



LEXINGTON

RECONNECTING TO OUR DOWNTOWN

Lexington's Downtown Area Master Plan



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General Government & Planning (GGP) Committee | 03.04.2025



1. INTRODUCTION & BACKGROUND

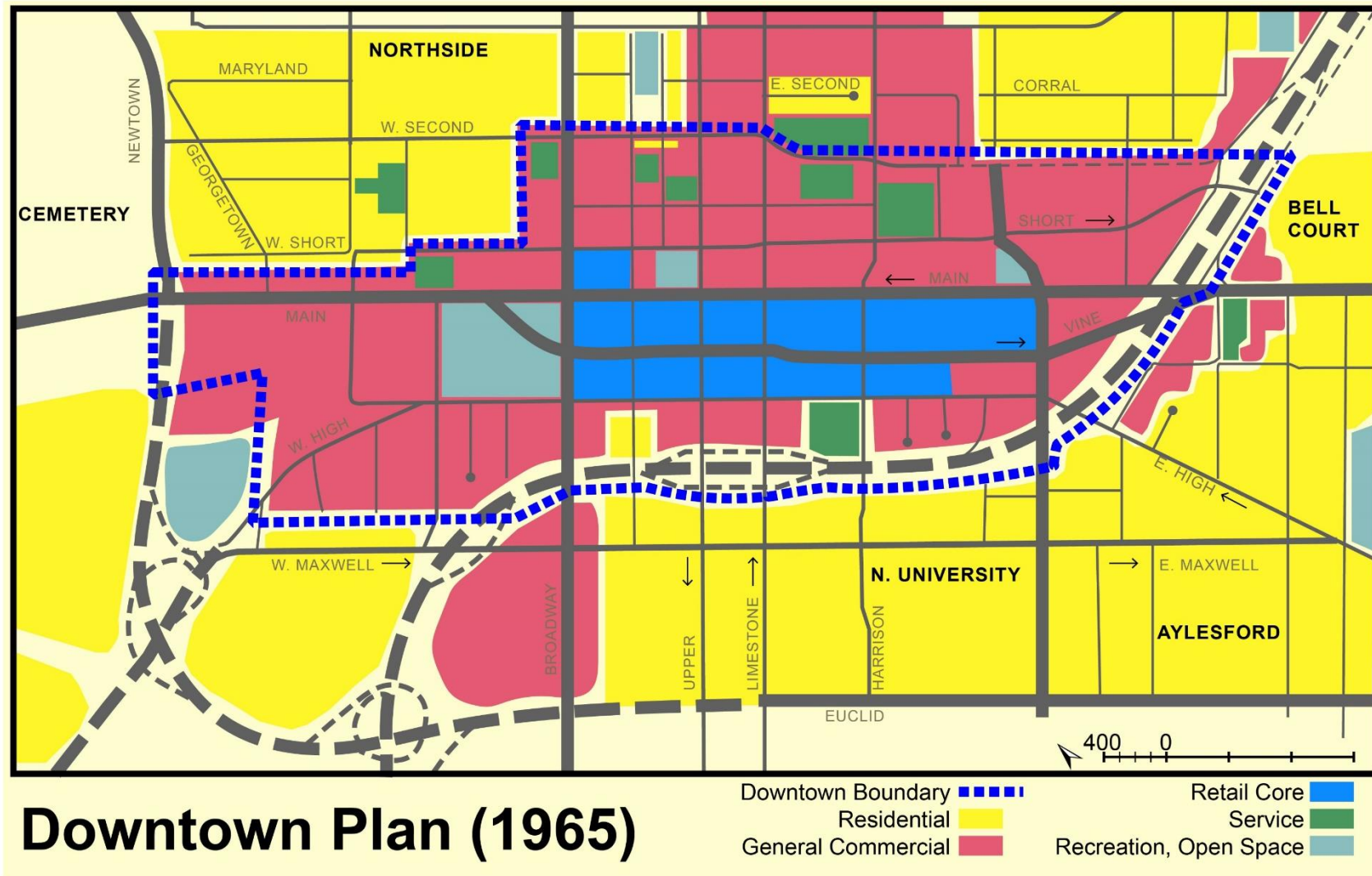
- 2045 Comprehensive Plan
 - * Placemaking policy #13: Update the Downtown Master Plan.
- The Comprehensive Plan involved extensive public outreach, and the request for a new downtown plan emerged as a key community priority.
- Council allocated \$500,000 towards developing a downtown master plan.
- This master plan will be considered by the Planning Commission as an amendment to the 2045 Comprehensive Plan.



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2. THE NEED FOR A DOWNTOWN MASTER PLAN

- 1973 Comprehensive Plan adopted the 1965 Downtown Urban Renewal Project.
- Urban renewal in the 1960s significantly reshaped downtowns. Lexington's downtown plan included a proposed highway through the city center.
- The downtown area has evolved and developed since then but lacks a cohesive strategy for future growth.
- A Downtown Master Plan – Envisioning the Future was completed in 2007 by DDA but was not adopted.
- This plan will define the downtown area and clarify how it interacts with surrounding neighborhoods.





