



# LEXINGTON URBAN GROWTH MASTER PLAN

Samantha Castro, AICP, LEED ND

01.14.25 LFUCG General Government and Planning Committee





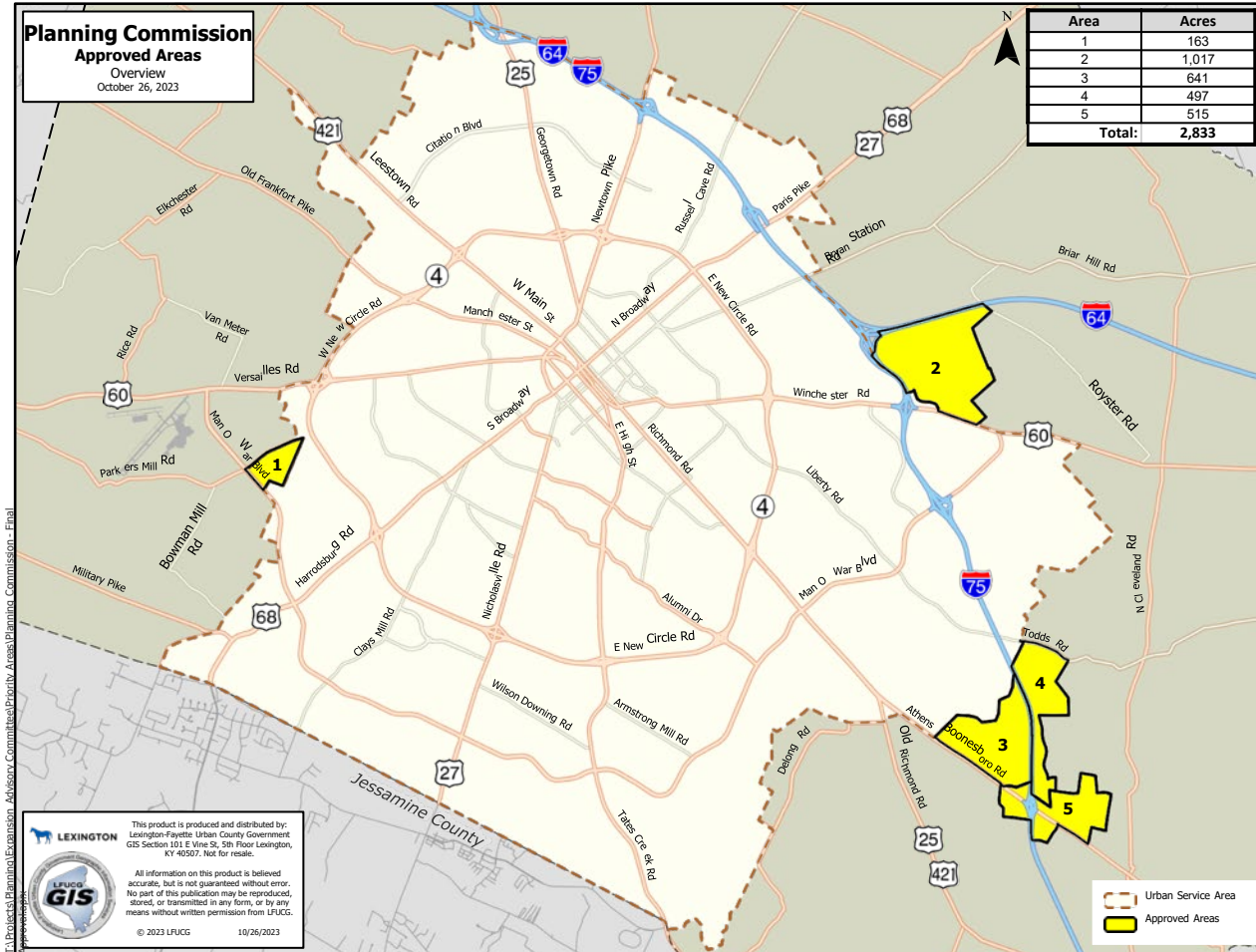
An aerial photograph of a city, likely Atlanta, Georgia, showing a mix of brick and modern buildings, green spaces, and a prominent blue skyscraper. A large blue semi-transparent overlay covers the left side of the image, featuring the number '01' and the word 'Context'.

01

Context

# Recommended Areas

- Identified by Planning Commission on 10/26/23
- 2,800+ acres
- 5 approved areas
- Along major corridors
- Potential as 'gateway' moments into the city





# A vision for the next 20 years of growth





A background photograph of an outdoor community event. In the foreground, a woman wearing a camouflage baseball cap and a white polo shirt with blue accents is looking at a clipboard. The clipboard has a sign that says "To Own" and lists "Single Family House" and "Duplex" with small house icons. She is talking to a young boy in a light blue t-shirt. To the left, another person is partially visible, looking at a tablet on a clipboard. In the background, there are other people, a table with items, and a brick building.

