



LEXINGTON-FAYETTE URBAN COUNTY COUNCIL

**SPECIAL COMMITTEE OF THE WHOLE
COMPREHENSIVE PLAN GOALS & OBJECTIVES**

APRIL 19, 2023
10:00AM-12:00PM

Council Chamber
2nd Floor Government Center

AGENDA

- | | | |
|------|--|---------|
| I. | 2045 Comprehensive Plan Update, Recommended Goals and Objectives Overview and Presentation | p. 1-23 |
| II. | Review Themes | p. na |
| III. | Next Steps | p. na |



2045 Comprehensive Plan Update

Recommended Goals & Objectives Packet

March 2023



LEXINGTON
Planning

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Staff would like to thank all Division of Planning Staff members who were involved in the *Imagine Lexington 2045's* Goals and Objective process. Without their expertise and guidance, this process would not have been as robust, informative or as successful.

Information presented this packet is recent through February 23, 2023.

Introduction & Summary

This packet includes all materials presented to the Planning Commission during the year-long process of updating the Goals & Objectives for the Comprehensive Plan update entitled, Imagine Lexington 2045. Through eight work sessions and two days of public hearings the Planning Commission worked with staff to create a vision that is ambitious and achievable, and allows the community to grow while enhancing the key aspects of Lexington that make it desirable. It builds on the significant work and unprecedented public outreach of the 2018 comprehensive plan and updates it to reflect significant events, urban planning best practices, and changes from the last five years. Its new name, Imagine Lexington 2045 signifies that this is a long-range vision and not only a plan for 2023.

State statute mandates the community amend or readopt the Comprehensive Plan every five years, requiring data collection and public input. Staff and the Commission explored a wide variety of data sources and again worked with community partners to employ the *On the Table* public input effort that engaged a diverse cross section of thousands of Lexington residents. These inputs helped shape the Planning Commission's unanimously recommended Goals & Objectives which include:

- **Maintaining the current Urban Service Boundary (USB), while building on the work of the Sustainable Growth Task Force and the Goal 4 Work Group to create a new decision-making process for the USB;**
- **Adding recommendations and concepts from the Mayor's Commission on Racial Justice and Equality Report;**
- **Addressing climate change, and more specifically addressing issues involving the natural environment;**
- **Focusing on housing affordability and affordable housing programs and strategies; and**
- **Encouraging infill and redevelopment, and creating innovative programs to incentivize more efficient and sustainable use of urban land.**

The above represents only a handful of the alterations proposed by the Planning Commission that improve the 2018 Comprehensive Plan, but illustrates the transformative nature of strategically placed revisions. Efforts were taken to not wordsmith the document, but instead provide iterative changes that are substantive and help advance the Plan to meet the current and future needs of Lexington.

Now, the challenge shifts from the Planning Commission to Council as a recommendation has been made and must be acted upon. This recommendation has been received by the Council on March 16, 2023, which marks the beginning of the 90 day timeframe, within which the Council must act to approve the Goals & Objectives. The Division of Planning stands ready to support the Council during this process and will be a resource to that end. Staff supports the Planning Commission's recommendation and can answer any questions you may have about process or content.

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B. Red-line version.....	16

Contributing Reference Materials

Goals & Objectives Revision History

[February 16 2023 Draft Clean Copy for PC Public Hearing](#)

[February 16 2023 Draft with Markup for PC Public Hearing](#)

[February 23 2023 Final PC Approved Clean Copy](#)

[February 23 2023 Final PC Approved with Markup](#)

[February 23 2023 Revisions for Public Hearing Continuation](#)

Planning Commission Work Sessions

[Work Session 1: January 20 2022 PC Work Session](#)

Comp Plan Update and Timeline

[Work Session 2: February 17 2022 PC Work Session](#)

Outline of Public Input Efforts

[Work Session 3: March 17 2022 PC Work Session](#)

Data and Trends Open House

[Work Session 4: May 19 2022 PC Work Session](#)

Public Input Report Draft

[Work Session 5: May 25 2022 PC Work Session Agenda ¹](#)

Civic Lex On The Table Data

¹ No additional materials provided.

