

Neon Heights Housing

Matthew Duvall & David Dronsella



Department of
Landscape Architecture

Martin-Gatton College of Agriculture, Food and Environment

NEON HEIGHTS HOUSING



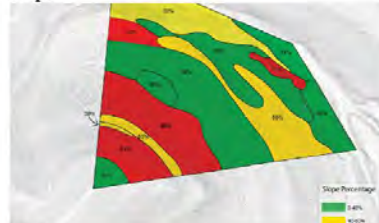
Project Vision

- Use as much suitable land to build affordable housing
- Encourage sustainable practices (catching rain water)
- Trail connection to existing infrastructures
- Provide different housing options
- Minimize the impact on building site
- Provide recreation opportunities
- Increase Fleming-Neon revenue

Project Scope

The Fleming-Neon housing project aims to provide Affordable housing solutions within the 20 acre lot. Addressing the issues of housing shortages, quality of housing, and community development. This project will consist of constructing single and multi family houses and revitalization efforts from the 2020 flood, while Incorporating sustainable design principles and Community input to create a positive impact.

Slope



Mining



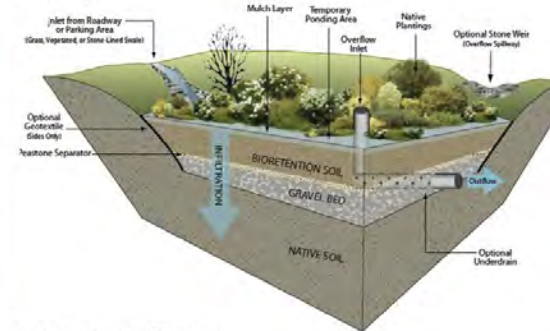
Soil



Final useable space



Housing Site



Water retention Diagram



Slab vs Stilt Foundation

Slab



Stilt



Pontential Housing (Fleming Neon Highschool)



Fleming Neon Highschool



View from the highschool

Opportunities for Fleming Neon High

- Already purchased and owned by the city
- Provides closer access to downtown
- Estimated up to 40 apartments if converted
- Amazing views and historic pieces
- Out of the flood zone
- Parking already available
- Increase Fleming-Neon revenue

Case Study

Bishop Boyle High Converted into Bowtie High Apartments



An abandoned building can have a second life. In 2019, Jesse Wig saw the opportunity to turn an Empty high school in Homestead, Pennsylvania, into a completely new type of space. The sellers were asking \$100,000 for the 50,000-square-foot building.

The 34-year-old real estate agent bought it, unsure of what he'd do with it. Three years later, it's now known as Bowtie High, a 31-unit luxury apartment building.

- Bought for \$100,000, and converted into 31 Apartments
- Granted a Historic Tax Credit
- More Housing within the community
- Boost Economy

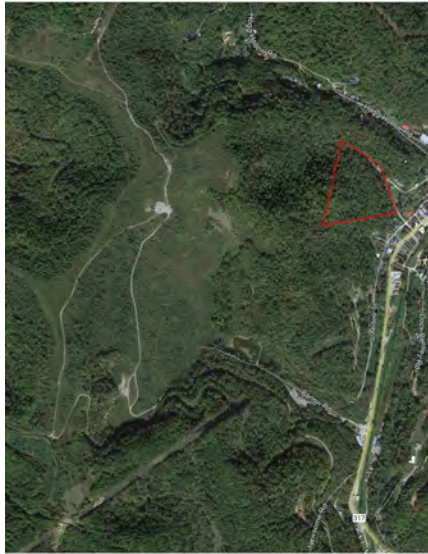
1995



2004



2013



2021





NEON HEIGHTS



Affordable Housing

Provide affordable housing for flood affected residents of Fleming-Neon and beyond.

House Cost Range:
150-225k.



Increase City Revenue

Housing will help retain our current population which will bring tax revenue, as well as increase customer base for city utilities and local small business..



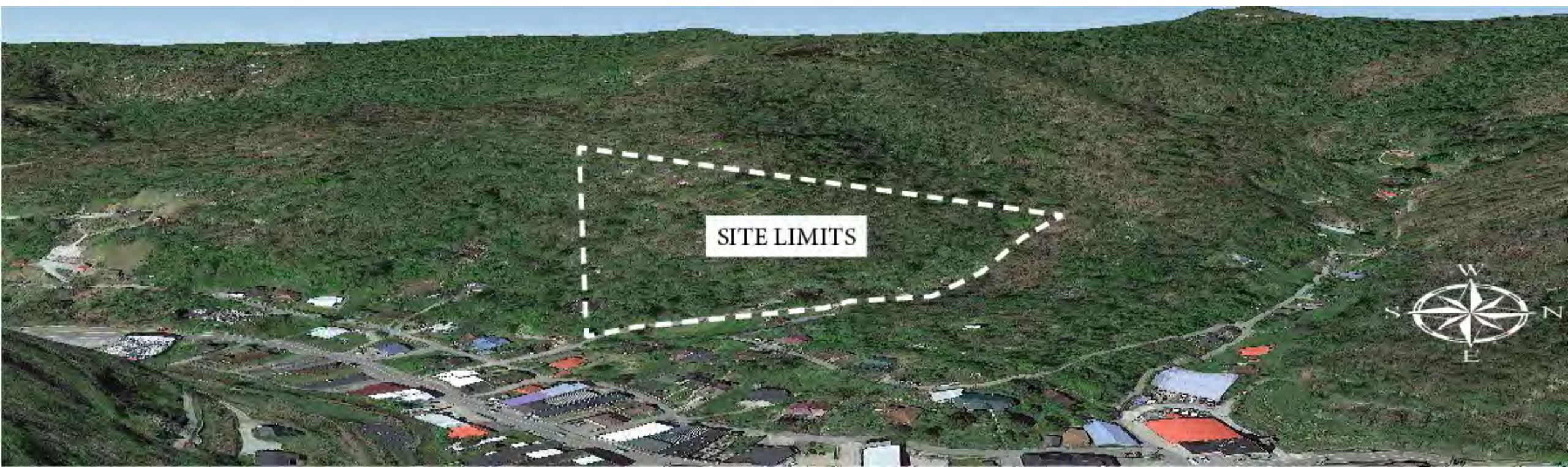
Residents will be able to live safely outside the flood plain. This will help with insurance costs and make financing for new homes more affordable and easier to attain.

