



LEXINGTON URBAN GROWTH PLAN

01.16.24 Planning Commission Work Session

Samantha Castro, AICP, LEED-ND



imagine
LEXINGTON

2045
COMP
PLAN

An aerial photograph of a city, likely Raleigh, North Carolina, featuring a prominent blue skyscraper in the background and various urban buildings and green spaces. A large blue overlay covers the left portion of the image, containing the text '01 WHO WE ARE'.

01

WHO WE
ARE

Team Organization



Master Planning,
Community Engagement,
and Project Management



Thomas Walsh
Principal-in-Charge



Caleb Racicot
Principal



Allison Stewart-Harris
Project Manager



Samantha Castro
Community Planner



Transportation &
Infrastructure



Development Feasibility &
Financing Mechanisms



Sustainability



Community
Engagement



02

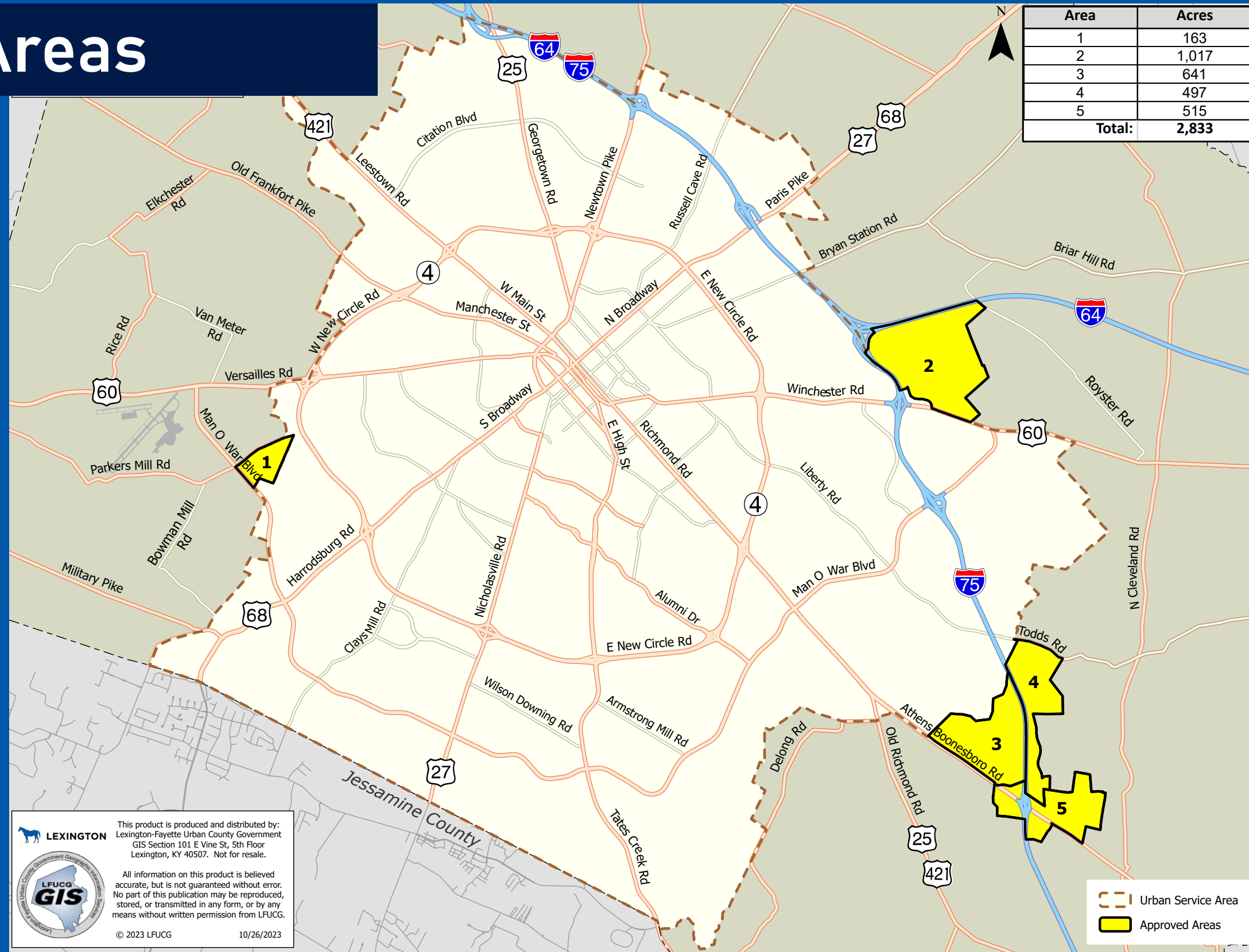
WHAT
IS THIS
PROJECT


Approved Areas


10/26/2023 PLANNING COMMISSION RESOLUTION

- 2,800+ acres
- 5 Study Areas



Area	Acres
1	163
2	1,017
3	641
4	497
5	515
Total:	2,833




LEXINGTON
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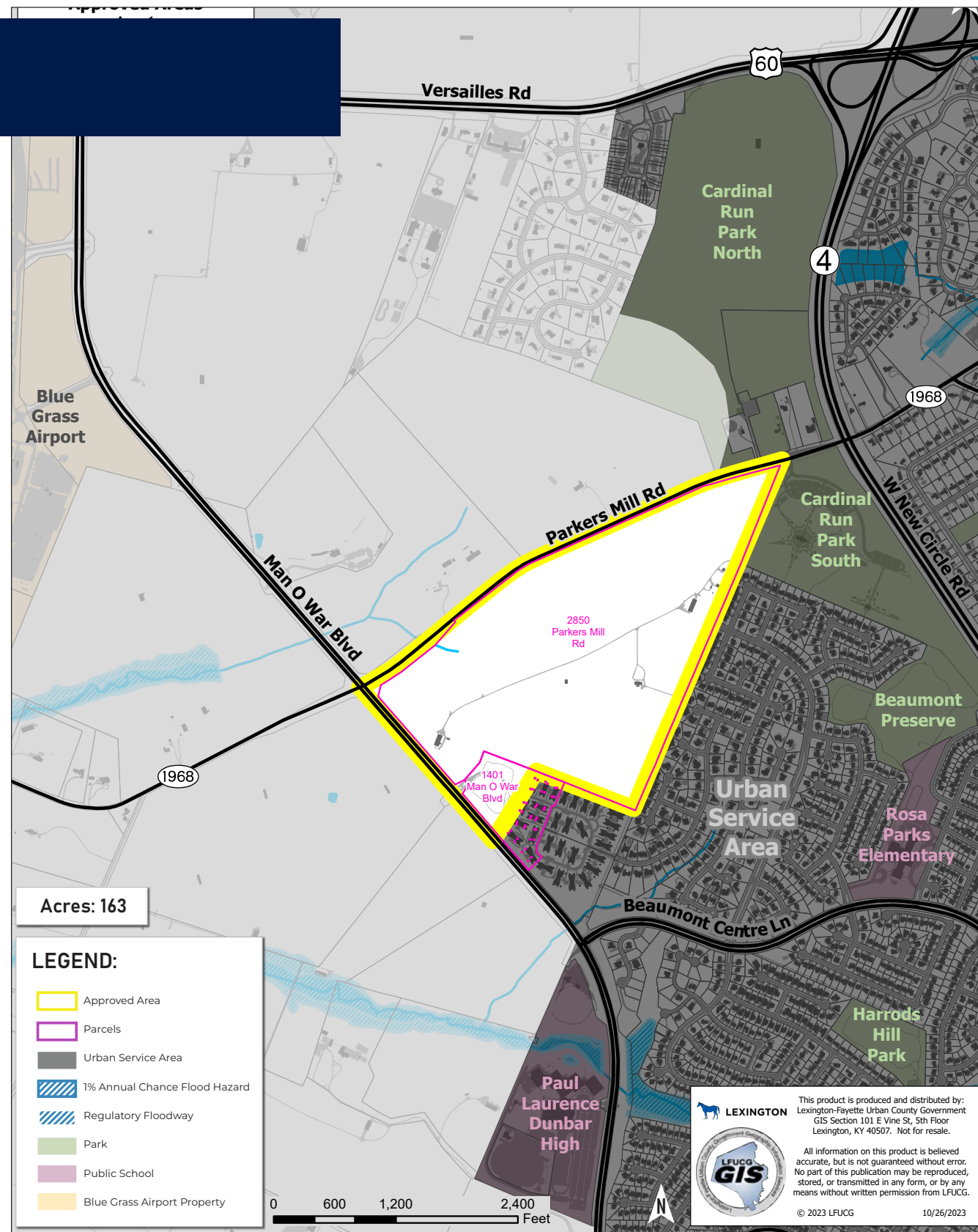
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 Urban Service Area
 Approved Areas

