

# “The Lex-Plan 2013”

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## Introduction

The City of Lexington committed to a process to update its Comprehensive Plan into “*The Lex-Plan 2013*” that will describe and guide the future development of the city and identify land uses in the designated growth areas within Lexington’s extraterritorial jurisdiction. The process of preparing this comprehensive plan update and land use designations for the future of a community is an on-going process of goal setting and problem solving aimed at encouraging and enhancing better communities through a higher quality of life. The planning process focuses upon ways of solving existing problems within the community, and providing a management tool enabling citizens to achieve their vision for the future.

The *Envision* Lexington section of the comprehensive plan update describes how Lexington sees itself in the future. It provides both a graphic and textual forecast of changes and improvements that community leaders and residents desire to see. In order to develop these desires, community leaders, stakeholders, and residents took part in town hall meetings, focus group meetings, online input, and a design charrette. The visioning process resulted in meaningful public dialogue and the creation of preferred images of Lexington’s future.

## Public Participation Program

The public participation program for “*The Lex-Plan 2013*” was a way of obtaining community information and opinions and engaging the participants in exercises to develop visions for the community. This public input included several elements designed to create a partnership between community leaders, stakeholders, citizens, and the consultant. Public participation, input, and review are critical to the success of this project and support for this comprehensive plan update. Key components of the public participation program include:

Design Charrette

Mindmixer Results

Focus Group Meetings

Town Hall Meetings

The screenshot shows the ThinkBigLex website interface. At the top, there are navigation links for 'See How It Works', 'Connect', 'SIGN IN', and 'JOIN'. The main header features the 'THINK BIG LEX' logo and a brief description of the program. Below this, there's a 'SIGN UP NOW!' banner with a 'SHARE' button and a 'WELCOME TO LEXINGTON' sign graphic. A 'HELLO!' section includes a language selection dropdown. The 'PROJECT DETAILS' section has a link to 'About the Project'. The 'CONTRIBUTORS' section lists weekly active users with their names and idea counts.

Rank	Contributor	Idea Count
1	Kathy M11	114
2	Barry M6	110
3	Barb H	102
4	Steve S22	100

Other features include a 'MOST ACTIVE IDEAS' list, a 'FEATURED TOPIC Idea Submission' with a 'Submit Your Ideas' button, a 'FEATURED TOPIC Survey' with a 'Complete Survey' button, and a 'TOPICS' section with filters for 'RANDOM', 'NEWEST', and 'POPULAR'. A 'Your Satisfaction Level With Parks' poll is also visible, showing 18 votes and 2 today.

# ENVISION

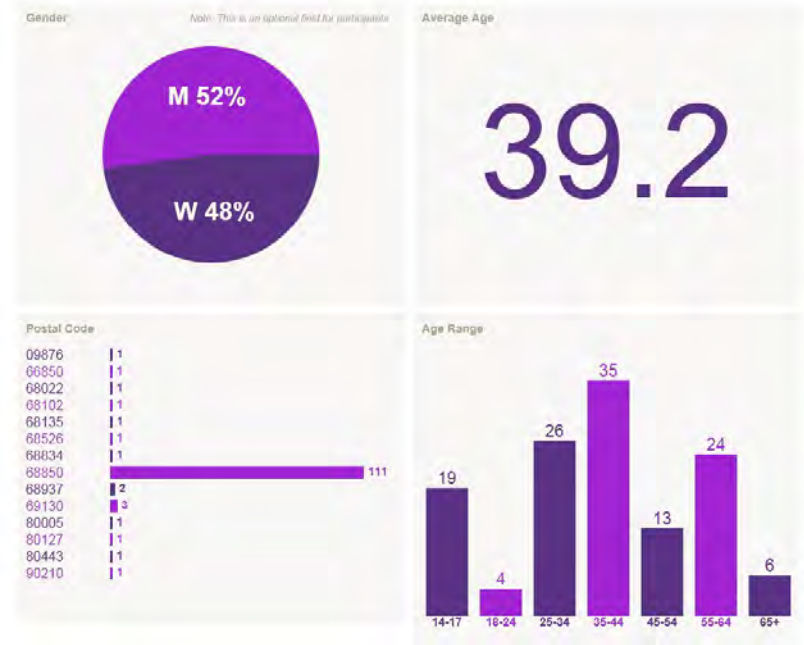
# “The Lex-Plan 2013”

