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# Community-oriented Design Solutions for the Hillcrest Employment District

Hillcrest Design Covenants



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# Different Approach

Based upon ***market pressure*** and the ***project's goals***, accept the fact that the least important factor for the success of the infrastructure for this ***type of development*** is the ***architecture***

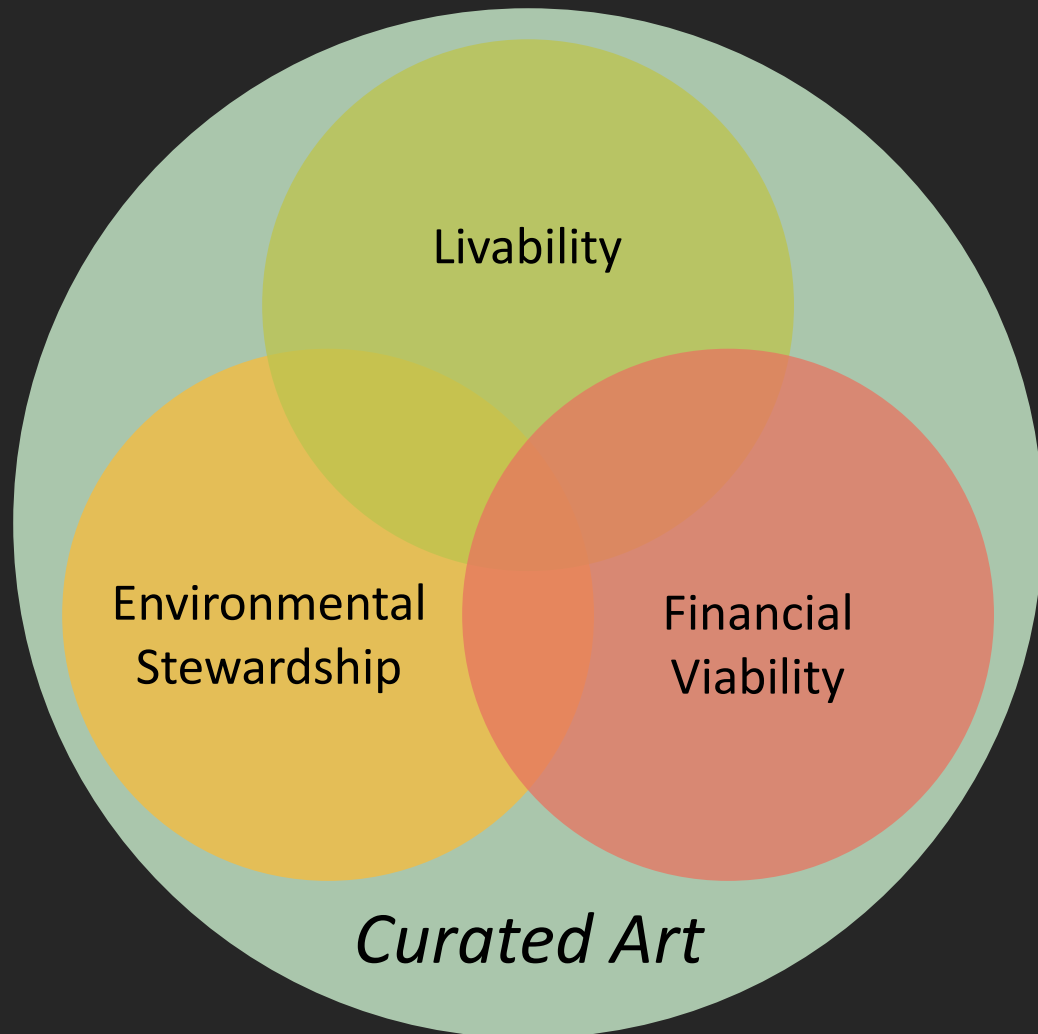


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**We want to do better**

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# Expand Project Goals



Create an attractive, livable  
**Arts / Employment District**

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# Different Approach

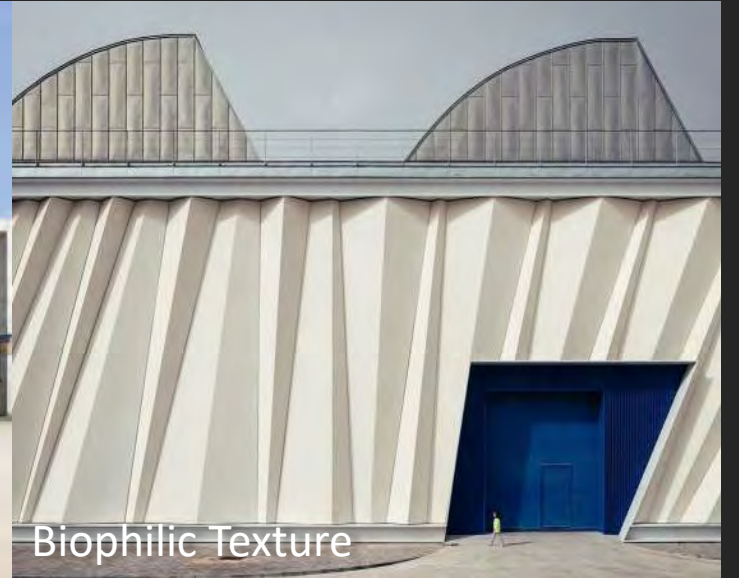
- Financial Viability
  - ***Pre-selected, cost- and energy-efficient components***
  - ***Create simple, attractive “background buildings” that are useful to job providers***
  - ***Redirect investment from architecture to community-oriented site amenities***
- Livability
- Environmental Stewardship
- Curated Art



