

## **AGENDA**

### **Planning Commission Work Session**

**June 15, 2017**

**1:30**

**Phoenix Building, Third Floor Training Room**

- I. ***Imagine Lexington 2018 Comprehensive Plan Update  
Goals & Objectives Staff Recommended Draft***  
Chris Woodall (2 hours)
  
- II. **Adjourn**

imagine  
**LEXINGTON**



## Goals & Objectives

Staff Recommended Draft

June 15, 2017



# Agenda

- 1. Process**
- 2. Result**
- 3. Emphasis Statements**
- 4. Inputs**
- 5. Strategy**
- 6. Moving Forward**
- 7. Discussion & Initial Reaction**
- 8. Timeline**



# Process

- Significant work was completed for 2013 Plan to reduce the volume of Gs&Os

	2007 Plan	2013 Plan
<b>Goals</b>	21	18
<b>Objectives</b>	239	46

- Started with the premise all existing Gs&Os are valid
- Only altered Gs&Os if there was a significant reason to do so, avoiding word-smithing
- Built upon the 2013 Plan



# Result

- Preamble deleted
- Mission Statement updated
- Themes:
  - No changes (5 of 5 Themes intact – 100%)
- Goals:
  - Same number of Goals as 2013 Plan (18)
  - 15 of 18 Goals intact (83%)
  - 3 Goals revised
- Objectives:
  - 55 proposed Objectives (9 more than 2013 Plan)
  - 33 of 46 Objectives intact (72%)
  - 10 new, 12 revised, 1 deleted
- Emphasis Statements added



# Emphasis Statements

1. Facilitate Lexington's evolving urbanization by maintaining the existing Urban Service Area
2. Continue focus on infill
3. Pursue strategies to activate large vacant tracts
4. Focus on planning regionally
5. Equitable housing
6. Emphasis on redeveloping corridors
7. Ensure *new* development enhances *existing*
8. Further emphasize neighborhood common spaces
9. Develop criteria for consistent application
10. Measure progress - hold ourselves accountable



# Inputs

- **Housing Demand Study**
  - Need 22,785 units in the next 10 years
  - Inventory is getting tighter
  - Single-family housing increasingly built in adjacent counties
  - Over 50% of employees are now commuting in
- **Applications: Provide more compact development patterns and increase transit opportunities.**



# Inputs

- **Greenspace Survey**
  - General importance of greenspace
  - Tree protection is important
  - Majority of participants in the survey in favor of maintaining the current Urban Service Area
- **Applications:** Ensure all development includes adequate open space for the intended users, and increase the tree canopy. Maintain current Urban Service Area Boundary.





# Inputs

- **Baseline Demographics, Projections, and Data**
  - Over 80,000 population increase in next 20 years
  - Largest percentage of increase is age 65+
  - Followed by young professional age range
- **Applications:** Plan for increased accessibility and people-first design for all community facilities. Plan for a housing strategy that will accommodate the projected population.



# Inputs

- **Public Input**
  - General opinion to maintain the current USA
  - Concern with compatibility of infill projects
  - Want greenspace incorporated in development
  - Desire walkable spaces and transportation options
  - Highly value trees
  - Better communication with government
  - Desire to participate in the process
  - Social issues are important
  - Many more
- **Applications: Considered in all Goals & Objectives**



# Inputs

- **Community Organizational Input**
  - Our corridors are highly underutilized
  - Housing inventory is tight
  - Equity issues exist
  - A need exists for publicly-controlled business park(s)
  - Infill education is needed to garner public support
  - Neighborhoods are concerned with infill context and consistent application of the Comprehensive Plan
- **Applications:** Emphasize corridor redevelopment to include housing options; add overarching equity statement; explore publicly-controlled business parks; develop criteria for zone map amendment review; develop metrics to educate the public.



