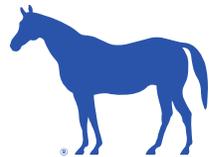


BLUE SKY SMALL AREA PLAN UPDATE

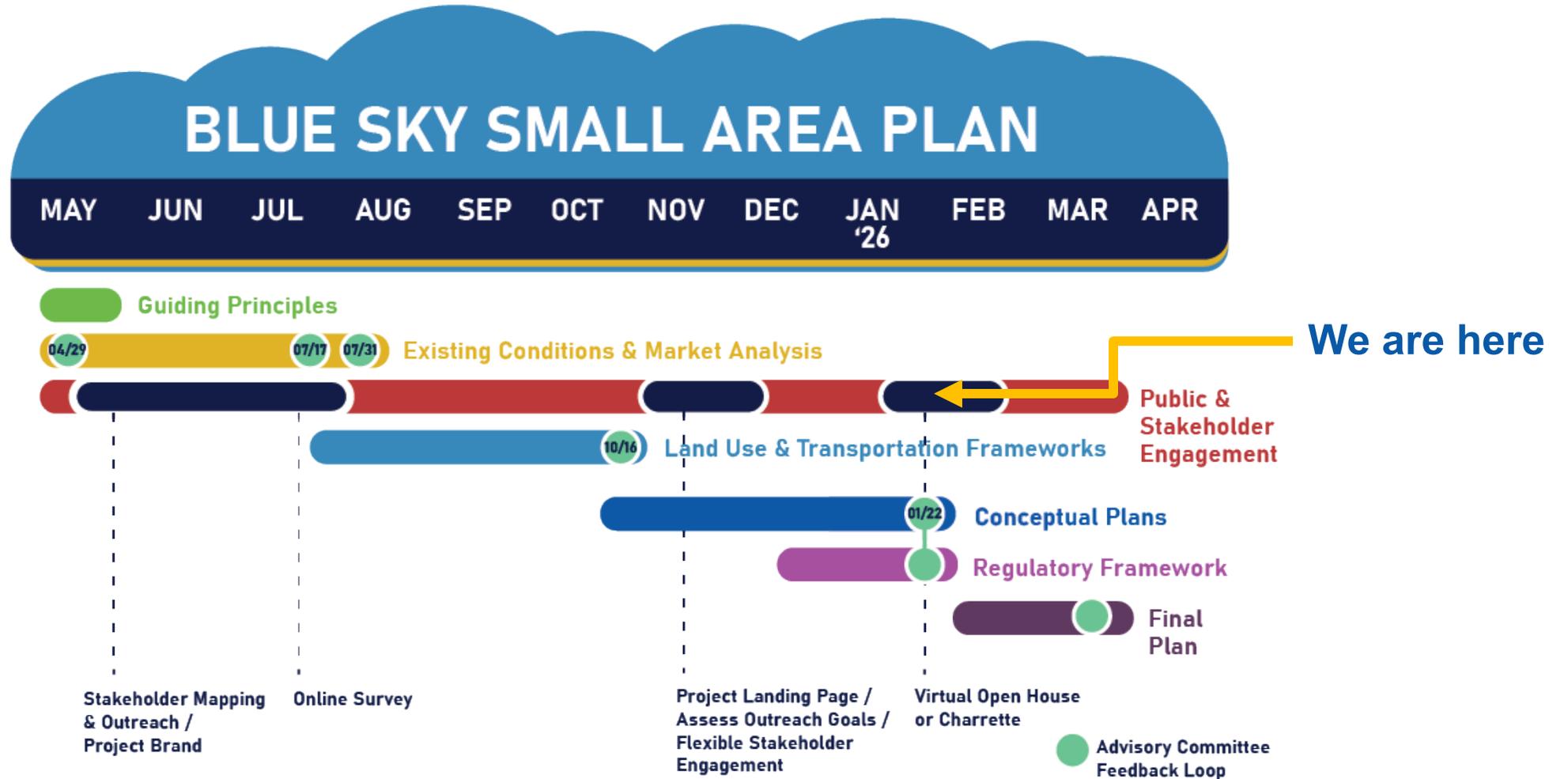
*Eve Miller, Senior Planner, Long-Range Planning
General Government and Planning Committee Meeting
Tuesday, February 10, 2026*



