

# Welcome to the Lexington Comprehensive Plan Public Hearing.

## Thank you for participating.

### Before we start, please take a minute to familiarize yourself with Zoom.

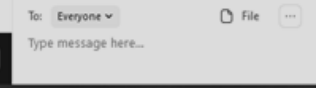
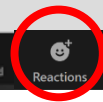
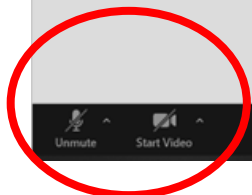
**Meeting Topic:** BG 10@2  
**Host:** Drew Williams  
**Password:** 026963  
**Invite Link:** <https://us02web.zoom.us/j/81803168525?pwd=QmttSU95...>  
Copy URL  
**Participant ID:** 199691



**1** Select “Join By Device Audio”  
Check your audio and visual setting here. Participants will be muted during the presentation. If you can’t hear the presenters, use the Chat feature to tell us.

**3** Type your comments here.

**2** Use the “Reactions” feature to give a Thumbs Up during the presentation.





# City of Lexington

## Comprehensive Plan Update

Public Hearing  
City Council  
November 5, 2020







# City of Lexington

Comprehensive Plan Update

**Public Hearing**  
**City Council**  
November 5, 2020



- ▶ **Planning Process Review**
- ▶ **Draft Plan Review**
- ▶ **Next Steps**
- ▶ **Public Hearing**

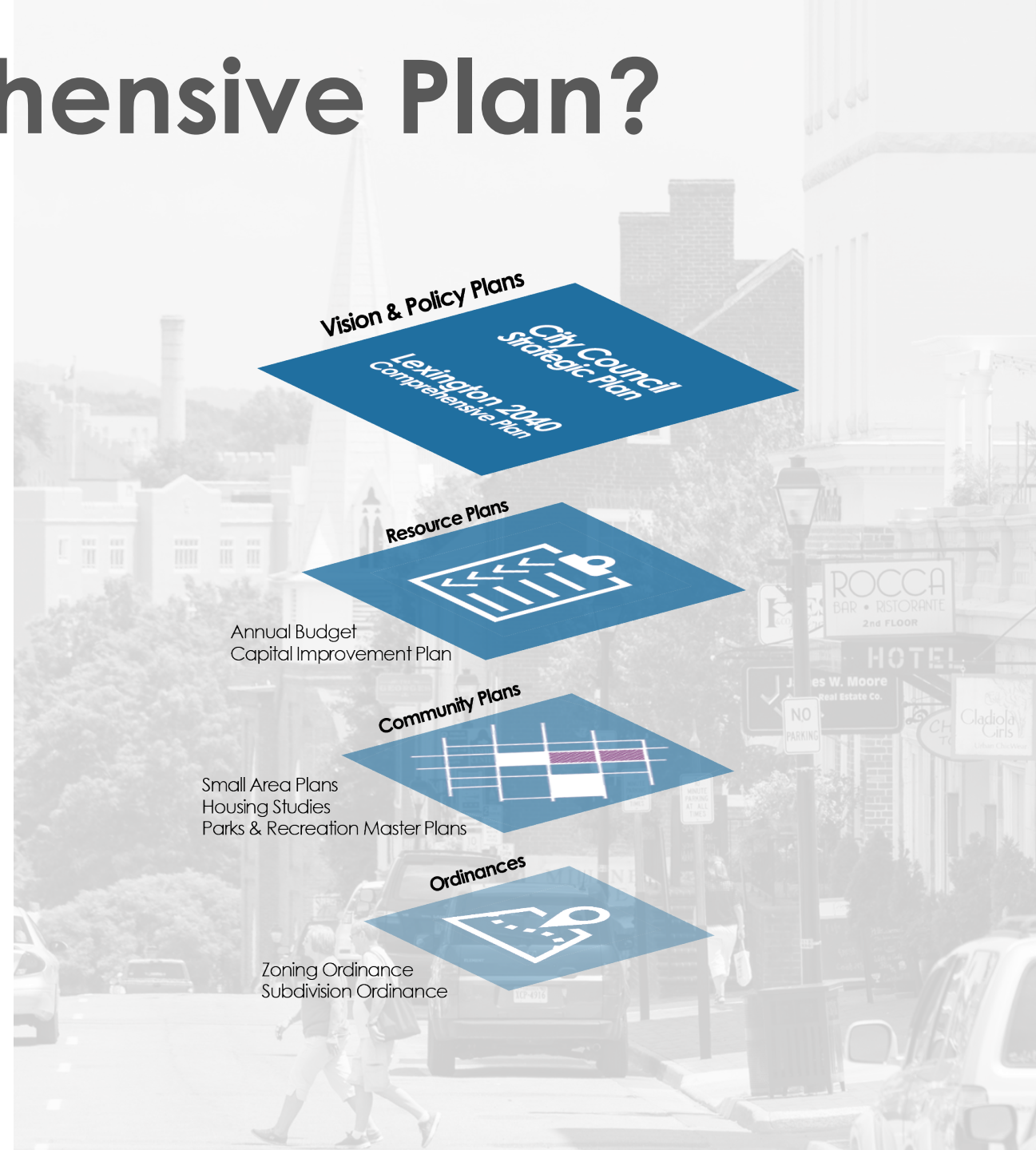
# Key Changes Since Public Forum

- ▶ Refining the historic resources chapter and appendix to tell a more inclusive history of Lexington.
- ▶ Enhancing and more clearly defining what diversity, equity, and inclusion mean for the community.
- ▶ Refining green infrastructure concepts to address regional coordination, promote energy sustainability, and emphasize equity in access to “green time” amenities.
- ▶ Including language to address coordination and management with W&L.
- ▶ Refining land use pattern areas, gateways, and corridors.
- ▶ Thorough evaluation of all strategies to increase specificity and measurability as well as reduce redundancy.



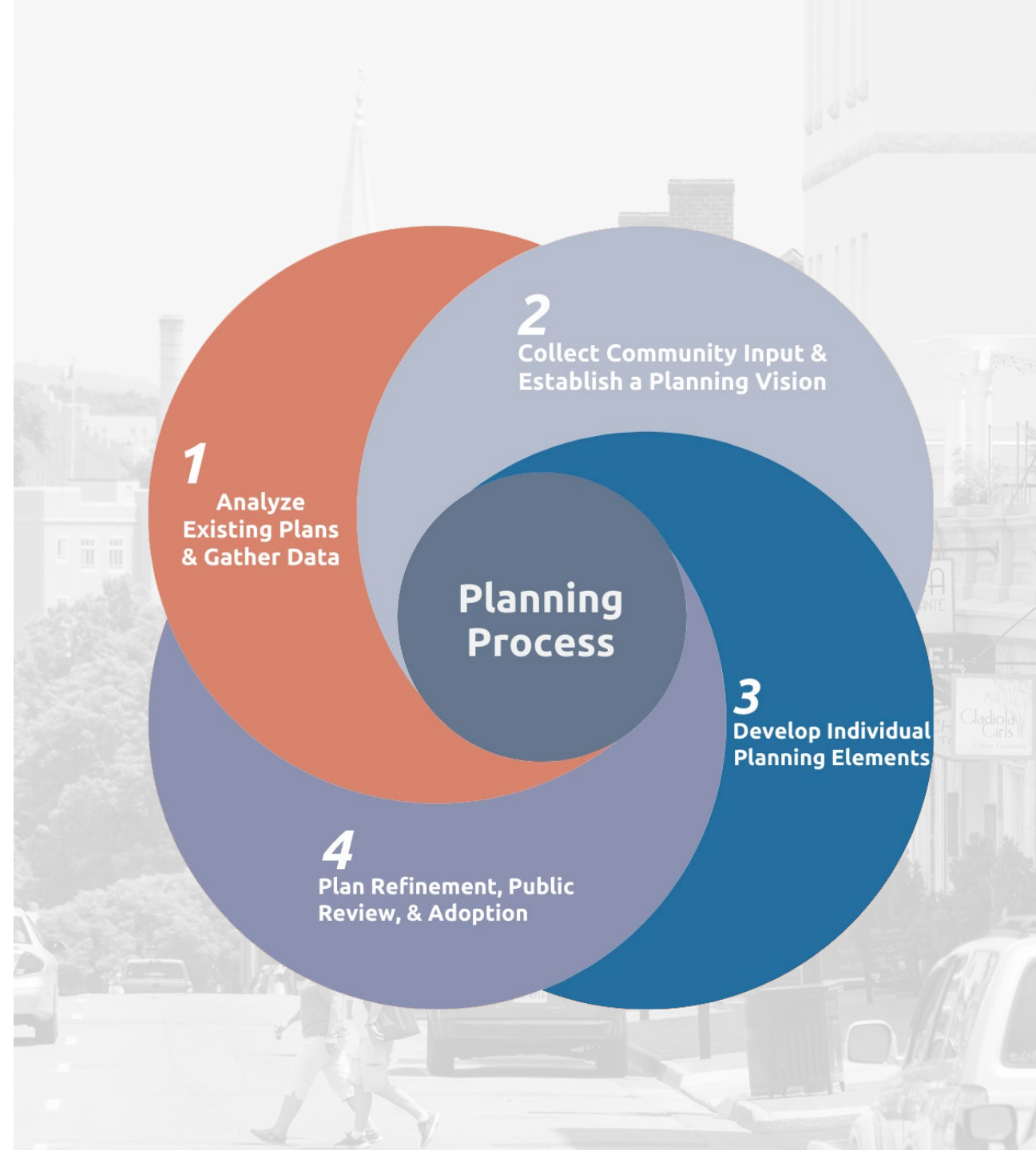
# What is a Comprehensive Plan?