Area 1

Parkers Mill & Man O War

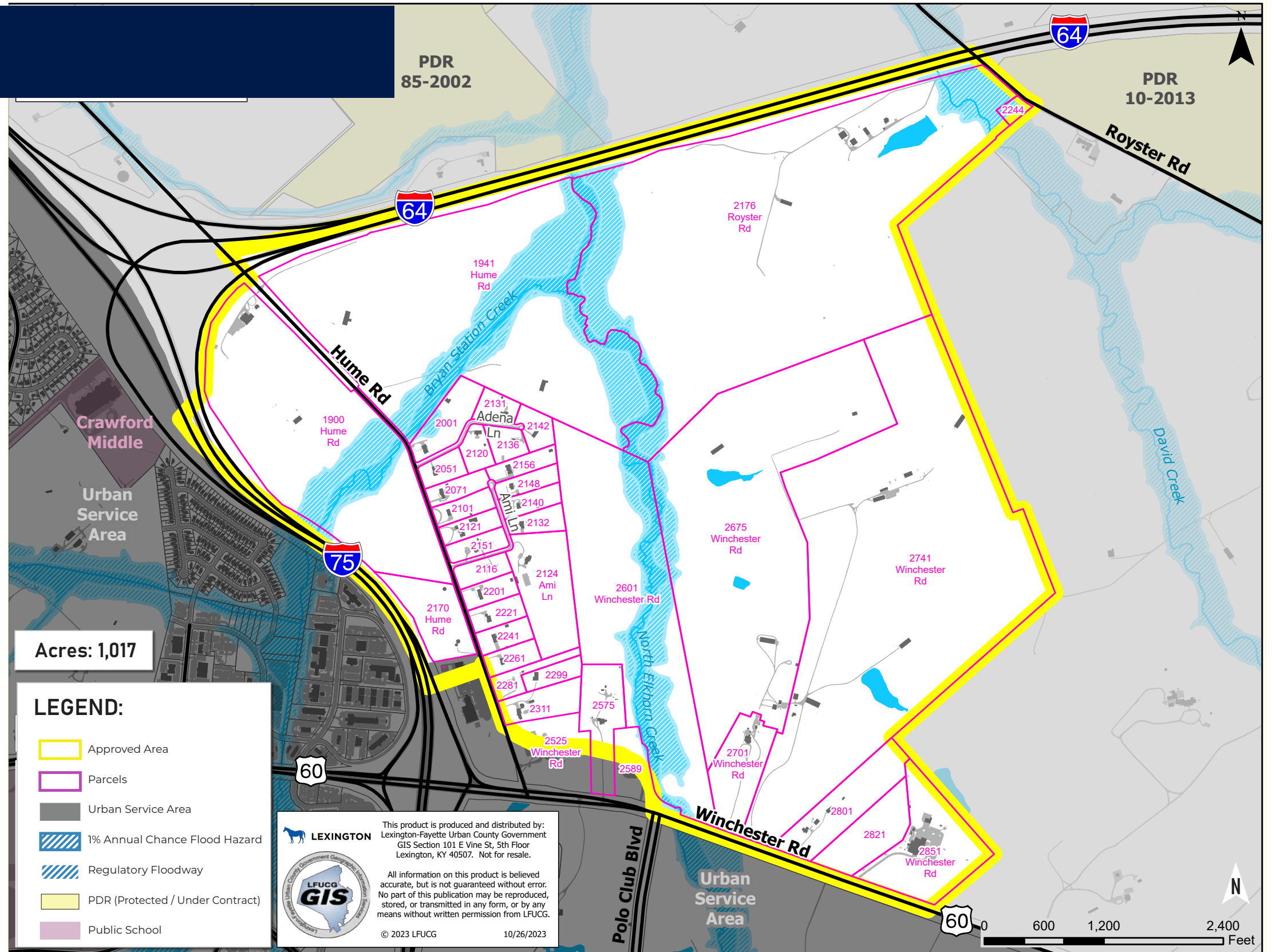
▪ 163 acres



Area 2

Winchester Road & Hume Road

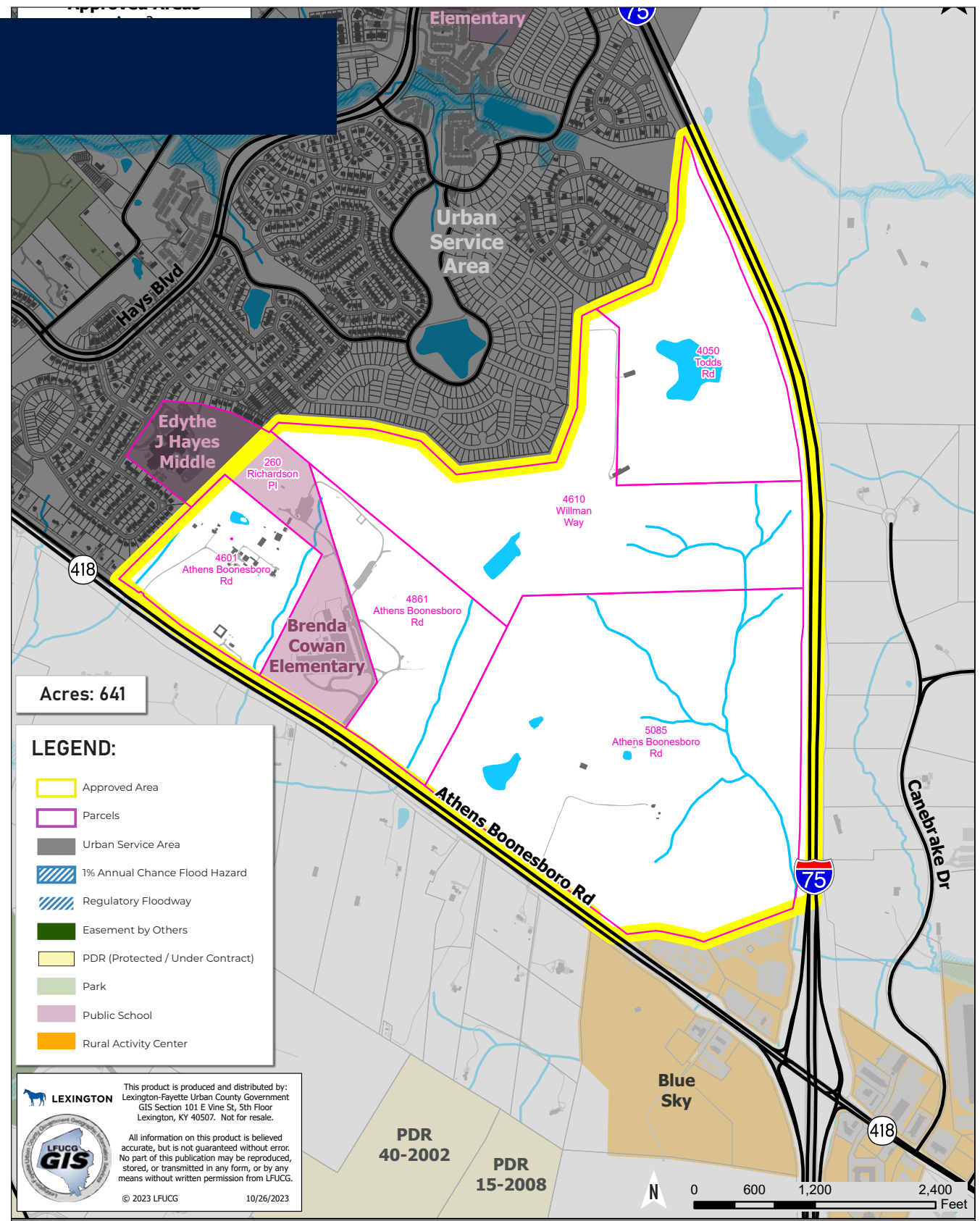
▪ 1,017 acres



Area 3

Athens-Boonesboro & Brenda Cowen

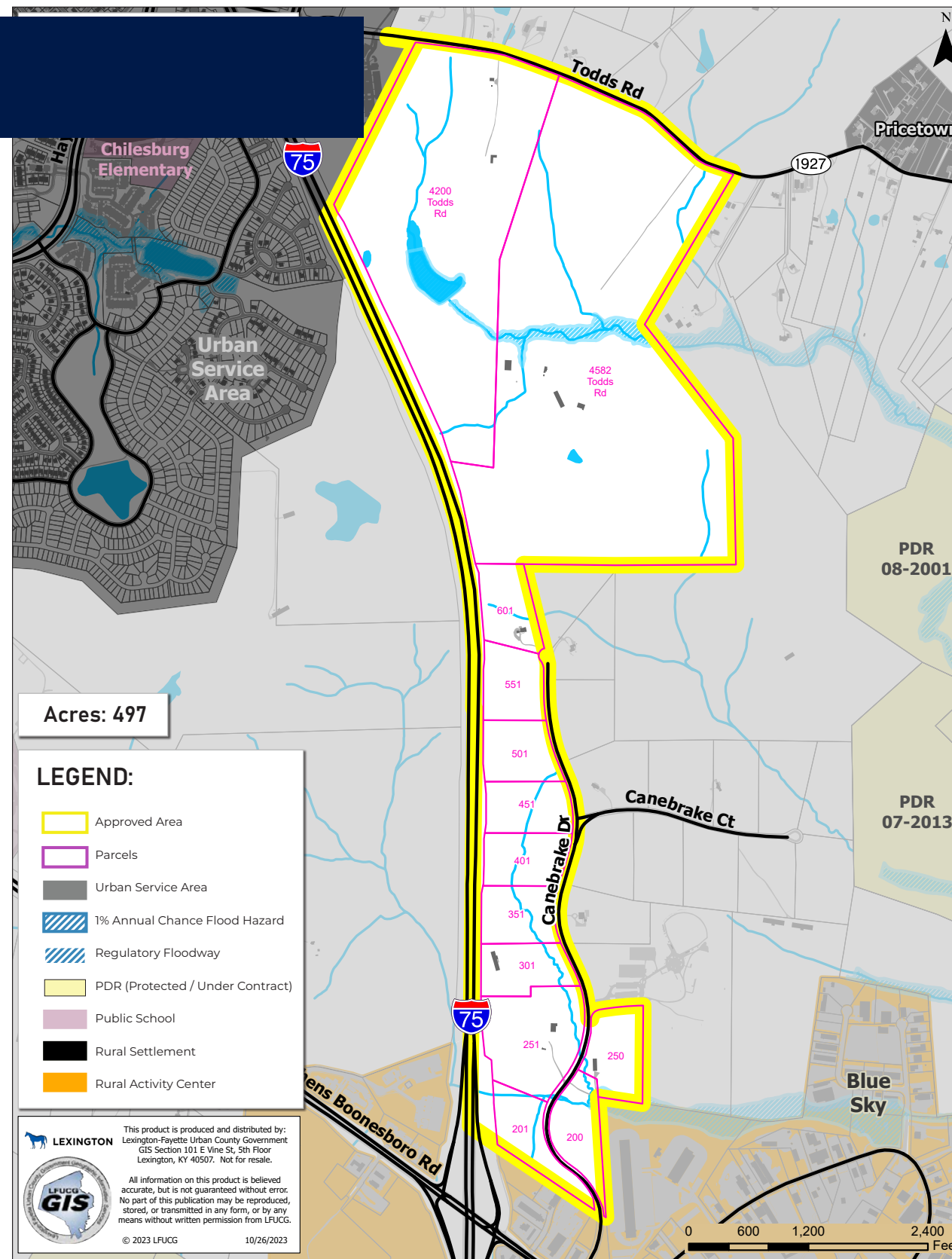
▪ 641 acres



Area 4

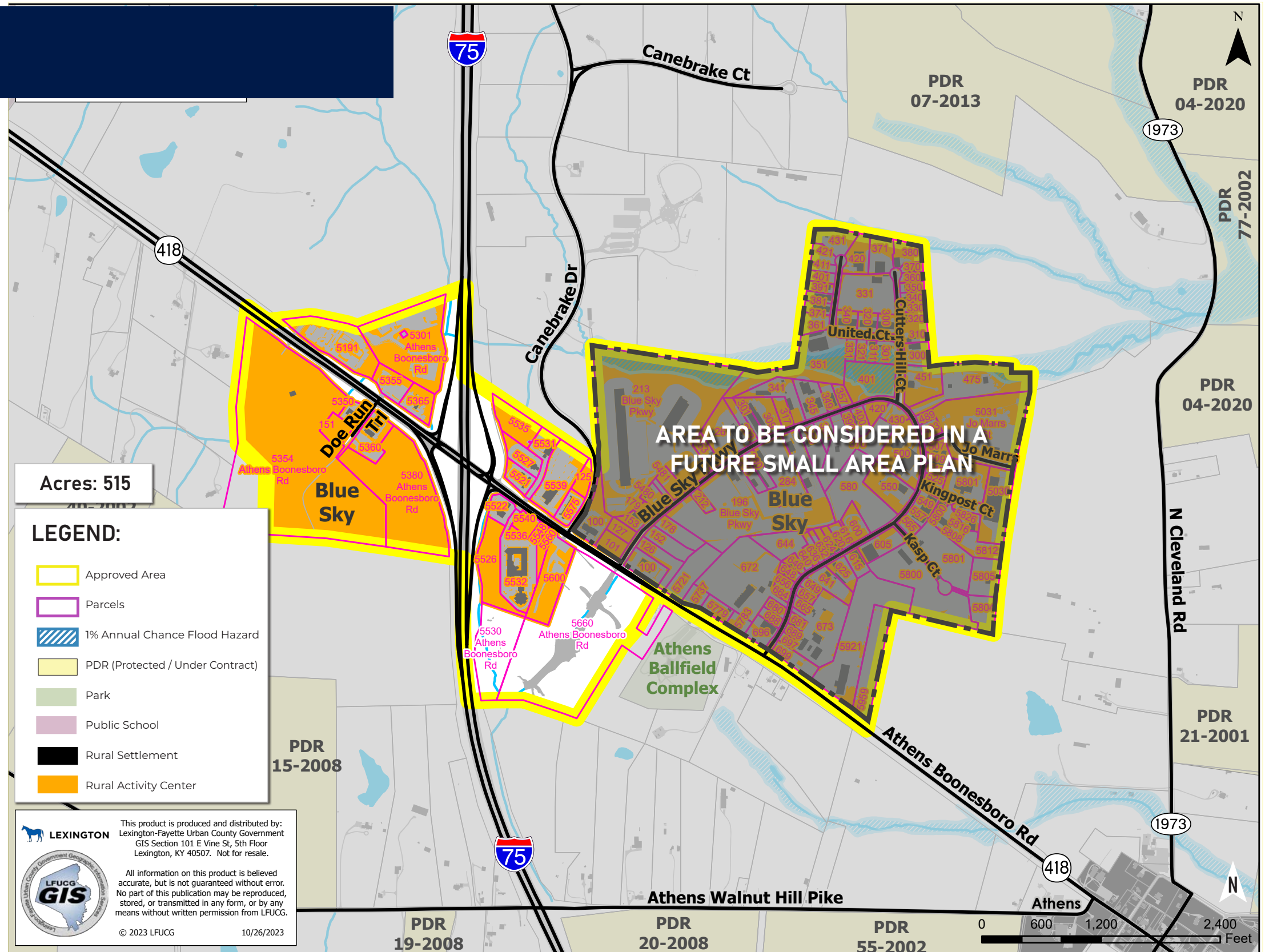
Todds Road & Canebrake Drive

▪ 497 acres



Area 5

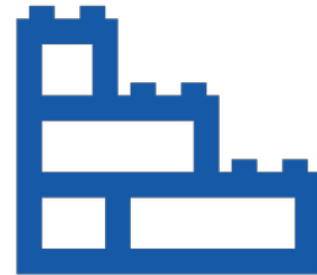
- 515 acres
- Blue Sky studied in a future SAP
- Focus on 4 corners of interstate





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.

Comp Plan Connection

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

Kick-Off Meeting & Site Tour
November 6, 2023

TASK 1: GUIDING PRINCIPLES & BENCHMARKS REPORT

