

**BLUE SKY
WORKS**

LEXINGTON SMALL AREA PLAN

General Government & Planning (GGP) Committee
July 1, 2026

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imagine
LEXINGTON



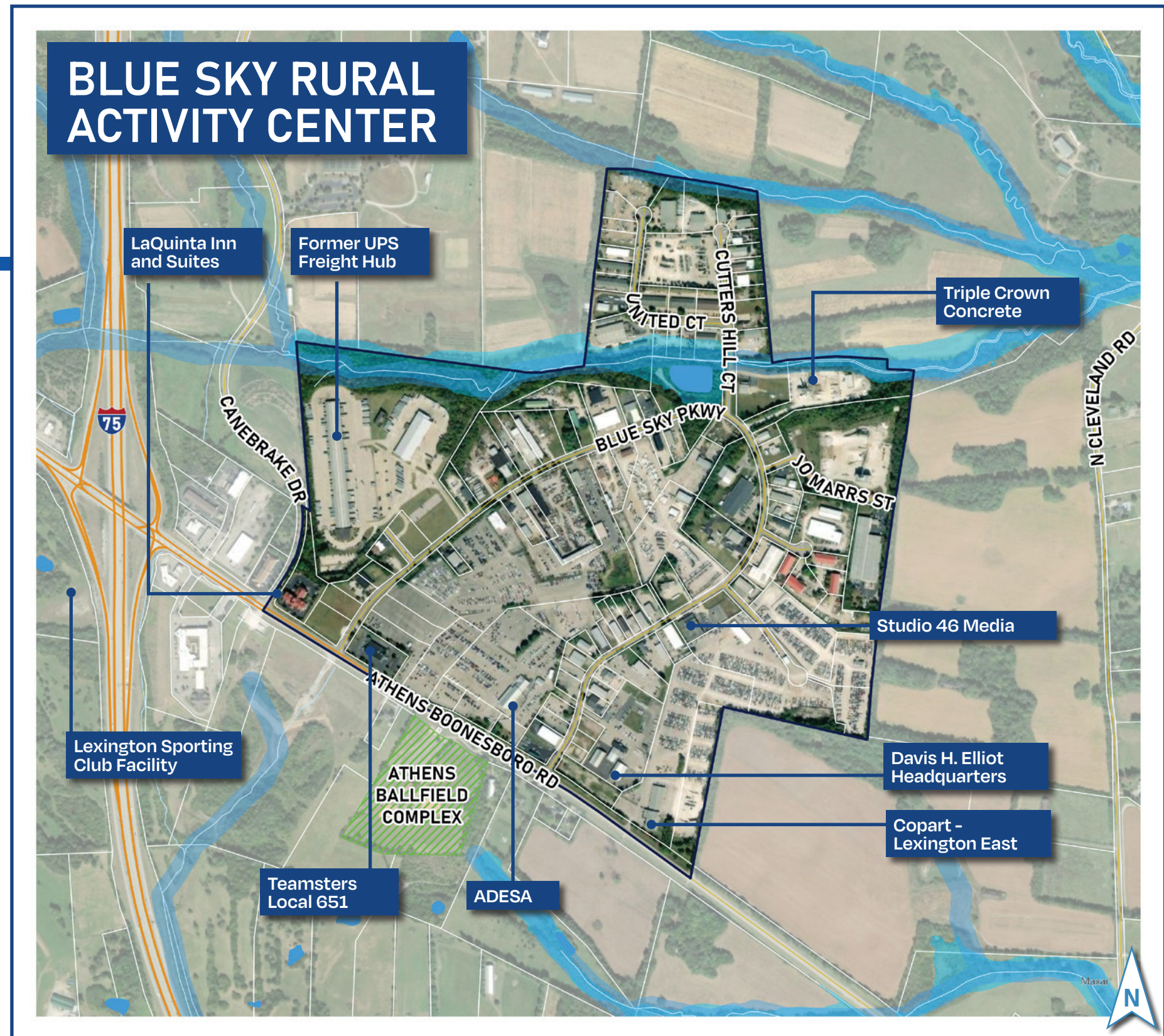
An aerial photograph of an industrial or commercial district. The scene is dominated by large, rectangular buildings with flat roofs, many of which are white or light-colored. Numerous parking lots are scattered throughout, filled with cars, trucks, and trailers. Some areas appear to be under construction or in the process of being cleared, with piles of debris and materials visible. The background shows more industrial structures and some greenery, suggesting a semi-urban or industrial zone. A large blue overlay covers the left side of the image, featuring the number '01' in a large, white, sans-serif font, and the words 'AREA PROFILE' in a smaller, white, sans-serif font below it. The overlay has a subtle pattern of faint, light blue industrial buildings.

01

AREA PROFILE

BLUE SKY OVERVIEW

- Acreage brought in as part of the total 2,800+ acre UGMP
- Approximately 303.4 acres
- Experienced its most rapid growth and development in the late 1970s, early 1980s
- Anchored by several large companies and prominent property owners
- Neighbors include the hotel cluster at I-75, Sayre Athletics, and the new Lexington Sporting Club HQ

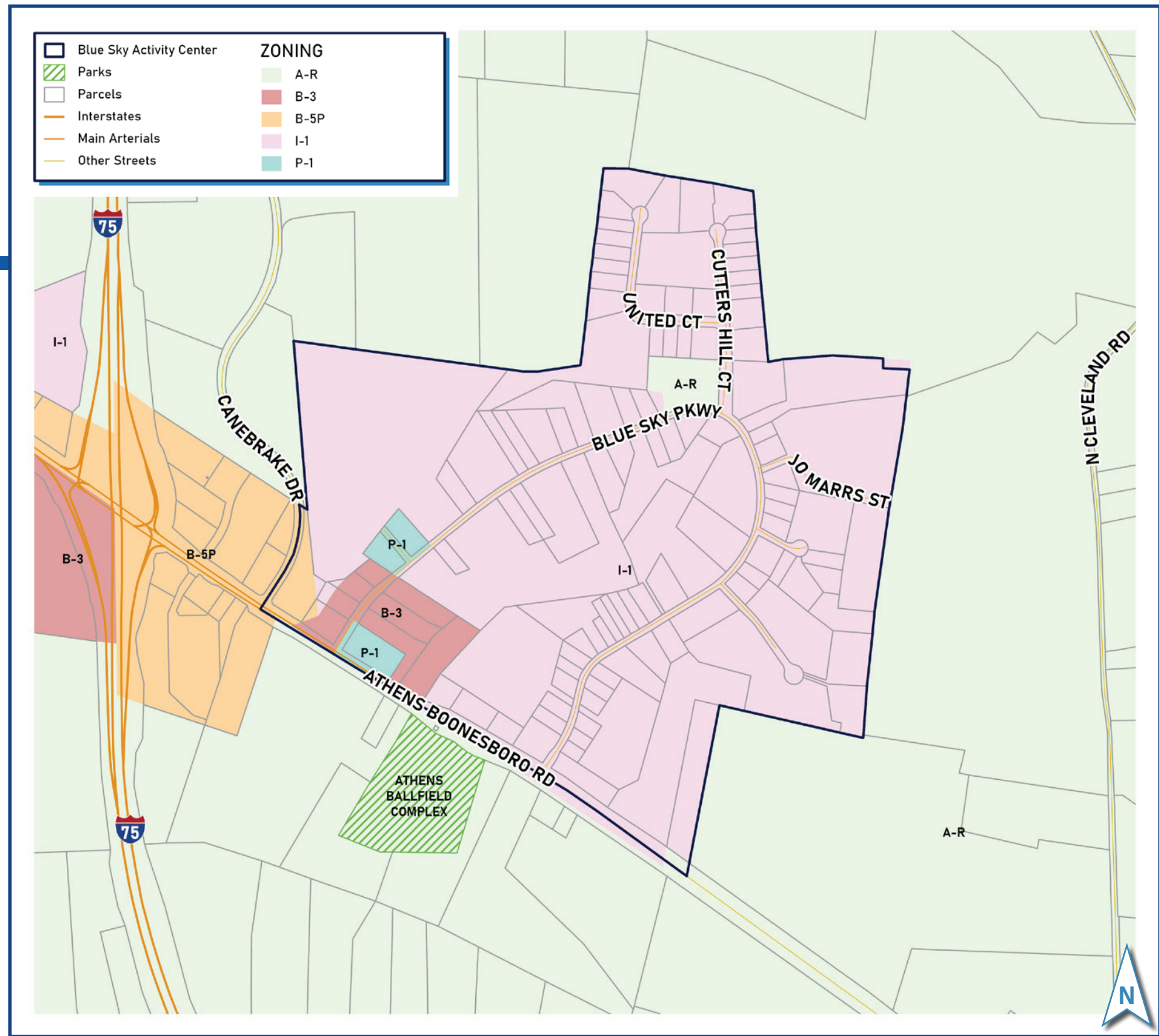


ZONING

- Majority of study area is zoned **I-1**, supporting light industrial uses
- Collection of properties zoned **B-3 (Highway Service Business)** facing Athens Boonesboro Road
- Bordered by A-R
- Retail and hospitality at edge of property touches B-5P (Interchange Service Business)