- ▶ A publicly-supported vision for the future
- ▶ A decision-making guide for City officials
- ▶ A statement of goals on community topics
- ▶ An index of strategies to achieve goals
- ▶ In compliance with Virginia requirements



# Planning Process

1. Analyze & Gather Data
  2. Community Input & Visioning
  3. Develop Planning Elements
  4. Review, Refinement, Adoption
- ▶ 5 Year review required by Virginia
  - ▶ Annual review is best practice





# ▶ Planning Process

- Community Kick-Off Forum
- Community Survey
- Interviews with City & Regional Stakeholders
- Joint Meetings with Rockbridge County Planning Commission
- Working Groups
- Drafting & Review by Lexington Planning Commission
- Public Forum
- Public Review & Refinement
- Public Hearings & Adoption



# Community Outreach

## Top concerns for Lexington's future:

- ▶ Lack of job opportunities
- ▶ Housing and affordability
- ▶ Lack of shopping or services
- ▶ Inclusion and equity

## Top changes needed to make Lexington more livable and enjoyable:

- ▶ More shopping and entertainment
- ▶ Community, family, kid friendly spaces
- ▶ Increased affordability
- ▶ Walkability
- ▶ Economic development and job opportunities for young people
- ▶ Increase fair access and opportunity for all residents



# Key Challenges & Opportunities

- ▶ **Development Potential** – The City is largely built out and limited in size
- ▶ Retaining Younger **Workers and Families**
- ▶ Affordable and Senior **Housing**
- ▶ **Transportation** – Emphasis on alternative modes and safety
- ▶ Infrastructure – Aging **water and sewer**
- ▶ Focus on **Green Infrastructure** to lessen burdens on traditional infrastructure and enhance community connectivity
- ▶ Increasing **Equity and Diversity** throughout the City





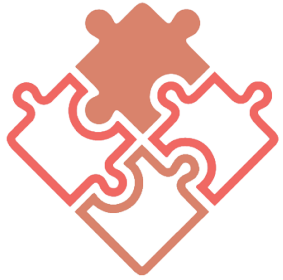
# Community Vision

The City of Lexington will develop strategically and sustainably by diversifying economic opportunities, housing options, and transportation methods while protecting the City's rich historic and natural resources and preserving the quality of life enjoyed by its residents and visitors.





# ▶ Planning Values



## Accessibility & Diversity

We create a more **equitable** community by ensuring that all residents are connected to and have **choice** in amenities, services, and **opportunities** available across the City. We value our diverse community and promote **inclusion**, equal access, and justice for everyone. At the heart of our desire for inclusion is respect, empathy, mindfulness, and fairness.

## Sustainable Economy

We create a more **prosperous** Lexington by elevating the quality of life for all people in the City. We create a **robust and resilient** regional economy by putting in place the foundations and programs that allow all Lexington residents to thrive and provide the **innovation** capable of weathering economic fluctuations and challenges.

## Local Identity & Character

We create a more **vibrant and livable** Lexington by protecting and **connecting** neighborhoods and assets. We create distinct and authentic places by building on our unique history and culture. We provide the **stewardship** necessary to ensure Lexington's rich historic and natural resources are integral components of our City's future.

## Citizen Engagement

We provide **education and outreach** materials, venues, and planning support so that all residents have the opportunity to **engage, lead, and be heard**. We recognize that the scope of this plan extends beyond the role of City government. We engage the community in helping the plan succeed.

## Management & Collaboration

We act as **leaders** in our broader community. We leverage our talented institutions, non-profit, and government organizations, strengthening connections and **forging partnerships**. We work regionally and coordinate locally to ensure our community is interconnected, **responsive**, and resilient.

