



LEXINGTON URBAN GROWTH MASTER PLAN

04.29.24 Multi-Day Design Workshop



An aerial photograph of a city, likely Atlanta, Georgia, showing a mix of urban buildings, green spaces, and a prominent blue skyscraper in the background. A large blue overlay covers the left side of the image, containing the text '01 CONTEXT' and a list of topics. The overlay has a thin green and yellow border at the top.

01

CONTEXT

Introduction // History //
Recommended Areas //
Why We Are Here // Where
We'll End Up

Introduction



PLANNING
ARCHITECTURE
LANDSCAPE ARCHITECTURE

Master Planning,
Regulatory Approach,
Community Engagement,
& Project Management



Transportation &
Infrastructure



Development Feasibility &
Financing Mechanisms



Sustainability

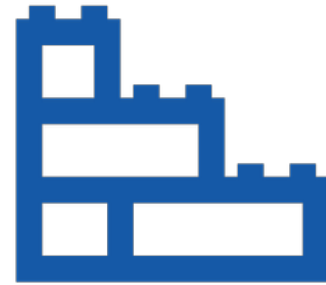


Community
Engagement



Part One: Gather Information & Input

We'll develop **guiding principles** for the expansion areas based on community input, market data, and an understanding of existing conditions.



Part Two: Build Concepts & Draft Plan

The guiding principles will help us develop **concepts** for how urban development, transportation, parks, and infrastructure should be built in the areas.