3. COMMUNITY-CENTERED APPROACH

- Input from diverse voices including residents, businesses, and institutions.
- Public outreach will be central and inclusive, ensuring broad engagement throughout the process.
- The engagement process will be designed to reflect the diverse perspectives, needs, and priorities of Lexington.
- The plan will focus on investment within established neighborhoods, ensuring that development benefits existing residents.





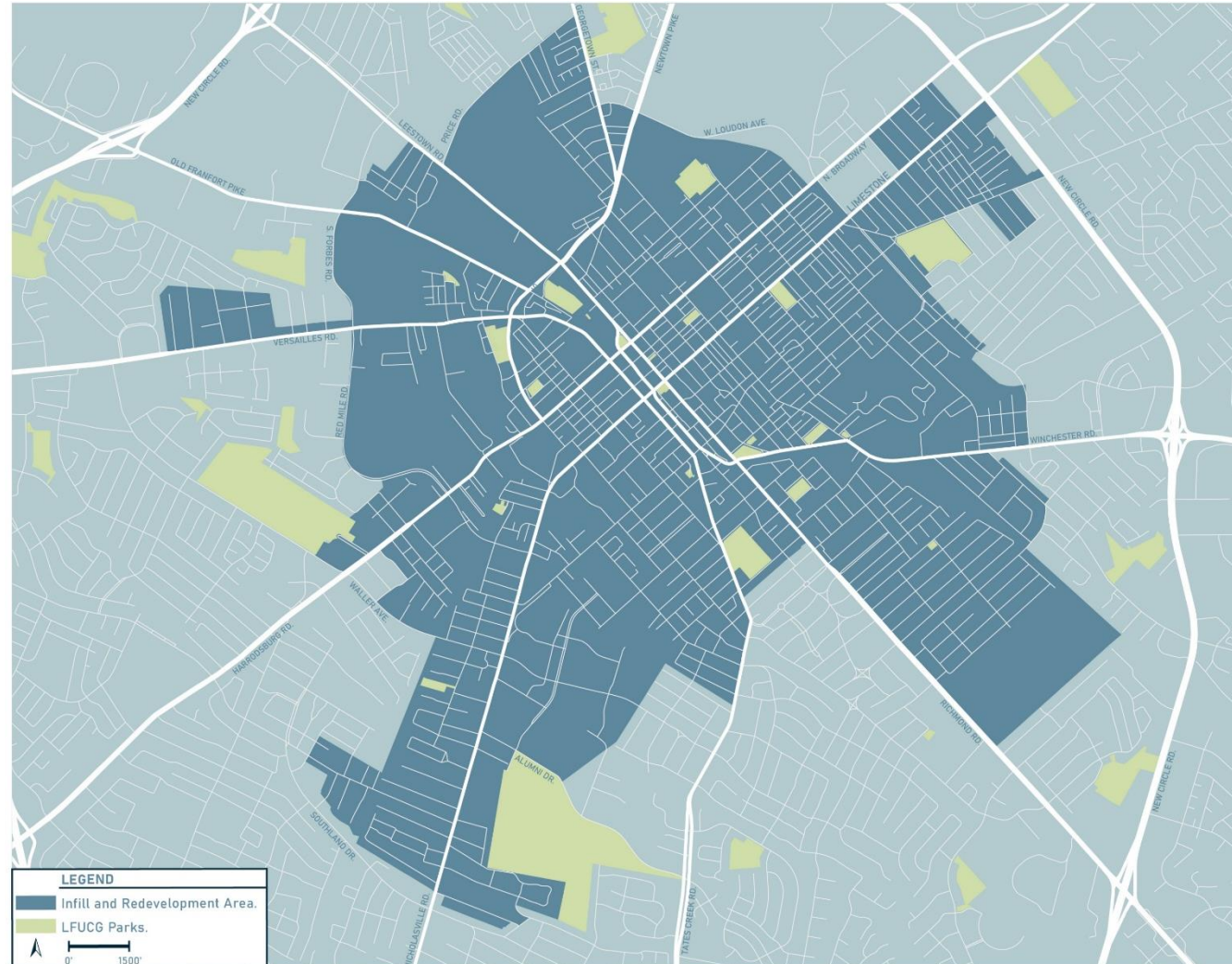
4. KEY OBJECTIVES OF THE PLAN

- Align with Imagine Lexington 2045 by establishing clear short-term and long-term priorities.
- Develop actionable strategies for:
 - * Sustainable growth, redevelopment, and preservation.
 - * Increased housing options and investment opportunities.
 - * Enhanced pedestrian and bicycle safety.
 - * Improved connectivity between downtown and surrounding neighborhoods.
 - * Stronger support for tourism and economic development.
 - * Strengthening community ties and supporting current residents.





5. INFILL AND REDEVELOPMENT AREA MAP





6. PLAN SCHEDULE

- RFP Issue Date: February 13, 2025.
- Proposal Due: March 14, 2025.
- Award Notification: April 04, 2025.
- Anticipated Beginning of Contract: May 30, 2025.
- Length of contract: 18 months.





7. NEXT STEPS

- Consultant selection will mark the next phase, launching detailed engagement efforts.
- Stakeholders will have opportunities to participate and provide input throughout the planning process.
- Council engagement will be key to ensure alignment with funding and policy priorities.
- Public input and collaboration are crucial—we encourage all stakeholders to stay engaged and help shape the future of downtown Lexington.



Questions?



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