## Design Charrette (October 24th and 25th)

A two day design charrette in which several planners, architects, and landscape architects present met with the Planning Commission, toured the community, asked questions, worked with the public, took pictures, and created sketches that represent what Lexington could look like in the future depending on how development is carried out. At the end of the charrette, the group came together and presented the various ideas and concepts that came out of the process to the general public at the second Town Hall Meeting and asked for their feedback both in person and via MindMixer site, [www.ThinkBigLex.com](http://www.ThinkBigLex.com). The team then modified sketches to reflect the desires for the public input and integrated them results into the goals and objectives for the community.

## MindMixer Results (online participation)

The MindMixer site, [www.ThinkBigLex.Com](http://www.ThinkBigLex.Com), is an online public forum to supplement the traditional planning process by turning over community innovation traditionally performed in conventional public meetings to the multitude of Internet users. The web platform operates as a safe, easy-to-use area where citizens can participate in community projects from the comfort of their home in the language of their choice. The site served as a virtual town hall, whereby users could generate ideas, help others evolve their ideas, and ultimately vote and prioritize the best ideas in the community. The results of the website proved to be a huge success with over 770 unique visitors participating with their comments and a total of 12,317 views, or people that looked at the site but did not register or comment.



**Focus Group Meetings  
(September 20th, October 24th and 25th)**

Focus group meetings were used to gather input from specifically identified and invited city staff, stakeholders, and residents. There were six focus group meetings with specifically identified and invited residents or stakeholder groups. Participants were identified because of their ability to provide specific information on a given topic of interest. These meetings were held on September 20, 2012, and October 24-25, 2012. The meetings generally started with a set of specific questions tailored to the particular groups, but were allowed to progress in a more conversational manner. Participants were encouraged to speak freely and answer questions completely in the hope of identify major issues facing Lexington. Since each group had specific areas of knowledge, the information gathered varied between them. The following is a summary of the strengths and issues raised by the participants in the focus group meetings:

**Greatest Strengths:**

- Proximity to Interstate 80
- The Railroad
- Pro-business policies of the City
- The Opportunity Center
- Quality of Life
- Quality and quantity of the water supply
- Diverse workforce with strong work ethics
- Available land for development
- Caring and generous citizenry
- Public School System
- Regional Hospital

**Most Pressing Issues:**

- Housing
- More skilled laborers
- Image of Lexington
  - Entryway aesthetics
  - Odors
  - Immigrant populations
- Over 17 different language spoken in Lexington
- Lack of Downtown Shopping
- Need for Residential Parking Downtown
- Public Transportation and/or Taxi Service

**Town Hall Meetings  
(September 20th and October 25th)**

Two town hall meetings were held in the evening hours on September 20 and October 25 at in the Opportunity Center for public input. The purpose of the meetings was to gather input on issues (both positive and negative) facing Lexington from the residents’ perspective. At the meetings, the attendees were asked to identify various issues and come up with some strategies to address those issues. Once all responses were recorded, participants were invited to identify the issues on aerial photography/maps, if applicable.

Input was gathered through the use of a modified opportunities analysis. Participants were asked eleven questions about their perceptions of Lexington. The questions were presented in an open-ended style, designed to encourage multiple answers and group discussion. All responses were recorded. It should be noted that individual residents will vary as to their views about Lexington as it exists today and how it should exist in the future. By asking questions in a public format such as this, participants work to form a consensus-based list that identifies and prioritizes the most commonly held views. This process allows all views to be shared with the community, so that no view is left out.