02

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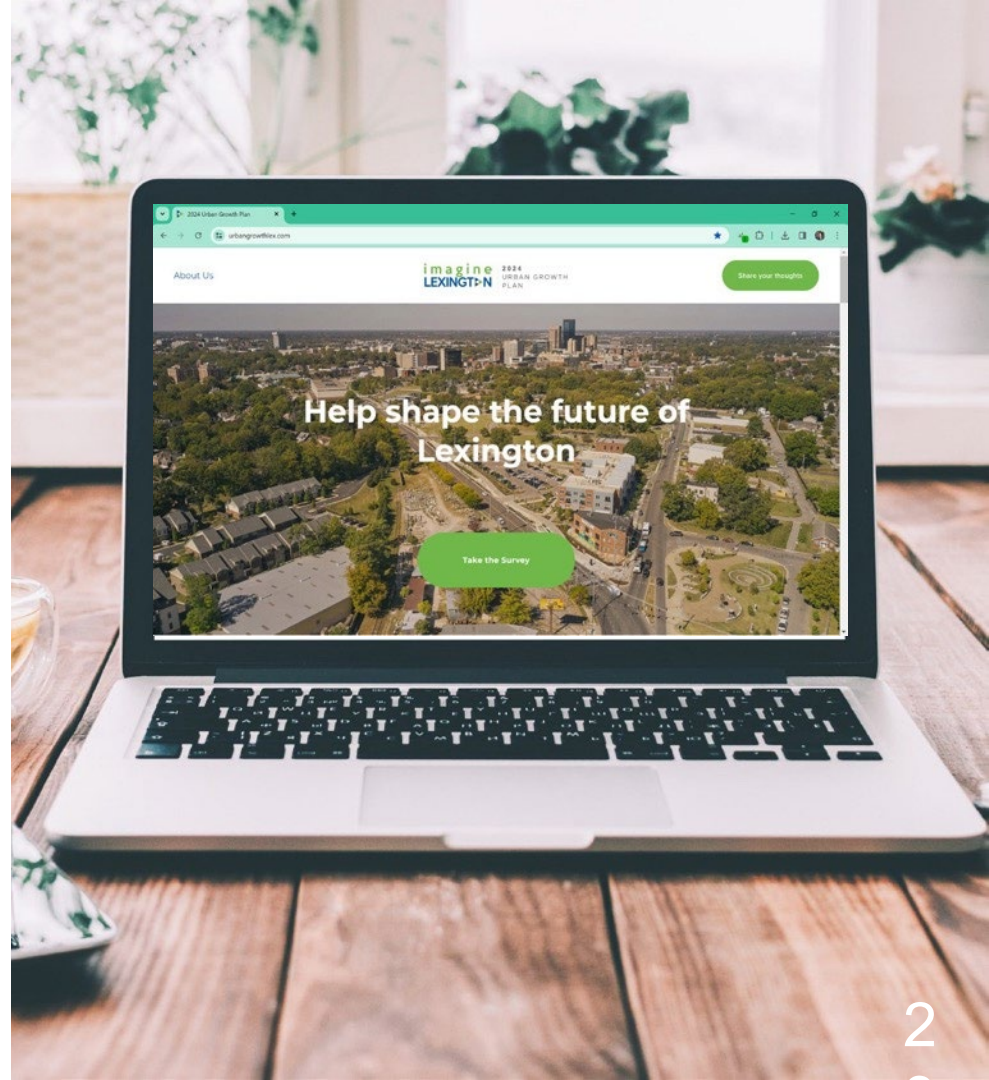
## Engagement

 Civic

# Getting the Word Out

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- Project Website  
[www.urbangrowthlex.com/](http://www.urbangrowthlex.com/)
- Imagine Lexington distribution materials
- CivicLex newsletter
- Mailings to property owners, adjacent neighbors / neighborhood associations
- Targeted social media ads (Instagram and Facebook)
- Councilmember updates
- By-request meetings
- Developer and property owner discussions





# Planned Public Engagement

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- **Dec 12, 2023: Public Kick-Off**
- **16 Pop-up engagements**
- **Apr 29-May 1, 2024: Public Design Charrette/Open House**
  - Public presentations, stakeholder meetings, and open studio hours
  - 130+ participants
- **May 1: Urban Growth Fest**
  - 240+ attendees