TASK 2: EXISTING CONDITIONS INVENTORY AND ANALYSIS

TASK 5: CONCEPTUAL PLANS FOR KEY SITES

Concepts Plan Presentation
July 2024

TASK 7: IDENTIFY COSTS & INNOVATIVE STRATEGIES FOR FUNDING PUBLIC INFRASTRUCTURE, FACILITIES, & SERVICES

NOVEMBER DECEMBER JANUARY FEBRUARY MARCH APRIL MAY JUNE JULY AUGUST SEPTEMBER OCTOBER NOVEMBER DECEMBER J/F 2025

TASK 3: PUBLIC AND STAKEHOLDER ENGAGEMENT

TASK 4: LAND USE AND TRANSPORTATION SPATIAL FRAMEWORK(S)

TASK 6: DEVELOP A REGULATORY FRAMEWORK FOR IMPLEMENTATION



Planning Commission
Public Hearing
October 2024



Presentation
to Council

Public Meeting
December 6, 2023

2.5-Day Public Framework
Charrette & Meeting
Mid April / Early May 2024

Final Master Plan
Presentation
September 2024

Final Town Hall
September / October 2024



SITE TOURS



Interviews



LEXINGTON

- Commissioner of Social Services
- Commissioner of General Services
- Commissioner of Environmental Quality & Public Works
- Commissioner of Public Safety
- Commissioner of Housing Advocacy & Community Development
- Commissioner of Finance
- Deputy Chief of Finance
- Director of Aging and Disability Services
- Administrative Officer for Economic Development
- Director of Parks & Recreation
- Superintendent of Planning & Design for Parks & Recreation
- Chief Development Officer (Upcoming)
- Director of Water Quality (Upcoming)
- Director of Engineering (Upcoming)
- Director of PDR Program (Upcoming)

Interviews, cont.



