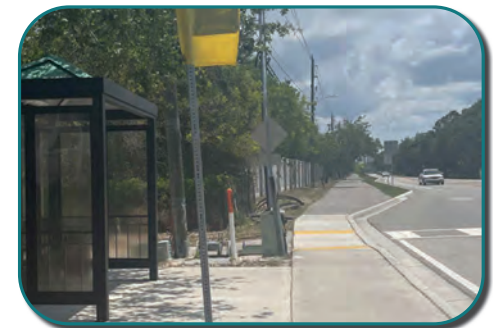
Shared Used Path



Accessible Pedestrian Crossings



Innovative Intersections



Enhanced Transit Amenities

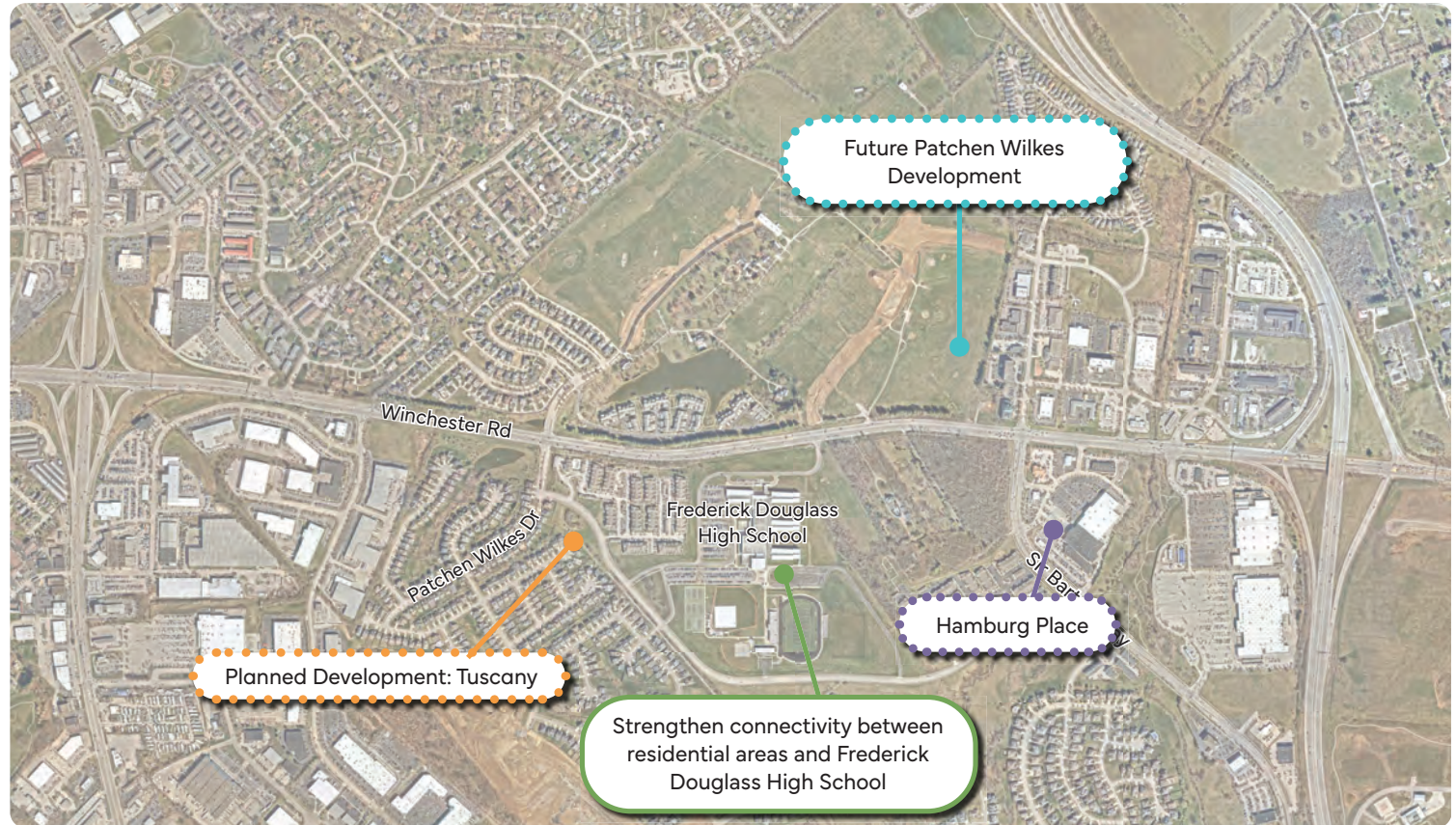
LAND USE FRAMEWORK

SEGMENT PRIORITIES

- 1 Encourage strategic infill and redevelopment on underutilized sites
- 2 Enhance parks, open space, and other amenities
- 3 Improve connections among neighborhoods, schools, retail, and other services

SEGMENT CHALLENGES

- 1 Limited development opportunities due to the area's build-out, constraining redevelopment options
- 2 Disconnected land uses and barriers between residential areas and commercial destinations



TOOLBOX

