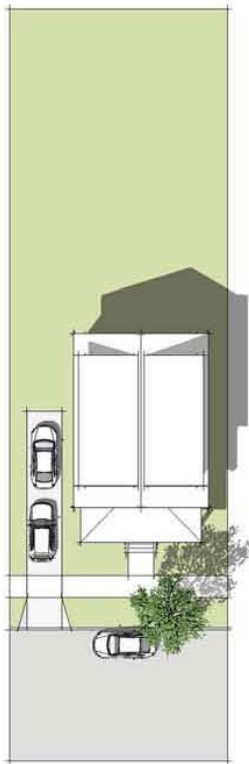


Infill Development: Flex House Concept



Lexington Infill Flex House



Stage 1

- 900 s.f. finished space
- 2 bedroom, 1 bath
- 2 car driveway
- Unfinished basement and attic with rough-in plumbing

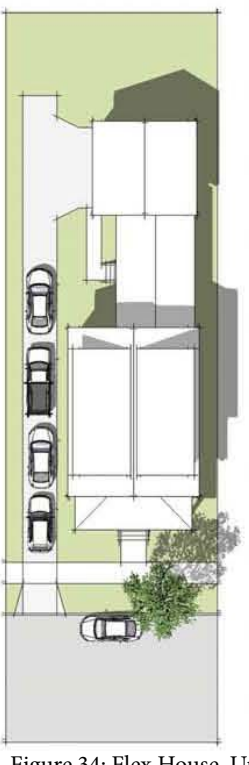


Lexington Infill Flex House



Stage 2

- Finished attic - 900 s.f.
- Finished basement - 400 s.f.
- 4 car driveway



Lexington Infill Flex House



Stage 3

- Rear addition - 2 bedrooms
- 2 car garage addition

Figure 34: Flex House, Urban Design, Lexington

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Flex House Concept

A Flex House is a single-family housing typology that provides a manageable introduction to home ownership. At initial construction, the finished living area starts at only 900 square feet, but is expandable through a series of phases to include additional living space totaling over 2000 square feet. The first stage is a typical single family dwelling consisting of two bedrooms and one bathroom. An unfinished basement and attic with plumbing, electrical, and heating and air conditioning systems roughed in provides the opportunity for easy expansion into the basement and second story during stage two. This allows for the total square footage of the house to be more than doubled as homeowner needs increase and resources become available. The final stage allows for the addition of a two car garage and two additional bedrooms.

The Flex House concept addresses several housing needs in Lexington. First and foremost, it provides affordable, owner-occupied housing. Another benefit is that they can be built on a single infill lot to replace a single dilapidated home in a stable neighborhood, or several could act as a catalyst to revitalize a troubled area, providing a versatile option for the City of Lexington.