[Work Session 6: June 30 2022 PC Work Session](#)

Goals & Objectives Presentation & Initial Draft

[Work Session 7: July 21 2022 PC Work Session](#)

Commerce Lexington Roundtable Report, Staff Goals & Objectives Update

[Work Session 8: January 19 2023 PC Work Session](#)

2045 Goals & Objectives Update

Planning Commission Public Hearing Materials

1. [February 16 2023 PC Public Hearing Staff Presentation](#)
 2. [February 16 2023 PC Public Hearing Agenda](#)
 3. [February 16 2023 Public Hearing sign in sheet](#)
 4. [February 16 2023 PC Public Hearing minutes](#)
 5. [February 16 2023 Public Hearing submitted public comments](#)
 6. [February 23 2023 PC Public Hearing Continuation Agenda](#)
 7. [February 23 2023 PC Public Hearing Continuation Minutes](#)
 8. [Planning Commission Resolution Adopting Goals and Objectives](#)
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Appendices

1. [Imagine Lexington 2045 Public Input Report](#)
 2. [Mayor's Commission for Racial Justice Equality Report](#)
 3. [Sustainable Growth Study Existing Conditions and Growth Trends Report](#)
 4. [Sustainable Growth Study Evaluation Framework](#)
 5. [Goal 4 Workgroup Report](#)
 6. [Goal 4 Workgroup Report Appendix](#)
 7. [Urban County Council Resolution 275-2021 \(Housing\)](#)
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The preceding list of contributing reference materials appear as hyperlinks, all of which can be found here: https://bit.ly/ImagineLex2045_Goals-Objectives



2045 Comprehensive Plan Update

Imagine Lexington 2045 Process Overview

Process for Proposed Goals & Objectives

AN OVERVIEW OF THE PROCESS TO UPDATE THE COMPREHENSIVE PLAN

LEARN 1

Public Input / Research / Recent Events

- On the Table
- Sustainable Growth Existing Conditions Report
- Mayor's Commission for Racial Justice & Equality

The Comprehensive Plan is the long-term vision for a community and is required under KRS 100 for any city that utilizes zoning. State statute requires the plan be amended or readopted every 5 years. This process involves two distinct phases, each with their own public input and decision-making process. Research and public engagement at the outset are key to understanding the existing conditions and desires of the community.

VISION 2

PLANNING COMMISSION INVOLVEMENT COUNCIL INVOLVEMENT

Comprehensive Plan Goals & Objectives

- Growing & Sustaining Successful Neighborhoods
- Protecting the Environment
- Creating Jobs & Prosperity
- Improving a Desirable Community
- Urban & Rural Balance
- Implementing the Plan

WE ARE HERE IN THE PROCESS

The first step involves the creation of broad goals and objectives. These are guiding statements that provide direction about how the community wants to grow and meet the needs of current and future residents. After gathering wide-ranging public input from stakeholders and community organizations, the Planning Commission recommends the goals and objectives to the Urban County Council for final adoption.

COMP PLAN POLICIES 3

Comp Plan Policies

- Ex. Provide equitable multimodal access for those who do not drive due to age, disability, expense, or choice.
- Ex. Provide varied housing choice

The next step is for the Planning staff to conduct additional research to develop policies that fully articulate the values of the Council's adopted goals and objectives and lay out a road map to achieve them. This involves reaching back out to the public, community organizations, and government agencies to develop priorities and lay the groundwork for future change.

ACTION 4

Action Items

- Ex.1 - Overhaul parking standards throughout the zoning ordinance.
- Ex. 2 - Create a public outreach program for ongoing community education on Imagine Lex and the Placebuilder

Finally, a set of action items or implementation tasks are developed. These guide private development decisions and also direct government to conduct more detailed studies, implement regulatory change, or create additional programs.

After further public review, the Planning Commission holds a public hearing to adopt and finalize the Comprehensive Plan that includes the policies and action items that support the goals and objectives.



2045 Comprehensive Plan Update

Recommended Goals & Objectives

Final & Red-Line Versions

Recommended Goals & Objectives

Final Version

Preamble

To ensure that long range planning policies and other urban growth boundary issues address the expected needs for new urban development and equitably contribute to the health and prosperity of Lexington-Fayette County, these goals and objectives have been drafted based upon the projected community needs of today with the confidence that they will continue to be reviewed and revised as necessary on the five-year review cycle mandated by state statute. Anytime in the interim, the Planning Commission may recommend that Council amend the Goals and Objectives, and any recommendation shall be presented for consideration, amendment, and adoption by the Council.

Mission Statement

The 2045 Comprehensive Plan, Imagine Lexington, seeks to provide flexible yet focused planning guidance to ensure equitable development of our community's resources and infrastructure that enhances 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.