Consider what improvements might make your experience better on Winchester Road!



Adaptive Reuse



Housing Diversification



Corridor Design Standards

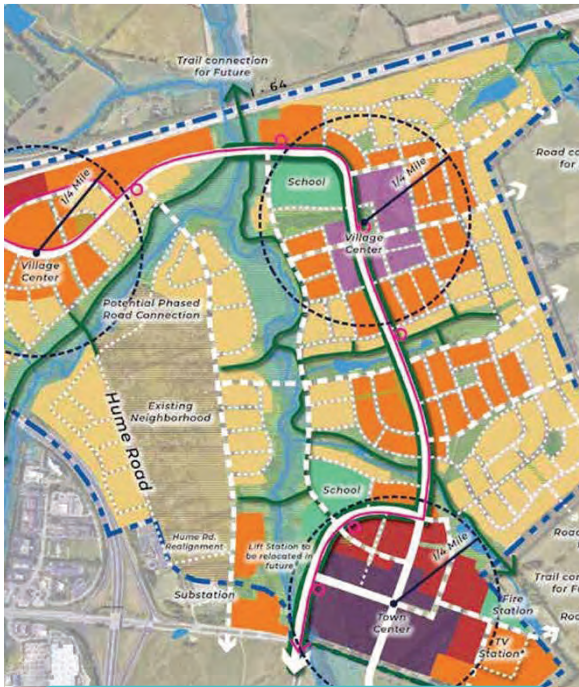


Park Investments

SEGMENT 3

I-75 TO BAHAMA ROAD

Segment 3 is **mostly rural** today, but it includes Area 2 from Lexington's 2023 Urban Growth Plan. New homes, businesses, schools, and other destinations are expected in this area. As the area grows, transportation improvements can be **planned** alongside new development.



Area 2 Development Plans



Polo Club Blvd at Winchester Road



Greenbrier Golf & Country Club

We welcome your feedback and encourage you to participate in the mapping activity and fill out a comment card!