# ▶ Planning Elements

Historic Resources

Green Infrastructure & Natural Resources

Local Economy

Arts & Culture

Housing

Land Use

Transportation

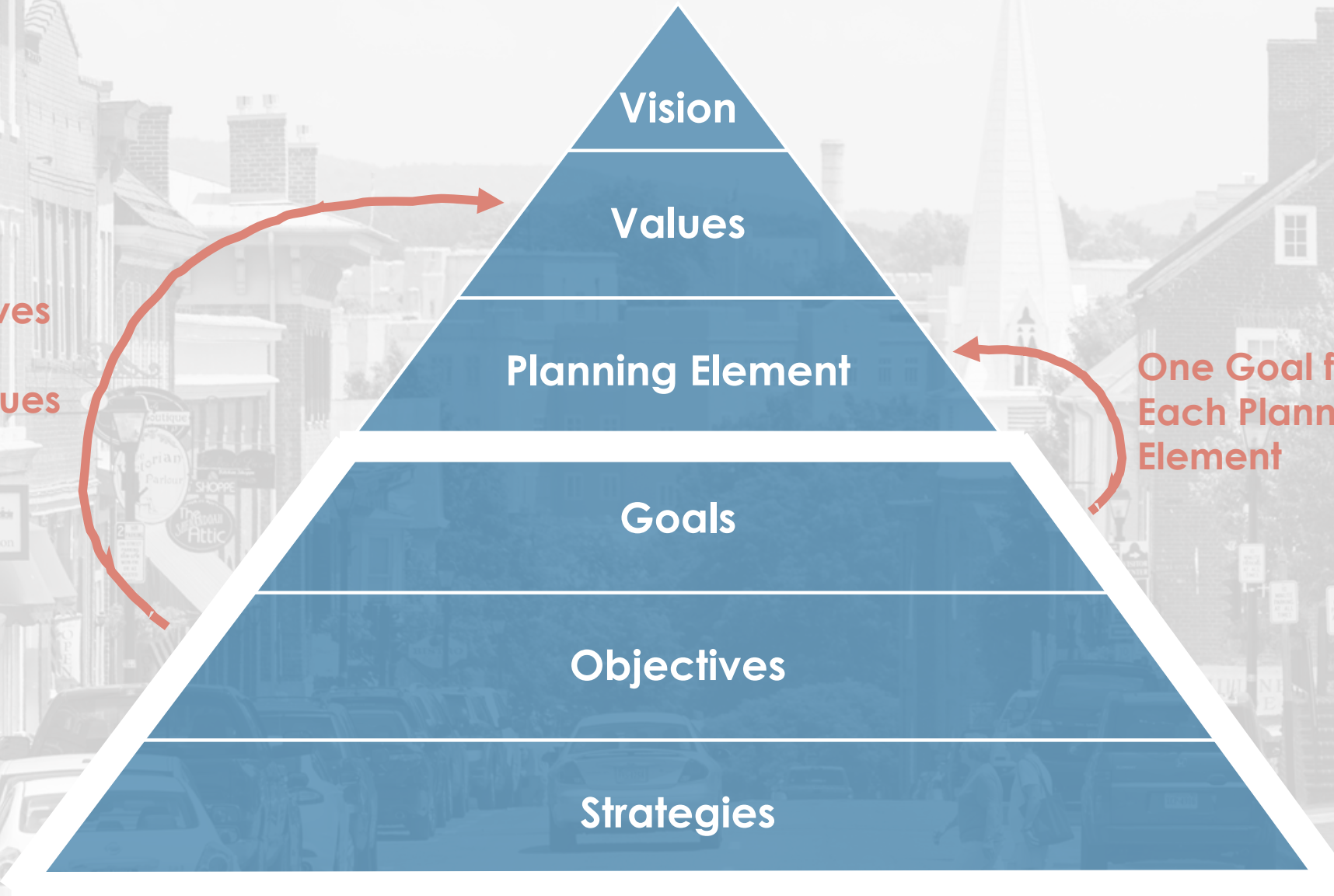
Community Services & Infrastructure

Governance





# ▶ Planning Framework



Objectives  
Aligned  
with Values

One Goal for  
Each Planning  
Element



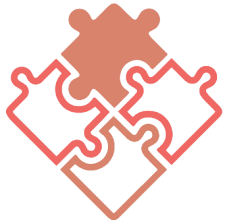
# ▶ Chapter Structure

- ▶ Introduction
- ▶ Community Engagement
- ▶ Planning Context
- ▶ Partnerships & Initiatives
- ▶ Needs Assessment
- ▶ Goal, Objectives, Strategies



# Historic Resources

Continue to improve the quality of life in Lexington, by protecting its historic character, bolstering cultural and recreational opportunities, and promoting tourism to the region.



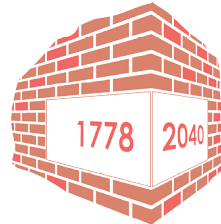
## Accessibility & Diversity

Promote **historic preservation** as a means to enhance the quality of life for all of Lexington's residents.



## Sustainable Economy

Continue to promote history, historic preservation tourism as key elements for a strong, resilient local **economy**.



## Local Identity & Character

Build on Lexington's history and distinctive **identity** to create a more vibrant 21st century community.



## Citizen Engagement

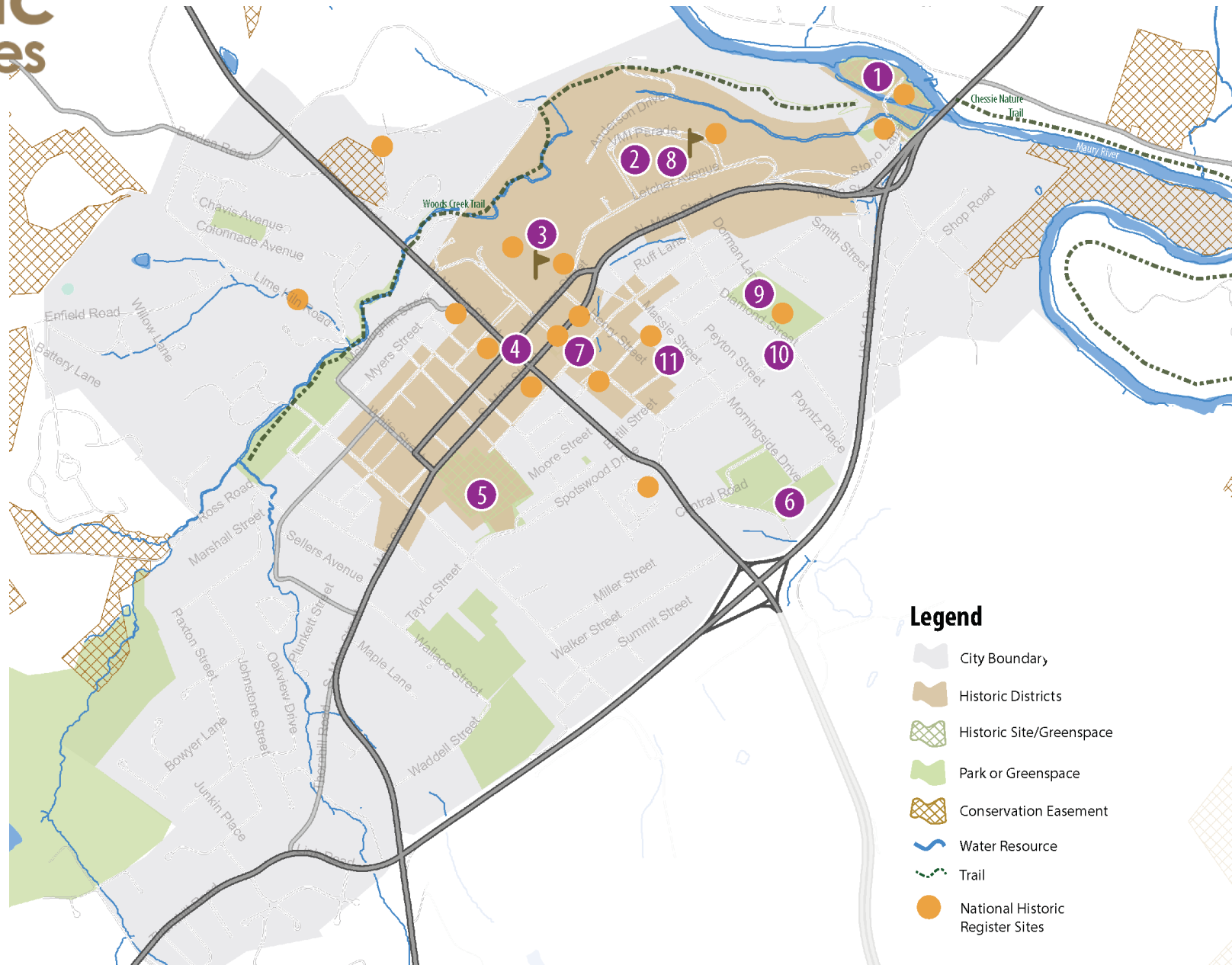
**Empower citizens** to protect and enhance Lexington's historic resources.



## Management & Collaboration

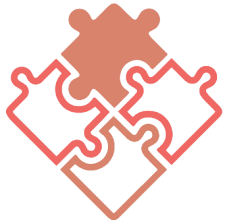
Provide the appropriate **planning information, regulation, and coordination** for historic preservation and heritage tourism.

# Historic Resources





Protect, preserve, and promote Lexington's natural ecosystems and green infrastructure as a cornerstone of sustainable development and social, environmental, and economic well-being.



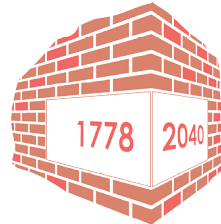
## Accessibility & Diversity

Create a connected system of green infrastructure to support biodiversity and **"green time" access** for individuals of all ages, abilities, and backgrounds in the community.



## Sustainable Economy

Promote energy sustainability and environmental **resilience**.