# Visioning

“*The Lex-Plan 2013*” visioning process took what was learned in the public participation component and combined it with the city demographics and existing conditions found in the Profile chapter of this update. This combination led to the development of a vision, goals, objectives, and policies that will aid decision makers as development occurs within Lexington’s extraterritorial jurisdiction.

Visioning is a process of evaluating present conditions, identifying problem areas, and bringing about consensus on how to overcome the concerns and existing problems to manage the growth and change of the City of Lexington. By determining the strengths and weaknesses, Lexington can decide its desires of the future and how to achieve those aspirations. By developing a realistic path for decision making matters, Lexington can fulfill its vision for the future.

Change in demographics and continual growth in population have shaped Lexington over the past twenty years. The community has embraced its future and determined its goals through the public input of its residents. This shared vision of Lexington includes everyone and decisions will be made with its residents in mind for a vibrant future. Key components to “*The Lex Plan 2013*” are the forward thinking model of how Lexington will develop in the next twenty years.

## Vision Statement

A vision statement for Lexington was created based upon various meetings, charrette process, and interactions throughout the planning process of updating the Comprehensive Plan. This vision statement and a series of guiding principles create the foundation of developing the goals, objective, and polices. In turn, these elements also define the Future Land Use Plan.

**Lexington is a diverse and family oriented community bound together by shared values and a commitment to excellence where citizens, businesses and civic leaders are partners in building a quality environment to live, learn, and work.**

## Goals, Objectives and Policies

The vision of Lexington can be translated into broad based goals and objectives that will be used to guide, direct, and base future decisions on growth and development in Lexington and its 2 mile extraterritorial jurisdiction. The goals will help show the broader view for the decision makers to evaluate and consider its decision based upon the growth of the entire city and not just one small land transaction of Lexington. The objectives in this update will create consistency in decision making to help make smooth transitions as the Lexington grows and redevelops. Goals, objectives, and policies also reiterate the residents of Lexington and their input of how they prefer to see the city grow.

The goals and objectives are further developed into policies with action plans. This chapter aims to provide the kind of “day-to-day” direction and monitoring that will be useful in implementing “*The Lex-Plan 2013*” and realizing its vision. Consensus on “what is good land use?” and “how to manage change in order to provide the greatest benefit to the city and its residents?” is formed. Lexington’s goals, objectives and policies attempt to address various issues, regarding the question of “how” to plan for Lexington’s future.

Categories of Goals, Objectives and Policies

“The Lex-Plan 2013” topics to be addressed:

- Community Image
- Land Use and Development
- Housing
- Public Facilities, Infrastructure, and Transportation
- Community and Economic Development
- Plan Maintenance and Implementation

*“A broad-stroke comment or aspiration”*

**Goals** are the desires and projected state of affairs which the community intends to achieve. Goals are the most general statement of future preferences and outcomes, and set a broad framework for objectives and policies. Goals should be established in a manner that is clearly understood and allows them to be accomplished. It is noted that the goals may need to be modified or changed from time to time to continue to reflect community preferences.

*“What is the desired outcome?”*

**Objectives** provide the intermediate steps that guide the community in its future decisions. Objectives provide direction and benchmarks that can be used to monitor progress. Objectives also help maintain support and interest in Plan implementation by providing tangible actions that provide perceptible results. By actually observing and participating Plan activities and their results, community residents are allowed to involve themselves in the evolution of their community, which enhances their support for the Plan and instills excitement for continued involvement.

*“How to make it happen or what needs to be done”*

**Policies** give more detail and describe the actions needed to achieve the desired goal of the community. Policies are part of the value system linking goals with action. Policies represent plans of action that guide decisions in order to achieve rational outcomes, and are concerned with defining and implementing the goals and objectives of “The Lex Plan 2013.” The adopted policies synthesize the information from the existing growth condition and responses from the public input process in order to develop solutions or actions that will achieve the various goals. Policies are a means to achieving the goals established by the community and they imply a clear commitment to the city’s future development.