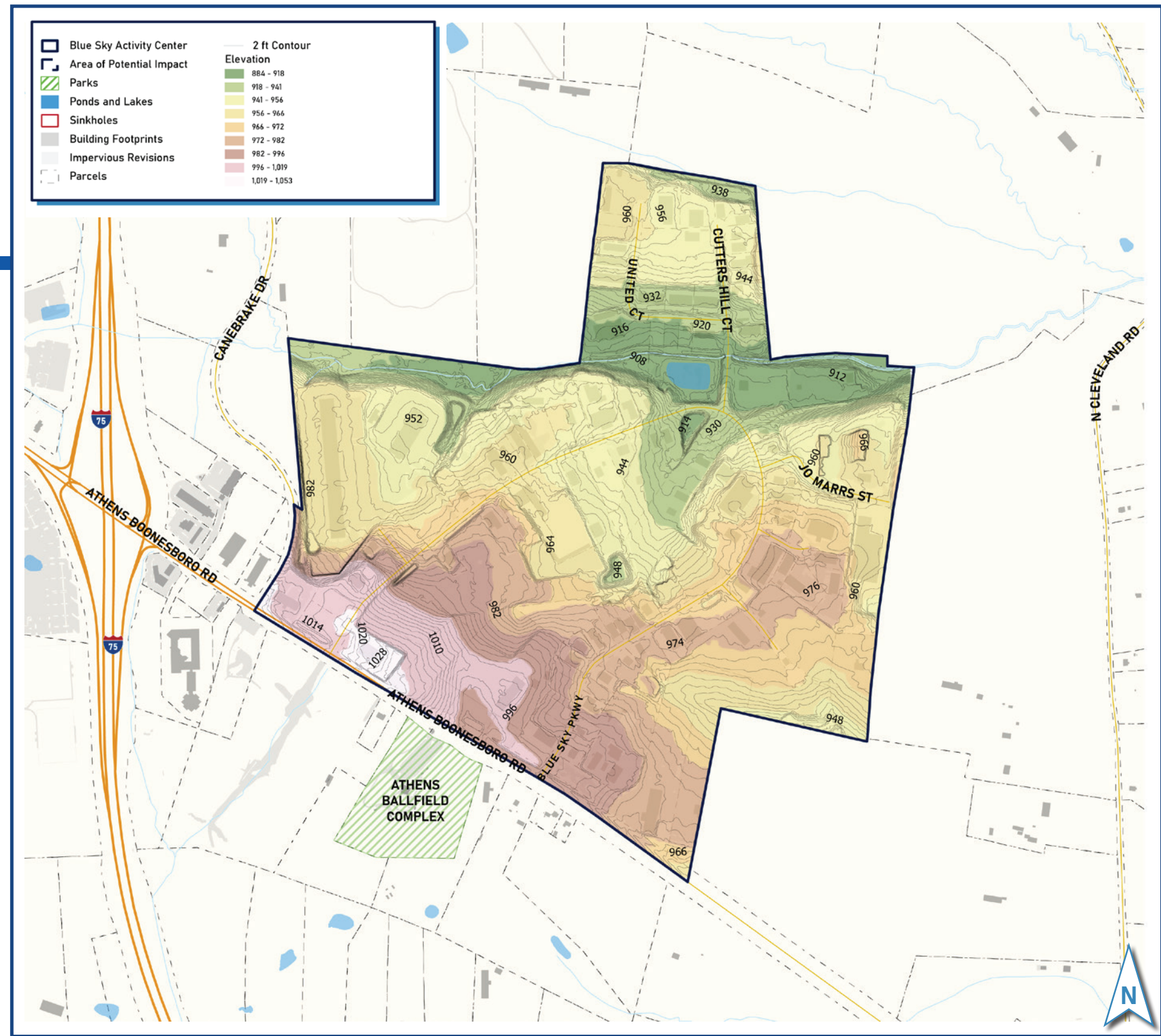
Blue Sky Quick Facts

Total Acres	303.44
Parcels within Study Area Boundary	123
Existing Structures	135
Median Build / Renovation Year	1983



ELEVATION AND SLOPE

- Challenges with significant elevation change (+/- 130 vertical feet) from Athens Boonesboro Road to stream at north end of study area
- Topography plateaus at edge of stream
- Portions of the site have steep (10%) and extremely steep (20%) slopes



02

PUBLIC
ENGAGEMENT



on Improvement

EA PLAN

Gresham Smith

imagine LEXINGTON 2043 COMP PLAN

BLUE SKY WORKS

BLUE SKY SMALL AREA PLAN
v. April 14, 2026

Gresham Smith

imagine LEXINGTON

BLUE SKY SMALL AREA PLAN
April 14, 2026

OUTREACH EFFORTS



- Door-to-Door
- Mailings
- Yard Signs
- Social Media
- Engagement Activities
- Community BBQ Lunches with Employees
 - » BBQ #1 - 111 attendees
 - » BBQ #2 - 80 attendees
- Lunch Discussions with Employees and Employers
- Online & In-Person Survey
- Focus Groups of Business and Property Owners
- Old Richmond Road Neighborhood Association

PUBLIC COMMENT

Everyone was given Blue Sky Bucks to spend on "catalogue items".

RESULTS (in order of most invested in):

1. Food Hall
2. Reliable Power Network
3. Pocket Park
4. Shared-use Trail along Creek
5. Streetlights
6. Fiber Optic Network
7. Street trees
8. 5-foot Sidewalks and crosswalks
9. 10-foot Sidepaths
10. New central (north/south) road

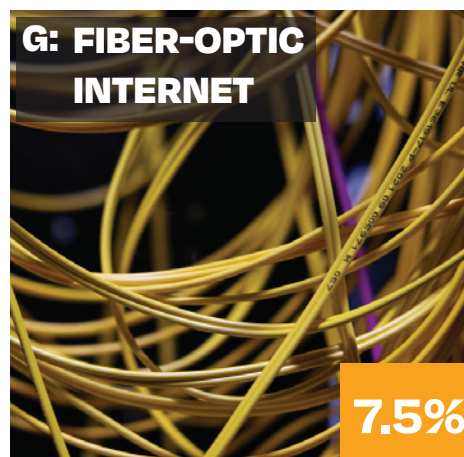
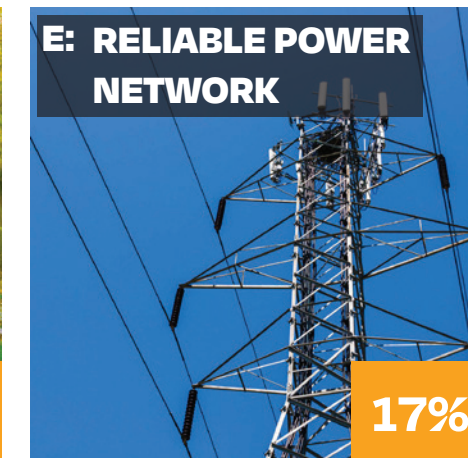
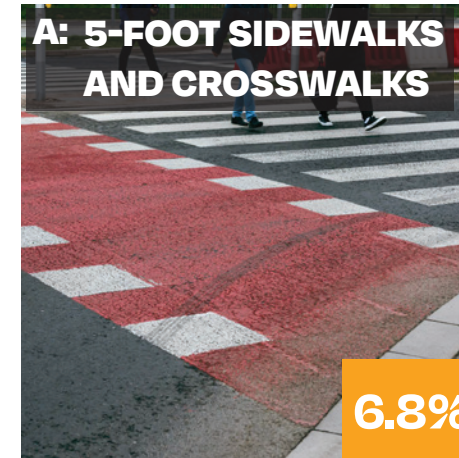
IMPROVEMENT CATALOGUE

BLUE SKY WORKS

SPEND AS MUCH OR AS LITTLE OF YOUR BLUE SKY BUCKS ON THE IDEAS* THAT MATTER MOST TO YOU.