# Inputs

- **Planning Commission Work Sessions**
  - Concern about consistent application of the Comprehensive Plan without land use map
  - Concerns over economic development land and patient capital
  - Housing accommodations for seniors
  - Housing inventory is tight
  - Staff to recommend bold ideas
- **Applications:** Develop criteria for zone map amendment review; explore publicly-controlled business park(s) and large vacant tract activation strategies; plan for increased accessibility, varying housing types, and increased density



# Inputs

- **Vacant Land Inventory**
  - 5,616 total vacant acres (roughly 10% of USA)
  - There are vacant parcels in a range of sizes
  - 35% of the total vacant acreage is in parcels of 100 acres or more
- **Applications:** Continue to focus on infill with a concerted effort to maximize the development through land use efficiency; pursue activation strategies for large vacant tracts



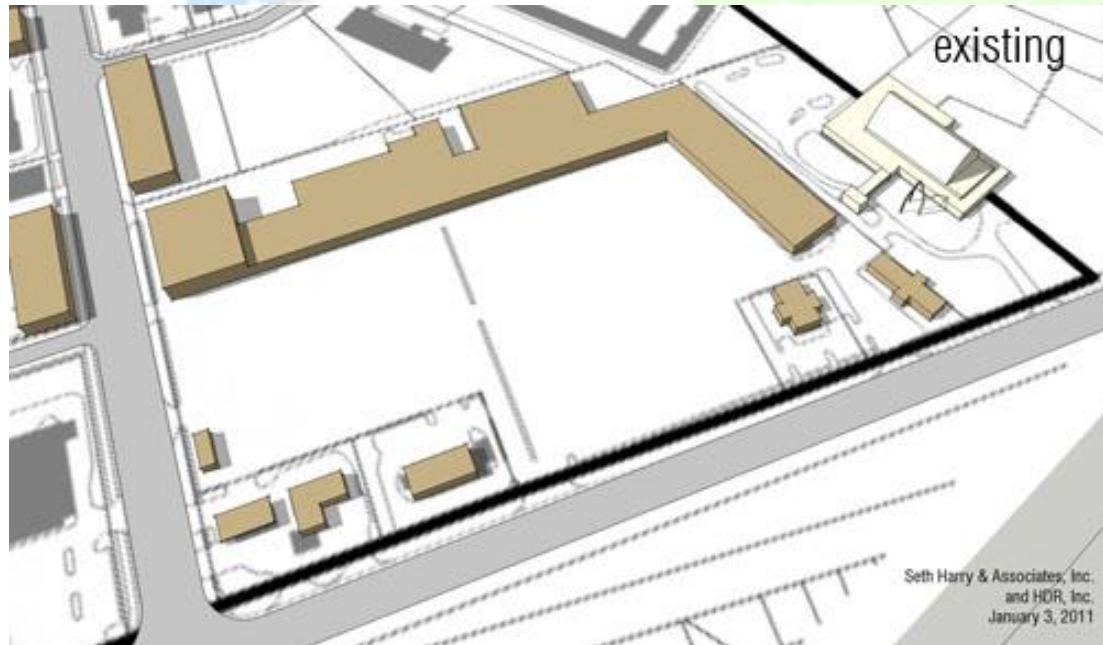
# Inputs

- **Underutilized Commercial Land Analysis**
  - The Floor Area Ratios for commerce land within our corridors are no more intense than elsewhere.
  - There are great opportunities to incorporate redevelopment along the corridors to more efficiently use the land, and to support housing options and upgraded transit service.
- **Applications:** Recommend a focus on redevelopment specific to corridors; include a new objective to concentrate mass transit efforts onto major corridors.



# Strategy

- Identify opportunities for commerce and residential redevelopment by partnering with Lextran and the MPO to initiate corridor plans
- Amend parking requirements





# Strategy

- Identify opportunities for commerce and residential redevelopment by partnering with Lextran and the MPO to initiate corridor plans
- Amend parking requirements







# Strategy

- Identify opportunities for commerce and residential redevelopment by partnering with Lextran and the MPO to initiate corridor plans
- Amend parking requirements





# Strategy

- Identify opportunities for commerce and residential redevelopment by partnering with Lextran and the MPO to initiate corridor plans
- Amend parking requirements



*Lexington's vision for the future: 2018 Comprehensive Plan*



# Strategy

- Develop additional incentives to encourage more efficient use of land
- Amend the zoning ordinance to allow increased density and require more compact development throughout the Urban Service Area



# Strategy

- Incorporate design guidelines, beginning with multifamily model from Winburn Small Area Plan

REVISED PLAN ELEVATIONS: ADDRESSES DESIGN GUIDELINES






# Strategy

- Address regulatory inefficiencies and identify opportunities to streamline the development process
- Address tree canopy coverage and ensure adequate open space
- Partner with Commerce Lexington to identify options for publicly controlled business park(s)



# Strategy

- Establish metrics and publish our progress



Google Custom Search

[Blog](#)

**INDICATORS:** what we track | **REPORTS:** in-depth analysis | **SNAPSHOTS & BRIEFS:** quick reviews | **TOOLS & RESOURCES:** find what you need | **SHAPE OF THE CITY:** Boston's future

You are here: [Homepage](#) > [Indicators](#) > [Housing](#)

## Housing

[View Related](#)

Explore the indicators and measures below.