## Local Identity & Character

Leverage green infrastructure to build a more **beautiful, healthy, and sustainable community**.



## Citizen Engagement

Engage **citizens** in efforts to create a greener, more sustainable city.



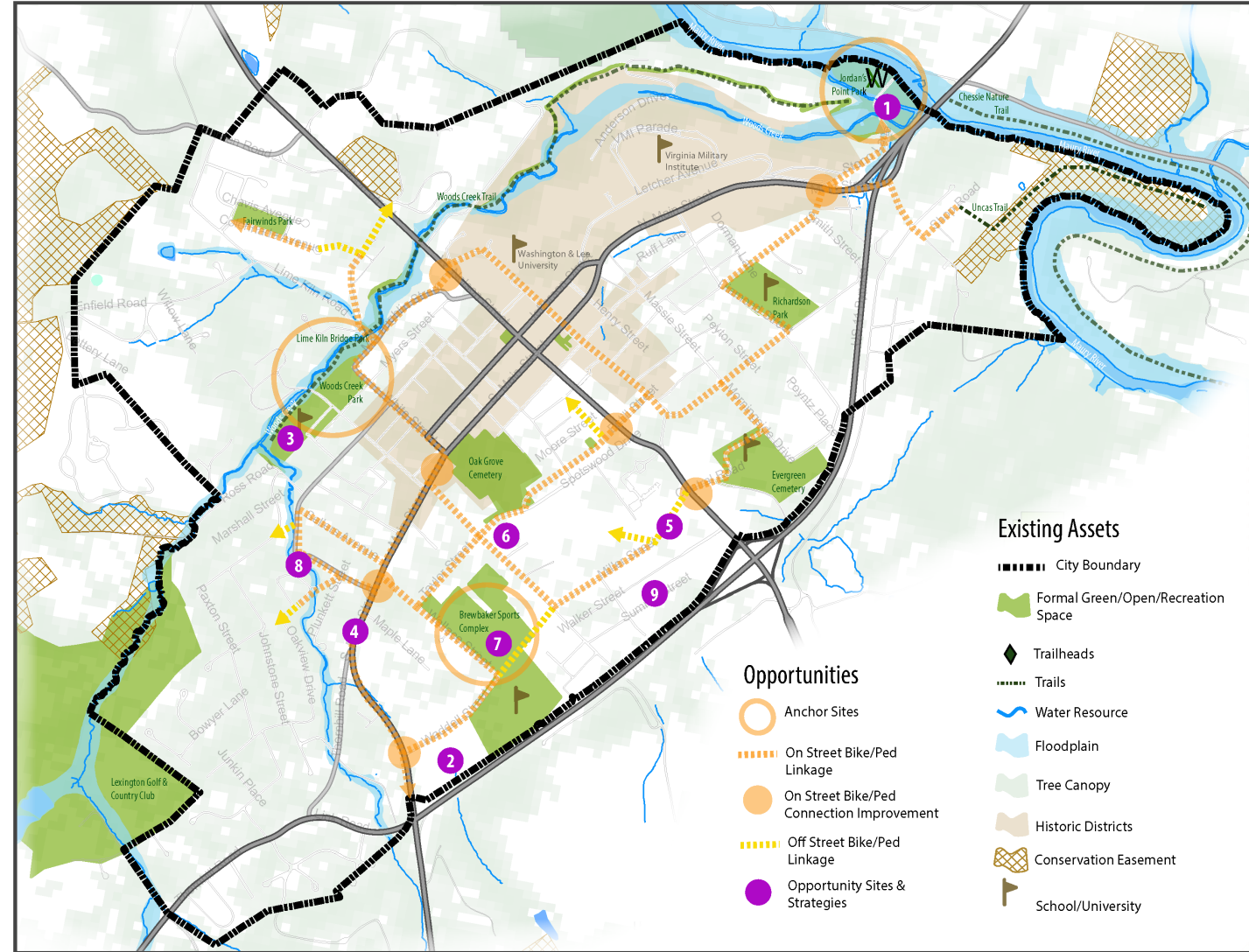
## Management & Collaboration

Support **partnerships** that improve green infrastructure and protect natural resources.

# Green Infrastructure & Natural Resources

The Sites, Strategies, and Linkages included in the Green Infrastructure Concept Map build on the Green Infrastructure Strategies included in this chapter. The concept identifies Anchor Sites - important community resources that should be the focus of Green Infrastructure linkage connections. Anchor Sites are connected to surrounding residential neighborhoods and Downtown Lexington through a series of on-street and off-street networks, which include sidewalks, bike lanes, and trails. The concept also identifies Opportunity Sites & Strategies - key sites, projects or strategies that serve as catalysts or example projects for green infrastructure planning in the City. Together these elements form the foundation for the development of a comprehensive green infrastructure plan that should include a complete inventory, mapping, condition assessment, and recommended improvements for all green infrastructure sites, linkages, and waterways within the City of Lexington.

- 1 Implement the Jordan's Point Park 2020 Master Plan and improve pedestrian connection across N. Main Street to better connect the park to residential areas of the City.
- 2 Incorporate green development, innovative stormwater management, and open space into redevelopment of the Waddell Street opportunity site.
- 3 Improve the energy efficiency of City buildings and consider installing solar panels at Waddell Elementary School.
- 4 In order to enhance connections to Downtown, improve bicycle and pedestrian connections along S. Main Street from White Street to the Rt. 11 Bypass.
- 5 Formalize and enhance the pedestrian connections between Miller Street, S. Main Street, and the hospital to better connect the Summit Street Neighborhood to surrounding amenities.
- 6 Incorporate green development, innovative stormwater management, and open space into redevelopment of the Spotswood Drive opportunity site.
- 7 Create formal pedestrian connections to the Brewbaker Sports Complex and Lexington Municipal Pool to better connect the facility to surrounding neighborhoods.



## Existing Assets

- City Boundary
- Formal Green/Open/Recreation Space
- Trailheads
- Trails
- Water Resource
- Floodplain
- Tree Canopy
- Historic Districts
- Conservation Easement
- School/University

## Opportunities

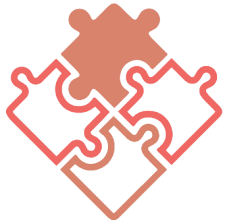
- Anchor Sites
- On Street Bike/Ped Linkage
- On Street Bike/Ped Connection Improvement
- Off Street Bike/Ped Linkage
- Opportunity Sites & Strategies

- 8 Enhance the protection of streams and natural wetlands by updating development standards and incentives to protect and restore buffer areas and discourage underground piping of streams.

- 9 Increase the Urban Tree Canopy throughout the City, particularly in underserved neighborhoods.



Market the City's assets, including its history and small-town character to attract business, increase employment opportunities, raise salaries, and expand local revenue.



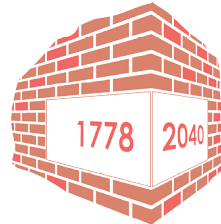
## Accessibility & Diversity

Offer a **business-friendly** environment with opportunity for all residents.



## Sustainable Economy

Attract **new business and investments** that increase the city's tax base, diversify the economy, and promote job growth.



## Local Identity & Character

Make **strategic investments** that enhance the quality of the community to attract visitors, businesses, and employees.