AN IDEA IS "ORDERED" IF THE LISTED PERCENTAGE OF BLUE SKY BUCKS IS REACHED ACROSS TOTAL BUCKS SPENT.

*DISCLAIMER: THESE IDEAS ARE REPRESENTATIONAL ONLY.



PUBLIC COMMENT

Support of the proposed sidewalks. It's currently unsafe to walk but would like to be able to walk.

Prioritize snow and ice plowing of Blue Sky over the raising of Cutters Hill bridge.

Most were in favor of the **streetlights**.

For the all way stop at Cutters Hill.

Lunchtime food trucks in the park.

Yes to park space!

General support for long-term **central road vision**.

Power and internet reliability are needed.

Signal and roundabout on Athens Boonesboro seems much safer.

03

**FRAMEWORK
CONCEPTS**

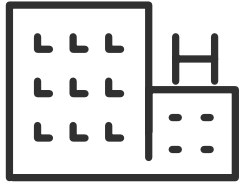


DREAM FEATURE

*If budget weren't an issue,
what improvement would you add?*

...K SH... PLAN SURVEY
... Kingston's oldest Industrial
... Service Area in 2025.
... Vision... reflects the
... make Blue
... in the Blue

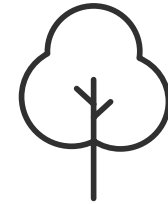
Blue Sky SAP Vision



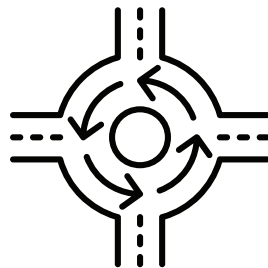
**Executive Industrial
Campus**



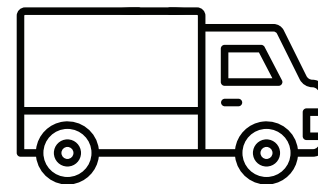
**Desire for
Walkability**



**Functional Green
Space**



**Improved / Safer
Access**

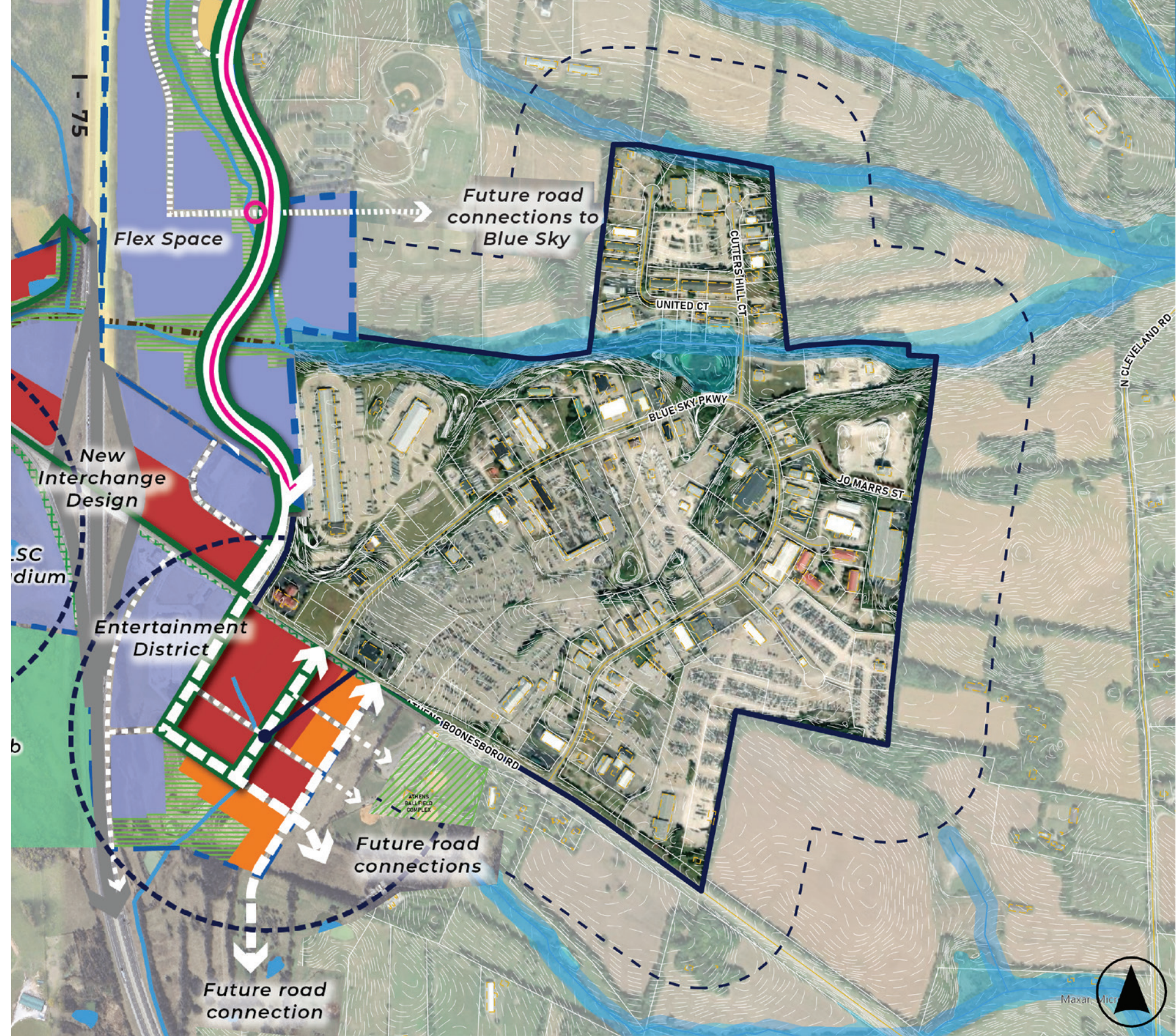


**Maintain Industrial
Character**

UGMP

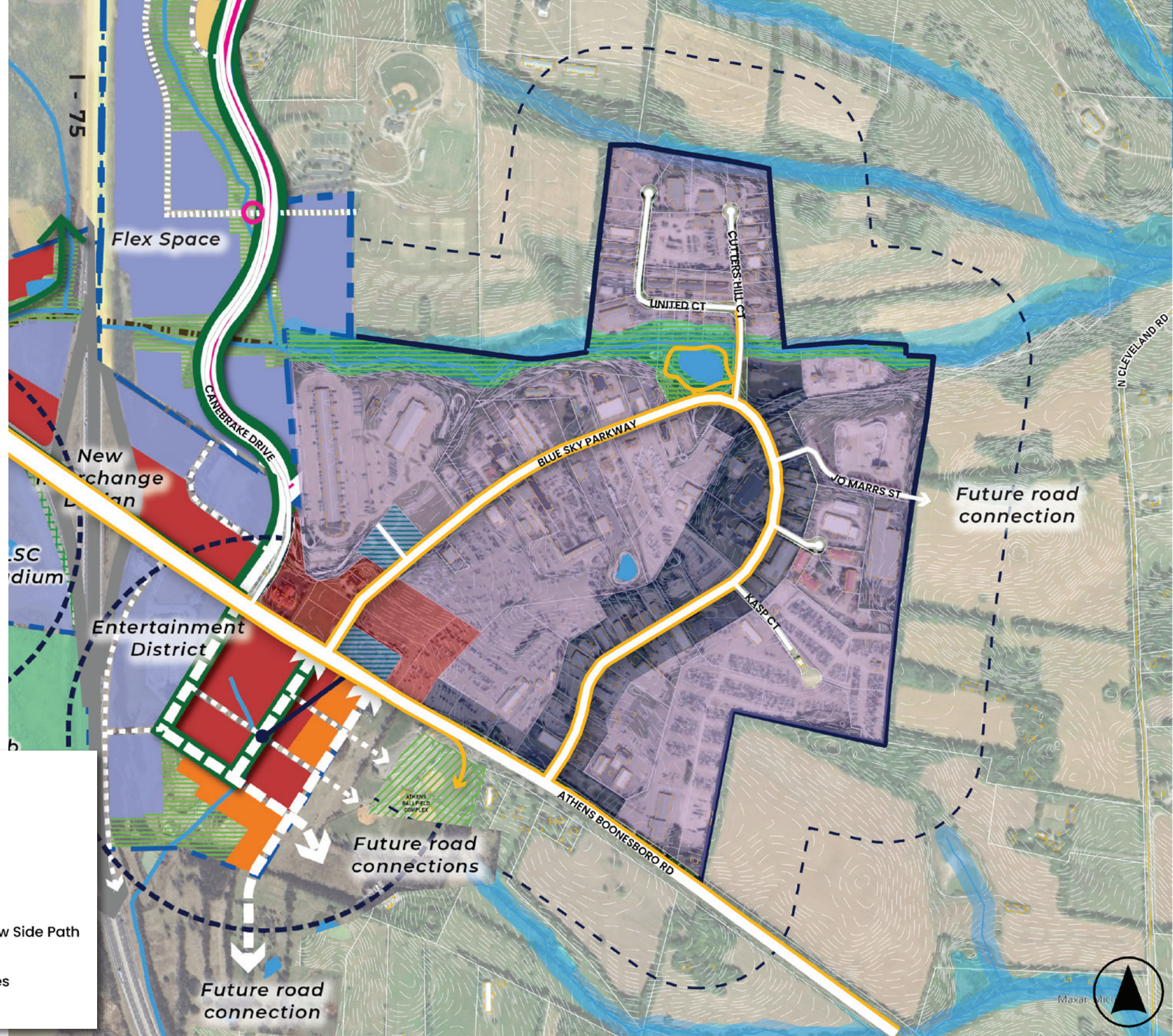
Urban Growth Master Plan - Connection to Areas 4 and 5

- Adjacent flex space
- Entertainment and mixed use across Athens Boonesboro
- Expansion of bicycle/pedestrian access to Blue Sky on Athens Boonesboro
- Canebrake Drive connection to Todds Road and Blue Sky



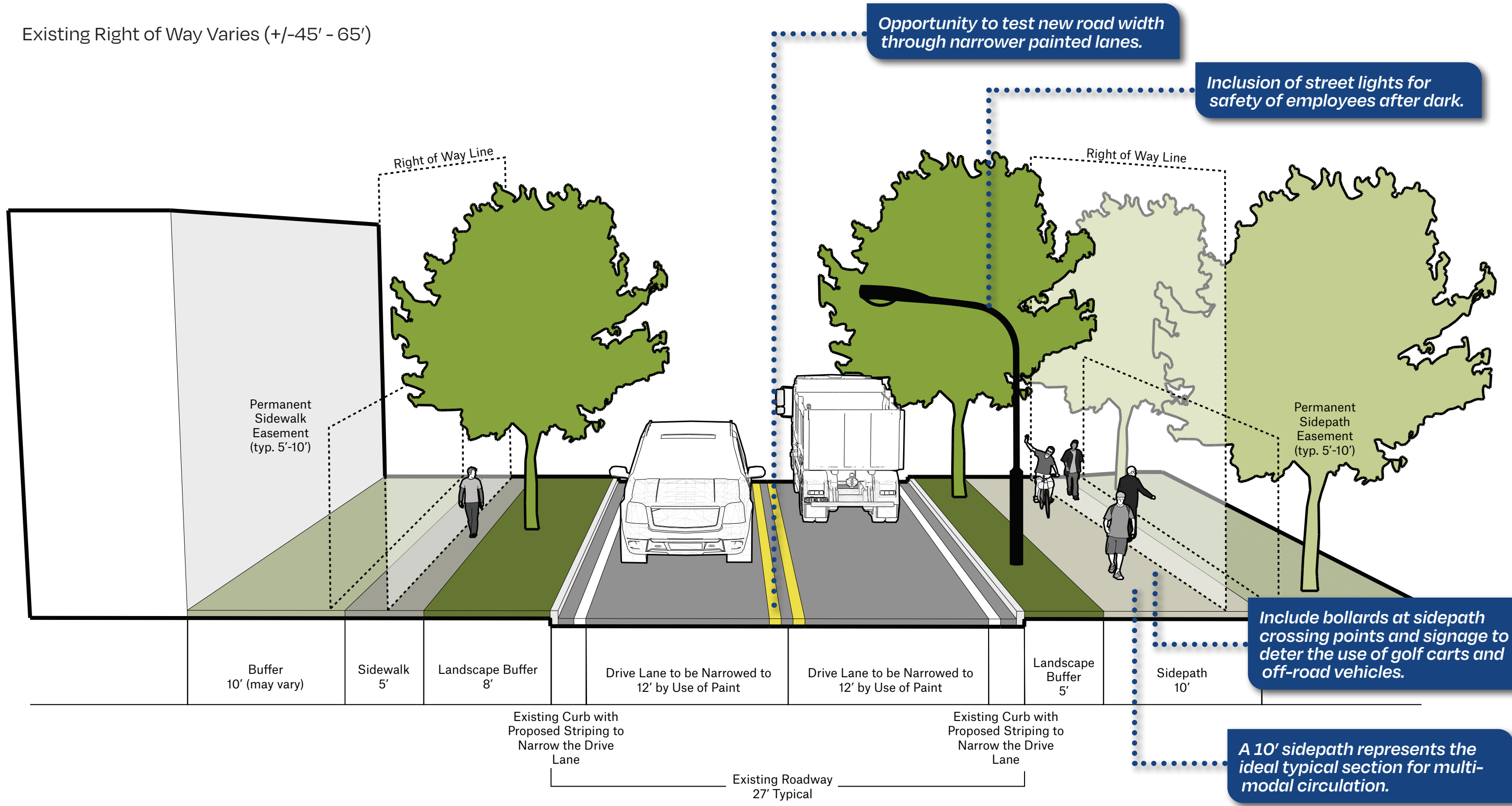
INITIAL PHASE

- Opportunity for executive industrial campus
- Enhanced bicycle/pedestrian infrastructure around Blue Sky
- Sidepaths along Athens Boonesboro
- Stormwater amenity / open space