Active Silhouette



Incorporate Nature



Biophilic Texture



Visual Counterpoint



Dynamic Repetition



Scale Modifiers

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# Different Approach

- Financial Viability
  - Background buildings & community-oriented site amenities
- Livability
  - ***Layered, textured, human-scaled streetscape***
- Environmental Stewardship
- Curated Art





Biofiltration Gardens & Screening



Stormwater Infiltration & Person-scaled Lighting



Trail Access and Pervious Surfacing



Vegetated Margins & Aisles



Gabion Terraces with Native Prairie Plants



Gabion and Vegetated Walls



Living Walls



Vegetated Concrete Walls

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# Different Approach

- Financial Viability
  - Background buildings & community-oriented site amenities
- Livability
  - Human-scaled streetscapes
- Environmental Stewardship
  - ***Stormwater infiltration and biofiltration***
  - ***Energy: reserve roofs and surfaces for solar panels***
- Curated Art



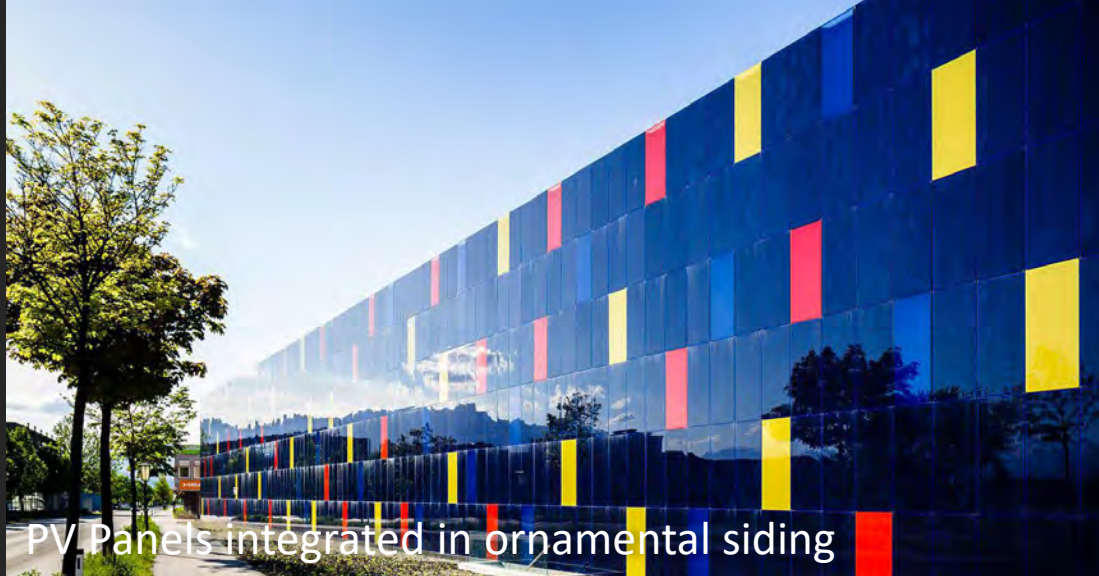
Photo-voltaic (PV) Campus



PV Siding



PV Roof Tops



PV Panels integrated in ornamental siding

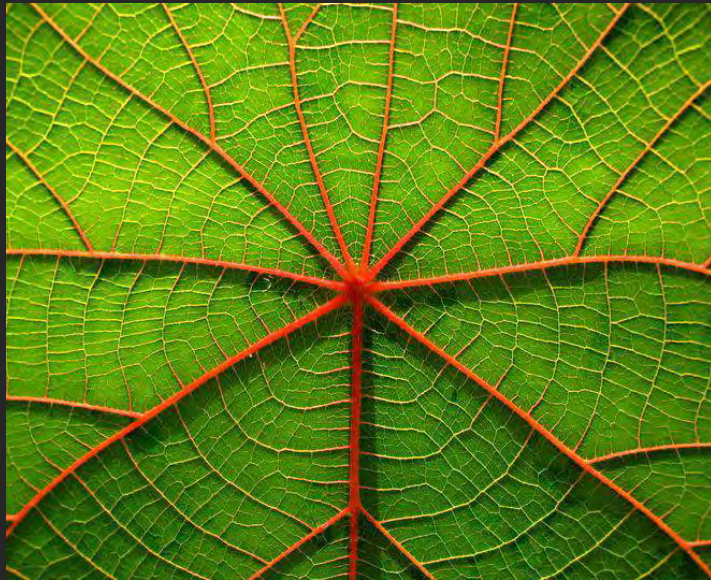


Covered PV Parking

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# Different Approach

- Financial Viability
  - Background buildings & community-oriented site amenities
- Livability
  - Human-scaled streetscapes
- Environmental Stewardship
  - Energy
- Curated Art
  - ***Public murals, mosaics, and sculpture***
  - ***Community-selected theme***



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National Farm  
Lexington, Ky



**Thank You**