## Citizen Engagement

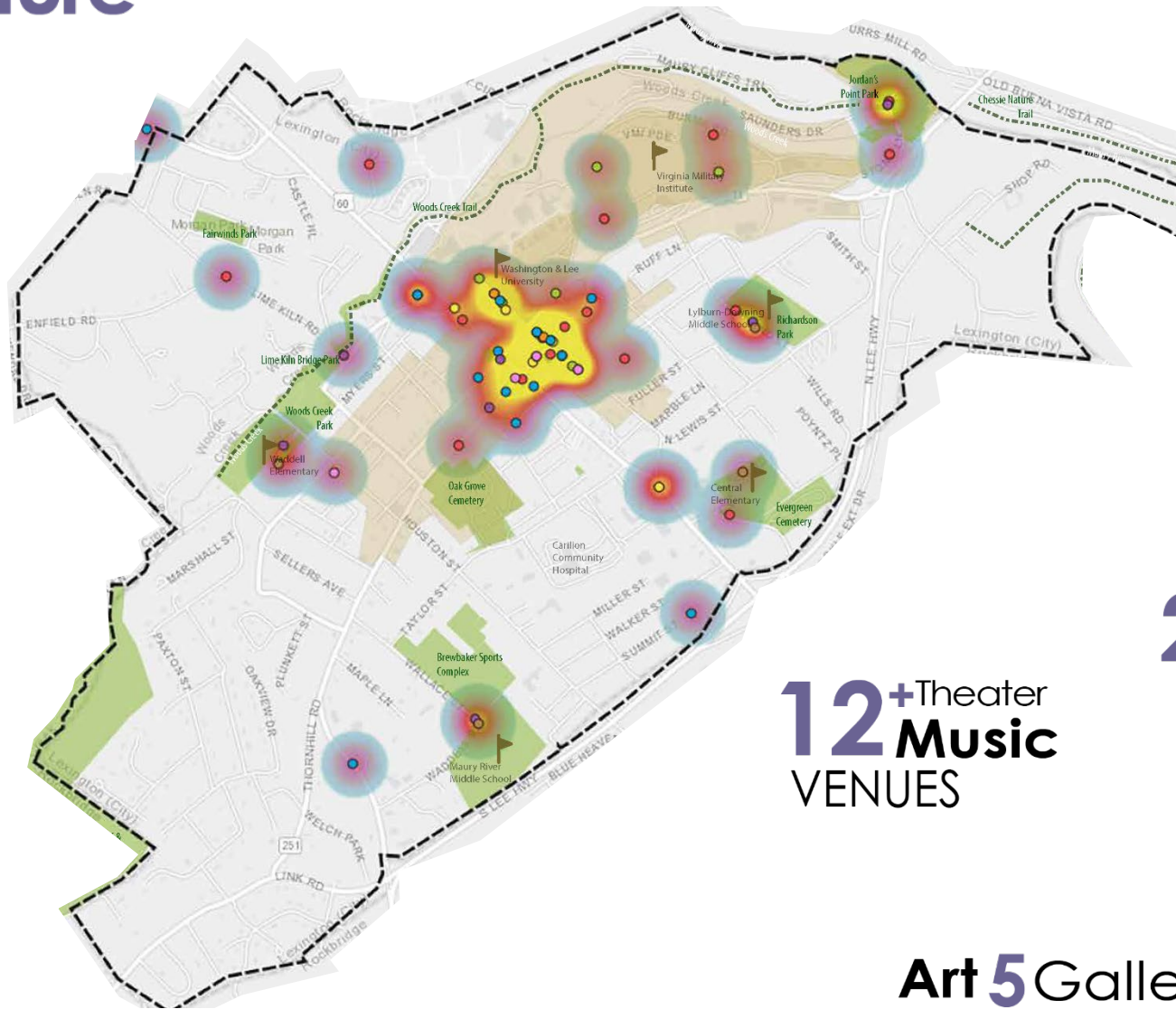
Leverage the **business community** to strengthen economic development and growth.



## Management & Collaboration

Partner with adjacent communities, community organizations, and educational institutions to achieve the **shared economic success of the region.**

# Arts & Culture



MUSEUMS 8

21+ Sites  
HISTORIC

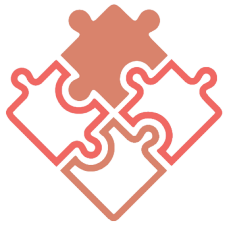
12+ Theater  
Music  
VENUES

5 EVENT  
VENUES

Art 5 Galleries



Foster the expansion of the artistic and cultural assets in the Lexington region by effectively using existing resources and talent to attract and expand new opportunities.



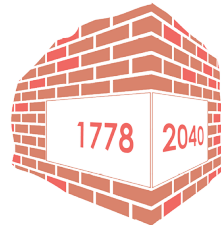
## Accessibility & Diversity

Foster **access** to arts and culture in Lexington.



## Sustainable Economy

Support a strong **local arts and culture economy**.



## Local Identity & Character

Use art and culture as a **placemaking** tool in the community.



## Citizen Engagement

Encourage and support **citizen-led arts and culture events** and initiatives.

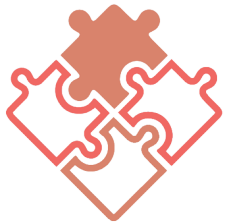


## Management & Collaboration

Provide **resources** and support for arts and culture in the greater Lexington region.

# Housing

Conserve and foster the improvement of the City's neighborhoods to ensure safe, affordable, and desirable places to live.



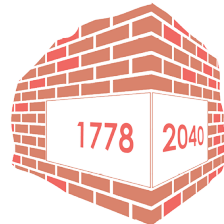
## Accessibility & Diversity

Promote a variety of **safe and affordable housing options** for all of Lexington's residents.



## Sustainable Economy

Pursue policies that bolster Lexington's housing market, promote **new development**, and **reduce long-term financial burdens** on property owners.



## Local Identity & Character

Protect and enhance the **quality and character** of Lexington's residential neighborhoods.



## Citizen Engagement

Engage Lexington **residents and property owners** to create a more robust local housing market.



## Management & Collaboration

Leverage **community resources** to support diverse, safe, and affordable housing.



# Land Use



## Gateways

Gateways are key places where the regional road network enters the City. These gateways serve as the community's front door, establishing first impressions and reinforcing perceptions of the City. Planning strategies should prioritize improving the image and attractiveness of these gateways.



## Centers

Centers are community focus areas – bridges between the transportation networks and surrounding neighborhoods. Centers are anchors of the community where services and amenities for the surrounding neighborhoods may be clustered. Focusing growth and investments in Centers encourages more compact and walkable development and encourages efficiency in new infrastructure investments.



## Corridors

Corridors are important local and regional travel routes and commercial destinations. These areas strongly influence the City's accessibility, attractiveness, and economic vitality. Civic corridors are intended to be regional connectors, while neighborhood corridors are intended to connect residential areas to centers and commercial areas. Improving the conditions, character, and quality of these corridors is a primary planning focus.



## Opportunity Areas

Opportunity Areas represent key areas of focus for revitalization, infill, redevelopment, or development. Opportunity Areas are locations for change in which Lexington has the opportunity to create organized and attractive development, add density that supports the economy and tax base, and create unique neighborhoods that attract investment and tourism.