Please note that we are in the process of evaluating the current indicators and measures. As a result, the data on some measures is more robust than others.

**GOALS & INDICATORS:** [+ Expand](#)

- GOAL:** 7.1 Retaining Boston's Competitive Advantage in Housing [+ Expand Goal](#)
- GOAL:** 7.2 Housing Affordable to all Residents [- Collapse Goal](#)

INDICATORS	MEASURES	HOW ARE WE DOING?
7.2.1 Median Home Price, Boston Neighborhoods	↑ A. Median Home Price by Planning District	In 2011, the citywide median sales price of \$362,500 was a 4% increase compared to 2010 for one-, two- and three-family homes and condominiums of \$349,000. This is the second year more...
7.2.2 Median Rent of 2 BR Unit, Boston Neighborhoods	↑ A. Median Rent by Planning District	As Boston's home prices have declined and foreclosures increased, rents have increased. Fiscal Year HUD Fair Market Rents (FMRs) increased from FY2011 to FY2012 for all bed more...



# Moving Forward

## *Imagine Lexington's 2018 Emphasis*

1. By maintaining the Urban Service Area, we facilitate Lexington's evolving urbanization.
2. By concentrating on infill and developing underutilized property, we accommodate Lexington's growth through providing active compact areas, which provide desirable atmospheres and amenities.
3. By pursuing strategies to activate large undeveloped landholdings within the Urban Service Area, we commit to utilizing all available land within the existing Urban Service Boundary.
4. By focusing on the Bluegrass Region holistically, we acknowledge the existing reality that increasingly more employees are commuting in from outlying areas, we recognize the findings of the 2017 Housing Demand Study that new detached single-family housing is increasingly provided by adjacent communities, and we leverage these realities toward improving our public transit options, roadways, and regional planning efforts.
5. By expanding housing choices throughout Lexington, we provide opportunities to a wider cross section of socio-economic groups, promoting diversity and equity of resources.

Please mark the items you feel require further discussion.

- Preamble
- Mission Statement
- Imagine Lexington's 2018 Emphasis Statement #1
- Imagine Lexington's 2018 Emphasis Statement #2
- Imagine Lexington's 2018 Emphasis Statement #3
- Imagine Lexington's 2018 Emphasis Statement #4



# Discussion & Initial Reaction





# *Imagine Lexington* Timeline

June 15, 2017.....	Review
August 31, 2017 .....	Public Hearing
Early September, 2017.....	Delivered to Council
Late November, 2017 .....	Expected Adoption by Council
January 2018 – September 2018.....	Write <i>Imagine Lexington</i>
Late Dec. 2018 .....	Adoption of <i>Imagine Lexington</i> by P.C.

# 2018 Comprehensive Plan Goals and Objectives Staff Recommendations Draft – June 15, 2017

## Preamble

~~To ensure that the urban growth boundary policies and other long-range planning issues address the expected needs for new urban development and contribute to the prosperity of Lexington-Fayette County, these goals and objectives have been drafted based upon the determined community needs of today with confidence that they will continue to be reviewed and revised as necessary on the five-year review cycle mandated by state statute.~~

## Mission Statement

The ~~2018~~2012 Comprehensive Plan, *Imagine Lexington*, seeks to provide flexible yet focused planning guidance to ensure ~~that equitable~~ development of our community's resources and infrastructure that enhances ~~preserves~~ our quality of life, and fosters regional planning and economic development. This will be accomplished while protecting the environment, promoting successful, accessible neighborhoods, and preserving the unique Bluegrass landscape that has made Lexington-Fayette County the Horse Capital of the World.