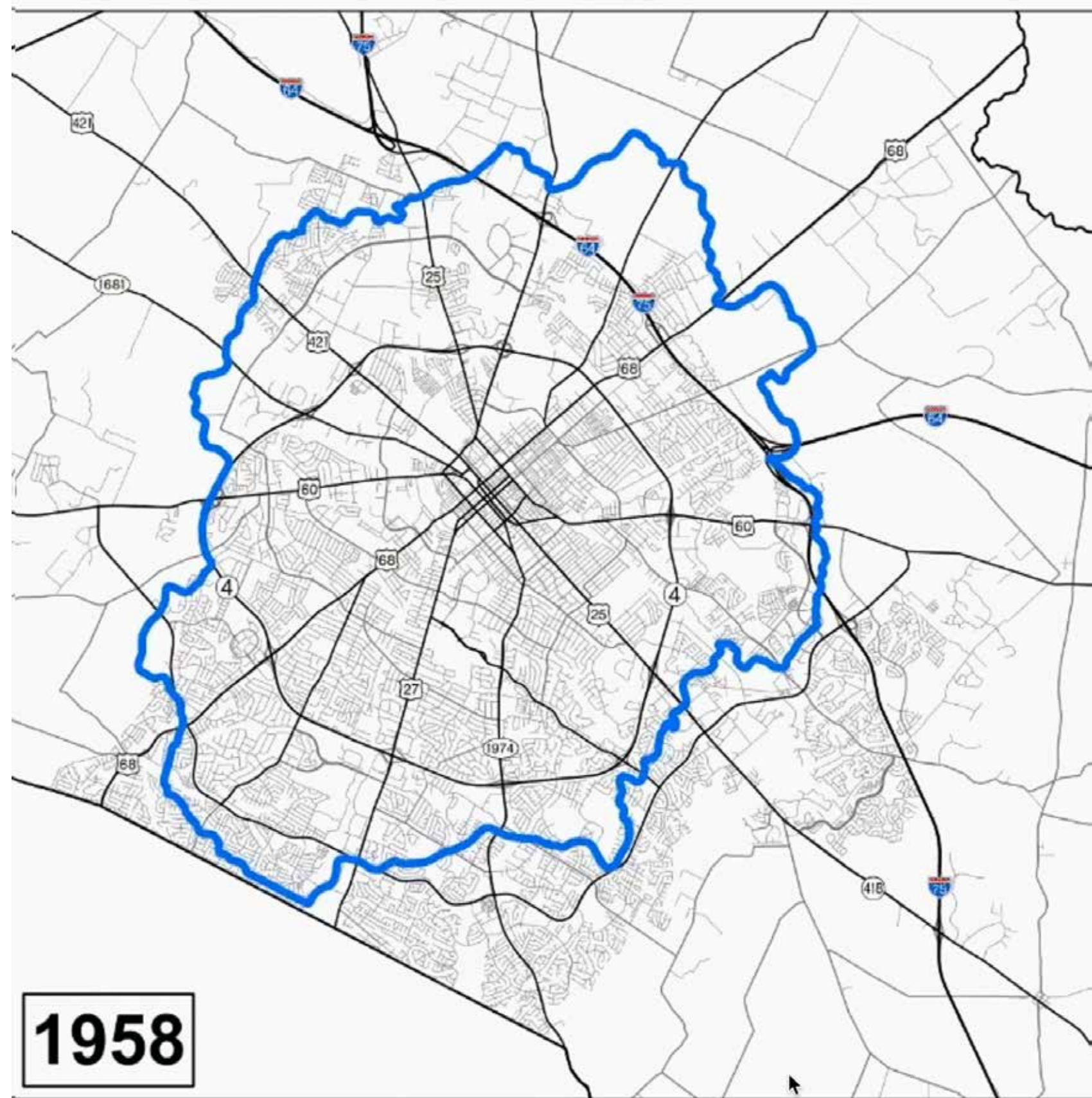
Part Three: Review & Check

We'll gather public feedback on the concepts, make any needed **revisions**, and then create