The following represent general Community Goals for Lexington:

1. Strive to improve the quality of life and sense of community for all residents of Lexington.
2. Foster the value of family in Lexington. Encourage the development of local action to preserve and strengthen families, while emphasizing Lexington's cultural diversity.
3. Implement appropriate community and economic developments to achieve an increase in the population of Lexington by an estimated 1.2 percent per year for the next 20 years, or 2,603 people, requiring up to 821 net additional housing units, by 2033.
4. Provide all residents with access to a variety of safe, decent, sanitary housing types, including elderly households and persons with disabilities.
5. Stabilize and diversify the economic base in Lexington to create and expand employment opportunities and better the job situation for existing and incoming households.
6. Preserve and improve the physical appearance and character of Lexington, including the Downtown and the Highway 283, 21, and 30 corridors.
7. Update and maintain the community land use plan and zoning and subdivision regulations.
8. Maintain a community and economic development program with a process capable of providing both job stability and growth. Improved jobs for youth and young adults should be given top priority. Community development activities should include both development and redevelopment initiatives.
9. Maintain a modern utility system. Future public facilities, services and transportation systems will need to be both updated and expanded during the planning period.
10. Encourage an ongoing forum for citizen participation to build consensus for local action associated with improved economic and social conditions in Lexington.
11. Include the Community's citizens in the ongoing update of the Lexington Comprehensive Plan.

*“The Lex-Plan 2013”***Community Image****Goal 1**

Establish Community Initiatives supportive of population growth and improved economic conditions for the Lexington citizenry.

**Objective 1.1**

Increase the population in Lexington by 1.2 percent annually.

**Policy 1.1.1**

Create housing, facilities and services to maintain the older adult population of Lexington. Attempt to attract seniors living in rural Dawson County to retire in Lexington.

**Policy 1.1.2**

Plan and implement programs to higher density infill redevelopment.

**Policy 1.1.3**

Maintain and improve both public and private services, business and industry in Lexington, in an effort to increase and diversify employment opportunities.

**Policy 1.1.4**

Housing initiatives should be coupled with job creation activities.

**Policy 1.1.5**

Promote Lexington as a great place to live, work, raise a family and retire.

## Community Image

### Goal 1 (con't.)

#### Objective 1.2

Improve and beautify Lexington.

##### Policy 1.2.1

Remove dilapidated buildings. Promote infill developments on vacant land areas.

##### Policy 1.2.2

Encourage the planting of landscapes and the maintenance and preservation of trees.

##### Policy 1.2.3

Improve streetscapes in Lexington, by fully implementing the Community Tree Program and enhancing Plum Creek Parkway and Highway 30.

##### Policy 1.2.4

Implement the downtown revitalization plan, including greenery, landscape and façade restoration.

##### Policy 1.2.5

Build upon recent efforts to enhance the overall physical appearance of the City.

### Goal 2

Secure resources for the future betterment of Lexington.

#### Objective 2.1

Create and implement a program of securing both public and private funding to finance improved living conditions and job creation in Lexington.

##### Policy 2.1.1

Create public / private partnerships for the development and redevelopment of residential, commercial and industrial areas in Lexington.

##### Policy 2.1.2

Maintain a program of actively pursuing federal, state and local funds, to preserve and improve the community.

## Land Use and Development

**Goal 1**  
Adopt a land use plan capable of fulfilling the residential, recreational, social, shopping, and employment needs of the Lexington community citizenry through the year 2033.

**Objective 1.1**  
Maximize the existing land areas presently served by municipal infrastructure.

**Policy 1.1.1**  
Designate between 350 to 425 acres of land area for future residential development.

**Policy 1.1.2**  
Increase residential land use density in established neighborhoods having redevelopment potential. Focus efforts on residential neighborhoods included in the five designated redevelopment areas within the City of Lexington.

**Policy 1.1.3**  
Conduct infill residential development activities.

**Policy 1.1.4**  
Locate future higher density residential developments to buffer commercial and industrial areas from lower density single family and duplex developments.