## Pattern Areas

Pattern Areas are areas of the City that share distinct characteristics by virtue of geographic location, built form, and/or types of use. As a planning tool, these areas reflect the intended form, character, and planning objectives of future development and redevelopment. As development applications are evaluated, these pattern areas will serve as a guide for City leaders and staff in evaluating the appropriateness of future developments. This Plan identified seven distinct Pattern Areas. (See **Diagram 8.1** Pattern Area Transect)

# Land Use



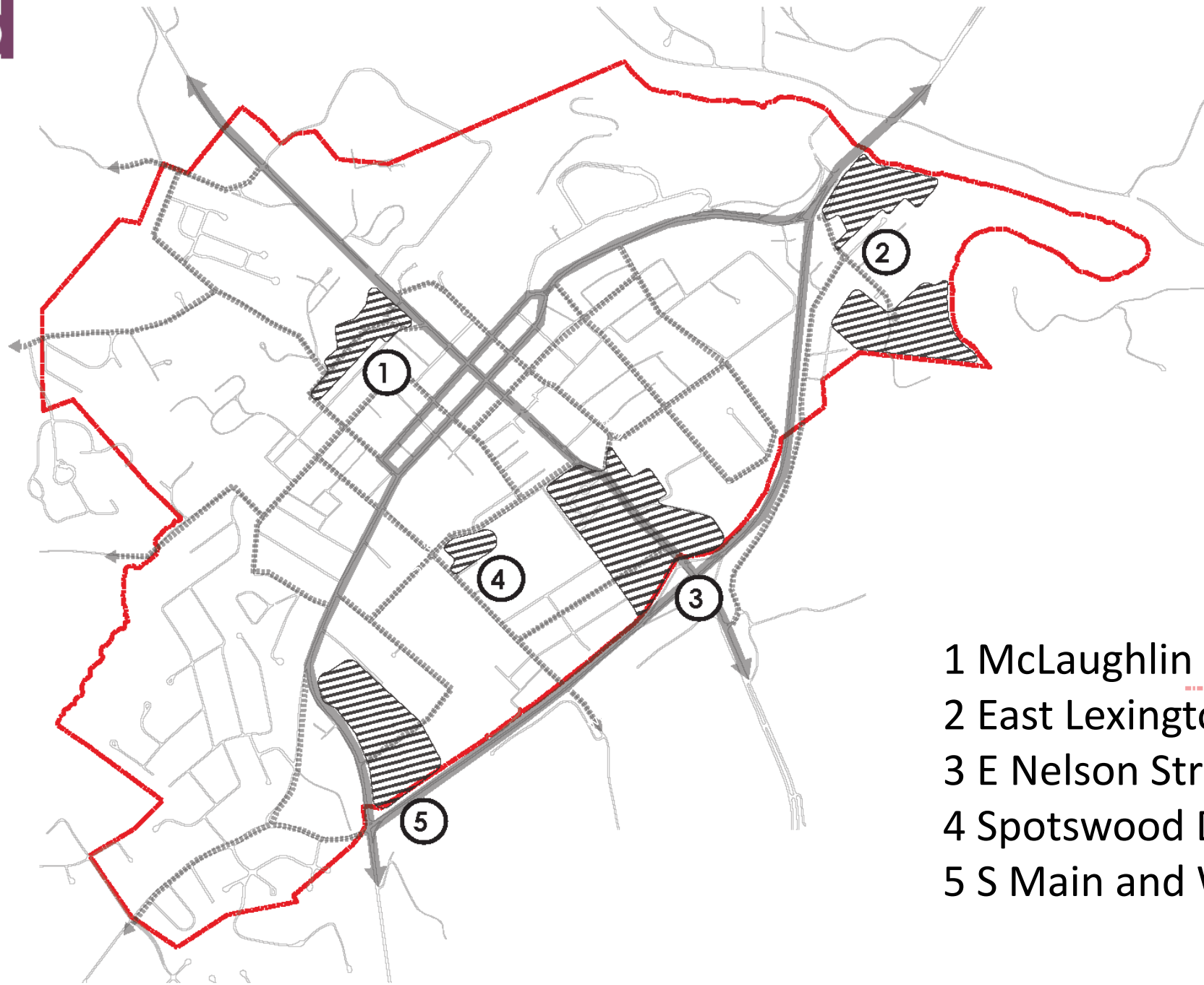
Gateways

Centers

Corridors

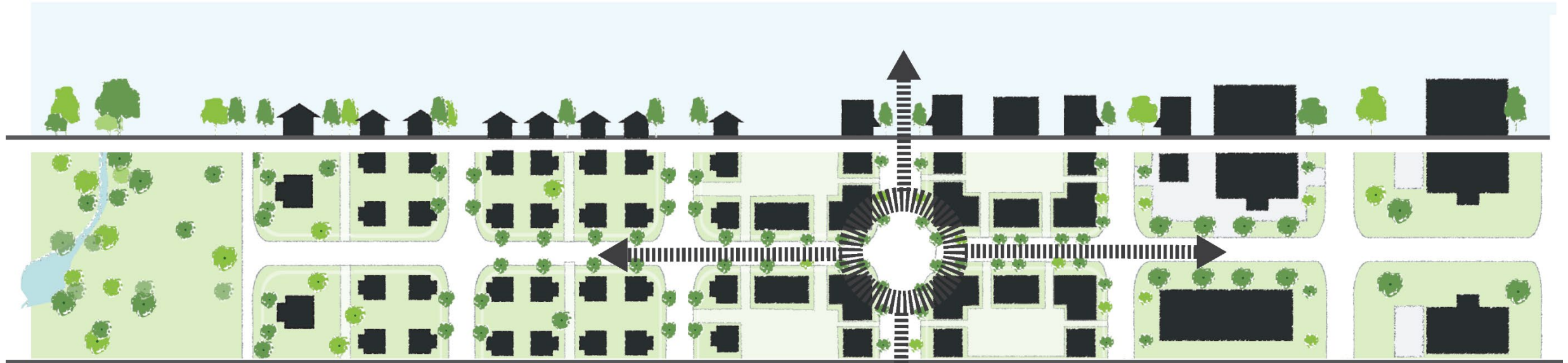


# Land Use



- 1 McLaughlin Street
- 2 East Lexington
- 3 E Nelson Street
- 4 Spotswood Drive
- 5 S Main and Waddell Street