a **detailed plan** for how these concepts will be implemented.

History

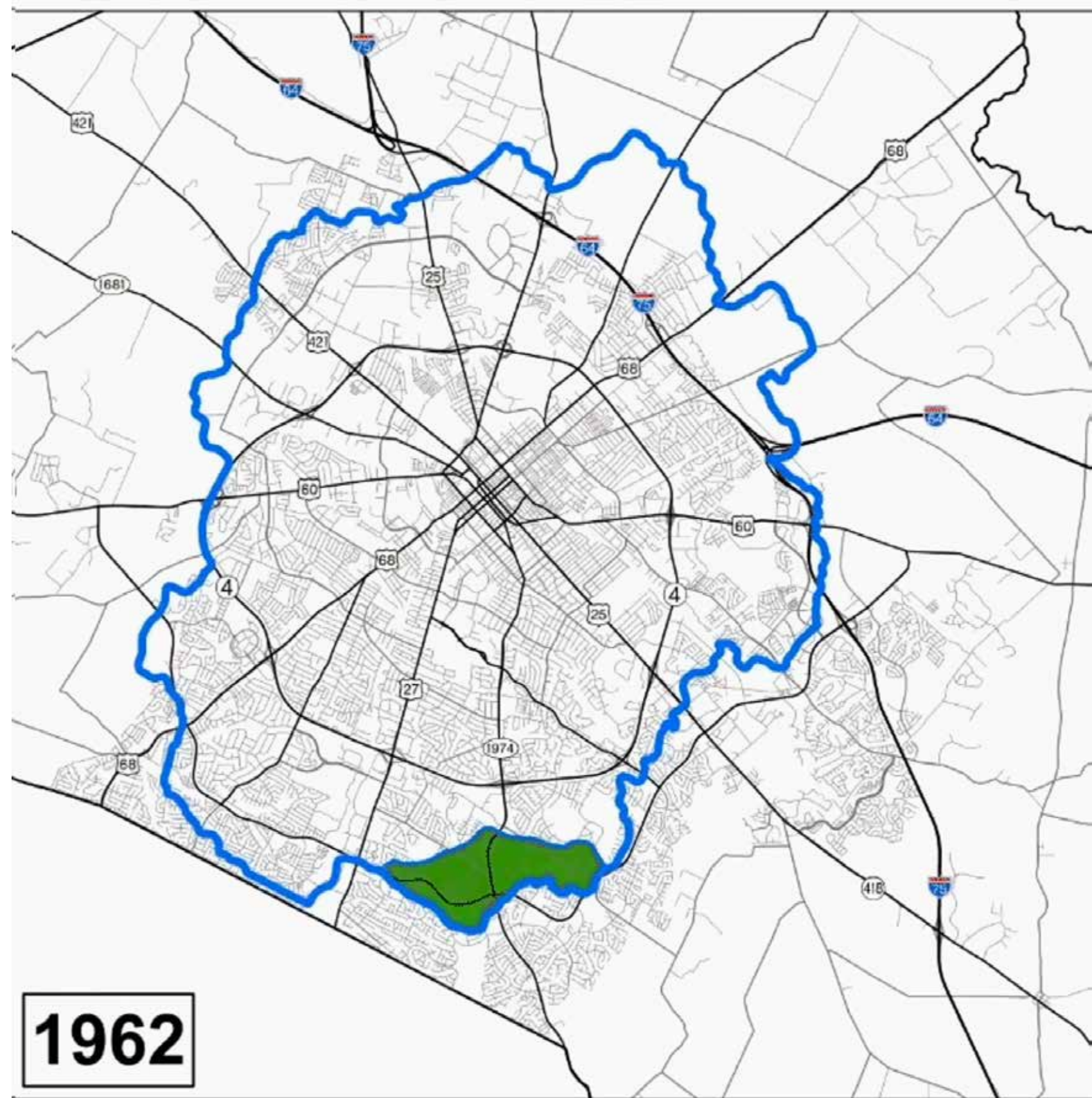
1958 - the country's first Urban Service Area.

