	B	C
1	**Infill and Redevelopment**	
2	**10-Apr-08**	
3	**Implementation Plan**	
4		**Main**
5		**responsible**
6		**person, dept.,**
7		**agency**
8	**A. Policy Recommendations**	
9	**A.1. Land Use and Design**:	
10	A.1.ab Create Urban Design Guidelines (Site Design and Transitions)	Planning
11	A.1.c. Signage Standards	Planning
12	*A.1.d. Minimization of Billboards*	
13	A.1.d.1) Establish Locational Standards	Planning
14	A.1.d.2) Implement existing Amortization Ordinance	Admin/Council
15	*A.1.e. Historic Structures*	
16	A.1.e.1) Identify Additional Historic Resources outside of Downtown, Historic Districts	Historic Preservation
17	A.1. f. Investigate creation of a Neighborhood Conservation District	Planning
18	**A.2. Environmental Considerations**	
19	*A.2.a. Environmental Standards*	
20	A.2.a.1)Formalize Environmental Standards	DWAQ
21	A.2.a.2) Create LFUCG Sustainability Plan	DWAQ
22	*A.2.b. Environmental Incentives*	
23	A.2.b.1) Publicize Federal and State Financial Incentives	DWAQ
24	A.2.b.2) Develop Local Incentives	DWAQ
25	*A.2.c. Brownfields & Greyfields*	
26	A.2.c.1) Identify Potential Brownfields & Greyfields	DWAQ
27	A.2.c.2) Secure remediation grants	DWAQ
28	*A.2.d. Shared Detention Facilities*	
29	A.2.d.1) Incorporate allowance into IR regulations	Planning
30	**A.3. Infrastructure, Public Facilities & Utilities**	
31	A.3. *a. Utilities*	
32	A.3.a.1) Establish standards for shared burial	Engineering
33	A.3.a.2) Implement 10-year plan to bury/relocate in priority areas	Admin/Council

	B	C
34	*A.3.b. Maintenance Funds*	
35	A.3.b.1) Establish annual maintenance fund in CIP	Admin/Council
36	*A.3.c. Public Facilities Provision*	
37	A.3.c.1) Establish Planning, Location and Service Standards for Public Facilities	Planning
38	A.3.c.2) Incorporate into Comp Plan Update	Planning
39	A.3.c.3) Address solid waste issues for urban development	DWM
40	*A.3.d. Growth Modeling*	
41	A.3.d.1) Develop GIS-based growth model for testing growth scenarios	DWAQ, Planning, GIS
42	**A.4. Transportation:**	
43	*A.4.a. Access Management Standards*	
44	A.4.a.1) Develop Access Management Standards for Corridors	Traffic Engineering
45	*A.4.b. Street Framework Studies*	
46	A.4.b.1) Establish connectivity standards	Planning
47	A.4.b.2) Encourage new street network in large-scale redevelopments	Planning
48	*A.4.c. Traffic Calming*	
49	A.4.c.1) Create "tool kit" for acceptable traffic calming methods, priority locations	Public Works
50	A.4.c.2) Install traffic calming measures in priority locations	Traffic Engineering
51	*A.4.d. Parking Requirements*	
52	A.4.d.1) Create modified landscaping and design standards as part of Urban Design Guideli	Planning
53	A.4.d.2) Consider flexible parking requirements in pedestrian/transit areas	Planning
54	*A.4.e. Transit Facilities*	
55	A.4.e.1) Create unified signage and station/shelter standards	LexTran
56	A.4.e.2) Implement proposed standards on priority transit lines	LexTran
57	A.4.e.3) Explore additional transit service, including Downtown Circulator	LexTran
58	A.4.e.4) Explore park and ride lots	LexTran/Parking Authorit
59	*A.4.f. Bike & Ped Facilities*	
60	A.4.f.1) Incorporate bike and pedestrian standards into Complete Streets Standards	Planning
61	A.4.f.2 Implement Bike and Pedestrian Master Plan	Admin/Council
62	**A.5. Public Space**	
63	*A.5.a. Streetscape Standards*	
64	A.5.a.1) Formalize "Complete Streets" Standards	Council Corridors
65	A.5.a.2) Incorporate into new/revised ordinances where applicable	Council, Planning
66	*A.5.b. Parks and Open Space Standards*	
67	A.5.b.1) Establish planning, location and design standards for parks, trails, and open space	Coordinator -TBD-