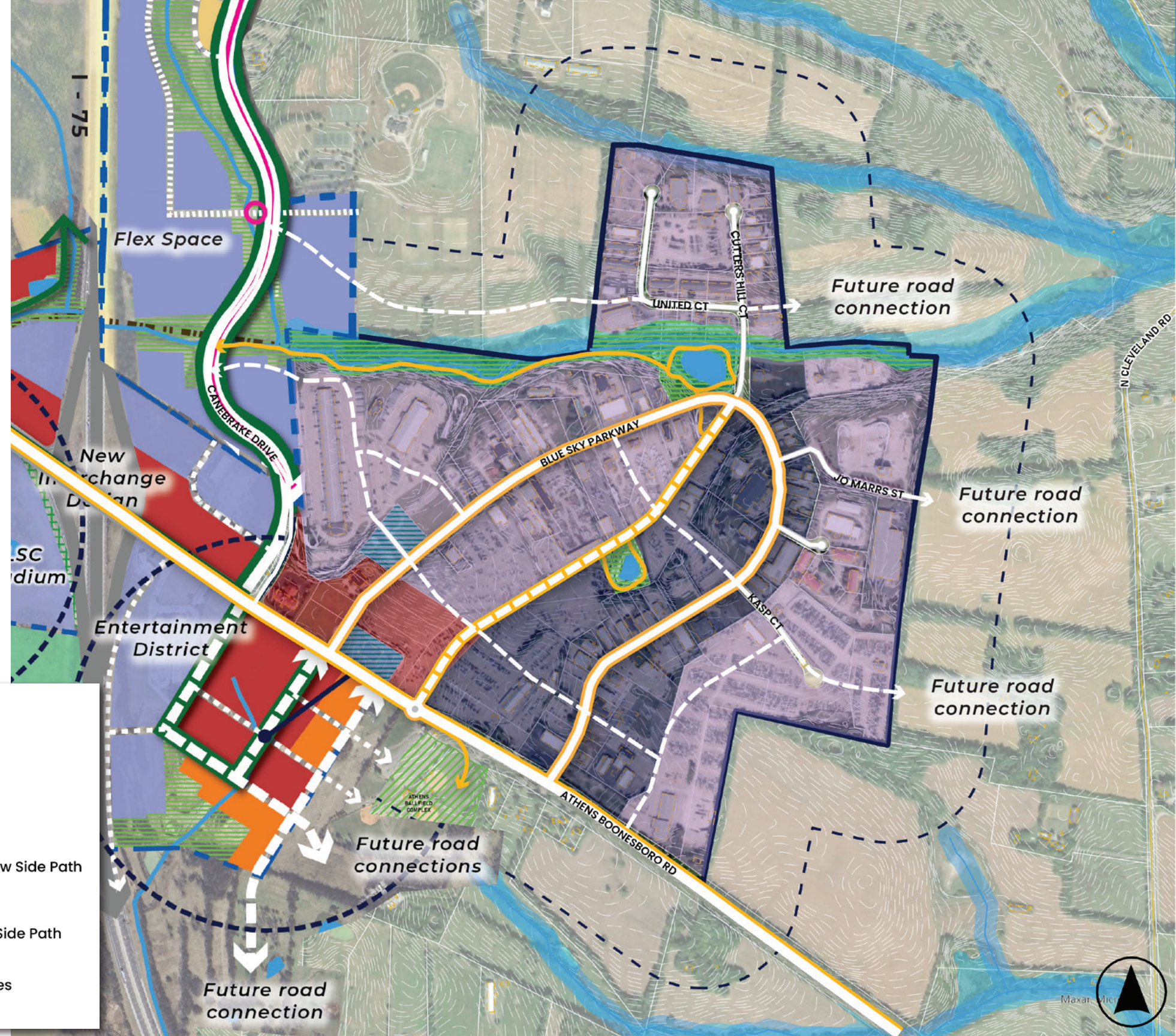
B. Blue Sky Pkwy East of Cutters Hill

Existing Right of Way Varies (+/-45' - 65')

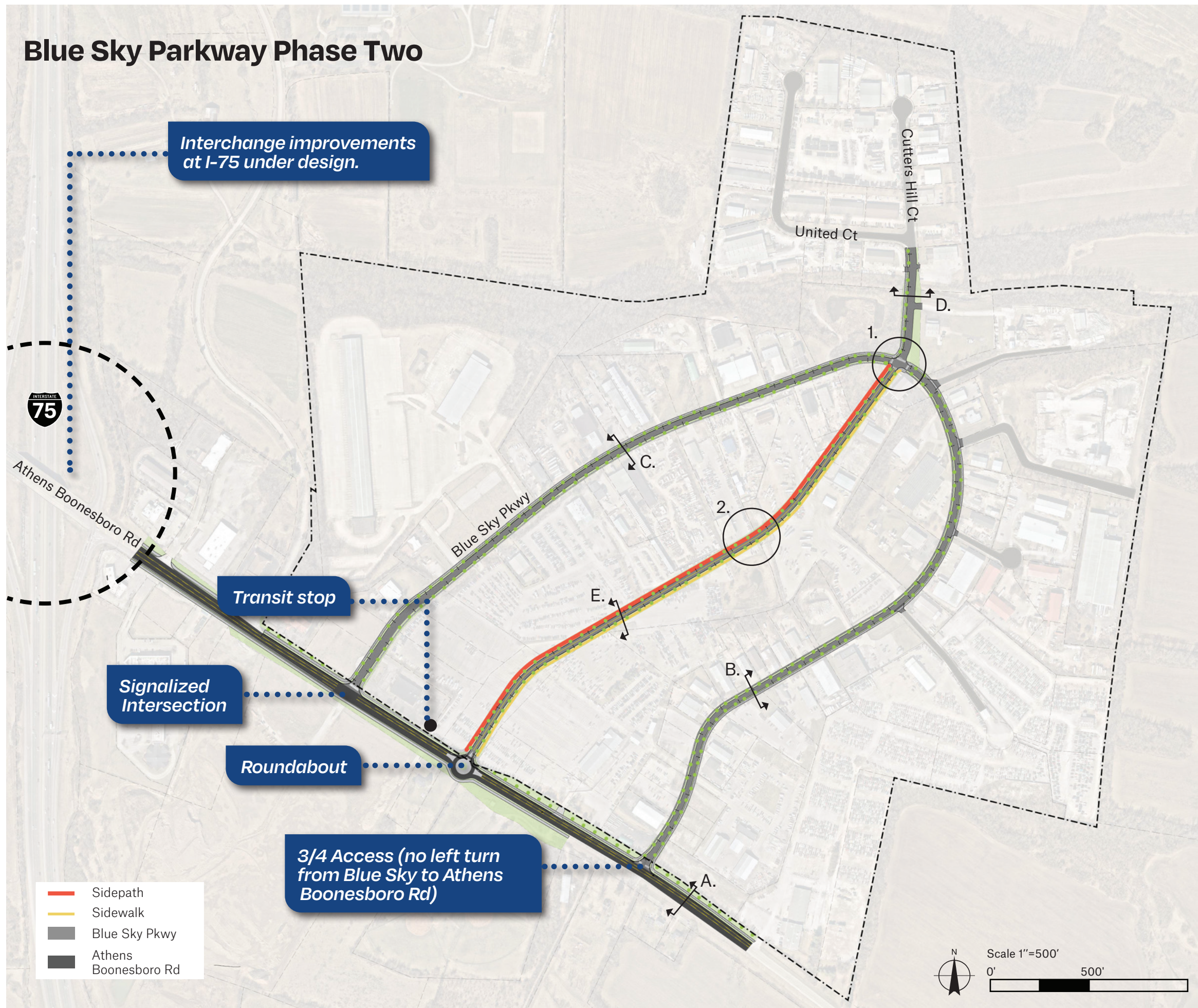


SECONDARY PHASE

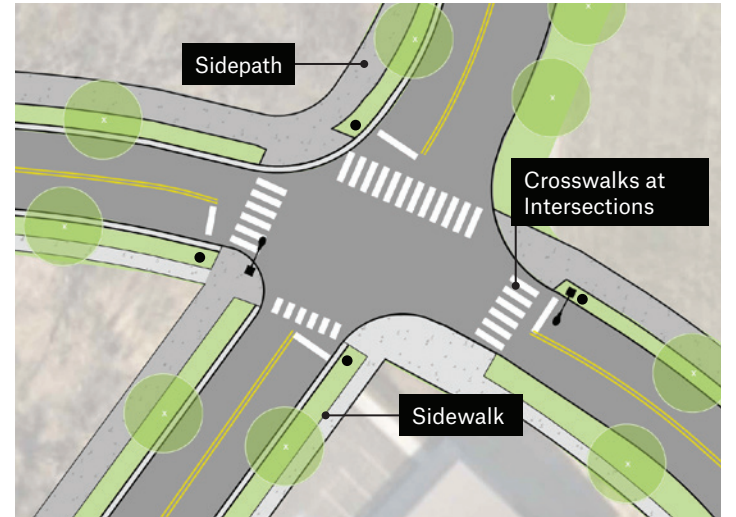
- Central Roadway
- Expanded executive industrial
- Creekside trail
- Central open space
- Optional internal roadway connections
- Potential Canebrake connections
- Additional future road connections