## Imagine Lexington's 2018 Emphasis

1. By maintaining the Urban Service Area, we facilitate Lexington's evolving urbanization.
2. By concentrating on infill and developing underutilized property, we accommodate Lexington's growth through providing active compact areas, which provide desirable atmospheres and amenities.
3. By pursuing strategies to activate large undeveloped landholdings within the Urban Service Area, we commit to utilizing all available land within the existing Urban Service Boundary.
4. By focusing on the Bluegrass Region holistically, we acknowledge the existing reality that increasingly more employees are commuting in from outlying areas, we recognize the findings of the 2017 Housing Demand Study that new detached single-family housing is increasingly provided by adjacent communities, and we leverage these realities toward improving our public transit options, roadways, and regional planning efforts.
5. By expanding housing choices throughout Lexington, we provide opportunities to a wider cross section of socio-economic groups, promoting diversity and equity of resources.

# 2018 Comprehensive Plan Goals and Objectives

## Staff Recommendations Draft – June 15, 2017

6. By highlighting our corridors for redevelopment, we concentrate growth in currently developed, but underutilized, areas with traffic and infrastructure to support it, and increase the viability of public transit.
7. By creating design guidelines and respecting the context and design features of areas surrounding development and redevelopment, we allow this progress to enhance existing areas.
8. By further emphasizing neighborhood common spaces, we strive to provide readily accessible opportunities for positive and safe social interactions.
9. By generating criteria for zone map amendment applications, we provide more certainty for applicants, staff, and the public alike, and allow for consistent application of these goals and objectives.
10. By developing metrics for Imagine Lexington and reporting them to the community, we hold ourselves accountable, we educate the public, and we measure our success to illustrate what works and what does not.

### Goals and Objectives

#### A. Growing Successful Neighborhoods

##### Goal

1. Expand housing choices.
  - a. Pursue incentives and regulatory approaches that encourage creativity and sustainability in housing development.
  - b. Accommodate the demand for housing in Lexington responsibly, prioritizing higher density and mixtures of housing types. Plan for housing that addresses the market needs for all of Lexington Fayette County's residents, including, but not limited to, mixed-use and housing near employment and commercial areas.
  - c. Plan for safe, affordable, and accessible housing to meet the needs of older and/or disadvantaged residents.
  - d. Create and implement housing incentives that strengthen the opportunity for ~~economic development, new business, and jobs, including, but not limited to,~~ higher density and housing affordability for the middle class.
2. Support infill and redevelopment throughout the Urban Service Area as a strategic component of growth.

## 2018 Comprehensive Plan Goals and Objectives Staff Recommendations Draft – June 15, 2017

- a. ~~Identify areas of opportunity for infill, redevelopment, and adaptive reuse that respect the area's context and design features whenever possible.~~
  - b. Respect the context and design features of areas surrounding development projects, and develop design standards and guidelines to ensure compatibility with existing urban form.
  - a. ~~Incorporate adequate greenspace and open space into all development projects, which serve the needs of the intended population.~~
  - c. ~~Implement innovative programs, such as the land bank public infrastructure program, to facilitate sustainable development, including, but not limited to, affordable housing, housing affordability and commercial and economic activity.~~
  - e.e. Create materials that educate the public about infill and redevelopment.
3. Provide well-designed neighborhoods and communities.
- a. Enable existing and new neighborhoods to flourish through improved regulation, expanded opportunities for neighborhood character preservation, and public commitment to expanded options for mixed-use and mixed-type housing throughout Lexington-Fayette County.
  - b. Strive for positive and safe social interactions in neighborhoods, including, but not limited to, neighborhoods that are connected for pedestrians and various modes of transportation.
  - c. Minimize disruption of natural features when building new communities.
  - d. Promote, maintain, and expand the urban forest ~~in existing neighborhoods~~ throughout Lexington.

### **B. Protecting the Environment**

#### Goal

- 1. Continue to implement the Consent Decree, including the capacity assurance program, as directed by the Environmental Protection Agency.
- 2. Reduce Lexington-Fayette County's carbon footprint.
  - a. ~~Implement the adopted environmental policy. Continue programs and initiatives to improve energy efficiency.~~
  - b.a. Anticipate the community's needs by encouraging environmentally sustainable uses of natural resources.
  - b. Provide incentives for green building, sustainable development, and transit-oriented development with civic agencies leading by example through the use of green building standards.