**Director of
Development,
Communications
& Marketing**



**Lextran General
Manager**



**FCPS Chief
Operating Officer**

- **Brokers**
- **Developers**
- **Property Owners**
- **Neighbors**

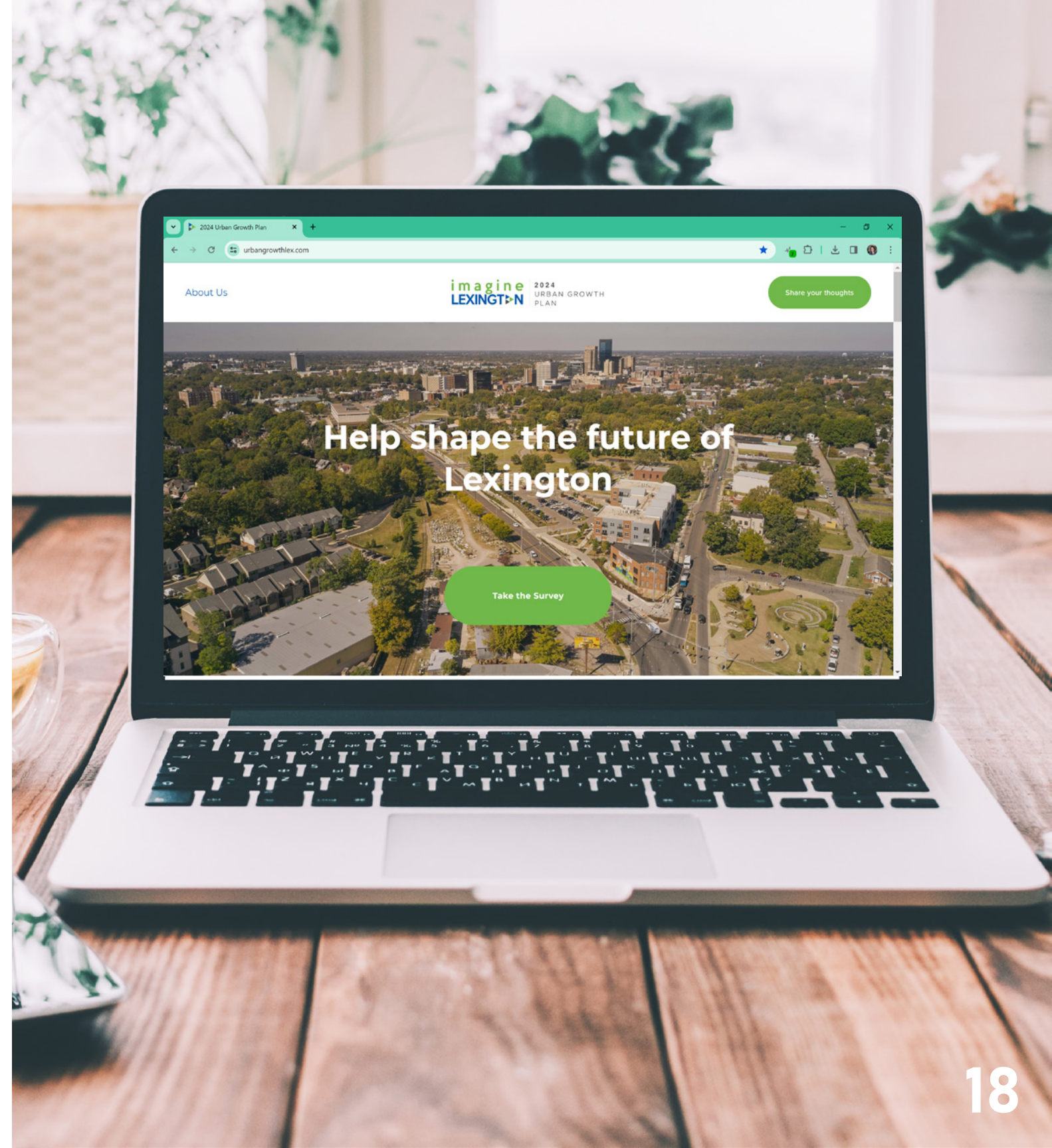
03

HOW WE ARE ENGAGING



Getting the Word Out

- Project Website
<https://www.urbangrowthlex.com/>
- Imagine Lexington Distribution Materials
- CivicLex Newsletter
- Mailings to Property Owners, Adjacent Neighbors, and Adjacent Neighborhood Associations
- Targeted social media ads (Instagram and Facebook)
- Councilmember updates