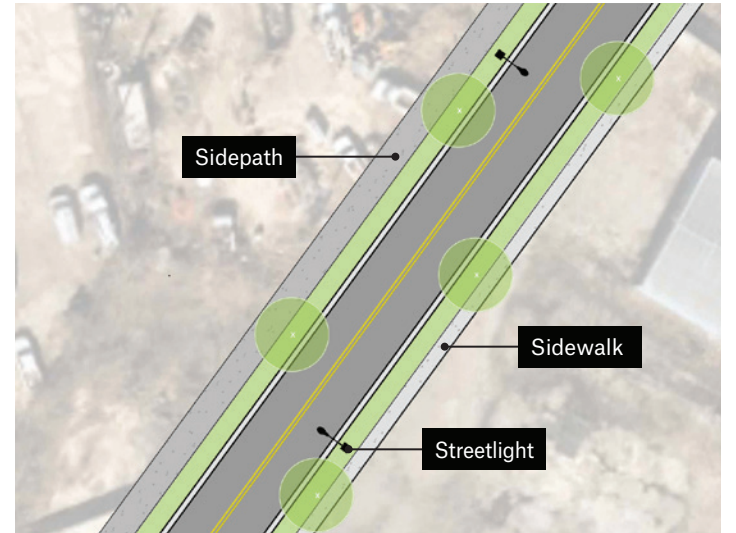
Blue Sky Parkway Phase Two



1. Blue Sky and Cutters Hill Four-way Stop Intersection



2. New Proposed Roadway



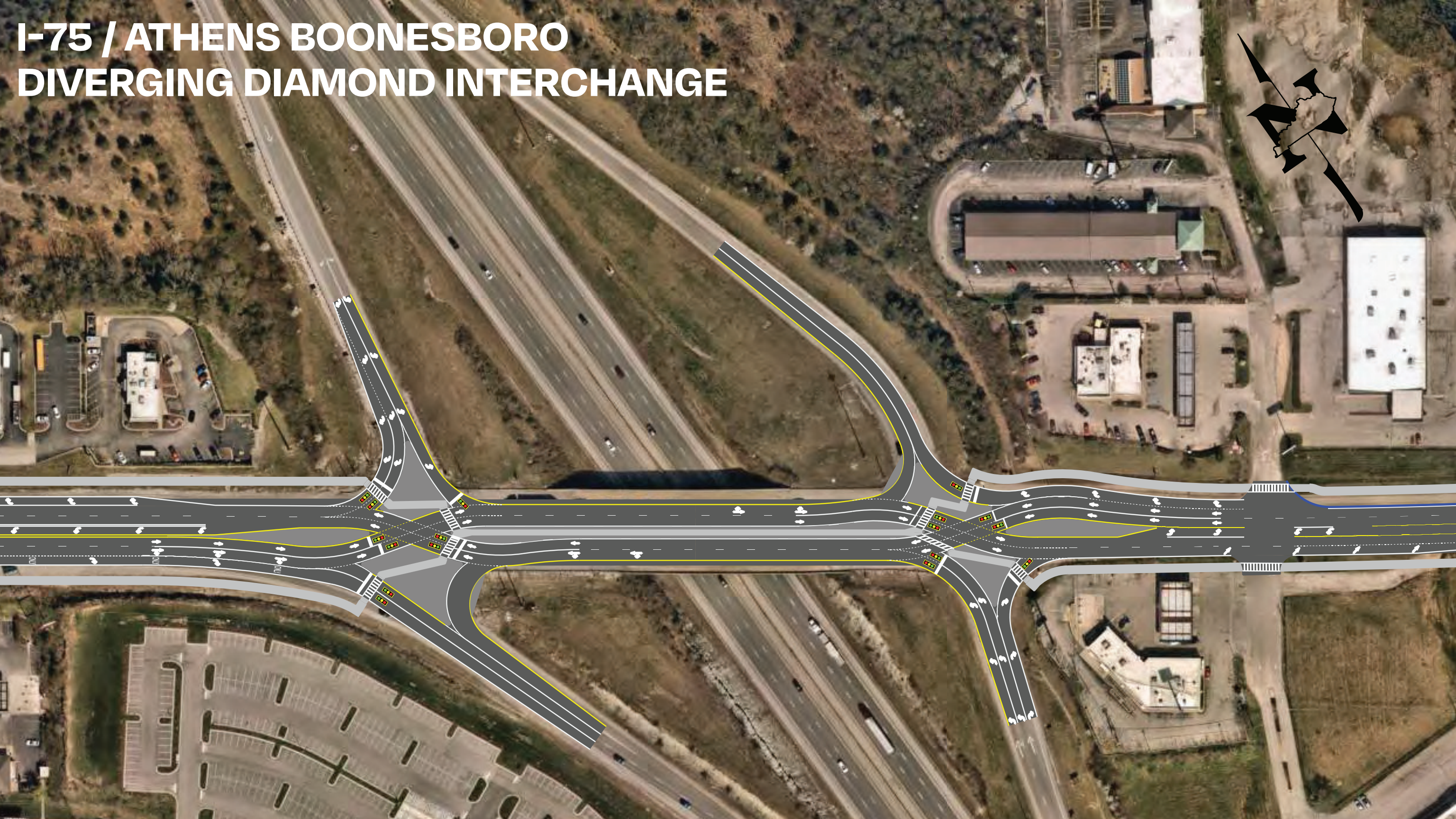
04

I-75

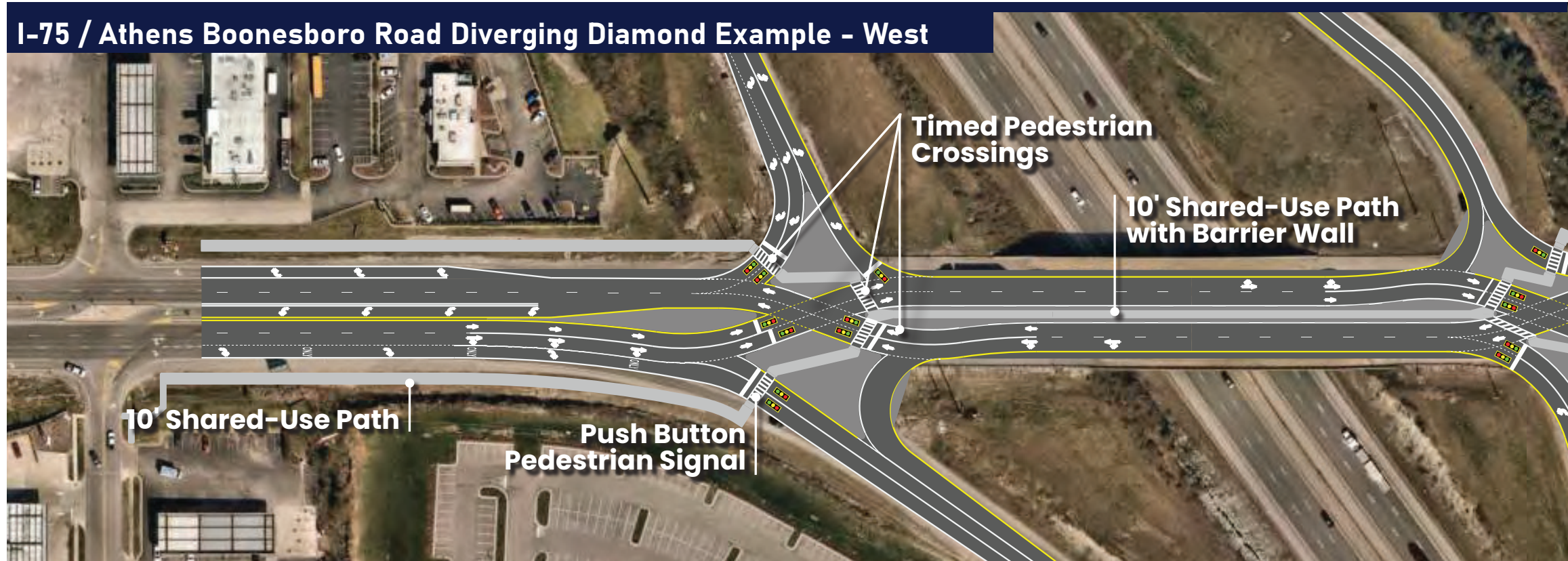
INTERCHANGE



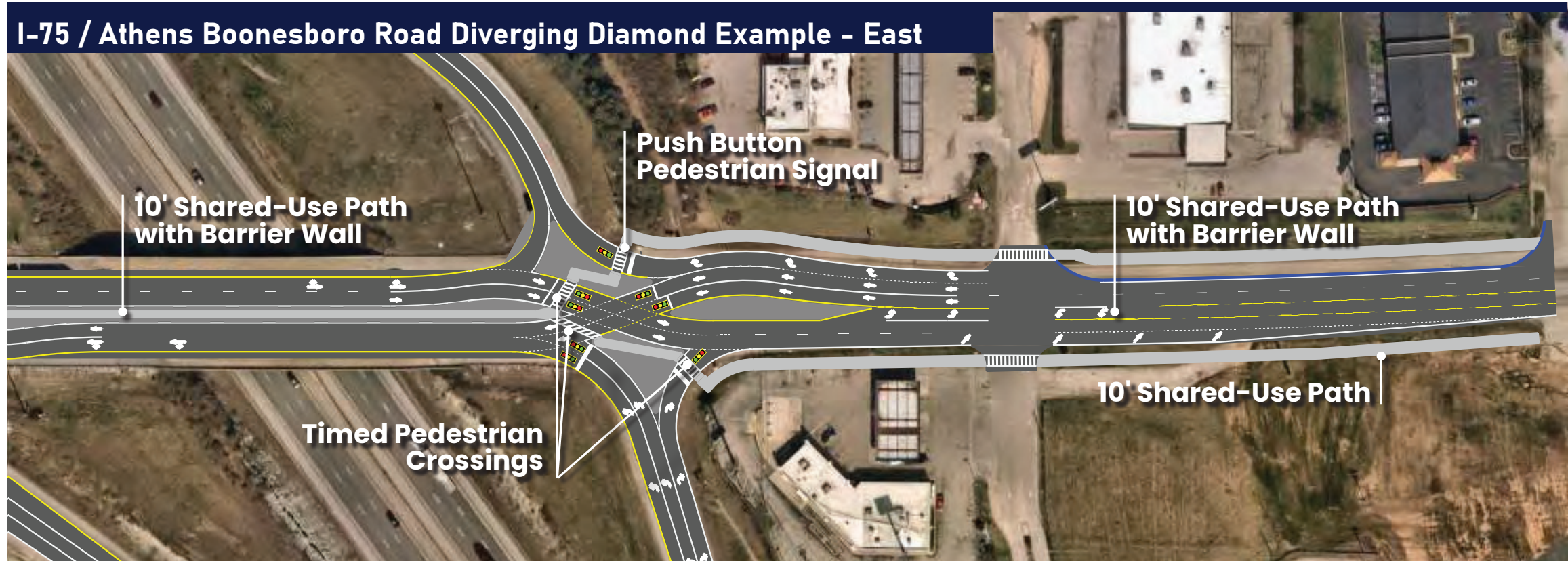