# 2018 Comprehensive Plan Goals and Objectives

## Staff Recommendations Draft – June 15, 2017

- c. Prioritize walking, biking, and transit options that de-emphasize single-occupancy vehicle dependence.
- 3. Support the funding, planning, and management of a green infrastructure program. Apply environmentally sustainable practices to protect, conserve, and restore landscapes and natural resources.
  - a. Support the funding, planning and management of a green infrastructure program.
  - ~~a.b.~~ Identify and protect natural resources and landscapes before development occurs.
  - c. Incorporate green infrastructure principles in new plans and policies, including, but not limited to, land use and transportation.
  - ~~b.d.~~ Coordinate interrelated planning, programs, and activities that impact the protection and restoration of landscapes and natural resources.

### C. Creating Jobs and Prosperity

#### Goal

- 1. Support and showcase local assets to further the creation of a variety of jobs.
  - a. Strengthen efforts to develop a variety of job opportunities that lead to prosperity for all.
  - b. Strengthen regulations and policies that propel the agricultural economy, including, but not limited to, local food production and distribution, agritourism, and the equine industry that showcase Lexington-Fayette County as the Horse Capital of the World.
  - c. Collaborate with institutions of higher learning to foster a capable and skilled work force while engaging agencies that address the lack of prosperity for residents by reducing joblessness.
  - d. Foster the success and growth of strategically-targeted large-employment sectors (healthcare, education, high-tech, advanced manufacturing, agribusiness, agritourism, and the like); identify, protect and provide and sustain readily available publicly controlled economic development land to meet the needs for jobs; and enable infill and redevelopment that creates jobs where people live.
  - e. Encourage the development of appropriate attractions and supporting uses that promote and enhance tourism.
- 2. Attract the world's finest jobs, encourage an entrepreneurial spirit, and enhance our ability to recruit and retain a talented, creative workforce by establishing opportunities that embrace diversity with inclusion in our community.
  - a. Identify and promote sectors of the economy that will flourish in Lexington-Fayette County.

## 2018 Comprehensive Plan Goals and Objectives Staff Recommendations Draft – June 15, 2017

- b. Improve opportunities for small business development and workers who rely on personal technology.
- c. Review and improve regulations and policies that attract and retain high paying jobs through close collaboration with agencies that focus on economic development.
- d. Provide entertainment and other quality of life opportunities that attract young professionals and a work force of all ages and talents to Lexington.

### D. Improving a Desirable Community

#### Goal

1. Work to achieve an effective and comprehensive transportation system.
  - a. Support the Complete Streets concept, prioritizing a pedestrian-first design that also accommodates the needs of bicycle, transit, and other vehicles which includes, but is not limited to, the design and use of the right-of-way for cars, bicycles, and pedestrians.
  - b. Develop a viable network of accessible transportation alternatives for residents and commuters, which may include the use of mass transit, bicycles, walkways, ridesharing, greenways, and other strategies.
  - a-c. Concentrate efforts to enhance mass transit along our corridors in order to facilitate better service for our growing population, as well as efficiencies in our transit system.
  - b-d. Improve traffic operation strategies.
2. Support a model of development that focuses on people first to Pprovide for accessible community facilities and services to meet the health, safety, and quality of life needs of Lexington-Fayette County's residents and visitors.
  - a. Encourage public safety and social sustainability by supporting Secured by Design concepts and other policies and programs for the built and natural environments of neighborhoods to help reduce opportunities for crimes.
  - b. Collaborate with educational and healthcare entities to meet the needs of Lexington-Fayette County's residents and visitors.
3. Protect and enhance the natural and cultural landscapes that give Lexington-Fayette County its unique identity and image.
  - a. Protect historic resources and archeological sites.
  - b. Incentivize the renovation, restoration, development, and maintenance of historic residential and commercial structures.

## 2018 Comprehensive Plan Goals and Objectives Staff Recommendations Draft – June 15, 2017

- c. Develop incentives to retain, restore, preserve, and continue use of historic sites and structures, rural settlements, and urban and rural neighborhoods.
4. Promote, support, encourage, and provide incentives for public art.

