

## [DOWNTOWN AREA MASTER PLAN PROJECT](#)

The Lexington-Fayette Urban County Government's Division of Planning is initiating the development of a comprehensive Downtown Area Master Plan for downtown Lexington.

In 2024, the Urban County Council recommended the creation of this new plan to replace the current Downtown Area Master Plan, which was last adopted in 1975. This updated plan will align with the goals and vision of *Imagine Lexington 2045*, providing both short-term (0–5 years) and long-term (5–20 years) priorities through clear and actionable implementation strategies. Emphasis will be placed on sustainable growth, equitable redevelopment, and establishing a vibrant and distinctive urban identity.

A consulting firm has been engaged to lead the development of the Downtown Area Master Plan. The selected consultant will assess current conditions, including infrastructure, the built environment, natural resources, and physical constraints and opportunities that impact downtown Lexington.

The plan will include detailed land use designations; strategies to enhance connectivity between downtown and adjacent neighborhoods; identification of opportunities for economic development and housing; and the establishment of a proposed boundary for the downtown area. The planning process will also prioritize equitable public engagement to ensure that the voices of historically underserved and underrepresented communities are meaningfully included in shaping the future of downtown.

## [RFP RESPONSES](#)

The Division of Planning received eight responses to the Request for Proposals (RFP). MKSK Inc. was selected as the consultant due to their comprehensive and detailed proposal. Their familiarity with downtown Lexington—demonstrated through previous work on projects such as streetscape improvements and Tandy Park—was an added advantage.

## [PROJECT FUNDING](#)

The Fiscal Year 2025 budget included a \$500,000 allocation for the Downtown Area Master Plan. The awarded contract totals \$495,075.

## [ADVISORY COMMITTEE](#)

An advisory committee will be established to provide guidance throughout the planning process. The committee will consist of approximately 15 members. Final coordination of committee appointments and meeting schedules will occur following contract finalization and Council approval.