- Directed growth towards the city center
- Created a fiscally responsible development pattern
- Preserved Lexington's Bluegrass identity



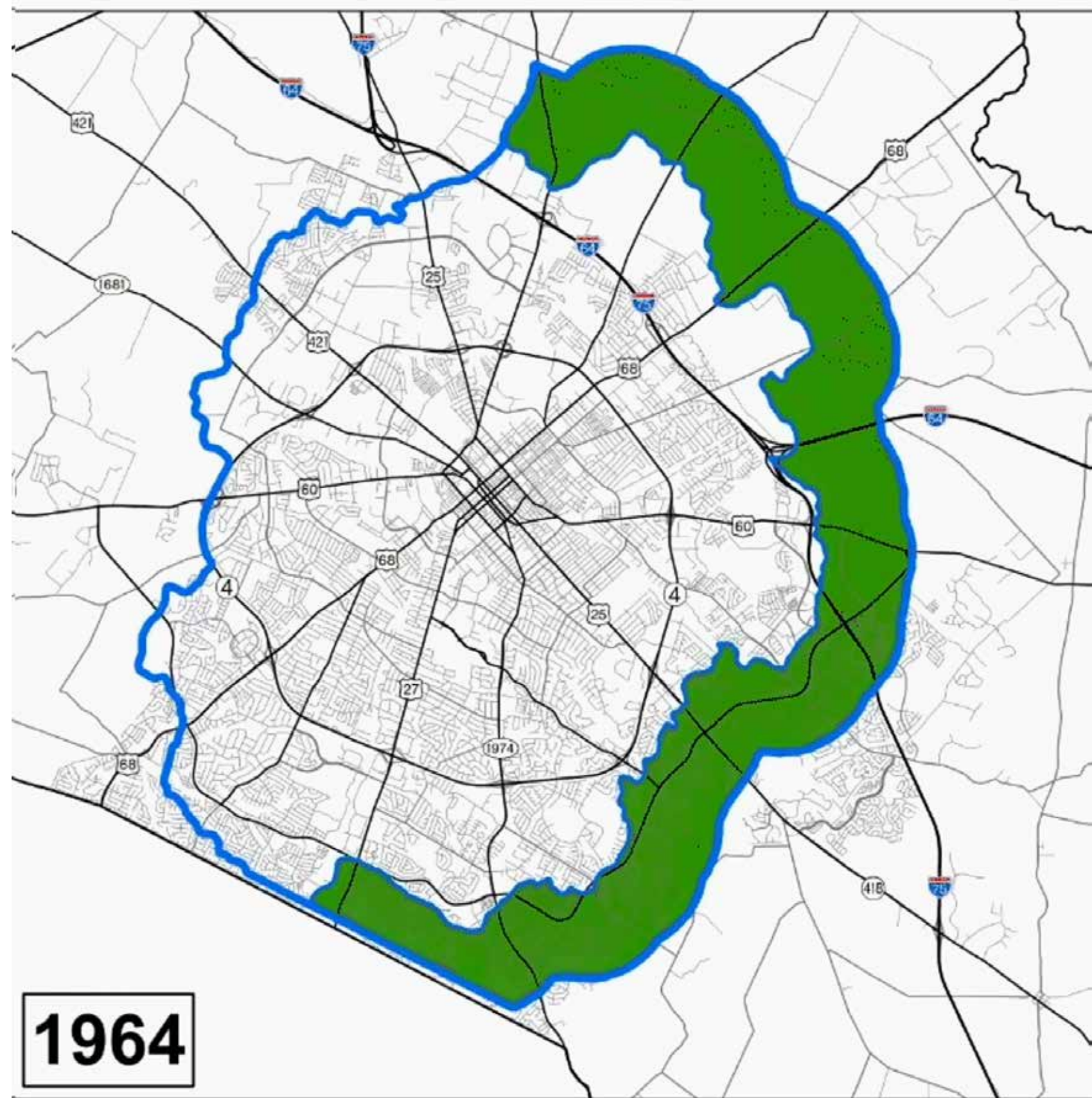
History

The boundary expands and contracts over time.