I-75 / ATHENS BOONESBORO DIVERGING DIAMOND INTERCHANGE



I-75 / Athens Boonesboro Road Diverging Diamond Example - West



I-75 / Athens Boonesboro Road Diverging Diamond Example - East

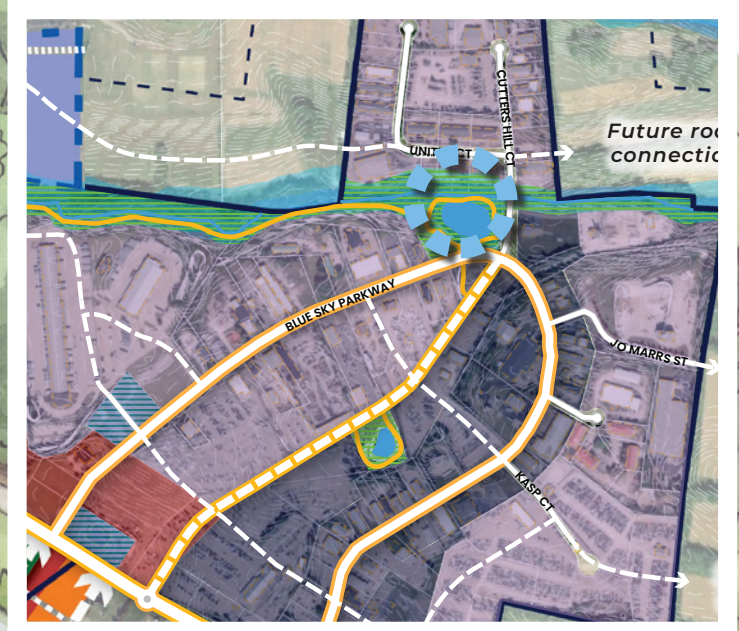
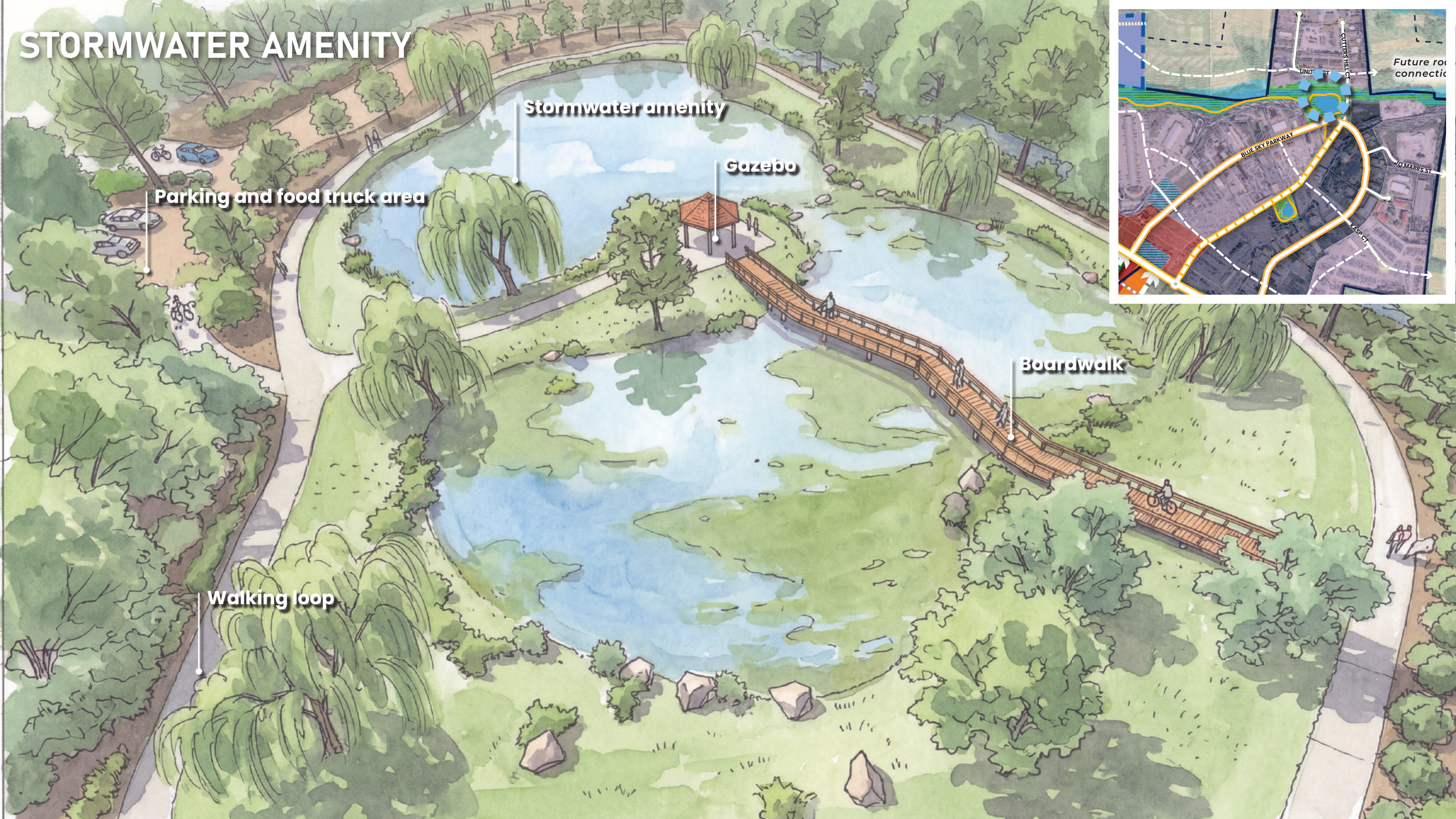