### **E. Maintaining a Balance between Planning for Urban Uses and Safeguarding Rural Land.**

#### Goal

1. Uphold the Urban Service Area concept.
  - a. Continue to monitor the absorption of vacant and underutilized land within the Urban Service Area.
  - ~~b. Encourage~~ Require compact, ~~contiguous,~~ and/or ~~mixed-use~~ sustainable development within the Urban Service Area, ~~as guided by market demand,~~ to accommodate future growth needs.
  - ~~c. Emphasize intense redevelopment of underutilized corridors.~~
  - ~~d. Maximize development on all vacant land within the Urban Service Area and promote redevelopment of underutilized land.~~
  - ~~b-e. Pursue strategies to activate large undeveloped landholdings within the Urban Service Area.~~
2. Support the agricultural economy, horse farms, general agricultural farms, and the rural character of the Rural Service Area.
  - ~~a. Update, reaffirm, and readopt the Rural Service Area Land Management Plan to continue as the community's framework for preserving and enhancing rural resources.~~
  - b. Protect and enhance the natural, cultural, historic, and environmental resources of Lexington-Fayette County's Rural Service Area and Bluegrass farmland to help promote the general agricultural brand and ensure Lexington-Fayette County remains the Horse Capital of the World.
  - c. Support the Purchase of Development Rights and private sector farmland conservation programs to protect, preserve, and enhance our signature agricultural industries, historic structures, cultural landscapes, natural environments, and community welfare.
3. Maintain the current boundaries of the Urban Service Area and Rural Activity Centers; and create no new Rural Activity Centers.

# 2018 Comprehensive Plan Goals and Objectives

## Staff Recommendations Draft – June 15, 2017

### F. Implementing the Plan for Lexington-Fayette County and the Bluegrass

#### Goal

1. Engage the residents of Lexington-Fayette County in the planning process.
  - a. Pursue all venues of communication, including, but not limited to, electronic and social media to involve residents.
  - b. Establish early and continuous communication with residents.
  - c. Develop a network of diverse contacts and a means to engage them.
  - ~~e.d. Build on the *On the Table* initiative and continue to engage in partnerships with community organizations to reach underrepresented populations.~~
  - ~~d. Collaborate with other agencies in Lexington-Fayette County to meet local standards in order to achieve compatible developments and accomplish the community's vision as articulated in *Destination 2040*.~~
2. Implement the ~~2012-2018~~ Comprehensive Plan.
  - a. Establish a continually updated series of metrics to mark progress implementing the 2018 Comprehensive Plan. Develop and update a work program for the 2012 Comprehensive Plan that can be measured and analyzed.
  - b. Create a website to host the metrics, updating the general public on progress while providing transparency and supporting data.
  - a.c. Develop criteria, based upon the goals and objectives, to guide zone map amendment decisions.
  - ~~b. Provide an annual public report about the progress of implementation.~~
3. Increase regional planning.
  - a. Set the standard through leadership and engagement to identify and resolve regional issues.
  - b. Support legislative efforts and cross-border actions that improve regional planning, including, but not limited to, developing regional policies; sharing information; and planning for regional systems of transportation, open space, water supply, and infrastructure.