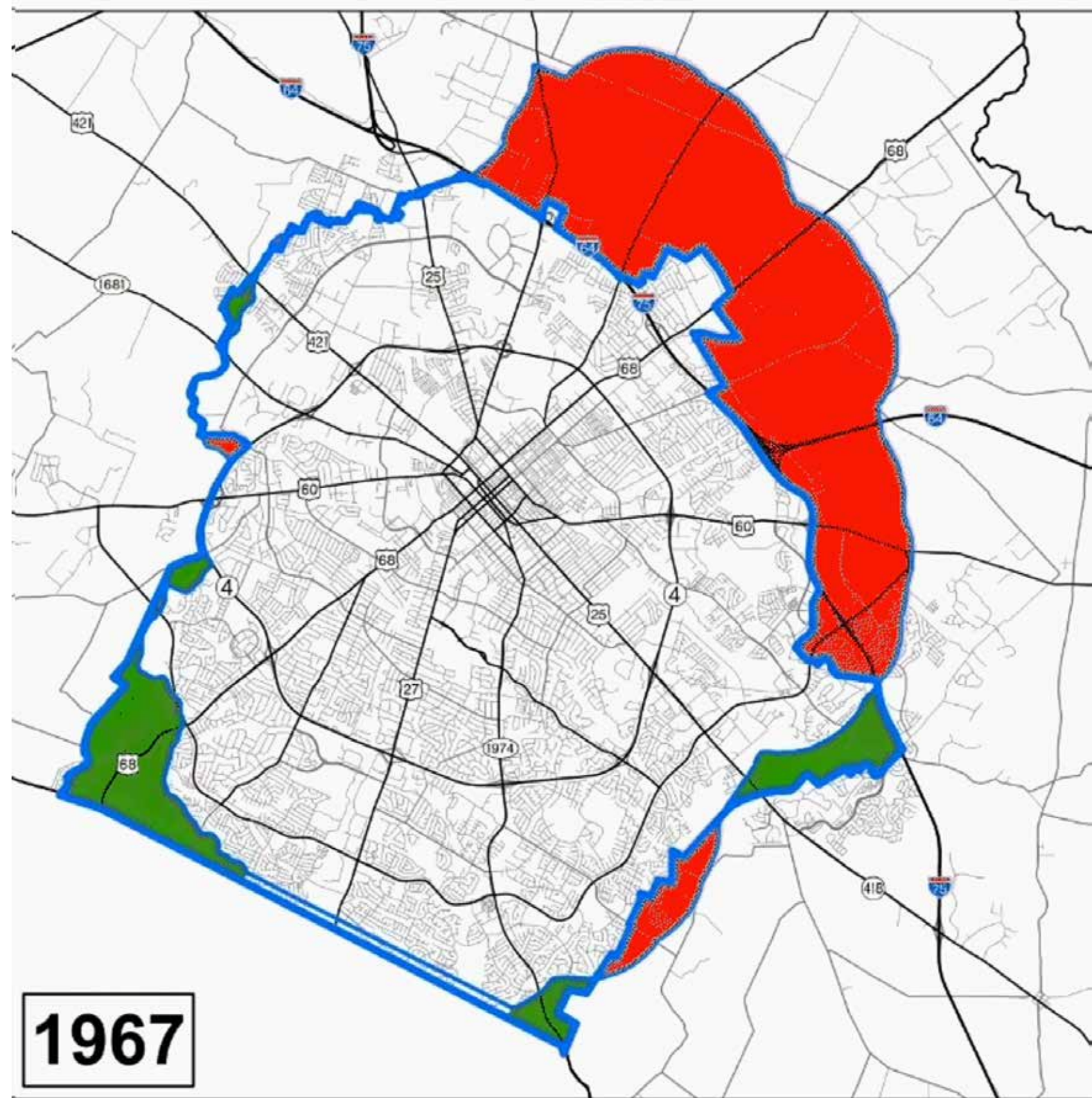
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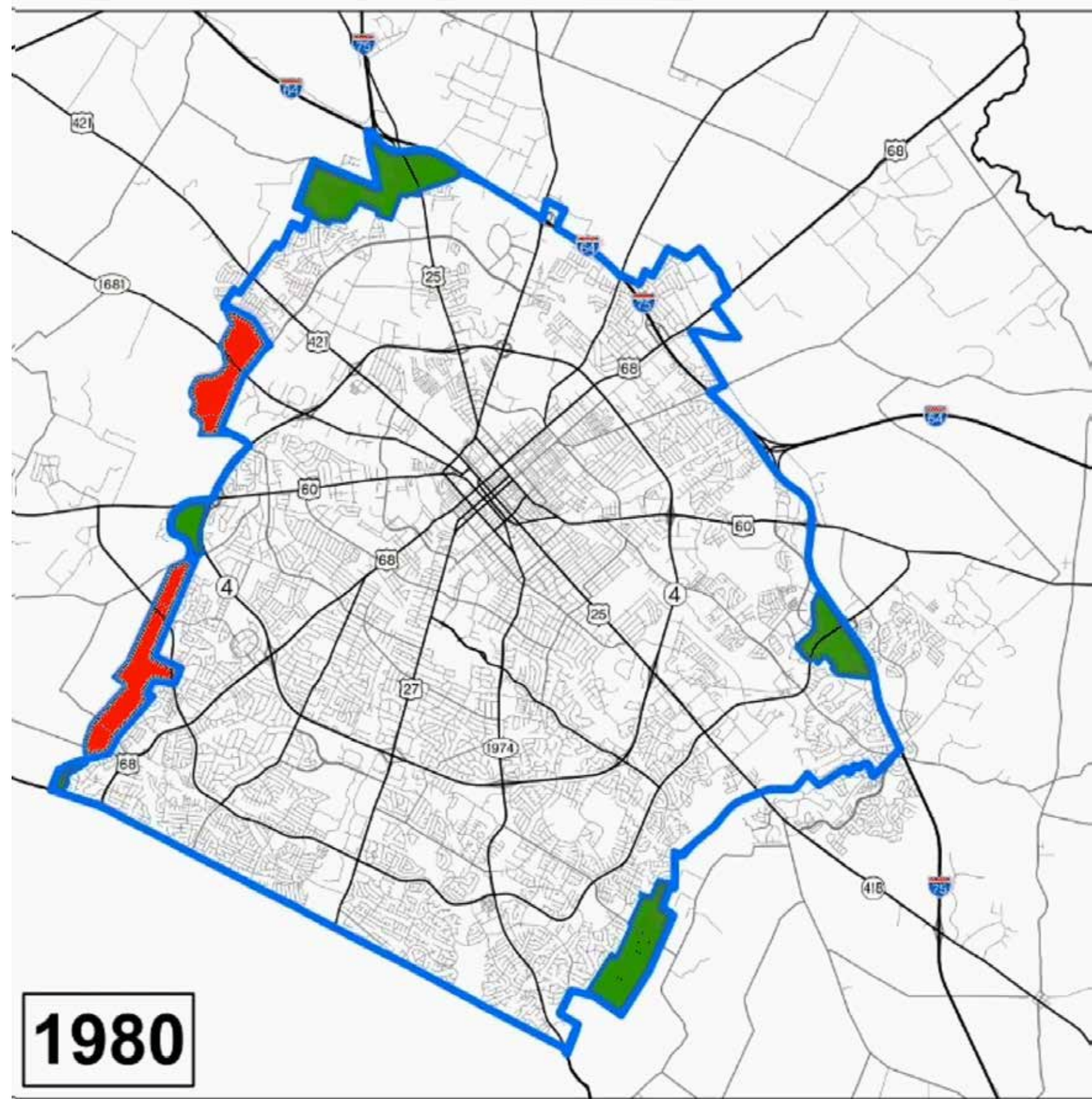
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History