Theme A - Growing & Sustaining Successful Neighborhoods

Goal 1: Expand housing choices.

Objectives:

- a. Pursue incentives and regulatory approaches that encourage creativity, energy efficiency, and sustainability in housing development.
- b. Accommodate the demand for housing in Lexington responsibly, prioritizing higher-density, and mixture of housing types.
- 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 opportunities for higher-density and housing affordability.

Goal 2: Support infill and redevelopment throughout the Urban Service Area as a strategic component of growth.

Objectives:

- a. Identify areas of opportunity for infill, redevelopment, adaptive reuse, and mixed-use development.
- 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.
- c. Incorporate adequate greenspace and open space into all development projects, which serve the needs of the intended population.

- d. Encourage infill and redevelopment through the creation and implementation of innovative programs such as the Lexington Infrastructure Fund, regulatory changes, development incentives, optional off-site mitigation funds, and other methods.
- e. Create materials that educate the public about infill and redevelopment.

Goal 3: Provide well-designed neighborhoods and communities.

Objectives:

- a. Enable existing and new neighborhoods to flourish through improved regulation, expanded opportunities for neighborhood character preservation, and public commitment to expand 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. Encourage the use of neighborhood-enhancing elements, such as green infrastructure, street trees, neighborhood-serving businesses, gathering spaces and other types of community focal points.

Goal 4: Address community facilities at a neighborhood scale.

Objectives:

- a. Incorporate schools, libraries, parks, greenways, and other community-focused educational and recreational facilities into neighborhoods in order to maximize safe routes for all pedestrians and bicyclists.
- b. Plan for equitable and accessible social services and healthcare facilities that address the needs of all residents, maximizing the opportunity to reach geographically underserved areas throughout the community.
- c. Establish and promote road network connections in order to reduce police, EMS, and fire response times.

Goal 5: Ensure equitable development and rectify Lexington's segregation by race and socioeconomic status caused by historic planning practices and policies.

Objectives:

- a. Take an actively anti-racist approach to land use policy, with the purpose of integrated, walkable, transit- accessible neighborhoods for all residents.
- b. Protect existing housing affordability and expand low- and middle-income housing across the city.
- c. Ensure that public infrastructure investment in vulnerable areas provides benefits to that community and actively avoids, minimizes, or mitigates the disparate impact and displacement of vulnerable populations.
- d. Develop new enforcement and housing programs and revise existing policies to prioritize the health, wellbeing, and protection of at-risk homeowners and renters.
- e. Implement and develop innovative programs, such as land banks, the Affordable Housing Fund, community land trusts, or other methods to subsidize affordable housing.
- f. Update zoning regulations to allow for greater density, supply, and affordability.

Theme B – Protecting the Environment

Goal 1: Protect water resources by improving urban stormwater and sanitary sewer infrastructure.

Objectives:

- a. Continue to implement sanitary sewer Consent Decree programs (remedial measures, capacity assurance, management, operation and maintenance.)
- b. Protect and improve water quality through the development of cost-sharing and grant programs to assist homeowners, neighborhoods, and developers.
- c. Retrofit stormwater infrastructure to improve water quantity and quality concerns.
- d. Continue to develop protections for watersheds, including installation of elements to improve and protect water quality, reforesting appropriate areas, and improving aesthetic and educational experiences.

Goal 2: Identify and mitigate local impacts of climate change by tracking and reducing Lexington-Fayette Urban County's carbon footprint and greenhouse gas emissions.

Objectives:

- a. Continue programs and initiatives to track and improve energy efficiency and reduce greenhouse gasses, and prioritize reducing, reusing, and recycling.
- b. Identify and assess potential climate change local impacts, including but not limited to, temperature, precipitation, extreme weather, agriculture, and human health.
- c. Develop incentives and update regulations for green building, sustainable development, and transit-oriented development with civic agencies leading by example.
- d. Prioritize multi-modal options that de-emphasize single-occupancy vehicle dependence.

Goal 3: Apply environmentally sustainable practices to protect, conserve, and restore landscapes and natural resources.

Objectives:

- a. Support the funding, planning and management of a green infrastructure program.
- b. Identify and protect natural resources, and landscapes before development occurs.
- c. Incorporate environmental equity and green infrastructure principles in new plans and policies.
- d. Coordinate intragovernmental planning, funding, programs, and activities across LFUCG departments and divisions; ensuring that all planning and operational activities that impact the protection, conservation, and restoration of landscapes, natural resources, and our natural environment are aligned and complementary.
- e. Incentivize green infrastructure practices in the design of new development.
- f. Promote, maintain, and expand the urban forest throughout Lexington.