PROPOSED CHANGES ONLY – June 15, 2017

Goal/Objective	Intent	Policy Implications
A(1)(b) - Accommodate the demand for housing in Lexington responsibly, prioritizing higher density mixtures of housing types.	Accommodate the Housing Demand Study's projected 23,000 additional units in the next 10 years, but also acknowledge an evolution of the City to move away from providing predominantly new single-family detached housing to more compact housing types	<ul style="list-style-type: none"> <li>• Incorporate housing into existing corridors</li> <li>• Amend residential zones to require more compact development</li> <li>• Amend the EAMP</li> </ul>
A(1)(d) - Create and implement housing incentives that strengthen the opportunity for higher density and housing affordability for the middle class.	Increase the supply of housing opportunities to ensure market rate housing is stable and within reach of the middle class	<ul style="list-style-type: none"> <li>• Amend zoning ordinance to free up density that is not currently allowed</li> <li>• Provide incentives for higher density developments</li> <li>• Address regulatory inefficiencies and identify opportunities to streamline the development process</li> </ul>
A(2)(a) - Identify areas of opportunity for infill, redevelopment, and adaptive reuse.	Spur infill and redevelopment through staff and Planning Commission efforts, ensuring the information is available to development professionals with the capacity to complete the projects. Not meant to be an all-inclusive list, but illustrative of potential	<ul style="list-style-type: none"> <li>• FAR analysis to identify underutilized commercial property throughout the Urban Service Area</li> <li>• Identify specific opportunities through corridor plans</li> <li>• Promote the opportunities and ensure data and information is readily available</li> </ul>
A(2)(b) - Respect the context and design features of areas surrounding infill, redevelopment, and adaptive reuse projects, and develop design standards and guidelines to ensure compatibility with existing urban form.	Accommodating increased density must come with additional considerations for existing neighborhoods	<ul style="list-style-type: none"> <li>• Implement the Multi-family Design Standards originating from the Winburn Small Area Plan into the Comprehensive Plan</li> </ul>
A(2)(c) - Incorporate adequate greenspace and open space into all development projects, which serve the needs of the intended population.	Identify the needs for greenspace and open space per the intended population, land use and residential densities; and, meet those needs with intentional design of space	<ul style="list-style-type: none"> <li>• Re-evaluation of open space requirements in the zoning ordinance</li> <li>• Additional Parks and Recreation policies</li> </ul>
A(2)(d) - Implement innovative programs, such as the public infrastructure program, to facilitate sustainable development, including, but not limited to affordable housing, housing affordability, and commercial and economic activity.	Emphasize the public infrastructure fund to encourage infill development, and ensure housing affordability	<ul style="list-style-type: none"> <li>• Recommend robustly funding the public infrastructure fund</li> <li>• Explore other programs that might alleviate affordable housing and housing affordability issues, and spur commercial and economic activity</li> </ul>
A(3)(d) - Promote, maintain, and expand the urban forest throughout Lexington.	Increase Lexington's tree canopy from its current 25% Urban Service Area coverage	<ul style="list-style-type: none"> <li>• Amend the ordinance to raise canopy requirements and/or provide opportunities to plant trees in mitigation areas</li> <li>• Explore enforcement issues addressing the improper removal of trees</li> </ul>
B(2)(a) - Continue programs and initiatives to improve energy efficiency	Replace existing language with new energy initiatives, as the environmental policy it referred to was never adopted	<ul style="list-style-type: none"> <li>• Emphasis on energy efficiency in practice and strengthening programs, initiatives, and public outreach</li> </ul>
B(2)(d) - Prioritize walking, biking, and transit options that de-emphasize single-occupancy vehicle dependence.	Utilize alternative modes of transportation as a means to reduce Lexington's carbon footprint	<ul style="list-style-type: none"> <li>• Amend residential zones to require more compact development patterns that lend themselves to these modes of transportation</li> </ul>
B(3) - Apply environmentally sustainable practices to protect, conserve, and restore landscapes and natural resources	Clarify green infrastructure and create a more overarching goal, moving the previous goal to be the first objective	<ul style="list-style-type: none"> <li>• Incorporate into planning, management, and construction decisions, and adopt additional policies including Green Infrastructure Master Plan</li> </ul>
B(3)(a) - Support the funding, planning, and management of a green infrastructure program	Same text; change from a goal to objective as an actionable item to fulfill overarching goal	<ul style="list-style-type: none"> <li>• Create a new program with adequate funding for the planning and management of green infrastructure</li> </ul>
B(3)(d) - Coordinate interrelated planning, programs, and activities that impact the protection and restoration of landscapes and natural resources	Integrate green infrastructure throughout all LFUCG departments, policies, etc, to ensure green infrastructure principles are adopted as practice	<ul style="list-style-type: none"> <li>• Adopt Green Infrastructure Master Plan that removes silos</li> </ul>
C(1)(d) - Foster the success and growth of strategically-targeted employment sectors (healthcare education, high-tech, advanced...	CONTINUED ON NEXT PAGE	CONTINUED ON NEXT PAGE