**Objective 1.2**  
Designate future commercial land areas that provide greatest access for both locals and highway travelers.

**Policy 1.2.1**  
Maintain existing and expand all general commercial and service land uses in the Downtown and existing Highway 283, 21, and 30 corridors.

**Land Use and Development****Goal 1 (con't.)****Policy 1.2.2**

Future highway commercial land areas should be concentrated along the existing Highway 283 and 30 corridors with neighborhood commercial uses along portions of north and south Adams Street.

**Policy 1.2.3**

The Adams Street Corridor should be utilized, in conjunction with Prospect Road, as a heavy vehicle route to prevent trucks from using Jackson Street as a north / south route. This new route would temporarily help alleviate traffic congestion in Downtown Lexington until the proposed east truck by-pass is constructed.

**Policy 1.2.4**

Large scale commercial development, big box retailers, motel / hotel and fast food outlets are planned to continue to develop along the Plum Creek Parkway (Highway 283) commercial corridor. These uses are ideally located to attract Interstate 80 travelers and serve Lexington residents.

**Objective 1.3**

Designate up to 1,200 acres for industrial land use. Developments should be compatible with neighboring land uses, while optimizing the ability to attract new and appropriate industrial types to Lexington, throughout the 25-year planning period.

**Policy 1.3.1**

Future industrial areas should be located along the Union Pacific Railroad corridor where railway spurs exist, in the southeast portion of the community, and in areas along the east truck by-pass.

**Objective 1.4**

Encourage increased planned open spaces / recreational areas in Lexington. Focus should be on additional athletic fields and linear trails connecting individual parks, schools and other public facilities.

**Policy 1.4.1**

Continue efforts to fully develop the new park facilities in conjunction with future development of residential growth areas identified in the north / northeast and southwest portion of the City. Concurrently, existing parks and recreational facilities are in need of rehabilitation, as well as upgraded playground equipment to accommodate the needs of persons with disabilities.

*“The Lex-Plan 2013”***Land Use and Development****Goal 1 (con’t.)****Policy 1.4.2**

Maintain a program of sufficient open spaces and parklands in Lexington at such locations as is necessary to provide outdoor recreation, to conserve natural resources and to preserve historical sites and as a means of giving the Community a sense of identity.

**Policy 1.4.3**

Encourage the development of a trails system in Lexington that serves the residents of the Community and provides connections to planned regional trail systems between North Platte and Grand Island and identified as the Platte Canyons and the Big Bend Trails Development Plans, part of the “Nebraska Network of Discovery” trails plan.

**Policy 1.4.4**

Explore opportunities with Dawson County and the Natural Resources District to develop a trail connecting Johnson Lake to the community.

**Objective 1.5**

Maintain proper land use development ordinances and regulations in Lexington.

**Policy 1.5.1**

Adopt revised zoning and subdivision regulations, while maintaining appropriate building codes, all which conform to the future land use plan of the City and are compatible with current development trends and local attitudes.

**Policy 1.5.2**

Utilize both voluntary and involuntary annexation policies in conformance with Nebraska State Statutes. These policies should serve as a guide to integrate residential, commercial and industrial growth areas.

## Land Use and Development

### Goal 2

Adopt a land use plan supportive of redevelopment efforts in Lexington.

#### Objective 2.1

Prioritize redevelopment efforts to address areas of greatest needs for renovation and restoration.

##### Policy 2.1.1

Areas of greatest redevelopment need in Lexington include the Downtown and adjacent residential neighborhoods, the existing industrial and residential areas along the Railway corridor, Adams Street and redevelopment areas abutting the Plum Creek Parkway (Highway 283 corridor).

##### Policy 2.1.2

Continue to conduct blight / substandard determination studies and redevelopment plans in areas of greatest redevelopment need and opportunity.

#### Objective 2.2

Create programs of redevelopment that combine selected residential uses with neighborhood (local) commercial land uses.

##### Policy 2.2.1

Emphasize mixed land uses in the Downtown which promote general commercial, service, public and residential activities.