NATHAN BAILEY
(606)231-8868

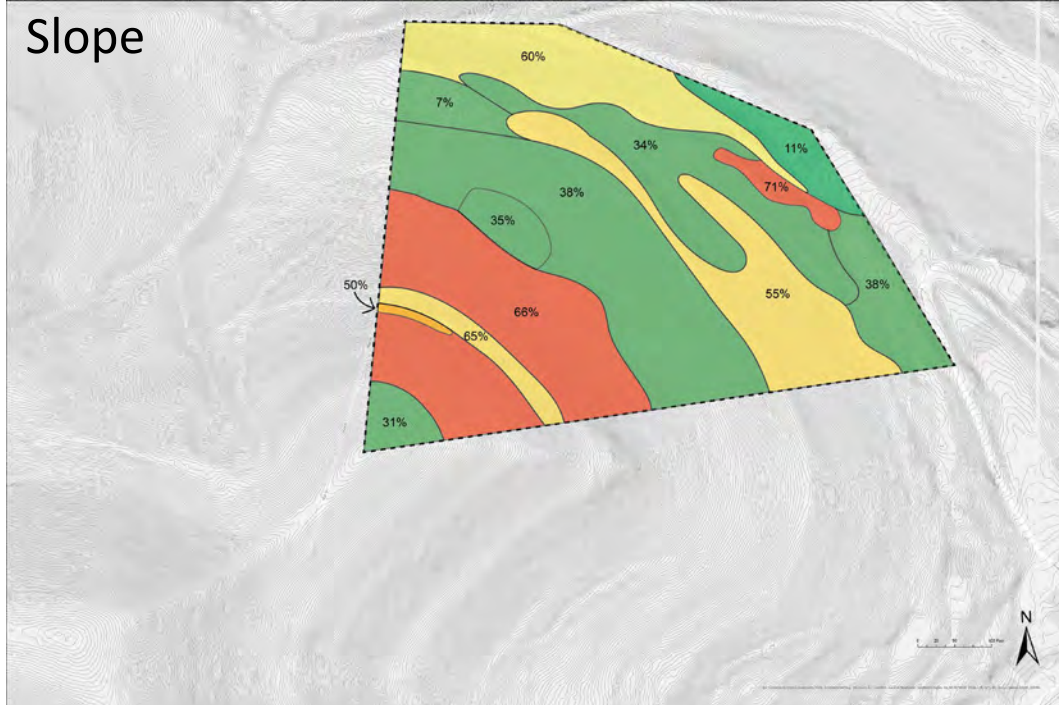
**concerns*

Site Boundary & Context

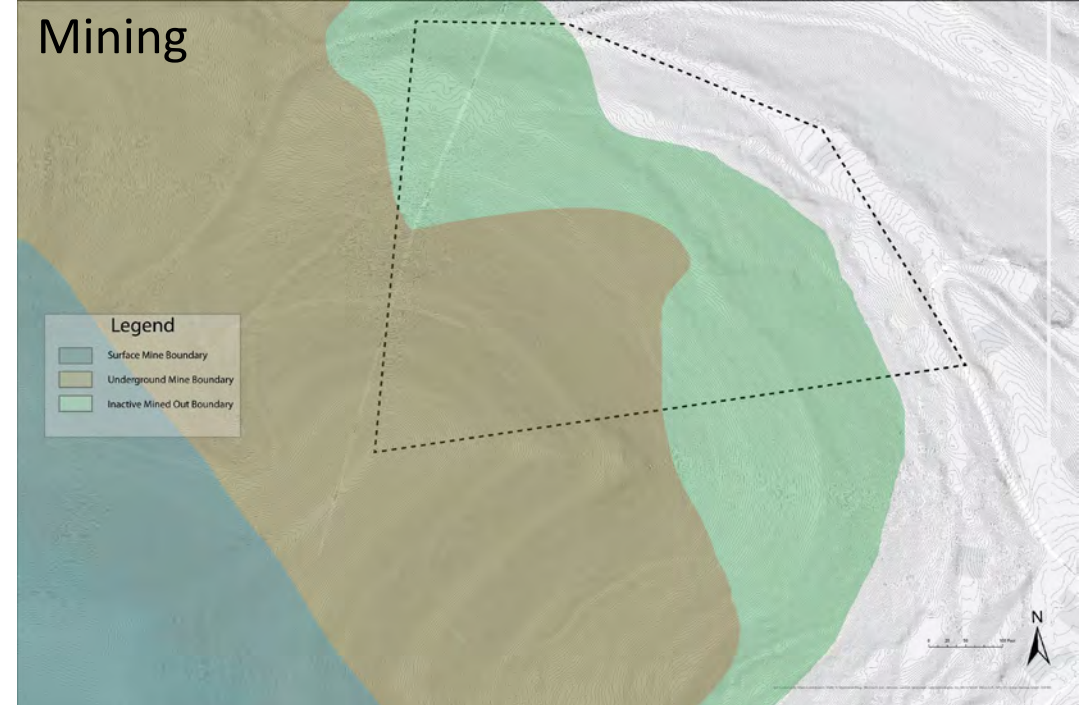




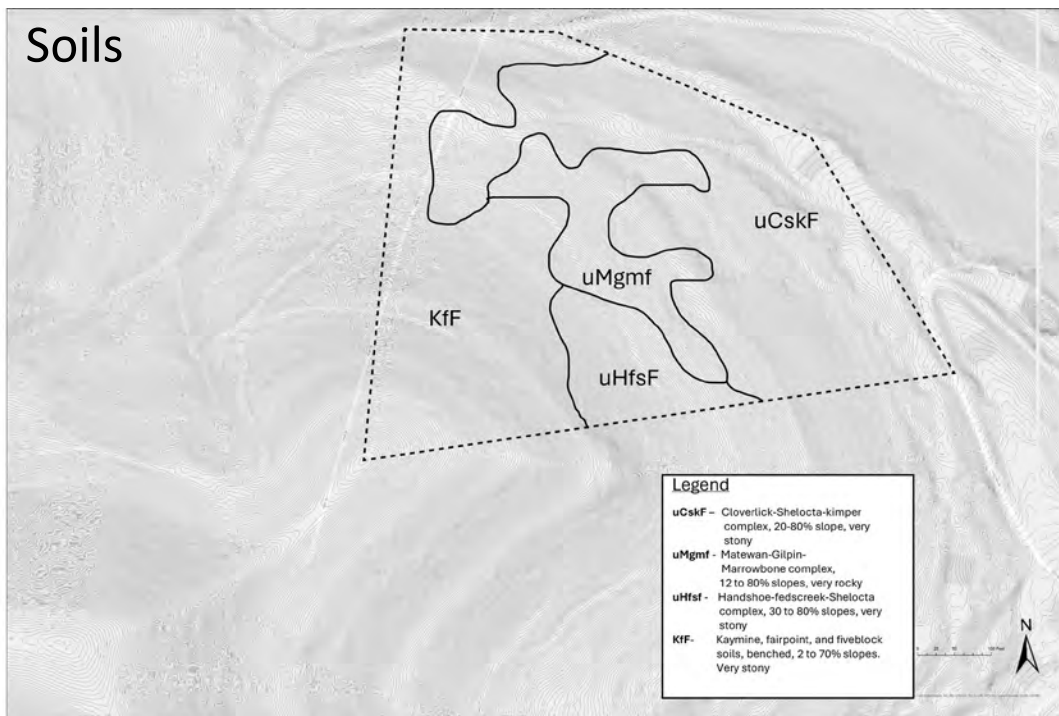
Slope



Mining



Soils



Suitable Areas for Development



BMPs and LIDs

- Water detention and direction
 - Bioswale
 - Grading and sheet flow
- Water Reuse
 - Water capture on roofs
 - Implement Cisterns in house design
- Minimal Impact Design
 - Stilt vs slab foundation
 - Elevated walkways near ecologically sensitive areas
 - Minimize cut and fill
- “Growing In Place”
 - 16% slope roads for safety
 - Enter house from road