# Land Use



Conservation/Open Space

Suburban Neighborhood

Traditional Neighborhood

Mixed Use Neighborhood

Downtown Center

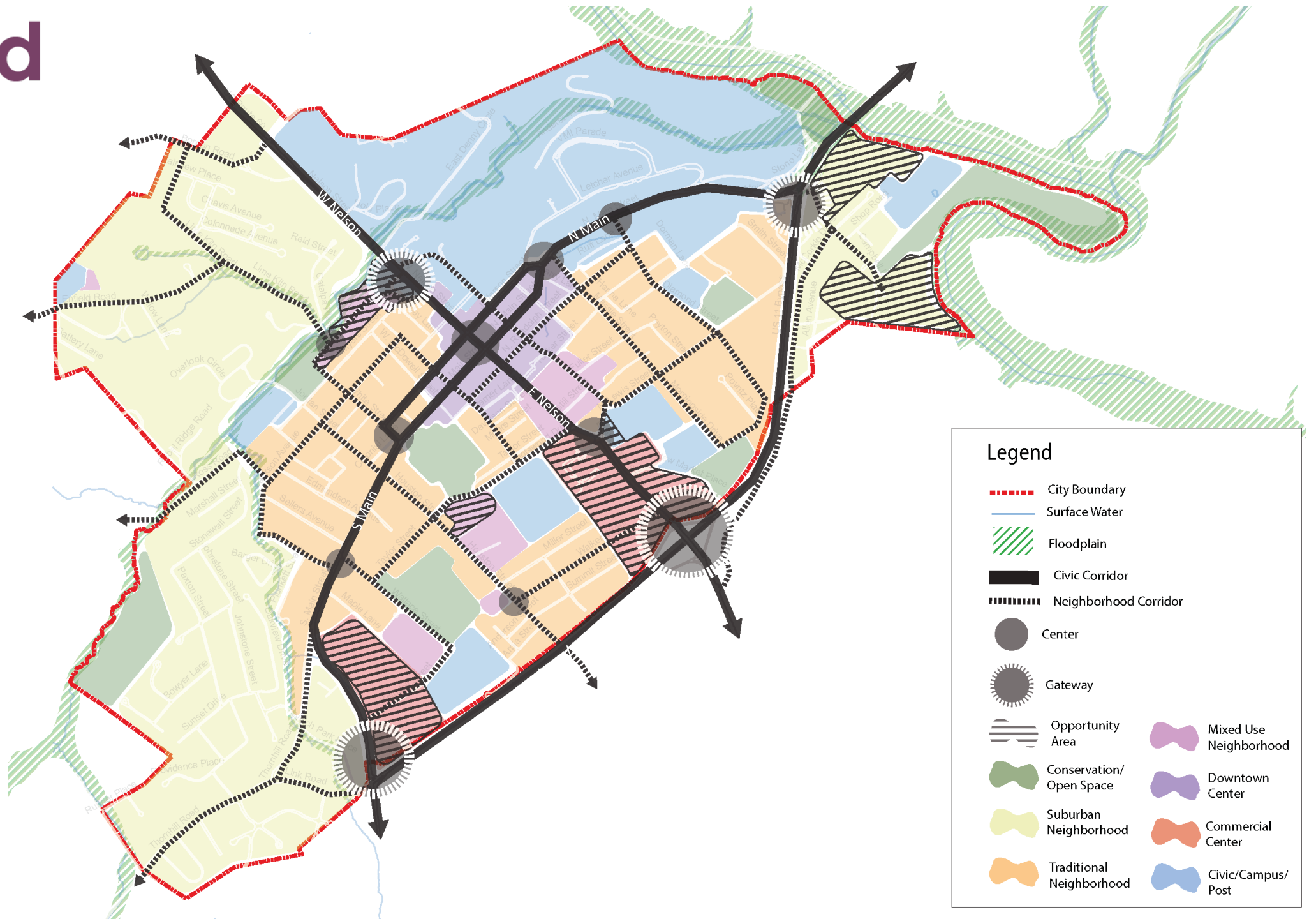
Commercial Center

Civic/Campus/Post





# Land Use

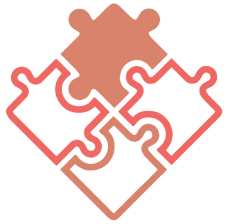


### Legend

- - - - City Boundary
- Surface Water
- / / / / Floodplain
- Civic Corridor
- Neighborhood Corridor
- Center
- ⊙ Gateway
- ▨ Opportunity Area
- ▨ Conservation/Open Space
- ▨ Suburban Neighborhood
- ▨ Traditional Neighborhood
- ▨ Mixed Use Neighborhood
- ▨ Downtown Center
- ▨ Commercial Center
- ▨ Civic/Campus/Post

# Land Use

Plan for strategic, efficient, and quality development that increases the economic vitality of Lexington by building on local character and identity; protecting sensitive resources; and prioritizing connectivity between neighborhoods and services.



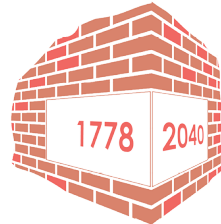
## Accessibility & Diversity

Support development patterns that are **interconnected** and provide opportunities for all of Lexington's residents.



## Sustainable Economy

Implement land use and growth policies that **minimize the burdens** placed on the community and increase resiliency and adaptability.



## Local Identity & Character

Encourage innovative development that respects, complements, and builds on Lexington's **historic character**.



## Citizen Engagement

Encourage **participation in land use plans, policies, and decisions**.



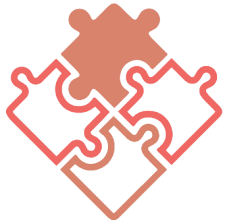
## Management & Collaboration

**Work with local and regional organizations, institutions, and groups** to further Lexington's land use and development goals.



# Transportation

Build an interconnected and attractive transportation network that provides all residents with safe and efficient mobility choices - including automobile, bicycle, and pedestrian travel.



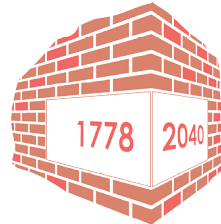
## Accessibility & Diversity

Provide **safe** transportation options for residents of all ages and abilities.



## Sustainable Economy

Pursue **fiscally responsible transportation improvements** that promote accessible, resilient, and adaptable transportation networks.



## Local Identity & Character

Ensure Lexington's transportation networks are **attractive, equitable**, and improve the quality of life for all city residents.



## Citizen Engagement

Use **citizen input** to guide decisions regarding community transportation network improvements and opportunities.



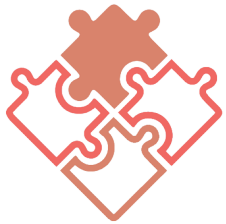
## Management & Collaboration

Coordinate with **local and regional agencies and organizations** to implement improvements to Lexington's transportation network.





Provide and maintain the highest quality, efficient, and effective community services and facilities while addressing the future needs of the City.



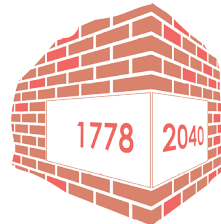
## Accessibility & Diversity

Improve access to **community facilities** and services for all residents.



## Sustainable Economy

Offer **efficient and effective** community services and facilities that meet the needs of residents and businesses of the City.



## Local Identity & Character

Ensure public facilities and services **complement the community's design** while satisfying the highest level of service for the citizens.



## Citizen Engagement

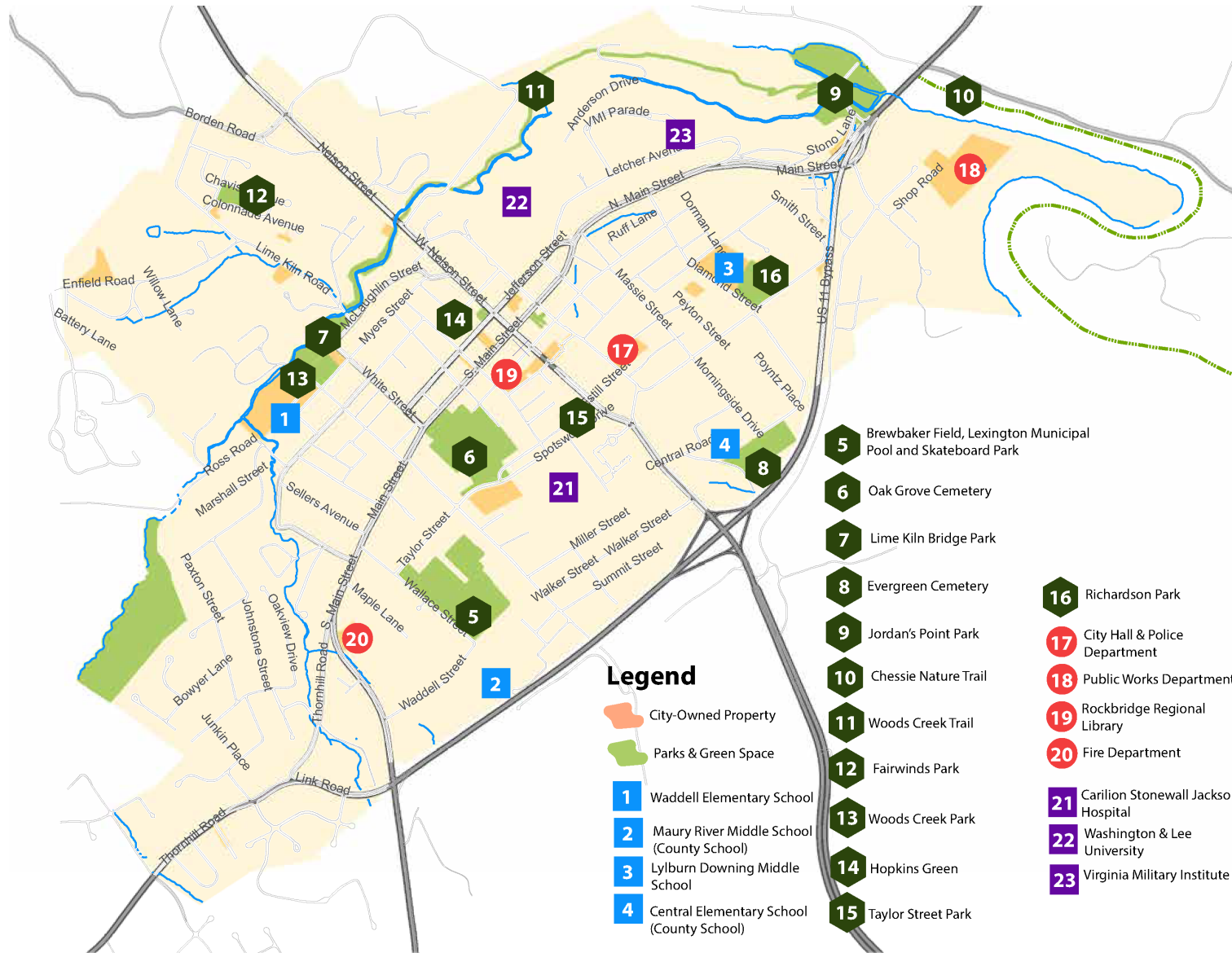
Commit to **engaging community** members in substantive policy- and decision-making to provide the highest possible level of service provision.