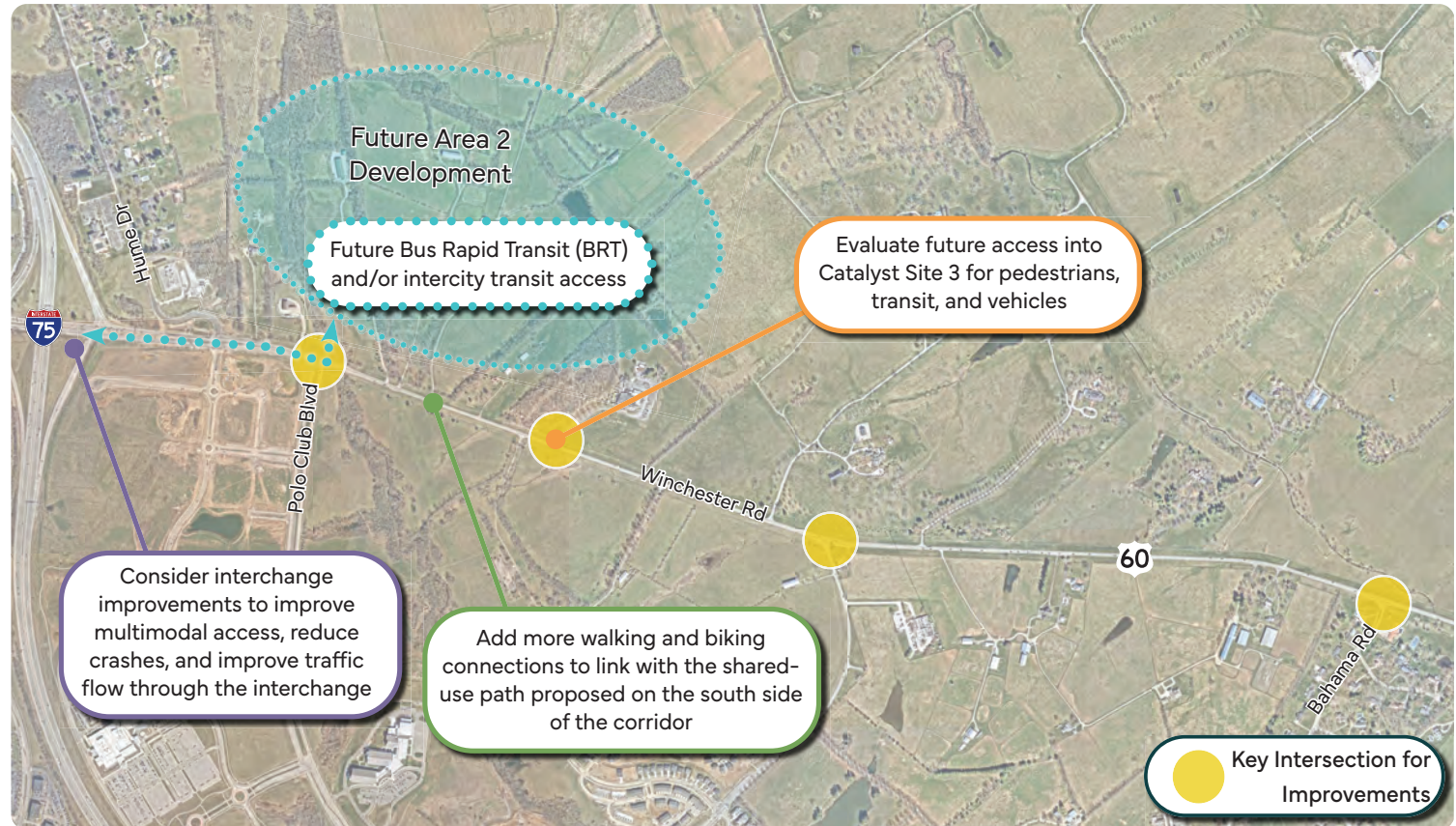
TRANSPORTATION CONCEPTS

SEGMENT PRIORITIES

- 1 Support safe walking and biking as development occurs
- 2 Improve pedestrian crossings in and around Area 2
- 3 Plan for future Bus Rapid Transit (BRT) service
- 4 Regional/intercity transit options to Georgetown, Berea, etc.

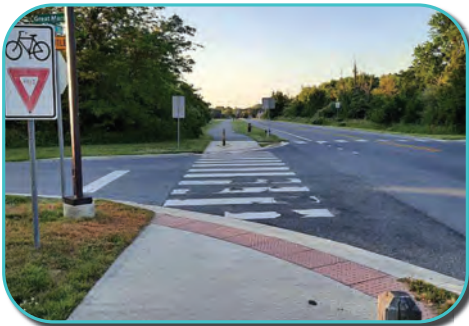
SEGMENT CHALLENGES

- 1 Long term traffic conditions are dependent on the extent and timing of anticipated development



TOOLBOX

Consider what improvements might make your experience better on Winchester Road!



