

# Preserving Town & Country

## Woodford County, KY

### PROJECT DETAILS

Project Area: Versailles, KY & environs  
Client: Woodford County Task Force  
Year Produced: 2001  
Website: [planning.woodfordcountyky.org/designwebsite/welcome.htm](http://planning.woodfordcountyky.org/designwebsite/welcome.htm)

For more information, visit [doverkohl.com](http://doverkohl.com).



Constructing buildings close to the street and along wide sidewalks will encourage more pedestrian activity, creating a potential market for outdoor dining along Lexington Street.



This illustration shows a corner store in Downtown; however, the same building forms, without awnings, could also accommodate rowhouses should the market be better suited for housing.



An aerial perspective of Mortonville, showing how neighborhoods can fit into the rural landscape. Also, farm land is preserved by clustering neighborhoods at the center.



### The Project

Like other counties in the Bluegrass region, Woodford County is redefining itself to remain an economically viable place but one that is also desirable to live and work. The Bluegrass beauty and lifestyle continue to attract more people to the area, which also creates new growth pressures. This has spurred a battle in Woodford County between two camps, one decisively pro-growth and the other against it. The Woodford County Task Force was formed under the direction of the Fiscal Court to create positive solutions for growth, and this master plan illustrates development on the community's terms. The Plan rejects the old pro-growth versus no-growth dichotomy and focuses on improving and preserving both town and country with detailed Smart Growth strategies for each area. Dover, Kohl & Partners worked together with Ferrell Rutherford Associates on the Plan, and Ferrell Rutherford Associates created a form-based code to accompany the Plan.

### The Process

The Plan was created through a seven-day charrette process in which hundreds of Woodford County citizens worked together in multiple hands-on design sessions. Table groups were asked to envision the future of the more urban center of Versailles (both the existing Downtown and emerging "Uptown") as well as the rural community of Mortonville. As a result of the information gathering, several main ideas emerged, including revitalize Downtown, build and restore real neighborhoods, transform the auto-oriented strip, and restore rural villages while preserving countryside vital to the regional economy. The corresponding code outlines specific development and design mechanisms and detailed strategies for each area to maintain this vision.

### Plan Principles

The Preserving Town & Country plan prescribes a strategy for economically restructuring the rural areas, channeling growth into intimate villages, and maintaining the vital horse-breeding culture of the Bluegrass region. Specific strategies include redeveloping, incrementally, the physical details of Versailles Center using sound urban design principles, which will increase the value of the commercial center and provide a better impression for Uptown. Transforming the auto-oriented strip along Lexington Street and reversing the trend towards cheaply-designed commercial developments was also a priority. Initial improvements include rebuilding rights of ways and adding mixed-use buildings, sidewalks, landscaping and on-street parking to Lexington Street. A growth model was also created for the small, rural community of Mortonville that could serve as an example for all small towns in Woodford County. The proposed build-out for Mortonville illustrates a greater number of dwellings than current regulations allow, but with growth concentrated in the center, allowing for stronger identity, preservation of larger, contiguous areas of land, and an enduring rural character.

### Status

Portions of the Master Plan were included in the 2003 Comprehensive Plan. The master plan report received the Kentucky Innovations Award.

# The Master Plan for Woodford County, KY



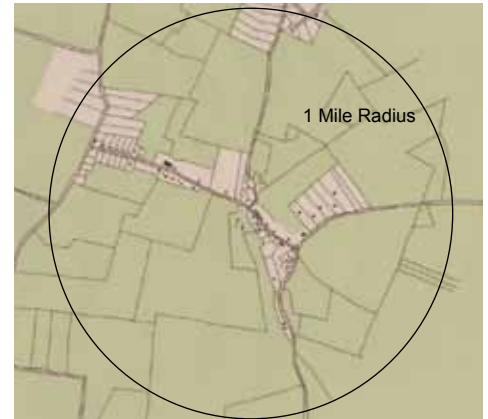
**Downtown Versailles**  
Goal: Revitalize and fine-tune the historic fabric

**Lexington Street**  
Goal: Transform the auto-oriented strip

**Uptown**  
Goal: Redevelop Versailles Center with mixed-use neighborhoods

## Mortonsville

Goal: Re-establish strong rural communities



**Existing Development:** Note historic growth at the center and more homesites added at the edges. The black "dots" represent many of the existing buildings.



**Current Regulation Build-out:** Build-out allows for 1-acre lots on existing roads (no new roads are permitted). By 2014, all of the expected 200 units will most likely have been added. This scenario maximizes burden on the road network and consumes large amounts of land.



**Proposed Build-out:** The proposed build-out illustrates a traditional settlement pattern which concentrates growth in the center, allowing for larger, contiguous areas of land to be preserved.