#### Objective 2.3

Utilize both public and private resources to finance redevelopment efforts in Lexington. This would include the use of local, state and federal funding sources to aid in financing redevelopment programs.

##### Policy 2.3.1

Utilize all available public programs of financing to aid in funding redevelopment programs including, but not limited to HOME funds, tax increment financing, community development block grants, Moving Ahead for Progress in the 21st Century (MAP-21), Nebraska Housing Trust Fund, etc.

##### Policy 2.3.2

Continue to support the redevelopment budget to assist in financing both redevelopment planning and implementation programs.

## Land Use and Development

### Goal 3

Adopt a land use plan that encourages the preservation and protection of environmental resources.

#### Objective 3.1

Future development should be encouraged to locate in areas which are free of environmental problems related to ground and surface water features, soil and topographic slope. As an example, identified residential growth areas northeast of the community are not located within 100-year flood plain areas.

#### Policy 3.1.1

Preserve unique and sensitive or critical natural areas within the extraterritorial jurisdiction of Lexington from adverse development. These areas include bodies of water, unique scenic vistas, and unique natural habitats, associated with the Platte River environs.

#### Policy 3.1.2

Restrict intensive agricultural developments, such as large scale feedlot operations, to develop or expand within the two-mile extraterritorial jurisdiction of Lexington.

#### Policy 3.1.3

Future development and redevelopment activities should be supported by a modern infrastructure system of public and private utilities.

#### Policy 3.1.4

All future, major developments in Lexington should be accompanied with a stormwater drainage plan. Usage fees should provide the necessary funding to develop the City-wide stormwater drainage system.

#### Policy 3.1.5

All new development / redevelopment activities should include a safe and sanitary environment, free of air, water and noise pollution.



## Housing

### Goal 1

Provide all Lexington residents with access to a variety of safe, affordable and sanitary housing types.

### Objective 1.1

Establish a plan of action for the development of residential options for residents of all ages and income levels.

#### Policy 1.1.1

Develop up to 821 units of housing in Lexington during the next 20 years. Plan for both rental and owner housing units for all income levels, age sectors, and family types / sizes in the Community.

#### Policy 1.1.2

Plan housing for a) new households, b) the replacement of up to 40 percent of substandard housing units and c) affordable units for local households with a housing cost burden status.

#### Policy 1.1.3

Provide additional housing in Lexington to eliminate the pent-up demand for housing for the current citizens of the community, especially families and retirees and non-traditional households.

#### Policy 1.1.4

Develop housing programs and projects to alleviate any housing vacancy deficiency that might occur in Lexington, during the planning period.

#### Policy 1.1.5

Plan for a continuum of residential options for retirees and other older adults in Lexington and Dawson County.

#### Policy 1.1.6

Produce housing for special populations, including both owner and rental options for persons with a disability. Participate in the state-wide “home modification” program for persons with disabilities and the elderly.

**Housing****Goal 1 (con't.)****Policy 1.1.7**

Actively pursue affordable housing programs available from local, state and federal agencies / departments.

**Policy 1.1.8**

Maintain a minimum community housing vacancy rate of seven percent for modern, marketable housing stock.

**Policy 1.1.9**

Encourage future residential development which is compatible and complements existing neighborhoods.

**Objective 1.2**

Protect and preserve both existing and future neighborhoods through programs that support best building practices.

**Policy 1.2.1**

Rehabilitate up to 30 housing units, annually, in Lexington, by 2033.

**Policy 1.2.2**

Remove and replace up to 80 units of housing that are substantially deteriorated, by 2033.

**Policy 1.2.3**

Enforce existing building, plumbing, electrical, and fire codes for all residential developments, to ensure Lexington residents live in sound, decent, affordable housing.

**Policy 1.2.4**

Promote maximum energy efficient housing standards and provide incentives for implementation.

**Policy 1.2.5**

All new residential development should be served by a modern municipal utility system.