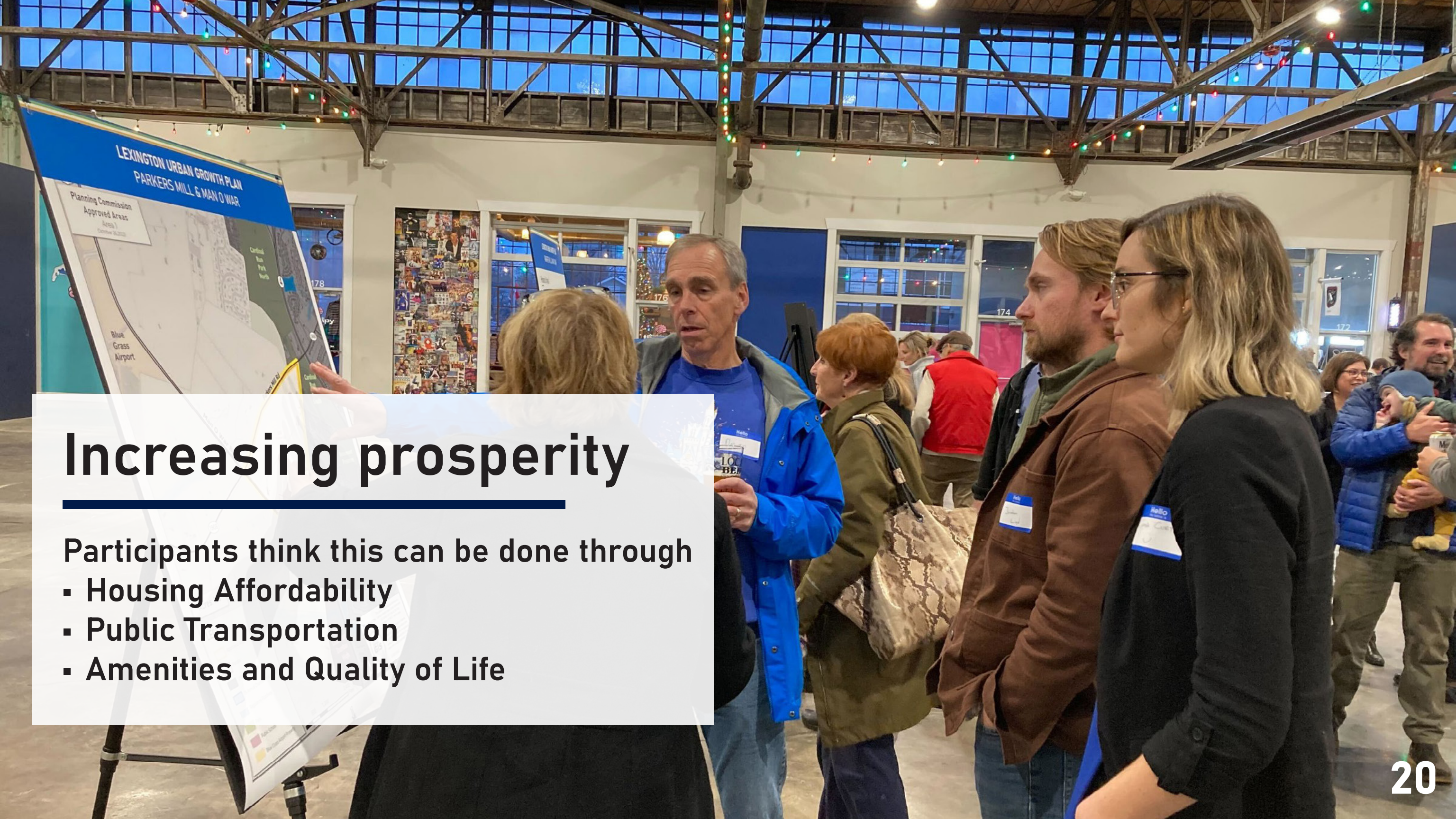


Kickoff Meeting

12/06/24
Greyline
Station

- learn about the project
- comment on the areas selected
- weigh in on values and priorities





Increasing prosperity

Participants think this can be done through

- Housing Affordability
- Public Transportation
- Amenities and Quality of Life

Job Attraction

Participants wanted to attract

- leisure and entertainment
- medical
- education jobs

What new kinds of jobs do you want to attract with this development?



Environmental protection

Participants think this can be done through

- walkability and bikeability
- recycling, composting, and waste reduction
- public transportation

Your Dream Neighborhood

Top features included:

- parks
- schools
- trains
- water



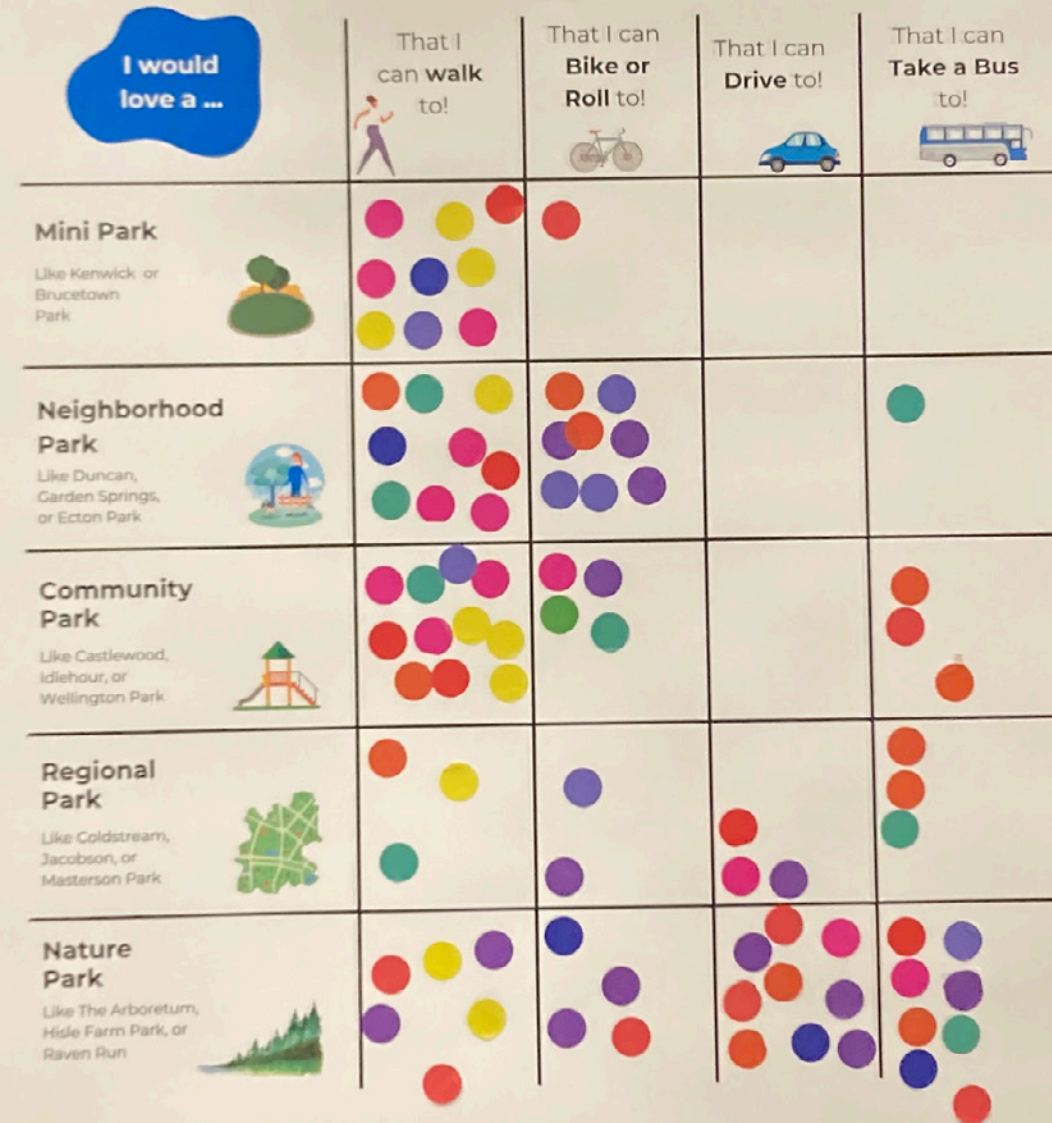
What is Your Perfect Park?