# But then there was more...

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- **Councilmember Requests**
  - 3 District-wide meetings for 1 area
- **July 15: Public Open House**
  - 170 attendees
  - Sharing initial design concepts
- **Developer Stakeholders Meetings**
  - Monthly
  - Focus on infrastructure, development standards, and density





# 03

## Plan Development



# Market Analysis

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## Retail

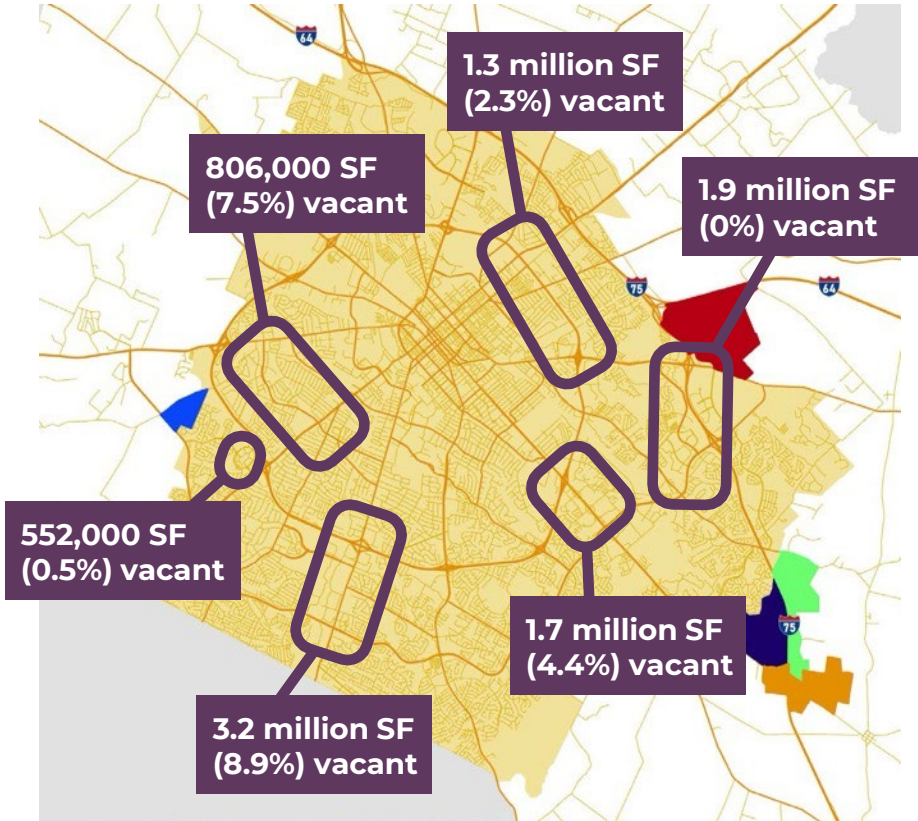
- Lots of newly built / successful retail
- Retail follows rooftops

## Office

- Vacancy likely to climb with work- from-home trend
- Move toward mixed-use locations

## Industrial

- Regional growth
- Land costs prohibitive





# Market Analysis

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## Residential






What are people looking for?