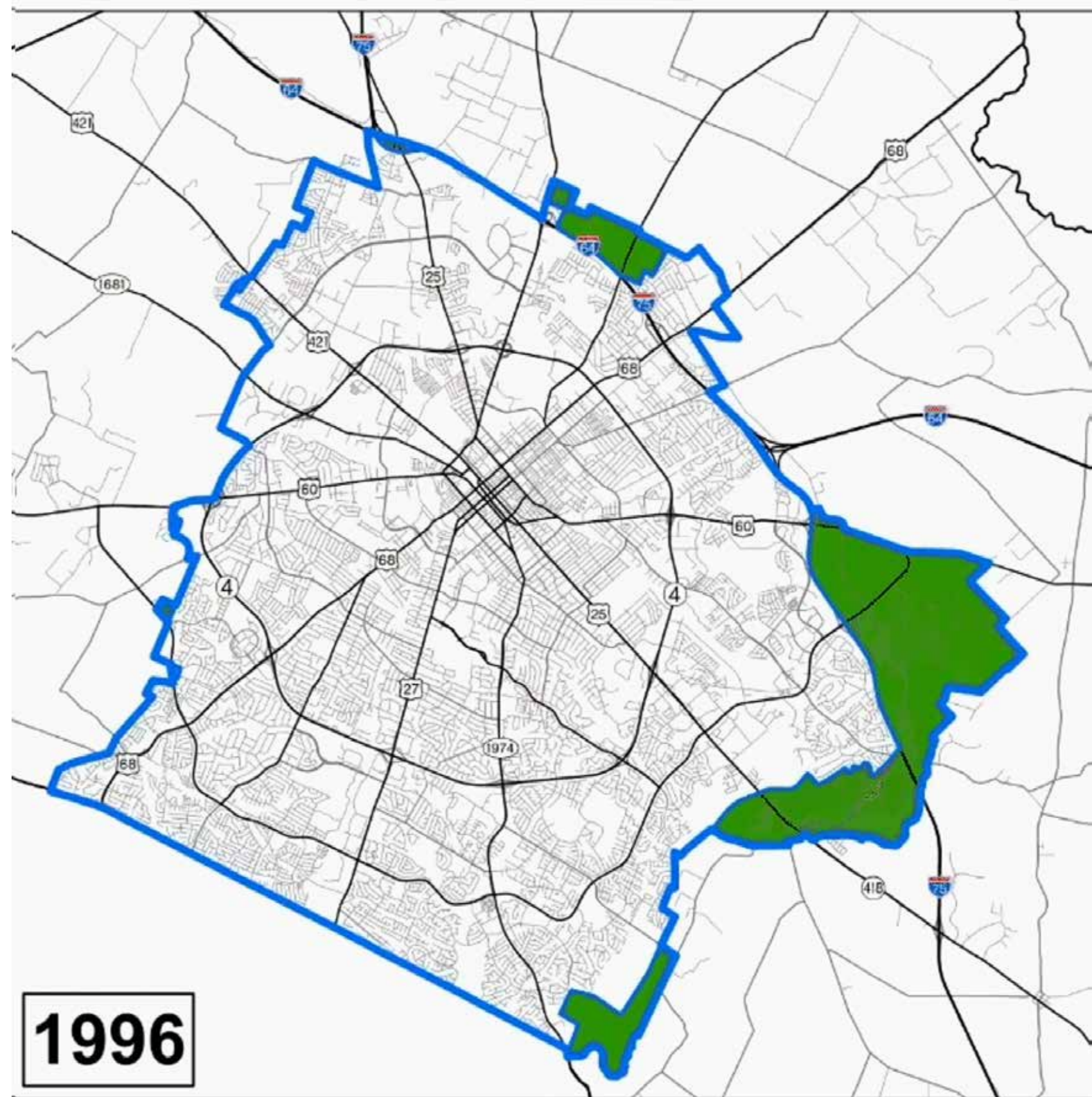
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History

1996 - Expansion Area Master Plan.