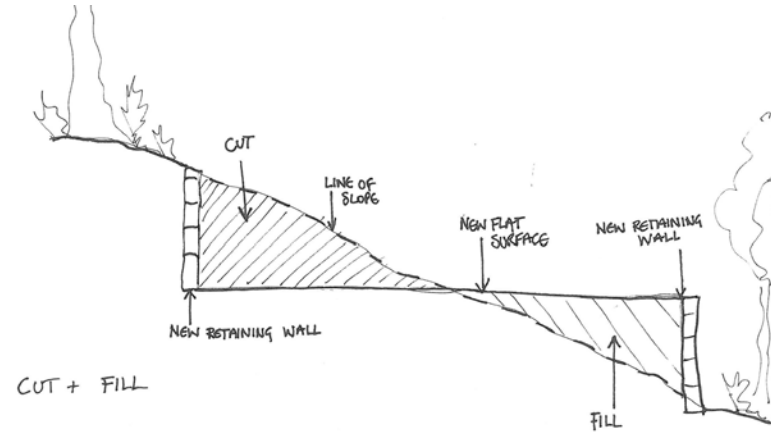
Neon Heights Design

Matthew
Duvall



IMION

Precedents



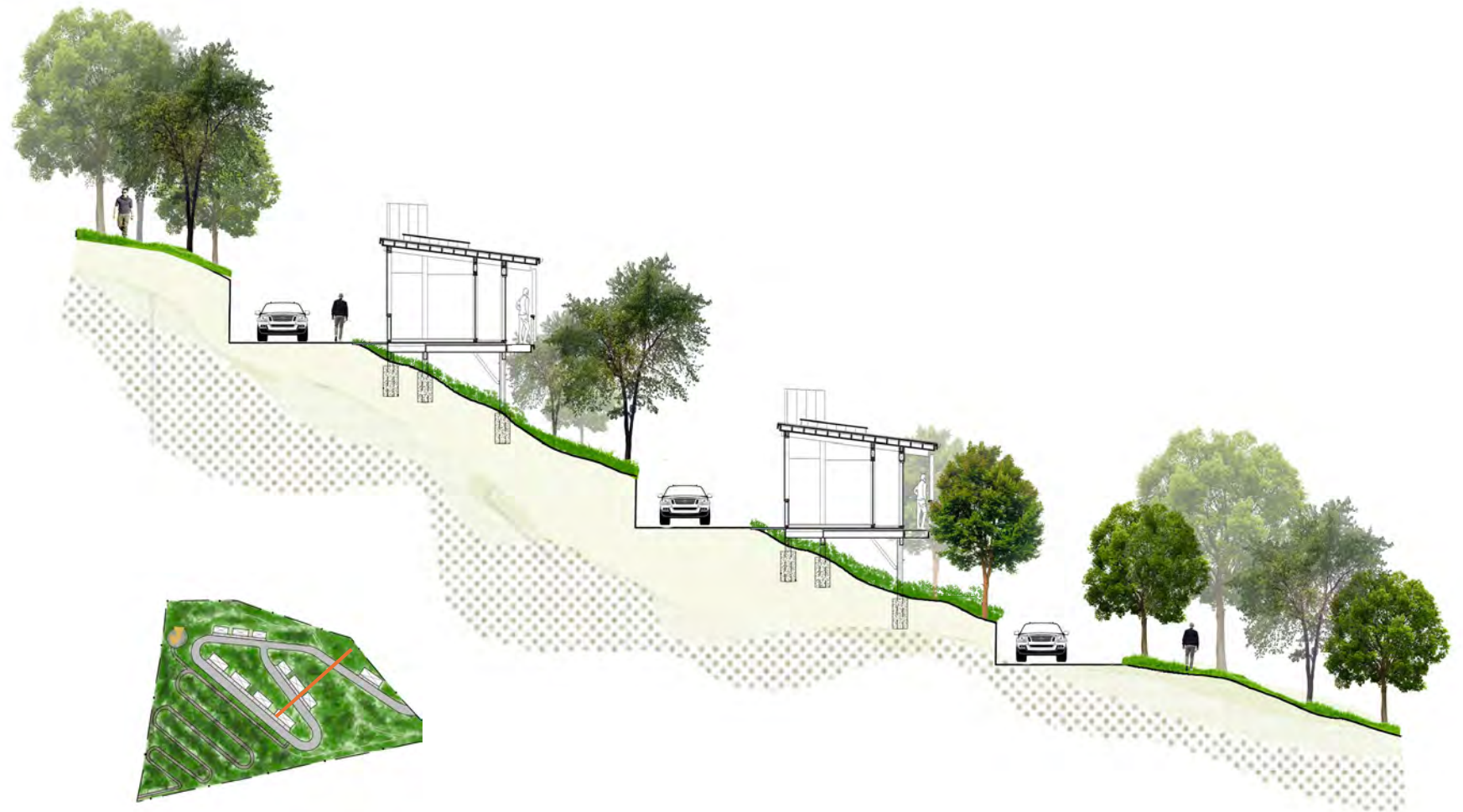