Shared Used Path



Innovative Intersections



Improved Signage



Interchange Improvements

CATALYST SITE 3

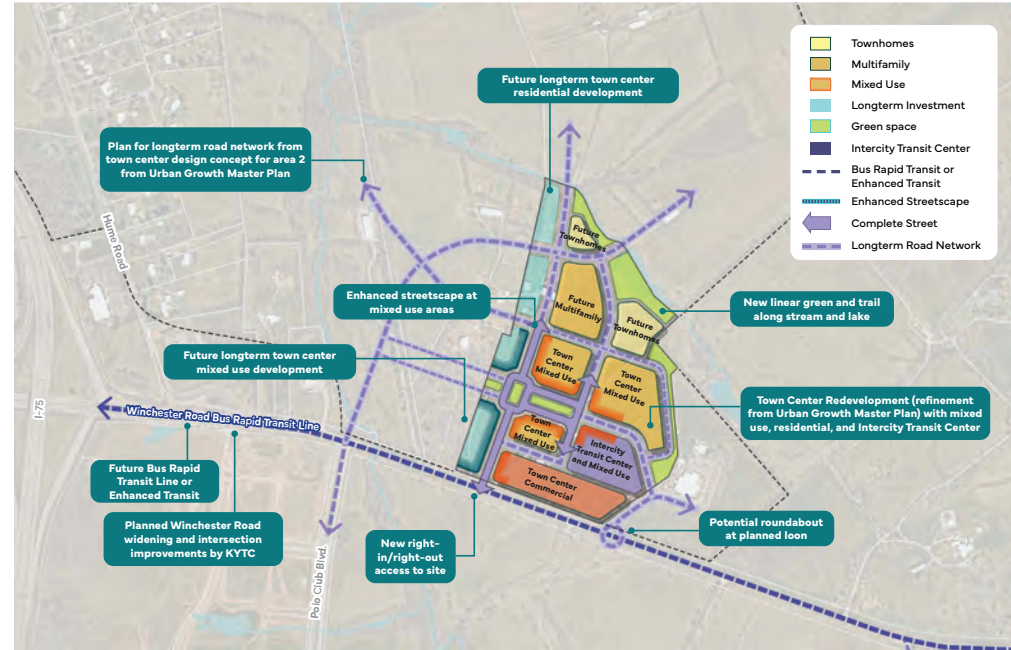
NE corner of Winchester Road and Polo Club Boulevard.



Existing Conditions



Framework: Opportunities



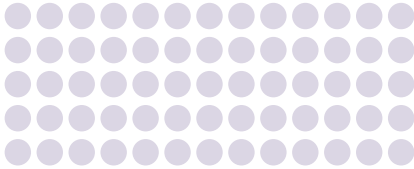
CATALYST SITE 3

NE corner of Winchester Road and Polo Club Boulevard.



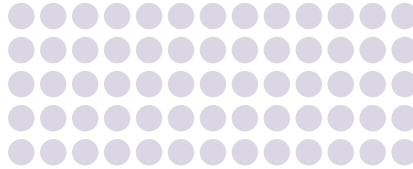
What would you like to prioritize for Catalyst Site 3? Using 5 stickers, tell us which improvements you support.

New Multifamily Housing



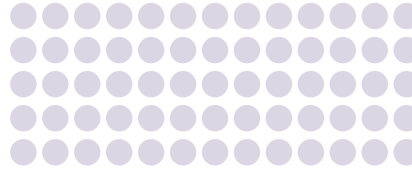
Tell us why

New Mixed-Use Infill



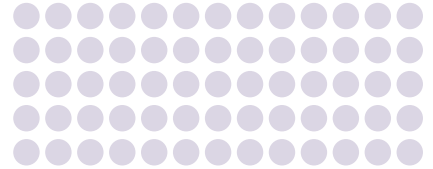
Tell us why

New Townhomes



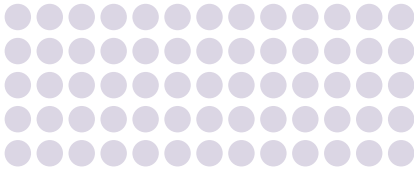
Tell us why

Intercity Transit Center



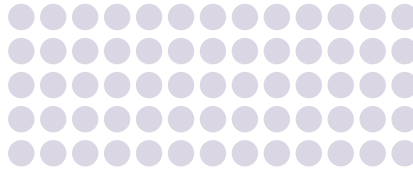
Tell us why

New Retail



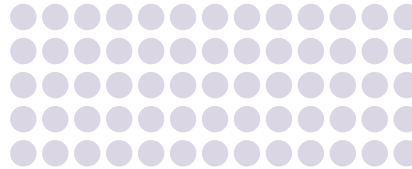
Tell us why

Streetscapes Investment and Beautification



Tell us why

Linear Green and Trails along stream and lake



Tell us why

Did we miss anything? Tell us here.