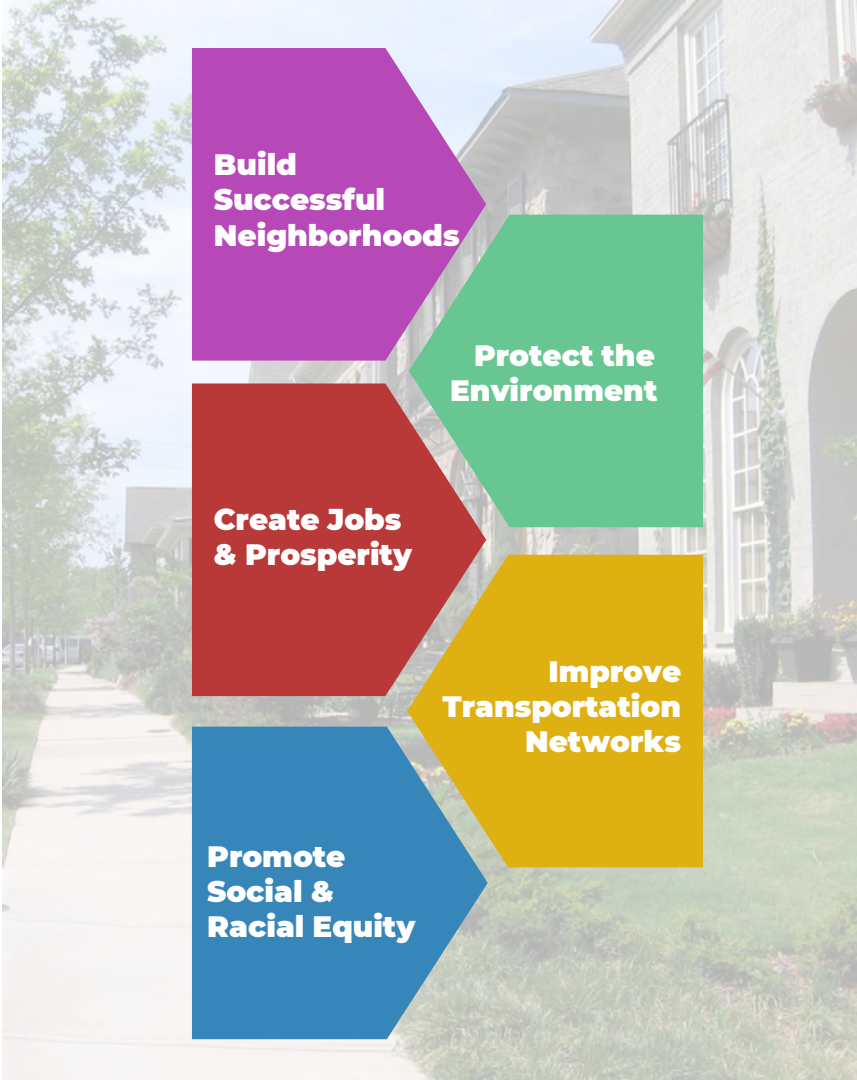
- Diverse neighborhoods
- Variety of housing/unit types, sizes and price/rent ranges
- Addressing gaps in the current housing supply
- Attainable housing
- Walkable amenities = Greater density



# Principles of Good Design

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- Mix of Housing Types 
- Diversity of Uses 
- Gentle Density 
- Connectivity 
- Multimodal Transportation 
- Sustainability 





# MIX OF HOUSING TYPES

What does well-designed **mixed housing** achieve?

- Addresses **different needs** (own vs. rent, singles vs. families)
- Can **promote affordability**
- Provides **visual diversity** / interest



# DIVERSITY OF USES

What does a **mix of uses** and a **diversity of uses** achieve?

- More plentiful amenities/**things to do**
- More market **support for retail**, jobs
- Greater **walkability** and shorter trips
- Greater **sense of discovery** (“random encounters”)







# GENTLE DENSITY

What does well-designed **gentle density** achieve?

- More connections with neighbors
- **Collective open space**
- A mix of uses (in some cases)
- Greater **support for retail** and other economic drivers
- Greater **support for entertainment**

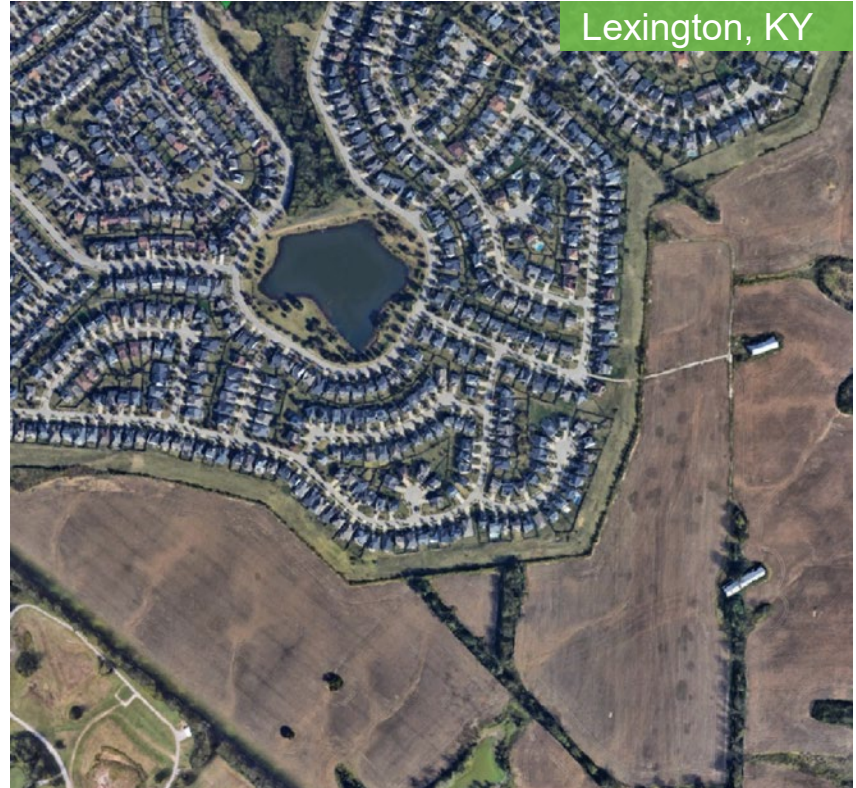




# CONNECTIVITY

What does greater **connectivity** achieve?