05

CATALYTIC
SITES



STORMWATER AMENITY



STORMWATER AMENITY





Shade and seating spots

**Parking area for
lunchtime food trucks**

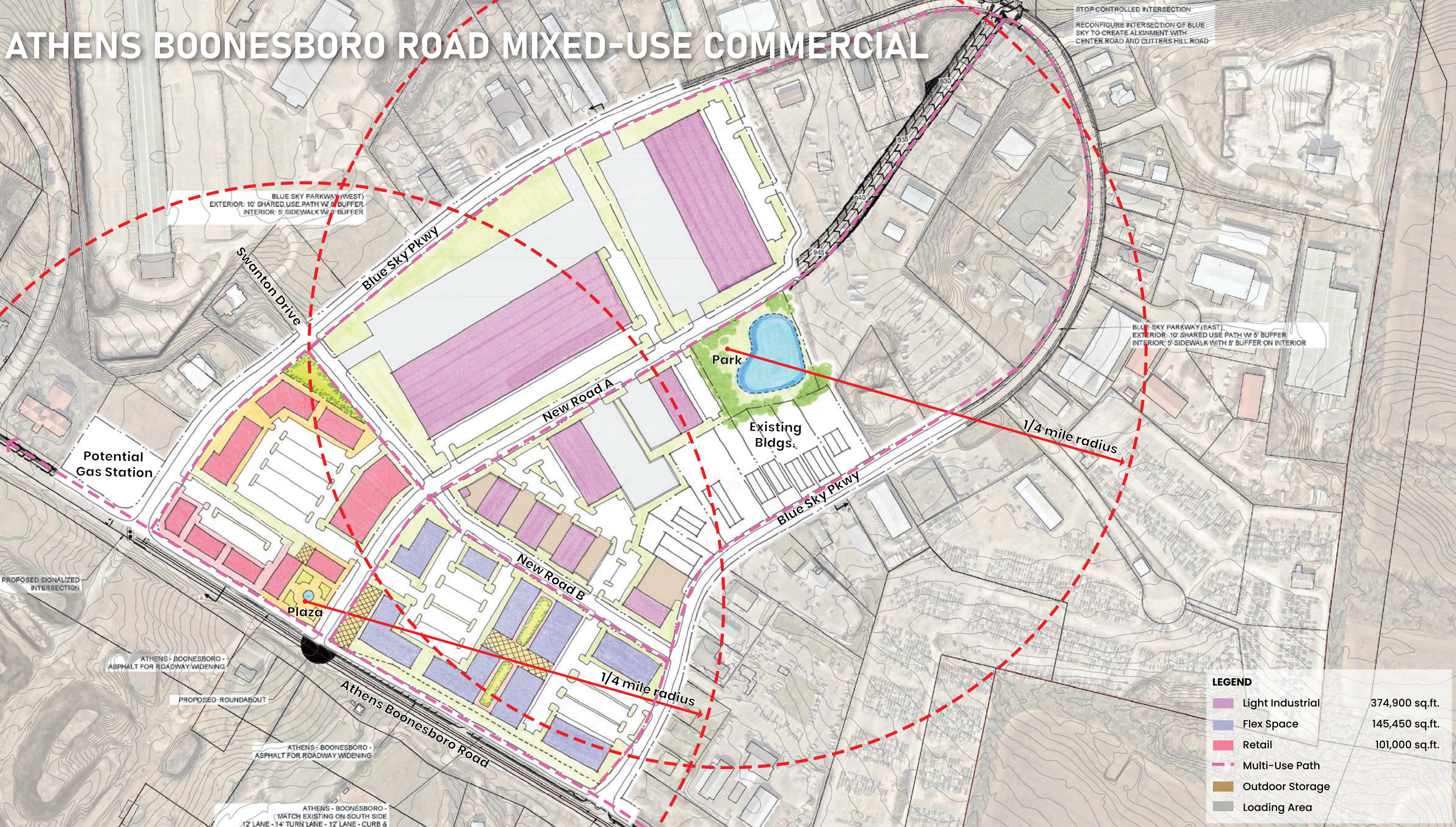


ATHENS BOONESBORO ROAD MIXED-USE COMMERCIAL

STOP CONTROLLED INTERSECTION
 RECONFIGURE INTERSECTION OF BLUE SKY TO CREATE ALIGNMENT WITH CENTER ROAD AND CUTTERS HILL ROAD

BLUE SKY PARKWAY (WEST)
 EXTERIOR: 10' SHARED USE PATH W/ 8' BUFFER
 INTERIOR: 5' SIDEWALK W/ 8' BUFFER

BLUE SKY PARKWAY (EAST)
 EXTERIOR: 10' SHARED USE PATH W/ 5' BUFFER
 INTERIOR: 5' SIDEWALK WITH 8' BUFFER ON INTERIOR



LEGEND	
■	Light Industrial 374,900 sq.ft.
■	Flex Space 145,450 sq.ft.
■	Retail 101,000 sq.ft.
■	Multi-Use Path
■	Outdoor Storage
■	Loading Area

PROPOSED SIGNALIZED INTERSECTION

ATHENS - BOONESBORO - ASPHALT FOR ROADWAY WIDENING

PROPOSED ROUNDABOUT

ATHENS - BOONESBORO - ASPHALT FOR ROADWAY WIDENING

ATHENS - BOONESBORO - MATCH EXISTING ON SOUTH SIDE 12 LANE - 14' TURN LANE - 12 LANE - CURB &

ATHENS BOONESBORO - CURRENT CONDITION



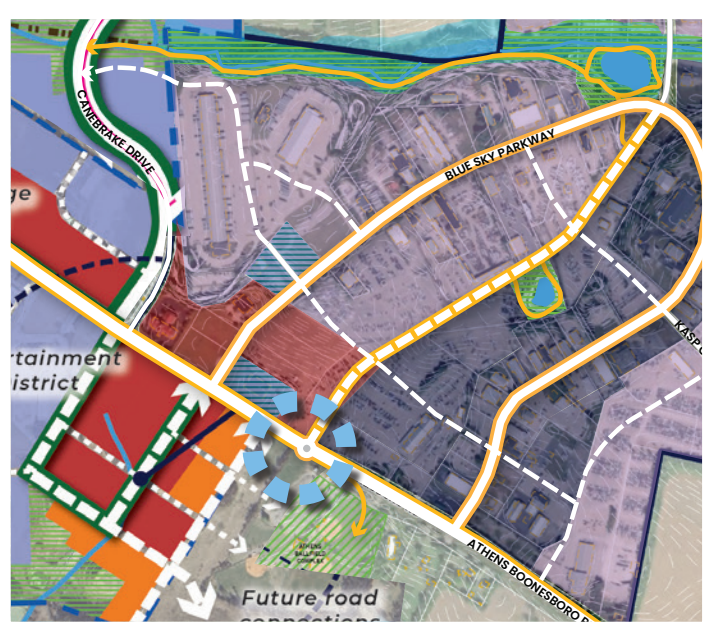
STAA TRUCK
LAST TURN
AROUND

BLUE SKY PKWY

ATHENS BOONESBORO ROAD MIXED-USE COMMERCIAL



ATHENS BOONESBORO ROAD MIXED-USE COMMERCIAL



06

**INDUSTRIAL
ZONE
LANGUAGE**



INDUSTRIAL ZONE CHANGE

Proposed changes to the I-1 and I-2:

- **Nested Zoning:** Remove references to other zones
- **Impact Classification:** Classifying industrial uses based on their impacts, rather than their position in the manufacturing process
- **New Technologies and Business Models:** Define new use and use standards, such as campus office model and eating and drinking standards



**BLUE SKY
*WORKS***

QUESTIONS?