Theme C – Creating Jobs & Prosperity

Goal 1: Support and showcase local assets to further the creation of a variety of jobs.

Objectives:

- 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 workforce, while engaging agencies that address the lack of prosperity for residents by reducing joblessness.
- d. Encourage development that promotes and enhances tourism.
- e. Encourage developers of government-funded or subsidized projects to employ residents in the vicinity.

Goal 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, equity, and inclusion in our community.

Objectives:

- a. Prioritize the success and growth of strategically-targeted employment sectors (healthcare, education, high-tech, advanced manufacturing, agribusiness, agritourism, and the like), and enable infill and redevelopment that creates jobs where people live.
- b. Improve opportunities for small business development through the encouragement of incubator spaces, home-based businesses, shared work opportunities, and government-led programs to educate entrepreneurs, particularly for people of color and underserved communities.
- 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 and retain young, and culturally diverse professionals, and a workforce of all ages and talents to Lexington.

Goal 3: Identify and update land use policies and regulations to improve economic mobility and related socio-economic and health issues.

Objectives:

- a. Create and implement mechanisms for low, moderate, and middle income residents to access affordable and equitable home financing options to enable them to "get on the property ladder" and accumulate intergenerational wealth.
- b. Collaborate with developers, commercial entities, and non-profits to eliminate food deserts throughout the county and ensure that all residents have easy access to affordable and nutritious food.
- c. Create a central coordinating function for all social services in the county, including non-profit, faith-based, and governmental services.

Theme D – Improving a Desirable Community

Goal 1: Work to achieve an effective, equitable, and comprehensive transportation system.

Objectives:

- a. Support the Complete Streets concept, prioritizing a pedestrian-first design that also accommodates the needs of bicycle, transit, and other vehicles.
- b. Expand the network of accessible transportation options for residents and commuters, which may include the use of mass transit, bicycles, walkways, ridesharing, greenways, and other strategies.
- 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.
- d. Improve traffic operation strategies, traffic calming, and safety.

- e. Provide the infrastructure to promote and encourage electric vehicles throughout Lexington.
- f. Enhance transportation options throughout the county that are affordable, equitable, and responsive to the identified needs and desires of the intended users, especially individuals and families without access to automobiles.

Goal 2: Support a model of development that focuses on people-first to meet the health, safety, and quality of life needs of Lexington-Fayette County's residents and visitors.

Objectives:

- a. Ensure built and natural environments are safe and accessible through activated and engaging site design.
- b. Collaborate with educational and healthcare entities to meet the needs of Lexington-Fayette County's residents and visitors.
- c. Collaborate with service providers about how their community facilities should enhance existing neighborhoods.
- d. Monitor and evaluate newly passed parking regulations to ensure they are achieving more walkable, people-first development, and lowering development costs.

Goal 3: Protect and enhance the natural and cultural landscapes that give Lexington-Fayette County its unique identity and image.

Objectives:

- a. Protect historic resources and archaeological sites.
- b. Incentivize the renovation, restoration, development and maintenance of historic residential and commercial structures.
- c. Develop incentives to retain, restore, preserve and continue use of historic site and structures, rural settlements and urban and rural neighborhoods.
- d. Promote, support, encourage, and provide incentives for public art.

Theme E – Maintaining a Balance between Planning for Urban Uses and Safeguarding Rural Land

Goal 1: Uphold the Urban Service Area concept.

- a. Preserve the Urban Service Boundary, which is the first of its kind in the United States, and has been foundational in fiscally responsible planning and growth management in Lexington since 1958.
- b. Continue to monitor the absorption of vacant and underutilized land within the Urban Service Area
- c. Ensure all types of development are environmentally, economically, equitably, and socially sustainable to accommodate future growth needs of all residents, while safeguarding rural land.
- d. Emphasize redevelopment of underutilized corridors.
- e. Maximize redevelopment on vacant land within the Urban Service Area and promote redevelopment of underutilized land in a manner that enhances existing urban form and/or historic features.
- f. Pursue strategies to activate large undeveloped landholdings within the Urban Service Area.

Goal 2: Support the agricultural economy, horse farms, general agricultural farms, local food production, ag-tech, and the rural character of the Rural Service Area.

Objectives:

- a. 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.
- b. 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.