- **Reduced isolation**
- **Reduced traffic congestion**
- Greater transportation safety
- Greater **flexibility/adaptability** and change over time
- Greater opportunity for **flexible transit service**







# MULTIMODAL TRANSPORTATION



What does **multimodal transportation** achieve?

- Provides a transportation network to **serve ALL users**
- Creates a shift in **transportation equity**
- Encourages **active lifestyles** and active transportation opportunities





# 04

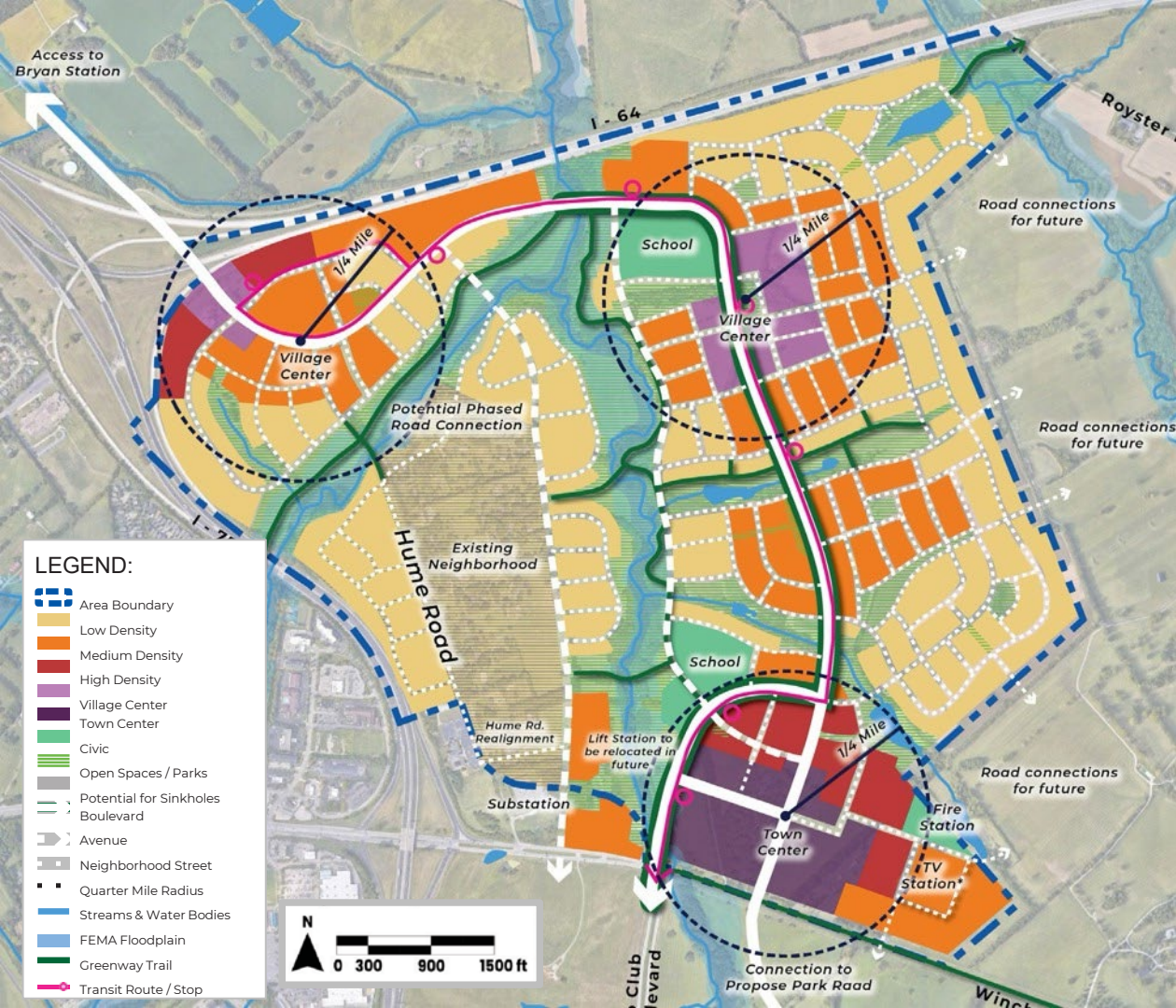
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## Regulating Plans & Regulation Changes