## Housing

### Goal 2

Coordinate housing programs with economic development efforts and available public and private funding sources.

#### Objective 2.1

Maximize local public and private resources and organizations to assist in the promotion and development of housing opportunities.

##### Policy 2.1.1

Secure grants and other financial assistance to develop owner and renter housing rehabilitation / repair programs for low-and moderate income households to upgrade their homes to minimum housing quality standards.

##### Policy 2.1.2

Coordinate the development of affordable housing needs of Lexington with related educational, health and social services programs, both public and private.

##### Policy 2.1.3

Support and utilize the State of Nebraska Consolidated Housing Plan to create affordable housing opportunities in Lexington.

##### Policy 2.1.4

Promote housing opportunities in and around the Downtown, by either replacing the substantially deteriorated structures or converting the upper floors of commercial buildings to residential use.

##### Policy 2.1.5

Develop and adopt regulations which encourage development of affordable housing subdivisions.

## Public Facilities, Infrastructure and Transportation

### Goal 1

Maintain and improve the existing public facilities and utilities in Lexington and develop, as needed, new facilities and services to reflect the community’s needs and demands.

#### Objective 1.1

Provide public services and education in an efficient and economic manner in order to protect and enhance the safety and welfare of Lexington residents.

##### Policy 1.1.1

Ensure public services are expanded to keep pace with population growth.

##### Policy 1.1.2

Continue to maintain and improve school facilities to encourage and support excellence in education.

##### Policy 1.1.3

Reinforce and develop continuing education programs to address current and future needs of youths, new families, adults and senior citizens. Continue to develop such continuing education opportunities such as English as a Second Language and Spanish Language classes for local adults and professionals desiring to learn a second language.

##### Policy 1.1.4

Provide adequate law enforcement and fire protection services, with increased emphasis on community relations as well as adequate civil defense and emergency service. Ensure facilities necessary to support such services are available throughout the Community and promote the coordination of these services among the various governmental and quasi-governmental entities.

## Public Facilities, Infrastructure and Transportation

### Goal 1 (con't.)

#### Objective 1.2

Preserve and expand existing parks and open spaces throughout the community to provide improved recreational opportunities in Lexington.

##### Policy 1.2.1

Provide and improve recreation programs for the youth, elderly, persons with disabilities and families.

##### Policy 1.2.2

Implement a linear hike / biker trails plan to connect existing City parks and buffer varied land uses throughout the Community.

##### Policy 1.2.3

The City of Lexington should strive to apply for Federal and State programs such as MAP-21 grants to develop linear trails for expanded recreational opportunities for current and future residents.

#### Objective 1.3

Maintain the provision of facilities and services necessary to prevent pollution of the environment. Provide sewage treatment; refuse collection and disposal, street cleaning, flood control, and similar environmental control processes.

##### Policy 1.3.1

Provide adequate, efficient and appropriate utilities and services throughout the community of Lexington to existing and future residential, recreational, commercial and industrial areas.

## Public Facilities, Infrastructure and Transportation

### Goal 1 (con't.)

#### Policy 1.3.2

Maintain an adequate supply of potable water and expanded distribution system suitable for present and future consumption and fire protection within Lexington.

#### Policy 1.3.3

Educate developers and the general public on solid waste management and the recycling of materials.

#### Policy 1.3.4

Coordinate developments with the future land use plan to target the portions of the community ideally suited for development, where all appropriate infrastructures can be extended in a cost effective manner.

### Goal 2

**Provide an efficient transportation system throughout Lexington for the safe and efficient movement of people, goods and services.**

#### Objective 2.1

Maintain and adopt a coordinated plan for maintenance, improvement, and future location of all streets, roads, and highways in the community, including paving, curbs, gutters, and street lighting.

#### Policy 2.1.1

Maintain design standards and policies for various classes of streets, roads and highways to enhance the function and safety of the roadway and street system in Lexington.

#### Policy 2.1.2

Coordinate the future land use plan and the One- and Six Year Street Improvements Plans, to prepare the City of Lexington for future growth and development.