Goal 3: Maintain the current boundaries of the Urban Service Area and Rural Activity Centers; and create no new Rural Activity Centers. Future decisions concerning the boundaries of the Urban Service Area and Rural Activity Centers, as well as creation of new Rural Activity Centers, will be determined by implementation of the process created pursuant to Goal 4.

Goal 4: Protect Lexington's invaluable rural resources and inform long-range planning by building on the work of the Sustainable Growth Task Force and the Goal 4 Workgroup to create a data-driven process for determining long-term land use decisions involving the Urban Service Boundary and Rural Activity Centers.

- a. Ensure this process preserves the Urban Service Area concept, even if the boundary of the Urban Service Area is altered.
- b. Create a process that is informed by robust public and stakeholder engagement and is built upon a thorough research-based foundation.
- c. Make certain this new process informs long-range planning for infrastructure, community facilities, and economic development, while protecting Lexington's invaluable rural resources and continuing to focus on infill, redevelopment and land use efficiency as the continued primary objectives.
- d. Ensure outcomes of this process are fiscally sustainable, equitable, environmentally focused, multimodal, agriculturally supportive, and economically forward.
- e. Adopt the process as an amendment to the Comprehensive Plan.

Theme F – Implementing the Plan for Lexington-Fayette County and the Bluegrass

Goal 1: Engage and educate the residents of Lexington-Fayette County in the planning process.

Objectives:

- a. Pursue all venues of communication, including, but not limited to, electronic and social media to involve advocates and stakeholders.
- b. Establish early and continuous communication with stakeholders.
- c. Ensure that community involvement includes renters, lower-income households, people who are experiencing homelessness, people of color, youth, and families, so they have a greater voice in the decision-making processes.
- d. Build on the On the Table initiative and continue to engage in partnerships with community organizations to reach underrepresented populations.

Goal 2: Implement the 2045 Comprehensive Plan.Objectives:

- a. Utilize the annual Sustainable Growth Report update to establish and maintain Comprehensive Plan metrics.
- b. Maintain a website to host the metrics, updating the general public on progress while providing transparency and supporting data.
- c. Continue to update the Zoning Ordinance and development process to better address Lexington's growth and development needs.

Goal 3: Increase regional planning.Objectives:

- a. Set the standard through leadership and engagement to identify and resolve regional issues.

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.

Recommended Goals & Objectives

Red-Line Version

~~Deleted text~~ & added text from the adopted 2018 Comprehensive Plan Update to the Proposed Imagine Lexington 2045 Comprehensive Plan Update.

Preamble

To ensure that long range planning policies and other urban growth boundary issues ~~the urban growth boundary policies and other long range planning issues~~ address the expected needs for new urban development and equitably contribute to the health and prosperity of Lexington-Fayette County, these goals and objectives have been drafted based upon the projected community needs of today with the confidence that they will continue to be reviewed and revised as necessary on the five-year review cycle mandated by state statute. Anytime in the interim, the Planning Commission may recommend that Council amend the Goals and Objectives, and any recommendation shall be presented for consideration, amendment, and adoption by the Council.

Mission Statement

The 2045 Comprehensive Plan ~~2018 Comprehensive Plan~~, Imagine Lexington, seeks to provide flexible yet focused planning guidance to ensure equitable development of our community's resources and infrastructure that enhances 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.

Theme A - Growing & Sustaining Successful Neighborhoods

Goal 1: Expand housing choices.

Objectives:

- e. Pursue incentives and regulatory approaches that encourage creativity, energy efficiency, and sustainability in housing development.
- f. Accommodate the demand for housing in Lexington responsibly, prioritizing higher-density, and mixture of housing types.
- g. Plan for safe, affordable, and accessible housing to meet the needs of older and/or disadvantaged residents.
- h. Create and implement housing incentives that strengthen the opportunities for higher-density and housing affordability.

Goal 2: Support infill and redevelopment throughout the Urban Service Area as a strategic component of growth.

Objectives:

- f. Identify areas of opportunity for infill, redevelopment, adaptive reuse, and mixed-use development.

- g. Respect the context and design features of areas surrounding development projects and develop design standards and guidelines to ensure compatibility with existing urban form.
- h. Incorporate adequate greenspace and open space into all development projects, which serve the needs of the intended population.
- i. Encourage infill and redevelopment through the creation and implementation of innovative programs such as the Lexington Infrastructure Fund, regulatory changes, development incentives, optional off-site mitigation funds, and other methods.
~~Implement innovative programs, such as the public infrastructure fund and land bank programs, to facilitate sustainable development, including, but not limited to, housing, affordable at all income levels, and commercial and economic activity.~~
- j. Create materials that educate the public about infill and redevelopment.

