



**TO: Linda Gorton, Mayor
Urban County Council**

**FROM: Eve Miller
Division of Planning
Department of Planning and Preservation**

**CC: Director James Duncan
Division of Planning
Commissioner Keith Horn
Department of Planning and Preservation**

DATE: March 6, 2025

SUBJECT: Engagement of Services for Blue Sky Small Area Plan (RFP 2-2025)

Request: Council authorization to execute an agreement with Tunnel, Spangler, & Associates Inc, d/b/a TSW for an amount not to exceed \$486,000, for the development of a small area plan for the Blue Sky Activity Center, located off Athens Boonesboro Road in the newly identified Urban Growth Areas.

Purpose of Request: On October 31, 2024, the Planning Commission voted to adopt the Urban Growth Master Plan which included an existing conditions and market analysis, land-use recommendations, and transportation and regulatory recommendations for Urban Growth Areas, except for the Blue Sky Activity Center. The Planning Commission requested a small area plan for the site to provide an analysis of existing conditions and to identify opportunities for Blue Sky to help Lexington-Fayette County meet its current and future industrial land use needs and economic development goals. On January 24, 2025, LFUCG issued RFP 2-2025 to seek a consultant for the development of a small area plan. Tunnel, Spangler, & Associates Inc, d/b/a TSW was selected to assist LFUCG. The SAP will evaluate the existing conditions of infrastructure and the built environment as well as the natural features, resources, and physical constraints that affect the area. The SAP will specify future land-use designations, how to integrate and connect Blue Sky with other portions of the USA, and economic redevelopment opportunities.

The initial term of agreement shall commence no later than May 1, 2025, and shall finalize the project's completion on or before May 31, 2026. Either party may give written notice of its intent to terminate the agreement if the other party fails to perform in accordance with the terms hereof, provided the non-terminating party fails to cure such default within the required ten (10) day written notice period.

Cost in this Budget year and future budget years: \$486,000. No additional funds are anticipated.





Are the funds budgeted? Funds of \$500,000 are budgeted in of General Fund Capital Project Fund for FY 25 in 1105-160701-0001-71205.

File Number: 0262-25

Director/Commissioner: Duncan/Horn