	B	C
68	*A.5.c. Public Space Projects*	
69	A.5.c.1) Complete Downtown Streetscape Master Plan	General Services
70	A.5.c.2) Build priority improvements	PW&D
71	A.5.c.3) Prioritize additional public space projects	Planning
72	A.5.c.4) Create Public Art and Culture Master Plan	LexArts,Downtown Enter
73	*A.5.d. Maintenance*	
74	A.5.d.1) Establish annual maintenance fund in CIP	Admin/Council
75	*A.5.e. Implementation Structure*	
76	A.5.e.1) Create implementation organization for large-scale projects	Admin/Council
77	**A.6. Affordability and Density**	
78	*A.6.a. Student Housing Impacts*	Admin/Council
79	*A.6.b. Overall Housing Affordability*	
80	A.6.b.1) Conduct an analysis of market conditions	Planning
81	A.6.b.2) Develop a comprehensive strategy for affordability	Planning
82	*A.6.c. Low and Moderate-income Housing Affordability*	
83	A.6.c.1) Community Land Trust	Admin/Council
84	A.6.c.2) Density Bonuses	
85	A.6.c.2)i Provide bonuses for specific purposes	Planning
86	A.6.c.2)ii Develop accompanying guidelines	Planning
87	A.6.c.3) Promote Low Income Tax Credits	Community Development
88	A.6.c.4) Promote New Market Tax Credits	DDA
89	A.6.c.5) Study Inclusionary Zoning	Planning
90	A.6.c.6) Land Assemblage	Admin/Council
91	A.6.c.6)i Investigate Tax Credits at the state level	Admin/Council
92	A.6.c.6)ii Pursue creation of a Land Bank	Admin/Council
93	A.6.c.7) Support Mixed-Income Housing	Planning
94	**A.7. General Incentives**	
95	*A.7.a.. Live Where You Work Program*	
96	A.7.a.1 Expand the program	Admin/Council, UK
97	A.7.a.2 Revise the guidelines	Admin/Council, UK
98	*A.7.b. Facilitate development of Small or Irregular Lots*	Planning
99	*A.7 c. Promote Federal Historic Tax Credits.*	Historic Preservation
100	*A.7.d. State Historic Tax Credits*	
101	A.7.d.1 Provide more information and support	Historic Preservation

	B	C
102	A.7.d.2 Lobby the legislature for increased funds	Admin/Council
103	*A.7.e. Tax Abatement for Infill/Redevelopment*	Admin/Council
104	*A.7. f. Tax Increment Financing*	DDA
105	*A.7.g. Form-Based Codes*	Planning
106	*A.7.h. Parking Regulations & Incentives Review*	Planning
107	*A.7.i. Create Management Districts*	Admin/Council
108	*A.7.j1. Relocate Industrial Areas*	Admin/Council
109	*A.7.j2. Incentivize Street level uses*	Planning
110	*A.7.j3. Rehab incentives for Corridors store fronts*	Council,
111	*A.7.j4. Infrastructure rehab funds in older areas*	PW&D
112	*A.7.j5. Green logo*	Building Insp
113	*A.7.j6. Create lower tax rate for units that meet "green" standards*	Admin/Council
114	*A.7.j7 Explore Blight tax*	Admin/Council
115	*A.7.j8 Promote Quality housing*	Admin/Council
116	*A.7.j9 Rehab incentive*	Admin/Council
117	**B. The Administrative Process**	
118	**B.1. Expedited Permitting Process**	
119	B.1.a. Expand the current tracking program (and add online tracking)	PW&D
120	B.1.b. Include an interdepartmental review system for permitting	PW&D
121	B.1.c. Establish regular working sessions of Council, Plan. Commission, BOAR, Others	Admin/Council
122	**B.2. On-line Permitting and Tracking**	Building Insp
123	**B.3. Study Reduced Carrying Costs**	Planning
124	**B.4. Increase Staff-level Approvals**	Planning, Historic Preserv
125	**B.5. H-1 Overlay / Board of Architectural Review**	
126	B.5.a. Complete update of H-1 design guidelines	Historic Preserv.
127	B.5.b. Review staffing needs	Historic Preserv.
128	B.5.c. Allocate HP staff support for the Courthouse Overlay Board.	Administration
129	B.5.d Enhance the outreach and education program	Historic Preserv.
130	B.5.e Review the process for creation of H-1 Overlay Districts	Planning
131	**B.6. Utilities Review and Approval**	
132	B.6.a. Add enabling language when negotiating new franchise agreements	Admin/Council
133	B.6.b Work to ensure expedited review and better coordination of street closures	Engineering, Traffic Eng
134	**B.7. Code Enforcement**	
135	B.7.a Ensure strict adherence to the ordinances	Code Enf, Bldg Insp