Goal 3: Provide well-designed neighborhoods and communities.

Objectives:

- e. Enable existing and new neighborhoods to flourish through improved regulation, expanded opportunities for neighborhood character preservation, and public commitment to expand options for mixed-use and mixed-type housing throughout Lexington-Fayette County.
- f. 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.
- g. Minimize disruption of natural features when building new communities.
- h. Encourage the use of neighborhood-enhancing elements, such as green infrastructure, street trees, neighborhood-serving businesses, gathering spaces and other types of community focal points.
~~Promote, maintain, and expand the urban forest throughout Lexington.~~

Goal 4: Address community facilities at a neighborhood scale.

Objectives:

- d. Incorporate schools, libraries, parks, greenways, and other community-focused educational ~~institutions~~ and recreational facilities into neighborhoods in order to maximize safe routes for all pedestrians and bicyclists.
- e. Plan for equitable and accessible social services and healthcare facilities that address the needs of all residents, maximizing the opportunity to reach geographically underserved areas throughout the community.
- f. Establish and promote road network connections in order to reduce police, EMS, and fire response times.

Goal 5: Ensure equitable development and rectify Lexington's segregation by race and socioeconomic status caused by historic planning practices and policies.

Objectives:

- g. Take an actively anti-racist approach to land use policy, with the purpose of integrated, walkable, transit- accessible neighborhoods for all residents.
- h. Protect existing housing affordability and expand low- and middle-income housing across the city.
- i. Ensure that public infrastructure investment in vulnerable areas provides benefits to that community and actively avoids, minimizes, or mitigates the disparate impact and displacement of vulnerable populations.

- j. Develop new enforcement and housing programs and revise existing policies to prioritize the health, wellbeing, and protection of at-risk homeowners and renters.
- k. Implement and develop innovative programs, such as land banks, the Affordable Housing Fund, community land trusts, or other methods to subsidize affordable housing.
- l. Update zoning regulations to allow for greater density, supply, and affordability.

Theme B – Protecting the Environment

~~Goal 1: Continue to implement the Consent Decree, including the capacity assurance program, as directed by the Environmental Protection Agency.~~

Goal 1: Protect water resources by improving urban stormwater and sanitary sewer infrastructure.

Objectives:

No Objectives

- e. Continue to implement sanitary sewer Consent Decree programs (remedial measures, capacity assurance, management, operation and maintenance.)
- f. Protect and improve water quality through the development of cost-sharing and grant programs to assist homeowners, neighborhoods, and developers.
- g. Retrofit stormwater infrastructure to improve water quantity and quality concerns.
- h. Continue to develop protections for watersheds, including installation of elements to improve and protect water quality, reforestation appropriate areas, and improving aesthetic and educational experiences.

~~Goal 2: Reduce Lexington-Fayette County's carbon footprint.~~

Goal 2: Identify and mitigate local impacts of climate change by tracking and reducing Lexington-Fayette Urban County's carbon footprint and greenhouse gas emissions.

Objectives:

- e. Continue programs and initiatives to track and improve energy efficiency and reduce greenhouse gasses, and prioritize reducing, reusing, and recycling.
~~Continue programs and initiatives to improve energy efficiency.~~
- f. Identify and assess potential climate change local impacts, including but not limited to, temperature, precipitation, extreme weather, agriculture, and human health.
~~Anticipate the community's needs by encouraging environmentally sustainable uses of natural resources.~~
- g. Develop incentives and update regulations for green building, sustainable development, and transit-oriented development with civic agencies leading by example.
~~Provide incentives for green building, sustainable development, and transit-oriented development with civic agencies leading by example through the use of green building standards.~~
- h. Prioritize multi-modal options that de-emphasize single-occupancy vehicle dependence.

Goal 3: Apply environmentally sustainable practices to protect, conserve, and restore landscapes and natural resources.

Objectives:

- g. Support the funding, planning and management of a green infrastructure program.
- h. Identify and protect natural resources, and landscapes before development occurs.
- i. Incorporate **environmental equity and** green infrastructure principles in new plans and policies. ~~including, but not limited to, land use and transportation.~~
- j. Coordinate **intragovernmental** ~~interrelated~~ planning, **funding**, programs, and activities **across LFUCG departments and divisions; ensuring that all planning and operational activities** that impact the protection, conservation, and restoration of landscapes, ~~and~~ natural resources, **and our natural environment are aligned and complementary.**
- e. **Incentivize green infrastructure practices in the design of new development.**
- f. **Promote, maintain, and expand the urban forest throughout Lexington.**

Theme C – Creating Jobs & Prosperity

Goal 1: Support and showcase local assets to further the creation of a variety of jobs.