Early Concepts



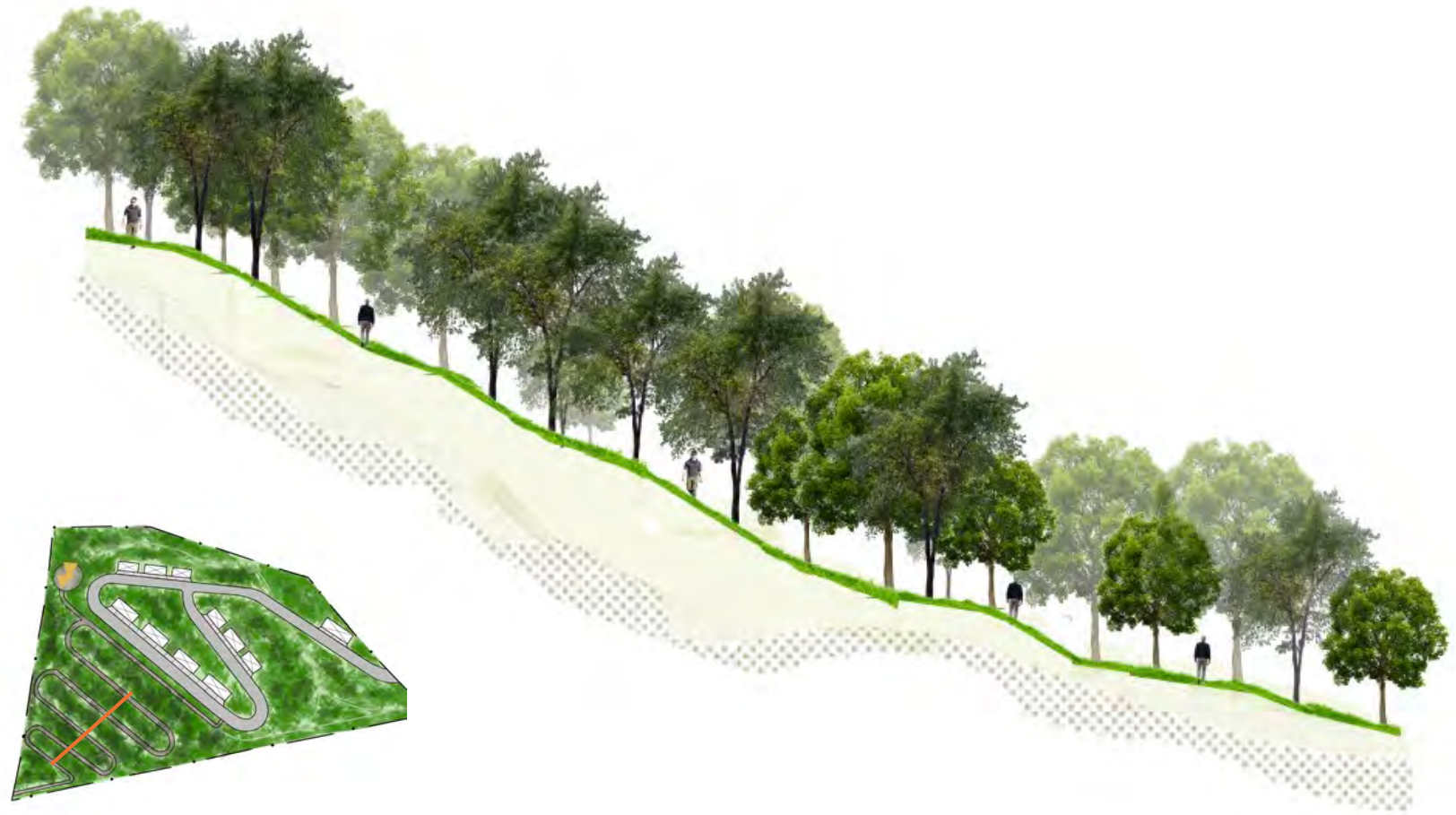
Masterplan



- Housing Section



- Primary Trail Section



Perspectives of Trails & Gathering Space