Top options included:

- Walkable parks
- Nature parks that you can drive / take a bus to

What is your perfect park?

Use your sticker dots to vote for what kind of parks you would like to see in the expansion areas, and how you would like to get to them!



Survey

694 responses so far

The top values by theme are:

- **Neighborhoods:** safety, walkability, amenities
- **Environment:** trees, rural greenspace conservation, urban greenspaces
- **Jobs and prosperity:** housing affordability, public education, wages and benefits
- **Transportation:** traffic congestion, walkability, public transportation
- **Equity:** housing affordability, housing access, equitable development

80% of respondents opted to stay in the loop and gave contact information

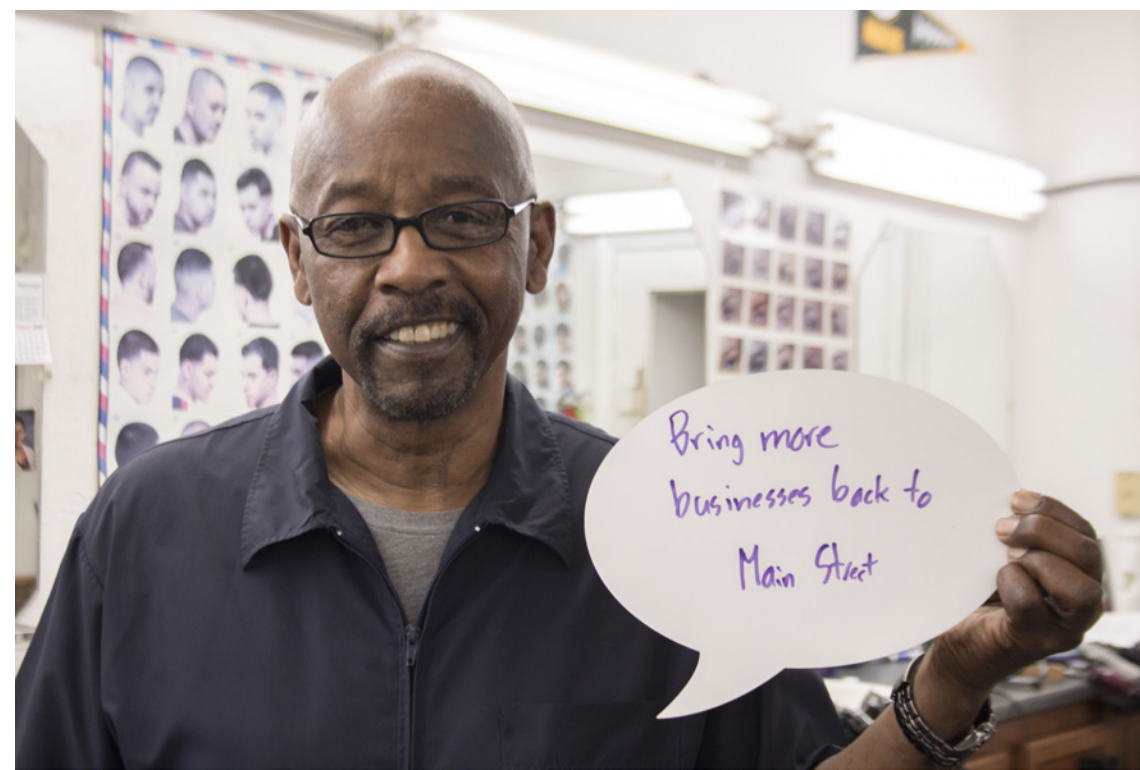
35% of respondents (230 people) are interested in doing a focus group

DEMOGRAPHICS

- skewing older, whiter, & more female!



FUTURE POP UP EVENTS



An aerial photograph of a city, likely Raleigh, North Carolina, featuring a prominent blue skyscraper in the background and various urban buildings and green spaces. A large blue overlay covers the left side of the image, with the word "QUESTIONS?" written in white, bold, sans-serif font. At the top of the blue overlay, there are three horizontal stripes: green, white, and yellow.

QUESTIONS?