Objectives:

- f. Strengthen efforts to develop a variety of job opportunities that lead to prosperity for all.
- g. 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.
- h. Collaborate with, institutions of higher learning to foster a capable and skilled workforce, while engaging agencies that address the lack of prosperity for residents by reducing joblessness.
- i. Encourage development that promotes and enhances tourism.
- j. Encourage developers of government-funded or subsidized projects to employ residents in the vicinity.

Goal 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, **equity, and** ~~with~~ inclusion in our community.

Objectives:

- e. Prioritize the success and growth of strategically-targeted employment sectors (healthcare, education, high-tech, advanced manufacturing, agribusiness, agritourism, and the like), and enable infill and redevelopment that creates jobs where people live.
- f. Improve opportunities for small business development **through the encouragement of incubator spaces, home-based businesses, shared work opportunities, and government-led programs to educate entrepreneurs, particularly for people of color and underserved communities.** ~~and workers who rely on personal technology.~~
- g. Review and improve regulations and policies that attract and retain high paying jobs through close collaboration with agencies that focus on economic development.
- h. Provide entertainment and other quality of life opportunities that attract **and retain** young, and culturally diverse professionals, and a workforce of all ages and talents to Lexington.

~~Goal 3: Identify, provide and sustain readily available publicly-controlled economic development land to meet Fayette County's need for jobs, amending the Comprehensive Plan as necessary to ensure it remains an up-to-date and workable framework for economic development.~~

Goal 3: Identify and update land use policies and regulations to improve economic mobility and related socio-economic and health issues.

Objectives:

- d. **Create and implement mechanisms for low, moderate, and middle income residents to access affordable and equitable home financing options to enable them to "get on the property ladder" and accumulate intergenerational wealth.**
- e. **Collaborate with developers, commercial entities, and non-profits to eliminate food deserts throughout the county and ensure that all residents have easy access to affordable and nutritious food.**
- f. **Create a central coordinating function for all social services in the county, including non-profit, faith-based, and governmental services.**

Theme D – Improving a Desirable Community

Goal 1: Work to achieve an effective, **equitable**, and comprehensive transportation system.

Objectives:

- g. Support the Complete Streets concept, prioritizing a pedestrian-first design that also accommodates the needs of bicycle, transit, and other vehicles.
- h. ~~Develop a viable~~ **Expand the** network of accessible transportation ~~alternatives~~ **options** for residents and commuters, which may include the use of mass transit, bicycles, walkways, ridesharing, greenways, and other strategies.
- i. 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.
- j. Improve traffic operation strategies, **traffic calming, and safety.**
- k. **Provide the infrastructure to promote and encourage electric vehicles throughout Lexington.**
- l. **Enhance transportation options throughout the county that are affordable, equitable, and responsive to the identified needs and desires of the intended users, especially individuals and families without access to automobiles.**

Goal 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.

Objectives:

- d. **Ensure built and natural environments are safe and accessible through activated and engaging site design.**
~~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.~~
- e. Collaborate with educational and healthcare entities to meet the needs of Lexington-Fayette County's residents and visitors.
- f. Collaborate with service providers about how their community facilities should enhance existing neighborhoods.

- e. Monitor and evaluate newly passed parking regulations to ensure they are achieving more walkable, people-first development, and lowering development costs.

Goal 3: Protect and enhance the natural and cultural landscapes that give Lexington-Fayette County its unique identity and image.

Objectives:

- e. Protect historic resources and archaeological sites.
- f. Incentivize the renovation, restoration, development and maintenance of historic residential and commercial structures.
- g. Develop incentives to retain, restore, preserve and continue use of historic site and structures, rural settlements and urban and rural neighborhoods.
- h. Promote, support, encourage, and provide incentives for public art.

~~Goal 4: Promote, support, encourage and provide incentives for public art.~~

Theme E – Maintaining a Balance between Planning for Urban Uses and Safeguarding Rural Land

Goal 1: Uphold the Urban Service Area concept.