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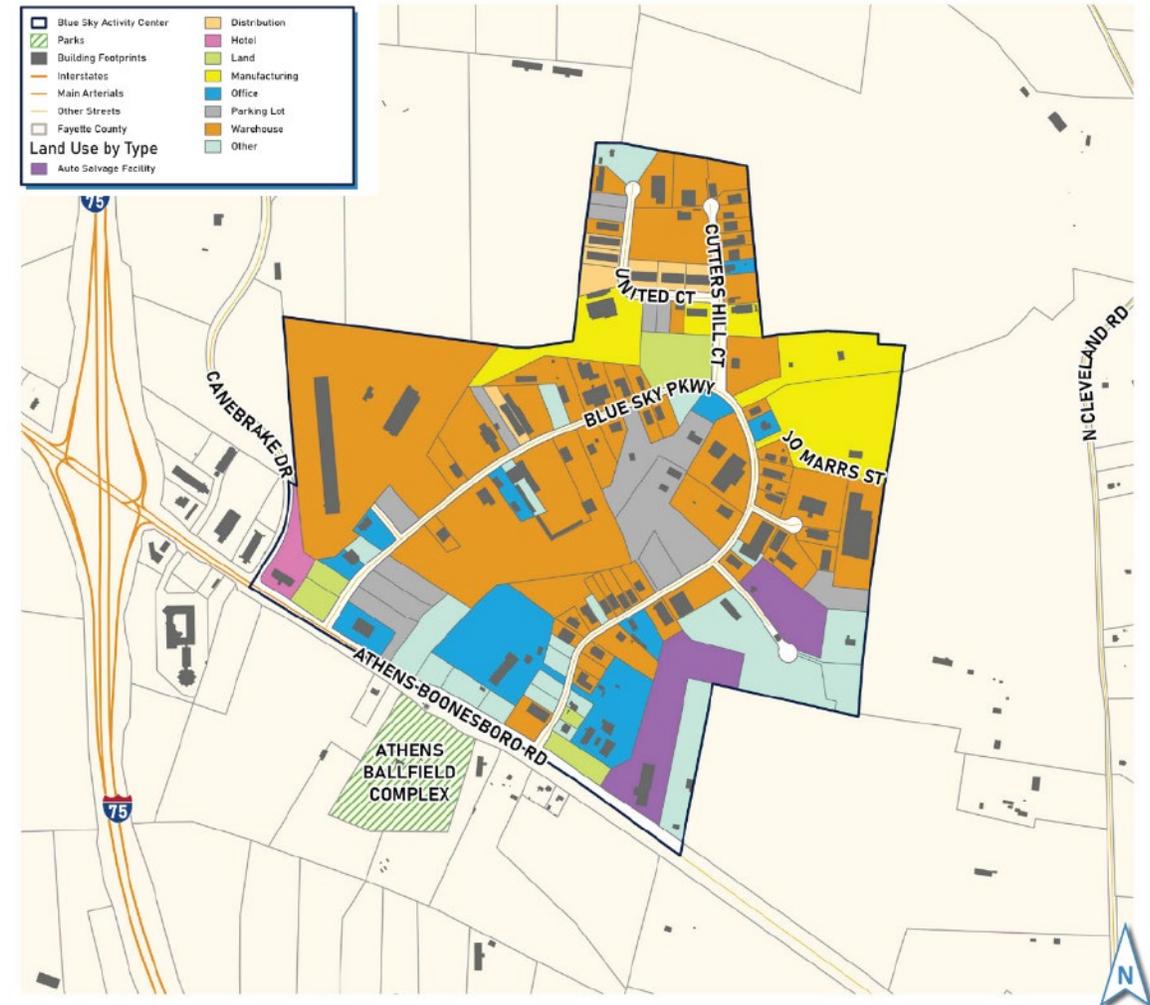
Schedule





Existing Conditions

- Blue Sky experienced most of its growth and development in the 1970's through the 1980's.
- Anchored by several large companies and prominent property owners, existing land uses mostly consist of manufacturing, flex space, and warehouse functions.
- Challenges for the site include environmentally sensitive areas, utilities, no rear of site roadway connections, and vehicle crashes at the I-75 highway interchange.



Market Analysis

- Blue Sky is home to approximately 150 businesses, largely representing construction, transportation and warehousing, and manufacturing industries.
- These businesses support over 1,000 jobs, of which over 60% pay \$20 per hour.
- Lexington-Fayette County and Blue Sky are ideally positioned.
 - Educated and diverse workforce
 - Located in the center of the intersection of Interstates 64 and 75
 - Strong quality of life
- Job growth within the study area will be supported by the implementation of the SAP recommendations related to industrial and commercial land uses.

Outreach and Engagement

- Door to door engagement
- Mailings
- Webpage & social media
- Online & in person surveys
- BBQ luncheon
- Focus groups of businesses and property owners
- Old Richmond Road Neighborhood Association engagement





Feedback

Seclusion - it's peaceful and away from vandalism. Nature of my shop is loud and that helps to not disturb anyone.
Rent cost - best prices in town for commercial space, let's keep it that way.

We have access to our businesses without all of the headache of **Lexington infrastructure** (or lack thereof)

Some of the buildings on Blue Sky look really **run down**. One idea is to have businesses improve the looks.