#### Policy 2.1.3

New residential developments in Lexington should have appropriate and adequate streets, curbs, gutters and sidewalks.

## Public Facilities, Infrastructure and Transportation

### Goal 2 (con't.)

#### Objective 2.2

Downtown Lexington serves as a hub of retail commerce, government, public services and social activities. As such, a renewed emphasis on landscaping and pedestrian movement is recommended.

#### Policy 2.2.1

Reinforce recent Downtown revitalization efforts by implementing redevelopment techniques such as tax increment financing, historic preservation tax credits and CDBG projects in Downtown Lexington.

#### Policy 2.2.2

Concentrate efforts within the Downtown to alleviate conflicts between pedestrians and motorized vehicles, particularly along Jackson Street.

#### Policy 2.2.3

Partially “screen” parking areas with shrubbery and flowering plants to enhance the appearance of the Downtown.

## Community & Economic Development

### Goal 1

Utilize the Lexington Comprehensive Plan as a community and economic development resource and guide.

#### Objective 1.1

Maximize economic opportunities for all residents by fostering increased employment and business types in Lexington.

#### Policy 1.1.1

Foster creation of up to 1,000 new jobs in Lexington, by 2033.

## Community & Economic Development

### Goal 1 (con't.)

#### Policy 1.1.2

Focus efforts of business and industrial development to attract new companies that diversify Lexington’s employment opportunities.

#### Policy 1.1.3

Create a business stewardship program to ensure the continuation of well established businesses in Lexington.

#### Policy 1.1.4

Provide incentives to encourage former residents of the community to move back to Lexington to start their own businesses in order to provide a broader selection of services and employment options to the citizens of Lexington.

#### Policy 1.1.5

Utilize local technical and financial resources to assist existing and future businesses and industries to exist, develop and grow.

#### Policy 1.1.6

Continue and improve working relationships with Regional and State organizations / agencies, to promote economic development in Lexington.

#### Policy 1.1.7

Encourage the development of industries that will utilize local resources.

#### Policy 1.1.8

Promote the development and continuation of industrial businesses that are “light and heavy manufacturing” in nature, and / or do not produce products and pollutants detrimental to the health, safety and welfare of the community.

#### Policy 1.1.9

Provide infrastructure and needed amenities to support future growth of commercial, industrial and residential tracts.

#### Policy 1.1.10

Utilize Federal, State and Local governmental incentives to recruit and retain job opportunities.



## Community & Economic Development

### Goal 2

Community and economic development practices should strive to both stabilize and improve the Lexington economy.

### Objective 2.1

Proper renovation, adaptive reuse, additions and new construction activities should be an objective in Lexington.

#### Policy 1.2.1

Encourage local reinvestment in Lexington by both the private sector and the City.

#### Policy 1.2.2

Encourage the revitalization or removal of vacant and substantially deteriorated commercial / industrial buildings in Lexington.

#### Policy 1.2.3

Enhance the attractiveness of the business and industrial areas in Lexington through revitalization and beautification efforts.

#### Policy 1.2.4

Expand shopping facilities, thus opportunities to attract non-local businesses.

#### Policy 1.2.5

Promote the existence and development of commercial / business types that will maximize the opportunity for job creation and future job quantity and quality.

#### Policy 1.2.6

Utilize the potential of the Lexington Area Chamber of Commerce, Dawson Area Development, Lexington Foundation, Community Redevelopment Authority (CRA), Greater Lexington Corporation, state and city government, local public power companies and other existing and potential organizations or special committees for technical and financial assistance for securing new economic development activities.

## Plan Maintenance and Implementation

### Goal 1

Maintain a current and modern comprehensive plan and regulatory ordinances.

### Objective 1.1

Update the Lexington Comprehensive Plan annually.

### Policy 1.1.1

Establish an annual review process of the Comprehensive Plan and associated zoning and subdivision regulations. Elected officials and local governmental volunteers and community and economic development groups should be involved in this review.