- g. Preserve the Urban Service Boundary, which is the first of its kind in the United States, and has been foundational in fiscally responsible planning and growth management in Lexington since 1958.
- a. b. Continue to monitor the absorption of vacant and underutilized land within the Urban Service Area
- b. c. Ensure all types of development are environmentally, economically, equitably, and socially sustainable to accommodate future growth needs of all residents, while safeguarding rural land.
- c. d. Emphasize redevelopment of underutilized corridors.
- d. e. Maximize redevelopment on vacant land within the Urban Service Area and promote redevelopment of underutilized land in a manner that enhances existing urban form and/or historic features.
- e. f. Pursue strategies to activate large undeveloped landholdings within the Urban Service Area.

Goal 2: Support the agricultural economy, horse farms, general agricultural farms, local food production, ag-tech, and the rural character of the Rural Service Area.

Objectives:

- c. 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.
- d. 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.

Goal 3: Maintain the current boundaries of the Urban Service Area and Rural Activity Centers; and create no new Rural Activity Centers. Future decisions concerning the boundaries of the Urban Service Area and Rural Activity Centers, as well as creation of new Rural Activity Centers, will be determined by implementation of the process created pursuant

~~to Goal 4. To ensure Lexington is responsive to its future land use needs, this Goal shall be superseded and no longer in effect upon completion of Theme E, Goal 4, Objective D.~~

Goal 4: Protect Lexington's invaluable rural resources and inform long-range planning by building on the work of the Sustainable Growth Task Force and the Goal 4 Workgroup to create a data-driven ~~for infrastructure, community facilities, and economic development through the creation of a new~~ process for determining long-term land use decisions involving the Urban Service Boundary and Rural Activity Centers.

- ~~a. Establish the process via a study, involving diverse stakeholders and constituents, that meets the projected needs of the agricultural and development communities, by preserving key agricultural resources from development pressures and identifying land for future urban development.~~
- ~~b. Ensure the study designates rural land for long-term preservation, identifies land for potential future urban development and specifies triggers, thresholds and timing for the addition of the identified urban land into the Urban Service Boundary, keeping infill and land use efficiency as the continued primary objectives.~~
- ~~c. Complete the study with the assistance of a consultant by July 1, 2020.~~
- ~~d. Implement the process resulting from the study as an amendment to the Comprehensive Plan, superseding Theme E, Goal 3 at time of adoption by the Planning Commission.~~
- f. Ensure this process preserves the Urban Service Area concept, even if the boundary of the Urban Service Area is altered.**
- g. Create a process that is informed by robust public and stakeholder engagement and is built upon a thorough research-based foundation.**
- h. Make certain this new process informs long-range planning for infrastructure, community facilities, and economic development, while protecting Lexington's invaluable rural resources and continuing to focus on infill, redevelopment and land use efficiency as the continued primary objectives.**
- i. Ensure outcomes of this process are fiscally sustainable, equitable, environmentally focused, multimodal, agriculturally supportive, and economically forward.**
- j. Adopt the process as an amendment to the Comprehensive Plan.**

Theme F – Implementing the Plan for Lexington-Fayette County and the Bluegrass

Goal 1: Engage and educate the residents of Lexington-Fayette County in the planning process.

Objectives:

- ~~e. Pursue all venues of communication, including, but not limited to, electronic and social media to involve~~ **advocates and stakeholders** ~~residents.~~
- ~~f. Establish early and continuous communication with~~ **stakeholders** ~~residents.~~
- g. Ensure that community involvement includes renters, lower-income households, people who are experiencing homelessness, people of color, youth, and families, so they have a greater voice in the decision-making processes.**
~~Develop a network of diverse contacts and a means to engage them.~~
- ~~h. Build on the On the Table initiative and continue to engage in partnerships with community organizations to reach underrepresented populations.~~

Goal 2: Implement the 2045 Comprehensive Plan.

Objectives:

- d. **Utilize the annual Sustainable Growth Report update to establish and maintain Comprehensive Plan metrics.**
~~Establish a continually updated series of metrics to mark progress implementing the 2018 Comprehensive Plan.~~
- e. ~~Create~~ **Maintain** a website to host the metrics, updating the general public on progress while providing transparency and supporting data.
- f. **Continue to update the Zoning Ordinance and development process to better address Lexington's growth and development needs.**
~~Develop criteria, based upon the goals and objectives, to guide zone map amendment decisions.~~

Goal 3: Increase regional planning.

Objectives:

- b. Set the standard through leadership and engagement to identify and resolve regional issues.
- c. 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.