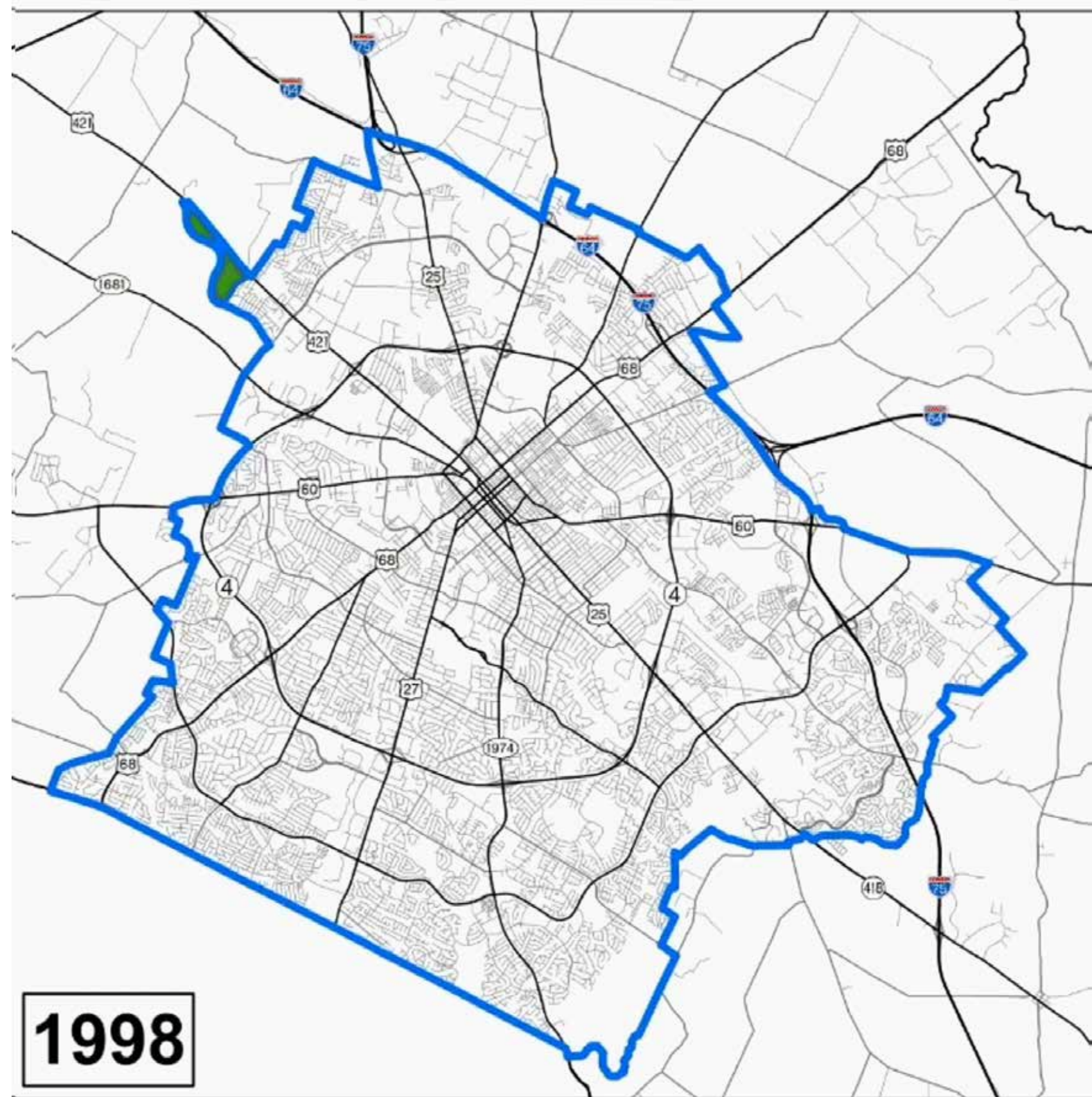
- Last major expansion
- Over 25 years ago
- Development of Polo Club and Hays Boulevards and associated neighborhoods