# Regulating Plans

- Works to ensure the community's vision
- Aids in review of Development Plans
- Guides zone change decisions for Planning Commission and the Urban County Council

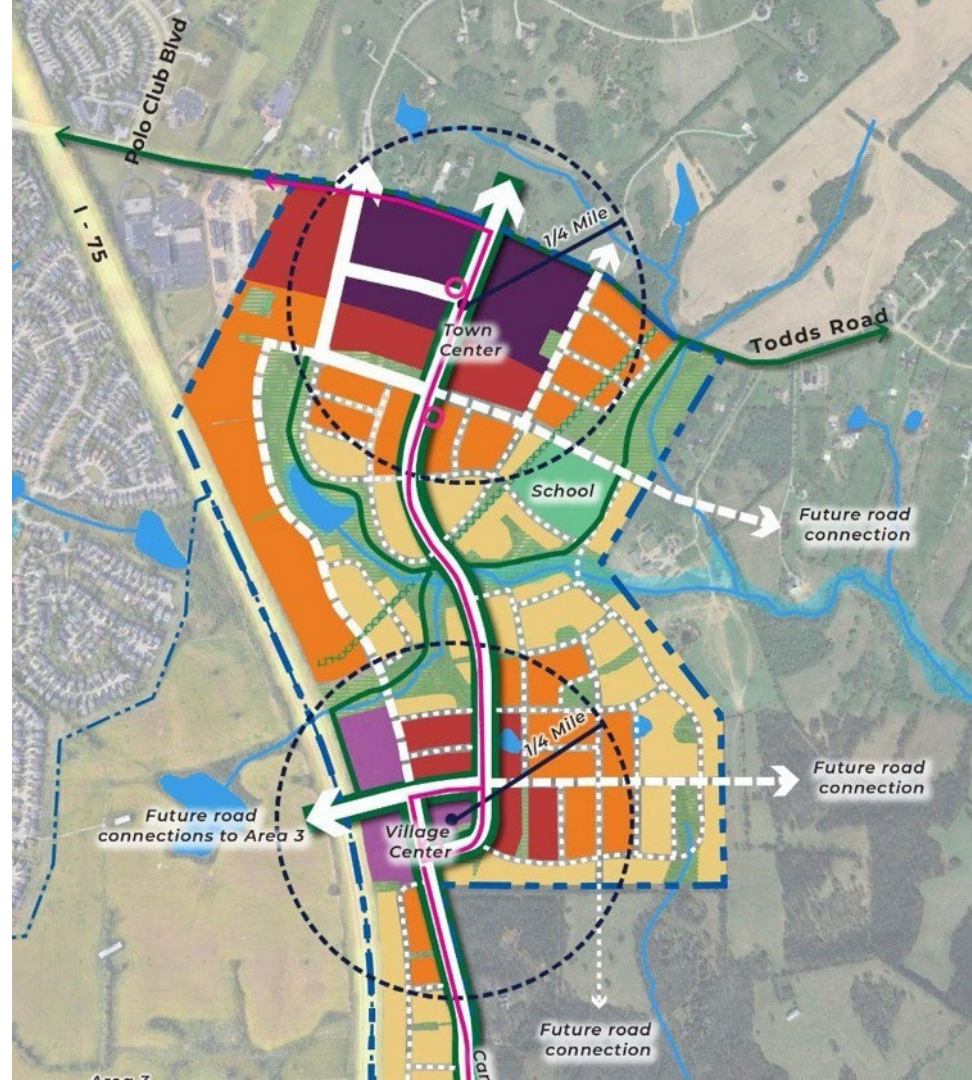


# Regulating Plans

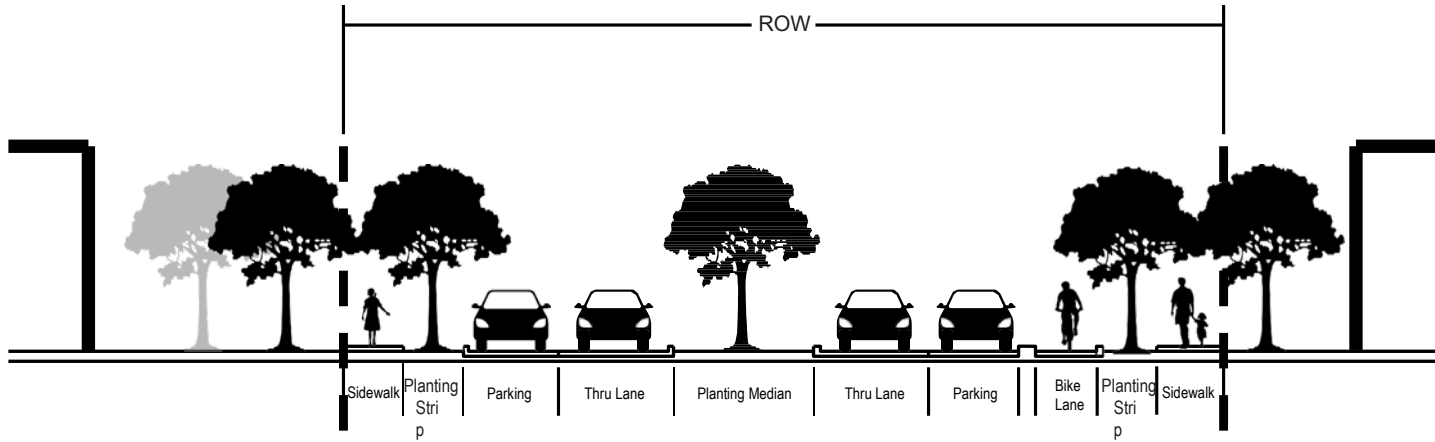
## Specific Compliance

- Village / town center land uses\*
- Boulevard, avenue, path locations\*
- Future connections\*
- Minimum densities

\*With flexibility for existing site features and design considerations.