Perspectives of Front Courtyard & Housing Units

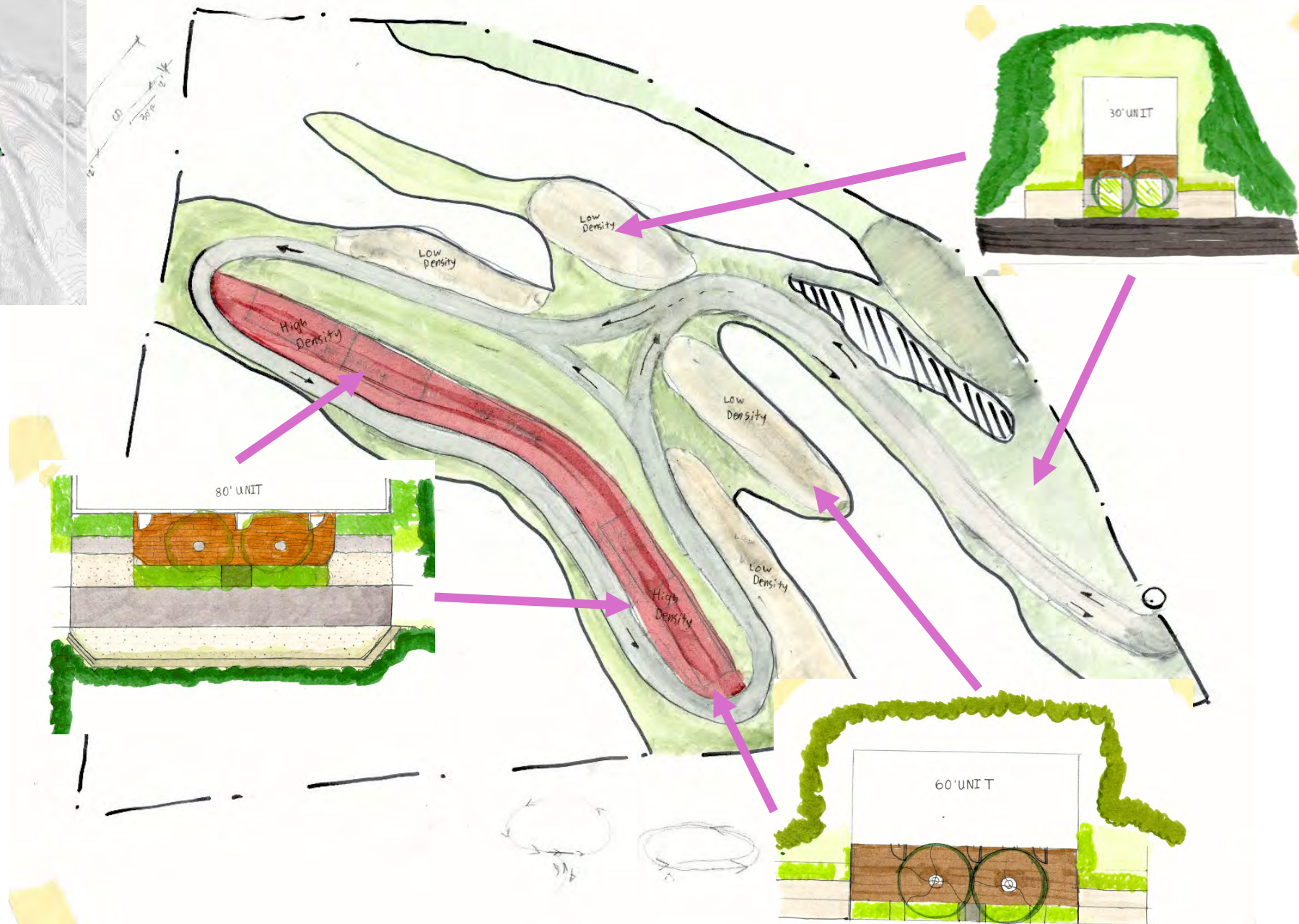
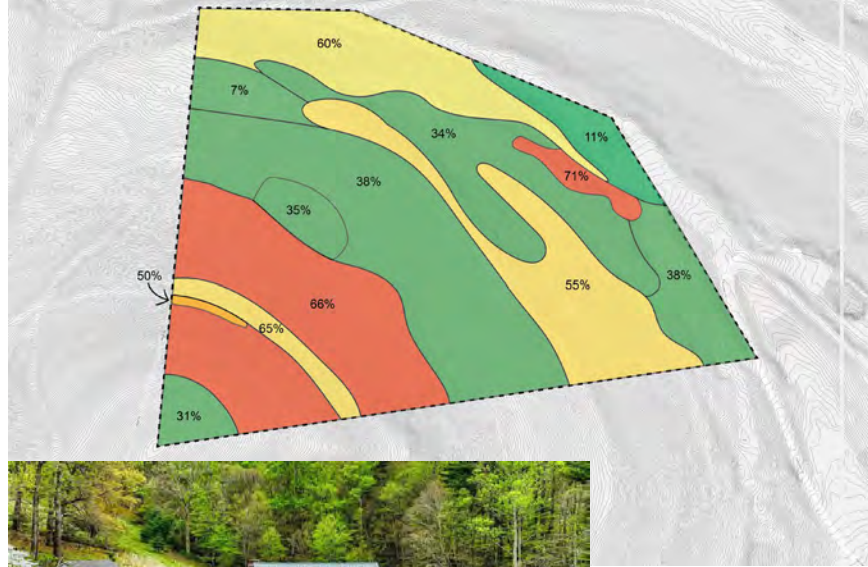