History

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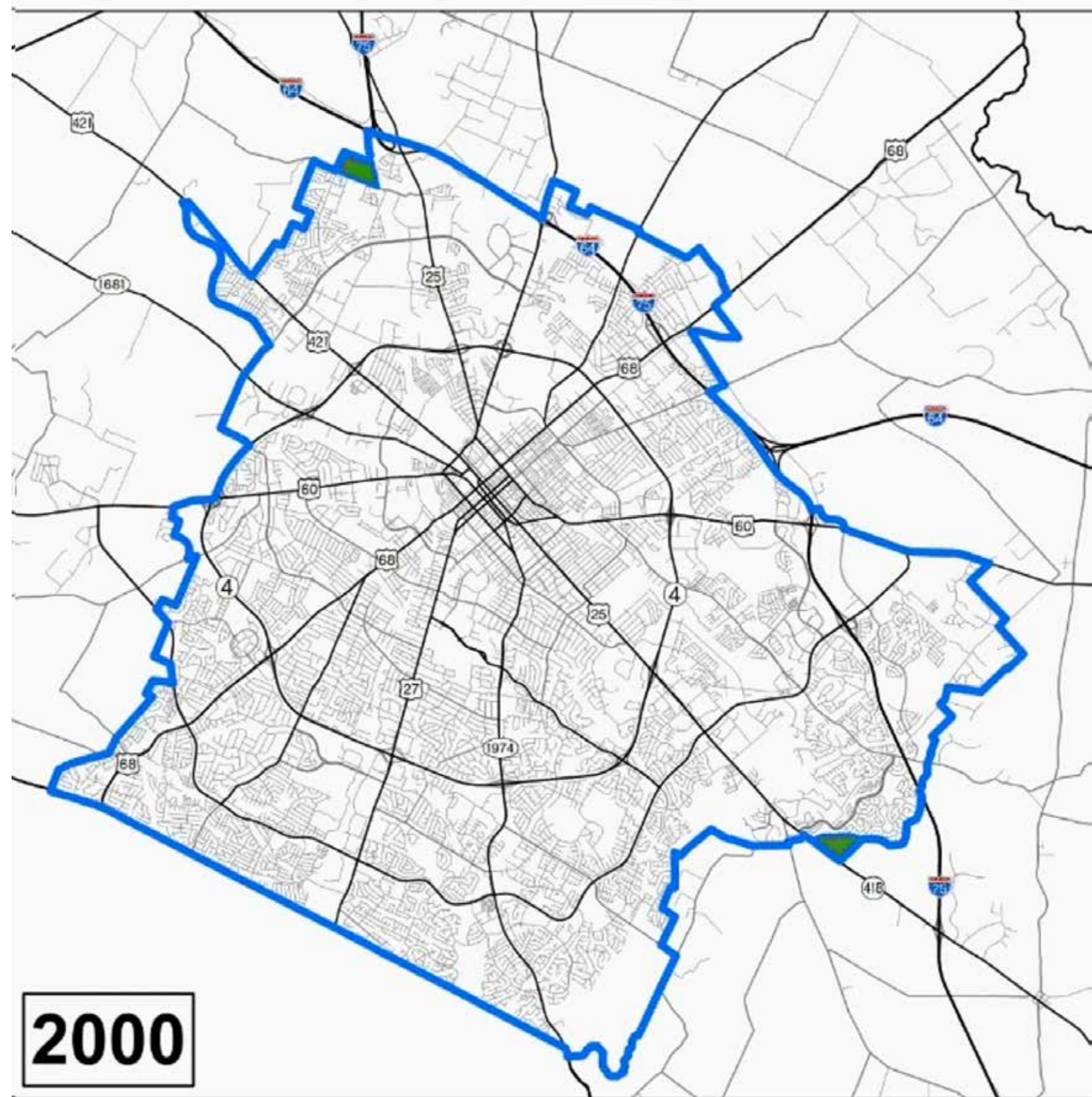
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A vision for the next 20 years of growth



Why We Are Here

We want to know how this expansion can...

Build Successful Neighborhoods

through housing, neighborhood design, and community facilities

Protect the Environment,

including Lexington's waterways, carbon footprint, and natural resources

Create Jobs & Prosperity

by attracting jobs to Lexington, building up local businesses, and improving economic mobility

Improve Transportation Networks

with complete streets, public transit, and better traffic management

Promote Social & Racial Equity

through housing, transportation jobs, and policy

Where We'll End Up

Refined design concepts for each site

Advance design concepts that accomplish the following:

- Protect the environment
 - Save natural features
- Plan for future connections
 - Grid system
- Plan for neighborhood connections that allow for live/work/play
- Provide housing options