## Management & Collaboration

Maximize service delivery through effective **management and partnerships.**

# Community Services & Infrastructure



### Legend

- City-Owned Property
- Parks & Green Space
- Waddell Elementary School
- Maury River Middle School (County School)
- Lylburn Downing Middle School
- Central Elementary School (County School)
- Brewbaker Field, Lexington Municipal Pool and Skateboard Park
- Oak Grove Cemetery
- Lime Kiln Bridge Park
- Evergreen Cemetery
- Jordan's Point Park
- Chessie Nature Trail
- Woods Creek Trail
- Fairwinds Park
- Woods Creek Park
- Hopkins Green
- Taylor Street Park
- Richardson Park
- City Hall & Police Department
- Public Works Department
- Rockbridge Regional Library
- Fire Department
- Carilion Stonewall Jackson Hospital
- Washington & Lee University
- Virginia Military Institute

**PARK 7** FACILITIES

**2** School Athletic  
**FIELDS**

**2** Swimming  
**Pool**

**3** LARGE  
**PARKS**

neighborhood  
**parks 3**

**ATHLETIC**  
**Complex 1**

**2500+**

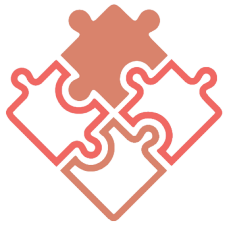
**ACRES OF  
RECREATIONAL SPACE**





# Governance

Provide an inclusive, accessible, and responsive government that works for and with the people of Lexington to achieve its vision and implement its long-range plans.



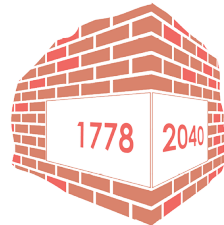
## Accessibility & Diversity

Ensure Lexington's leadership is available to and **representative** of all City residents.



## Sustainable Economy

Advance **fiscal responsibility** and **resiliency** in all city decisions.



## Local Identity & Character

Make decisions that reflect and enhance the **values and character** of the Lexington community.



## Citizen Engagement

Use **innovative** techniques, tools, and platforms to engage citizens in decision making processes.







## Management & Collaboration

Advance Lexington's community planning goals through internal **coordination and external partnerships**.

# Implementation

## How to Use the Plan

- ▶ Annual Review & Update of Comprehensive Plan Policies & Implementation Strategies
- ▶ Coordination with Capital Improvement Plan (CIP)
- ▶ Coordination with Annual Budget Process

Value	ID	Strategies	Type of Implementation	Responsible Agency	Schedule
 Citizen Engagement	GI 4.1	Educate and encourage landowners to install green infrastructure best management practices, plant native trees and vegetation, and reduce fertilizer and pesticide use.	Community Education	City of Lexington, Nonprofit Organizations, Local Business Partners, Citizens	On Going
	GI 4.2	Identify and collaborate with local organizations to educate landowners on installing solar panels.	Partnerships	City of Lexington, Nonprofit Organizations, Local Business Partners, Citizens	On Going
	GI 4.3	Continue to engage the support of local students, volunteers, and non-profit organizations to help the City achieve its environmental and green infrastructure goals.	Community Education	City of Lexington, Nonprofit Organizations	On Going
 Management & Collaboration	GI 5.1	Identify and collaborate with local organizations to promote development and use of green infrastructure sites, linkages, and waterways within the City and the larger region, including sports organizations, the Rockbridge Area Outdoor Partnership, Carilion Hospital, and retail businesses selling outdoor equipment.	Partnerships	City of Lexington, Nonprofit Organizations, Local Business Partners, Regional and Institutional Partners	Short Term
	GI 5.2	Collaborate with regional organizations, such as the Central Shenandoah Planning District Committee and the Natural Bridge Soil & Water Conservation District, to seek funding and resources to implement green infrastructure best management practices to improve local and regional water quality.	Partnerships	City of Lexington, Regional and Institutional Partners	Short Term
	GI 5.3	Work with regional stakeholders to develop a comprehensive regional Energy and Climate Action Plan that identifies common issues, agreed upon approaches and principles, joint actions, and individual contributions by each participating locality and the major institutions of higher learning.	Partnerships	City of Lexington, Regional and Institutional Partners	Long Term
 Accessibility & Diversity	LE 1.1	Assess business licensing, permitting, and other regulatory requirements and streamline process, where needed, that might hamper new businesses and "side-gigs".	Programs and Services	City of Lexington	Short Term
	LE 1.2	Encourage the development of safe, affordable, quality childcare.	Programs and Services	City of Lexington, Nonprofit Organizations, Local Business Partners	Short Term
	LE 1.3	Practice "economic gardening" by offering startup loans and low-cost financial advice to small and minority-owned businesses, connecting citizens to federal micro-enterprise loan programs until local programs can be established.	Programs and Services	City of Lexington, Local Business Partners, Regional and Institutional Partners	On Going
 Sustainable Economy	LE 2.1	Actively recruit new businesses and assist expansion of existing businesses poised for growth.	Programs and Services	City of Lexington, Local Business Partners	On Going
	LE 2.2	Aggressively promote local and regional tourism through a variety of means, focusing on history and outdoor recreation.	Programs and Services	City of Lexington, Local Business Partners, Regional and Institutional Partners	On Going
	LE 2.3	Promote economic development incentive programs, such as HUBZONE, Job Tax Credits, and Opportunity Zones, to encourage desirable investments – including start-up businesses, hiring, and affordable dwelling opportunities.	Programs and Services	City of Lexington	Short Term
	LE 2.4	Sell, lease, or otherwise leverage under-utilized City-owned properties to strengthen Lexington's tax base and economic strength.	Programs and Services	City of Lexington	Long Term
	LE 2.5	Continue to invest in broadband and other telecommunication developments that are often cited as important determinants of local and regional economic growth.	Capital Improvements	City of Lexington	On Going



# Next Steps

- City Council Public Hearing – November 5**
- Adoption**

**View the draft plan:** [http://lexingtonva.gov/gov/depts/planning\\_dev/comp\\_plan\\_update.htm](http://lexingtonva.gov/gov/depts/planning_dev/comp_plan_update.htm)

**Staff Contact:** [aglaeser@lexingtonva.gov](mailto:aglaeser@lexingtonva.gov)



IN REAR  
SOUTHERN

INN  
RESTAURANT

McCormick's Hallmark  
Gifts & Gifts

Lexington  
Real Estate  
Connection

Antique  
Victorian  
Parlour

SHOPPE  
The  
Attic

ROCCA  
BAR • RESTORANTE  
2nd FLOOR

HOTEL

James W. Moore  
Real Estate Co.

Cladiola  
Girls  
Urban Chic Wear

NO  
PARKING

NO  
PARKING  
AT ALL TIMES

NO  
PARKING  
AT ALL TIMES