No issues, feel LFUCG interference would create issues

Lighting or safety after dark

We would prefer no considerations, **leave as-is**

Traffic entering/exiting the park

Safe ways to walk around Blue Sky

Better space for single/double axle trailer **parking**

It's a large area in the **best spot**

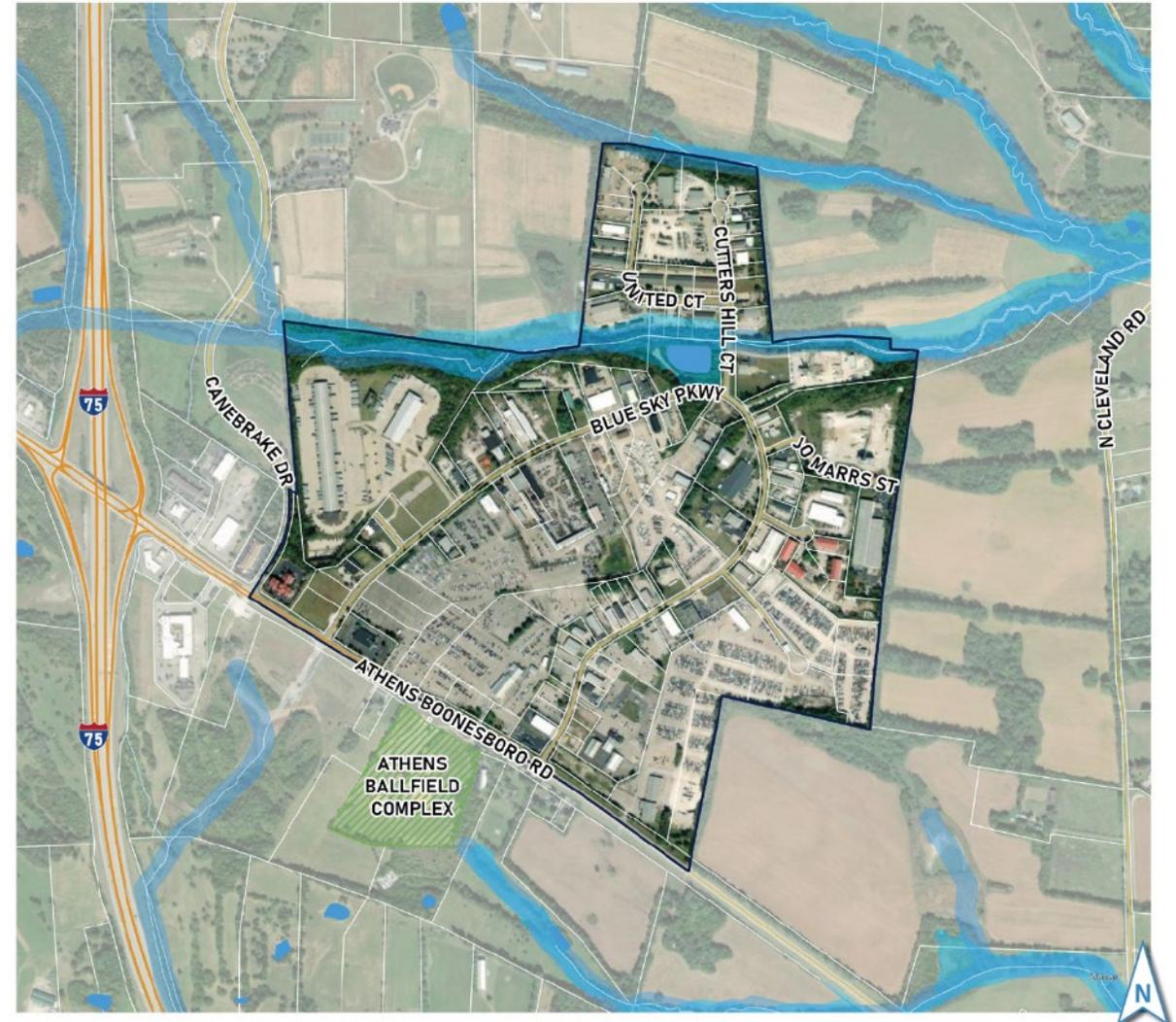
Water egress in parking lot

Feedback, Cont.

 <p>1st Food & Retail</p>	 <p>3rd Utilities & Connectivity</p>	 <p>3rd Lighting & Security</p>	
 <p>2nd Parks, Trails, & Seating</p>	 <p>5th Safe Sidewalks & Crossings</p>	 <p>7th Parking & Circulation</p>	 <p>8th Renewable Energy</p>
	 <p>6th Landscaping & Beautification</p>	<p>8th Bike Paths & Connections</p>	<p>10th Blue Sky Identity</p>

Next Steps

- Develop a coordinated land use and transportation framework to improve access, mobility, and connectivity in and around the Blue Sky Activity Center, including the I-75 highway interchange.
- Modernization of zoning ordinance to support industrial needs.
- Build infrastructure and utility capacity for Blue Sky.
- Promote sustainable development and long-term employment in the area.



Questions?



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