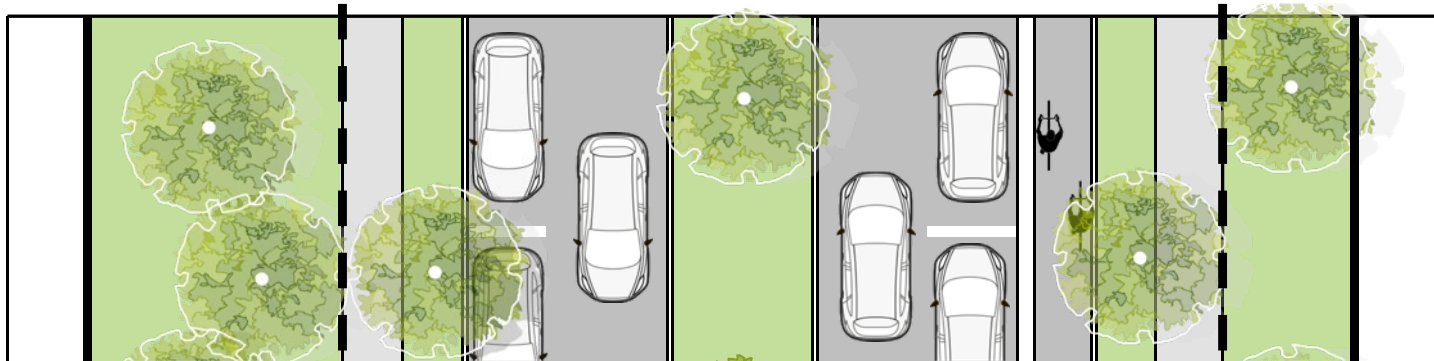






# Typical Street Sections

\*All sections are subject to compliance with the Complete Street Design Manual





Regulation Changes: Density & Use





Regulation Changes: Open Space





Regulation Changes: Circulation



# 05

## Conclusion

ing Hume Rd  
hborhood

Elementary  
School

Village Center

1/4 mile  
5 min Walk

Temporary Buffer

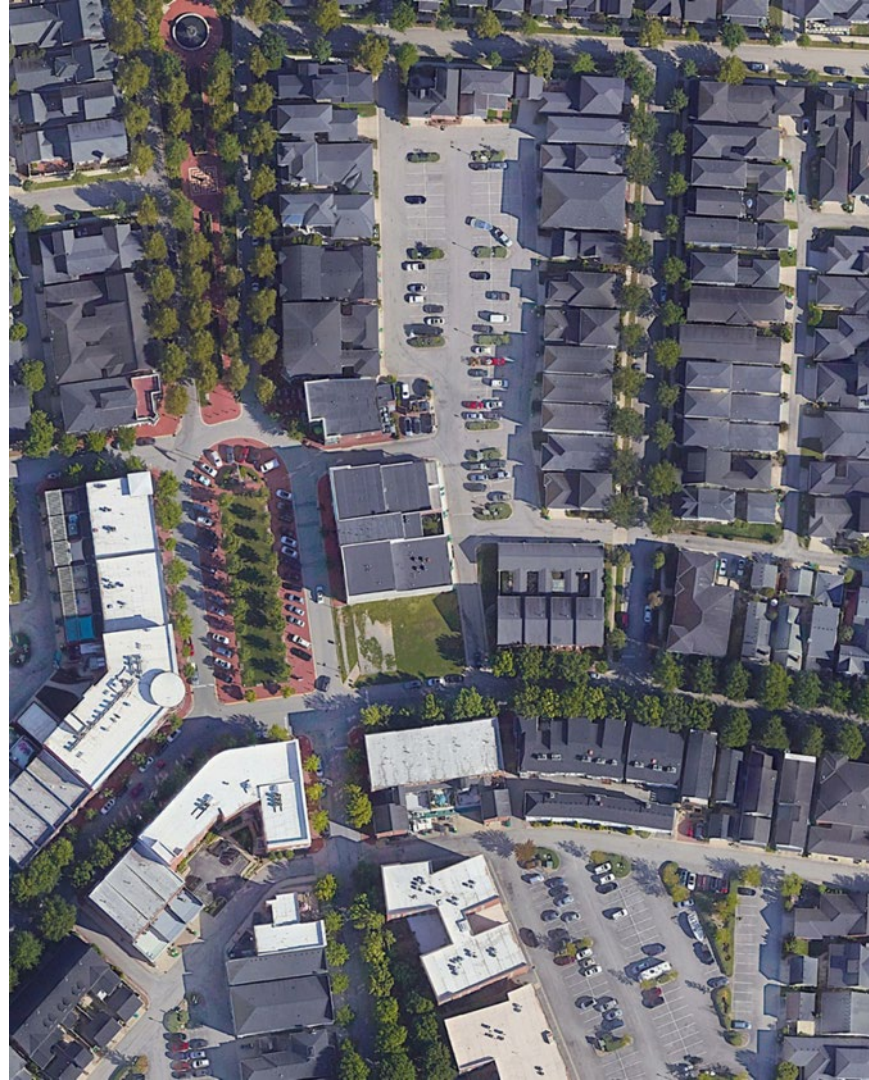




# What Set This Project Apart

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- Laying the regulatory groundwork before the project start
- Planning setting standards for minimum density, walkability, and environmental sustainability
- Two-tiered engagement approach - neighborhood and developers
- Tying urban design to regulatory elements





# Action Items & Follow-Up

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- Complete Streets Design Manual
- Infrastructure Funding Plan
- Parkland Dedication Ordinance
- Zoning Ordinance Text Amendments





# DISCUSSION







**LEXINGTON**

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# **Infrastructure Funding Plan**

*Department of Planning and Preservation*  
*For Information Only*





## Infrastructure Funding Plan (IFP)

- The Urban Growth Master Plan recommends development of an Infrastructure Funding Plan by LFUCG to establish how to fund infrastructure required for the recent Urban Services Area expansion.
- The plan would include estimates and funding recommendations for:
  - Roadways/Trails
  - Sewer
  - Public Safety
  - Parks







## IFP Timeline

- In the fall of 2024, Council allocated \$750,000 for a consultant to provide recommendations on the development of an Infrastructure Funding Plan.
- Consultants should:
  - Create a process for project prioritization
  - Recommend preferred funding mechanisms
  - Conduct a methodology report
  - Provide guidance on implementation of an IFP





# IFP Timeline



A work group led by Brandi Peacher met through the summer and fall of 2024



RFP was issued in November 2024



RFP closes January 17<sup>th</sup>



The project is projected to take between 12 and 18 months to complete and includes 3 phases:

- Phase I - Project Identification, Prioritization, and Phasing recommendations
- Phase II – Funding Mechanisms Assessment
- Phase III – Funding Mechanisms Implementation





# Infrastructure Funding



## BENEFITS OF AN INFRASTRUCTURE FUNDING PLAN (IFP):

Opportunity to establish an innovative infrastructure financing plan that:

- Increases revenue efficiency without raising taxes,
- Improves cash flow,
- Supports policy objectives,
- Pursues economic sustainability,
- Provides accountability, transparency and enhanced service across public infrastructure, and
- Provides need analysis and support for the creation of new or dedicated funding sources.

- Fire & Emergency Services
- Police
- **Public Facilities**
  - Parks
  - Trails & Greenways
  - Community & Senior Centers
- **Housing**

Model IFP Attributes:

1. Clearly Identified Policy Priorities
2. Community Process/Review
3. Projects Prioritized
4. Ongoing Needs Assessments
5. Comprehensive Financing Strategy

## INFRASTRUCTURE ELEMENTS OF AN IFP:

### • Transportation

- Roads & Highways
- Bridges
- Public Transit
- Sidewalks, Bike Lanes, and Pedestrian Paths

### • Utilities

- Stormwater & Detention
- Sanitary Sewer
- Telecommunications

### • Public Safety



Sample Organizational structure for long-range IFP planning

Questions?



**LEXINGTON**