PROPOSED CHANGES ONLY – June 15, 2017

Goal/Objective	Intent	Policy Implications
...manufacturing, agribusiness, agritourism, and the like); identify, provide and sustain readily available publicly-controlled economic development land to meet the need for jobs; and enable infill and redevelopment that creates jobs where people live.	Make sure land is available for economic development, but that it is publicly owned so as to avoid patient capital issues. Land needs to be identified, and a collaborative framework for identifying the land needs to be established	<ul style="list-style-type: none"> <li>Engage with Commerce Lexington and the administration to explore options for appropriate land suitable for a publicly controlled business park to further Economic Development</li> </ul>
D(1)(a) - Support the Complete Streets concept, prioritizing a pedestrian-first design that also accommodates the needs of bicycle, transit, and other vehicles.	Design streets that can accommodate all modes of transportation, but plan for pedestrians first to encourage walkable spaces	<ul style="list-style-type: none"> <li>Re-visit Complete Streets components and amend the ordinances to codify these concepts into our required street design</li> </ul>
D(1)(c) - Concentrate efforts to enhance mass transit along our corridors in order to facilitate better service for our growing population, as well as efficiencies in our transit system.	Provide alternatives to vehicular traffic congestion associated with emphasis on developing underutilized corridors (additional objectives to follow)	<ul style="list-style-type: none"> <li>Collaborate with Lextran to build on the 2014 US 27/ Nicholasville Road Alternatives Analysis</li> <li>Commission additional corridor plans to identify redevelopment and transportation opportunities, and identify potential issues</li> </ul>
D(2) - Support a model of development that focuses on people first to provide accessible community facilities and services to meet the health, safety, and quality of life needs of Lexington-Fayette County's residents and visitors.	Ensure design of structures, streets, public facilities, parks, and the built environment in total is planned with the most vulnerable populations in mind with an emphasis on accessibility for all users	<ul style="list-style-type: none"> <li>Amend parking regulations to ensure parking is not creating barriers to externally pedestrian connected developments</li> <li>Amend ordinances to ensure setback requirements are also not creating barriers</li> </ul>
E(1)(b) - Require compact, contiguous, and/or mixed-use sustainable development within the Urban Service Area, to accommodate future growth needs	Shift from <i>optional</i> development patterns to <i>required</i> . With imposed land constraints, all developments within the Urban Service Area must be as efficient as possible. Developments should still be compatible with surrounding land uses	<ul style="list-style-type: none"> <li>Amend zoning ordinance to require these development types (residential permitted uses, commercial FARs, etc.)</li> <li>Revisit the Expansion Area Master Plan</li> </ul>
E(1)(c) - Emphasize intense redevelopment of underutilized corridors.	Utilize untapped potential in existing corridors	<ul style="list-style-type: none"> <li>Corridor studies with MPO, Lextran, and other partners</li> <li>Amend zoning ordinance to facilitate this redevelopment</li> </ul>
E(1)(d) - Maximize development on all vacant land within the Urban Service Area and promote redevelopment of underutilized land.	Efficient use of land is fiscally responsible, saving the government and taxpayers from the associated infrastructure costs of sprawl, while providing more sustainable development patterns	<ul style="list-style-type: none"> <li>Amend zoning ordinance to allow for higher density</li> <li>Amend zoning ordinance to require more intense development</li> <li>Use this in conjunction with the design guidelines to ensure density is accomplished in a way that is context-sensitive</li> </ul>
E(1)(e) - Pursue strategies to activate large undeveloped landholdings within the Urban Service Area.	Overcome patient capital issues with large parcels within the Urban Service Area that, for a number of reasons, have yet to develop	<ul style="list-style-type: none"> <li>Evaluate the efficacy of exactions for economic development land</li> <li>Revisit the Expansion Area Master Plan for increased density</li> <li>Explore additional incentives and regulatory approaches</li> </ul>
F(1)(d) - Build on the <i>On the Table</i> initiative and continue to engage in partnerships with community organizations to reach underrepresented populations.	Continue to evolve our outreach strategies in light of the success of <i>On the Table</i> , utilizing community partners with strengths to compliment our own	<ul style="list-style-type: none"> <li>Continue to utilize small, personal, and intimate settings where the most productive conversations occur</li> <li>Look for community-minded partners</li> </ul>
F(2)(a) - Establish a continually updated series of metrics to mark progress implementing the 2018 Comprehensive Plan.	Measure our success to illustrate what works and what does not	<ul style="list-style-type: none"> <li>Establish the metrics</li> </ul>
F(2)(b) - Create a website to host the metrics, updating the general public on progress while providing transparency and supporting data.	Educate the public and hold ourselves accountable	<ul style="list-style-type: none"> <li>Create the website</li> </ul>
F(2)(c) - Develop criteria, based upon the goals and objectives, to guide zone map amendments	Provide more certainty for applicants, staff, and the public alike and allow for consistent application of these goals and objectives	<ul style="list-style-type: none"> <li>Develop the criteria</li> </ul>

**2018 Comprehensive Plan Goals and Objectives  
Tentative Timeline – June 15, 2017**

June 15, 2017 ..... Review

August 31, 2017 ..... Public Hearing

Early September 2017 ..... Delivered to Council

Late November 2017 ..... Expected Adoption by Council

January 2018 – September 2018 ..... Write *Imagine Lexington*

Late December 2018 ..... Adoption of *Imagine Lexington* by P.C.

DRAFT