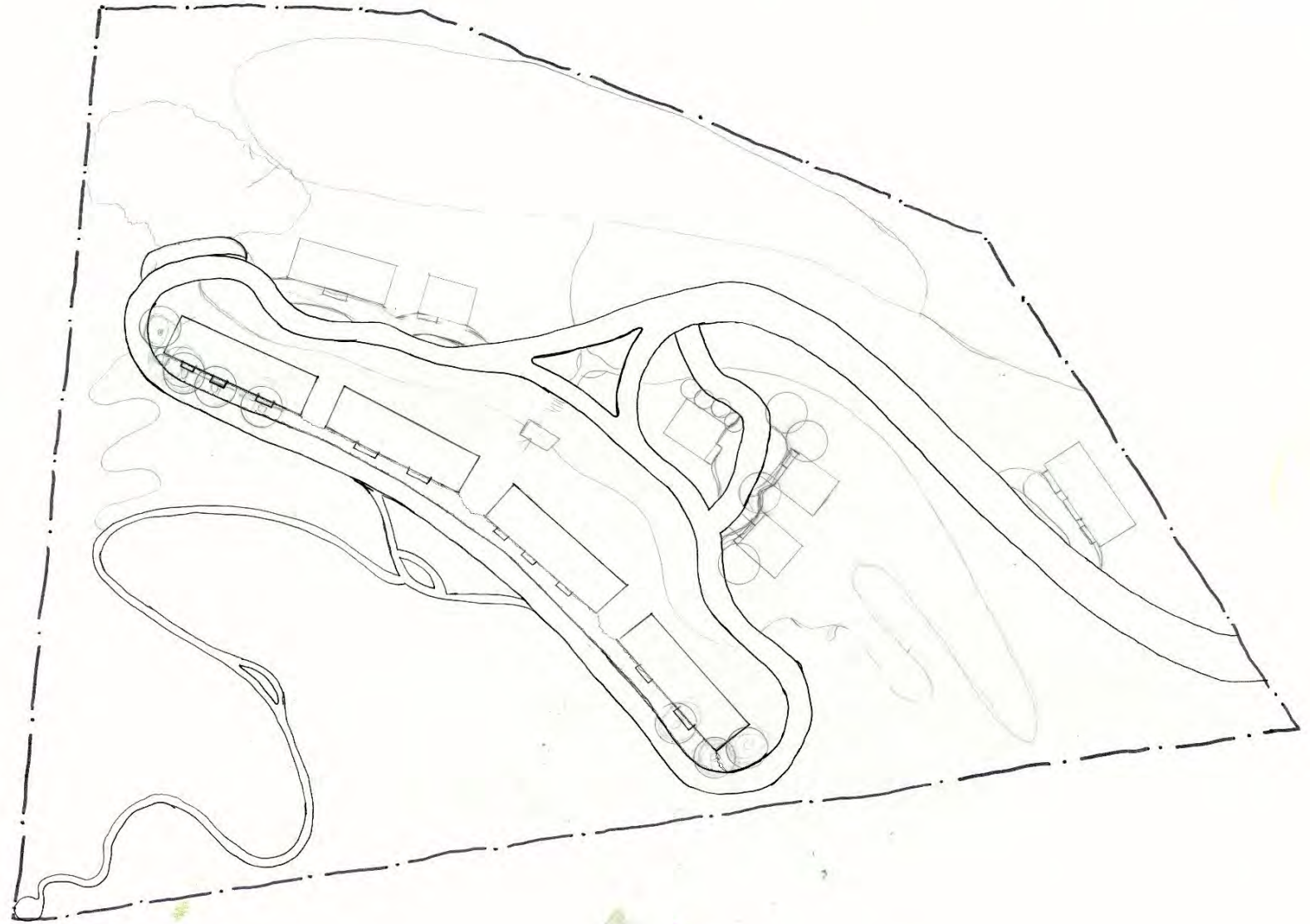
Neon Heights Design

David Dronsella

Early Design



Design Development

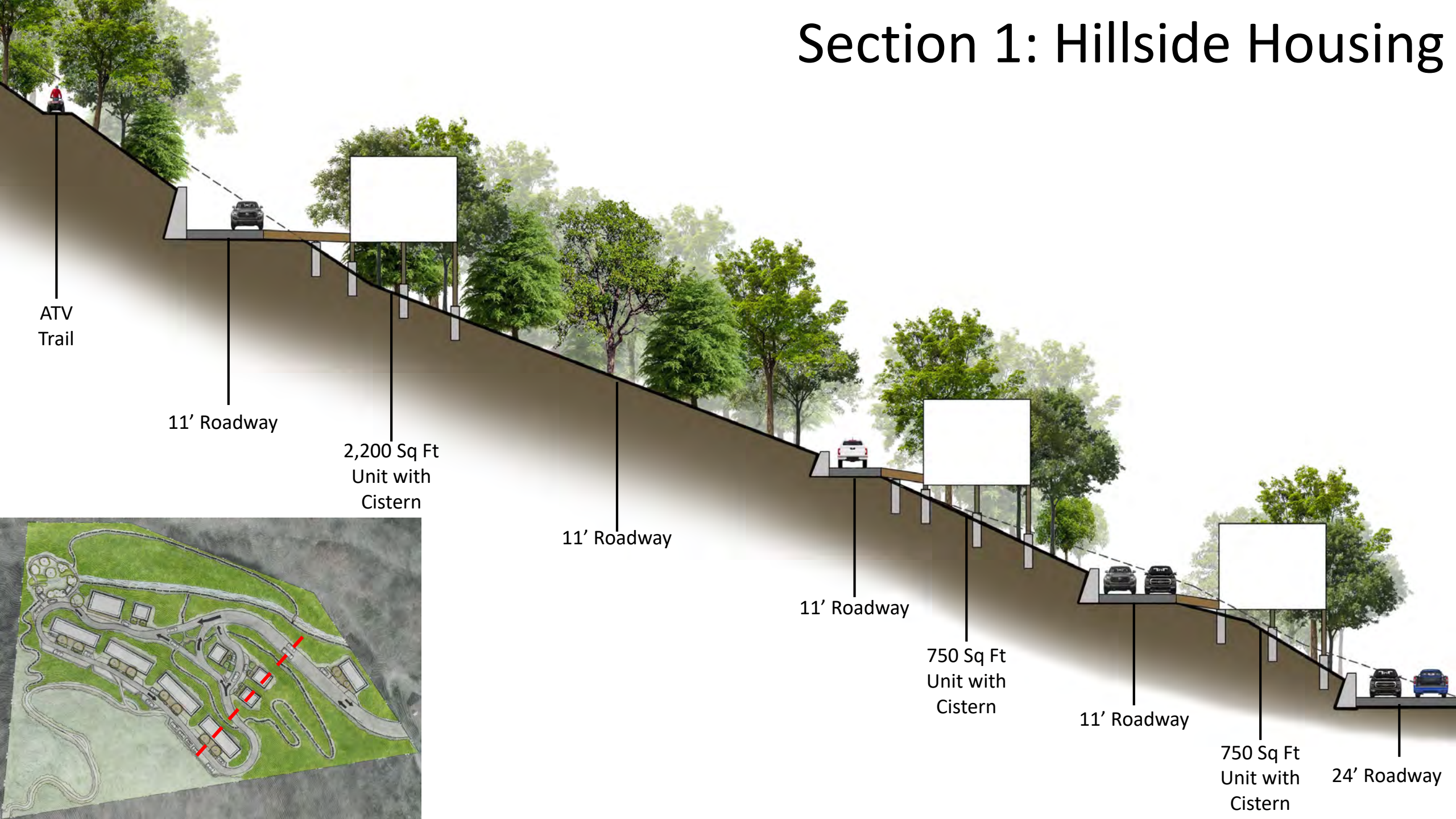




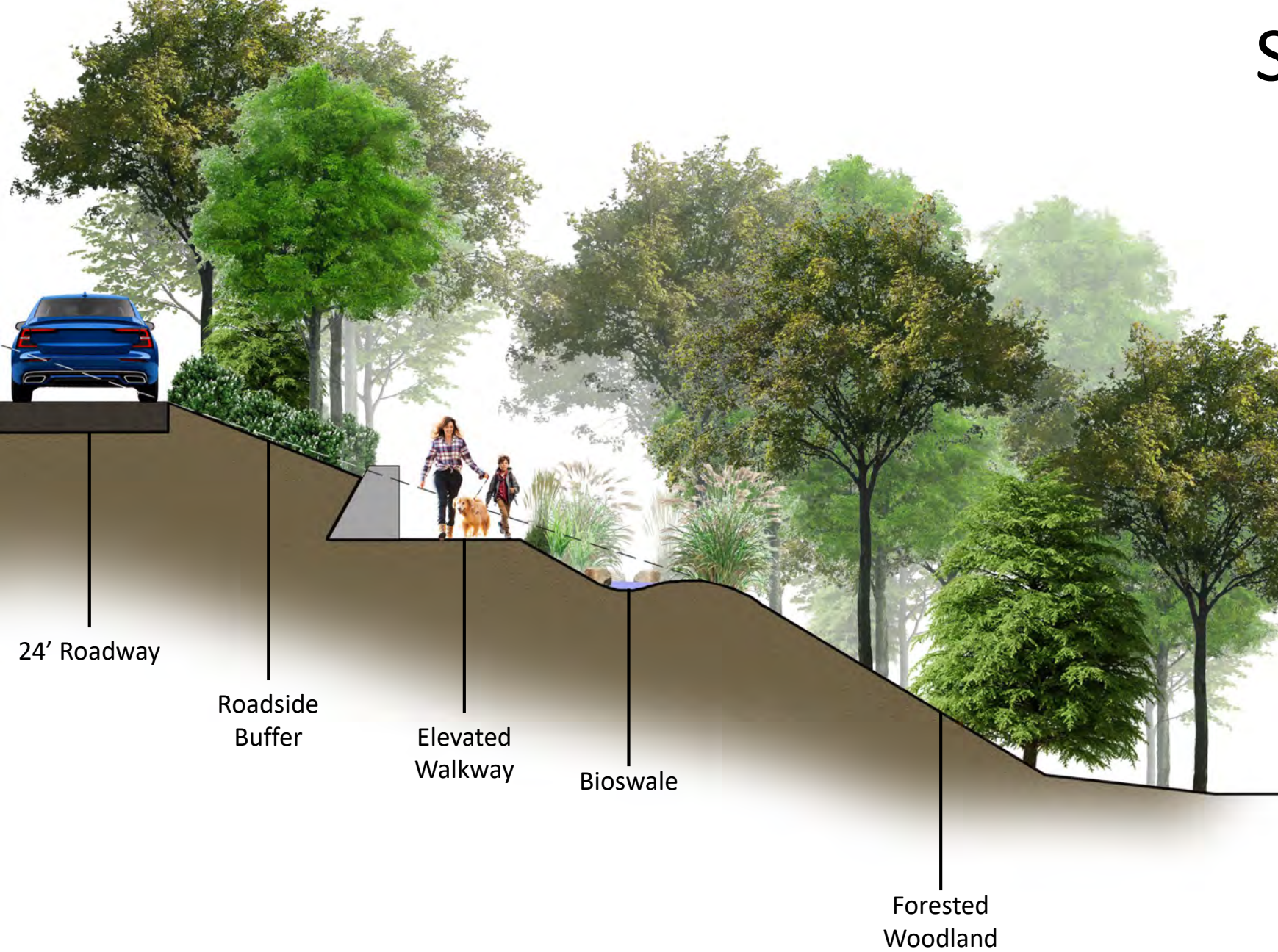
- Ⓐ Entry Drive
- Ⓑ Multi-Family Housing
- Ⓒ Single Family Housing
- Ⓓ Community Space
- Ⓔ Walking Trail
- Ⓕ ATV Trail

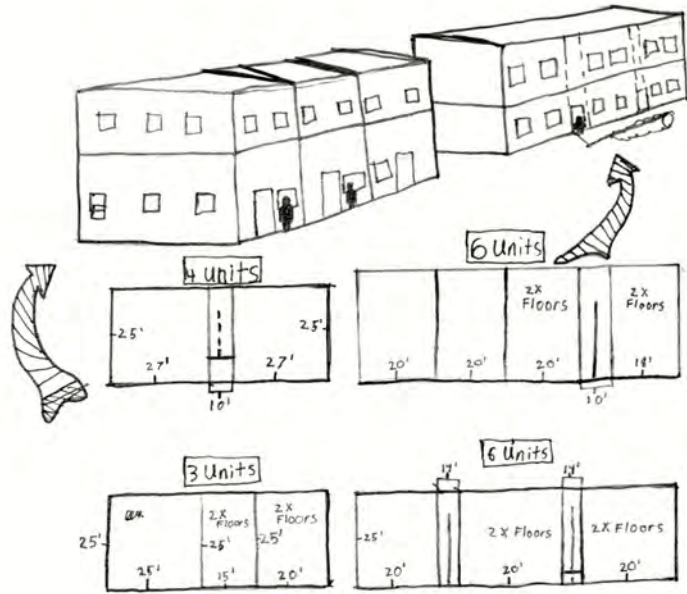
Connection to Recreation Areas

Section 1: Hillside Housing



Section 2: Bioswale





Community Space



Community Space



Design Recommendations

- Survey for underground mining
- Consult an Architect for unit designs
- Consult an Engineer for roadway