	B	C
136	B.7.b Provide coordinated resources to assist impacted property owners	Community Dev
137	B.7.c. Establish standards and process for ensuring that rental properties are habitable	Admin/Council
138	**B.8. Construction activity conflicts**	
139	B,8.1. Establish protections for areas near construction	Admin/Council
140	**C. Implementation**	
141	**C.1. Comprehensive Education Strategy**	
142	C.1.a Initiative a comprehensive education strategy	Planning
143	**C.2. Ordinance Reviews**	
144	C.2.a. Implement ZOTA's	Planning
145	C.2.b. Review Code of Ordinances	Law
146	**C.3. Staffing**	
147	C.3.a. Provide additional staff and staff education re: infill	Admin/Council
148	C.3.b. Hire or assign planners to assist neighborhood conservation	Admin/Council
149	C.3.c. Re-define staff responsibilities to improve coordination efforts	Admin/Council
150	C.3.d. Provide relevant professional development	Admin/Council
151	C.3.e. Charge relevant staff with responding to/ implementing recommendations	Admin/Council
152	**C.4. Additional Studies**	
153	*C.4.a. Comprehensive Plan Update*	
154	C.4.a.1) Create Policy and Design Guidelines for Character Areas	Planning
155	C.4.a.2) Conduct Subarea Studies of Priority Areas	Planning
156	C.4.a.3) Update Comprehensive Plan to Refine and Incorporate Areas	Planning
157	C.4.a.4) Develop Industrial Land Use Policy for preservation and conversion	Planning
158	C4.a.5) Carry out an "economic base analysis" of employment sectors	Planning
159	*C.4.b. Infrastructure Studies*	
160	C.4.b.1) Conduct Assessment Studies	DWAQ
161	C.4.b.2) Create GIS development tracking	Planning, GIS
162	*C.4.c. Transportation Studies*	
163	C.4.c.1) Coordinate Comprehensive Transportation/Transit Plan w/ Comp Plan	Planning
164	*C.4.d. Corridor Studies*	

	D	E	F	G	H	I
1						
2						
3						
4	**Other**	**Timeframe**	**Funding**		**Priority**	
5	**responsible**	**in years**	**0-$$$$$**		**1-5, with**	
6	**person, dept.,**	**0 to 1; 1 to 3;**	**(see**		**2 high,**	
7	**agency**	**3 to 5; 5 to 10+**	**legend)**		**5 low**	
8						
9						
10	Building Insp, DDA	1 to 3	$$$$$		1	2
11	Law	1 to 3	0		0	2
12						
13	Building Insp, Law	1 to 3	0		4	5
14	Building Insp, Law	1 to 3	0		4	5
15						
16	Planning, SHPO	1 to 3	$		3	5
17	Law	1 to 3	0		3	3
18						
19						
20	PW&D	0 to 1	$		2	1
21	PW&D	1 to 3	$$		3	1
22						
23	PW&D	0 to 1	0		3	1
24	PW&D	1 to 3	0		2	1
25						
26	PW&D	1 to 3	$$$		3	5
27	PW&D	3 to 5	0		3	4
28						
29	Engineering, DWAQ	3 to 5	0		4	1
30						
31						
32	Streets & Roads	1 to 3	0		completed	1
33		Ongoing	$$$$$		2	1

	D	E	F	G	H	I
34						
35	OPB, PW&D, DWAQ, Parks & Rec	0 to 1	$$$$$		3	1
36						
37		1 to 3	0		2	4
38		3 to 5	0		3	5
39		1 to 3	$			1
40						
41	PW&D	3 to 5	$$		2	4
42						
43						
44	Planning	0 to 1	$		3	4
45						
46	PW&D, Public Safety, DWAQ	0 to 1	0		2	3
47	PW&D, Public Safety, DWAQ	Ongoing	0		2	4
48						
49	Planning	1 to 3	$		1	5
50	Streets & Roads	Ongoing	$$$$		1	5
51						
52	Building Inspection, DDA, DLC	0 to 1	0		1	2
53	Parking Authority, PW&D	3 to 5	$			
54						
55	Planning,DLC	1 to 3	$$		2	2
56		Ongoing	$$$$$		2	2
57	Planning, DLC	3 to 5	$$			
58	Planning, PW&D	1 to 3	$			
59						
60	PW&D, Public Safety, DWAQ,DLC	0 to 1	0		1	3
61	PW&D	Ongoing	$$$$$		1	2
62						
63						
64	PW&D, Public Safety	0 to 1	$		1	3
65	PW&D, Law	3 to 5	0		2	4
66						
67	PW&D, General Services, Admin, DDA	1 to 3	$			2

	D	E	F	G	H	I
68						
69	PW&D, Pub Safety, Admin, DDA	0 to 1	$$$$		1	1
70		3 to 5	$$$$$		2	3
71	Public Works, DDA	1 to 3	$$		2	5
72	Planning,DLC	1 to 3	$$		1	3
73						
74	PW&D	1 to 3	$$$$$		3	1
75						
76	PW&D, DDA	0 to 1	$$$$		2	3
77						
78	Town/Gown, Planning	3 to 5	$		2	3
79						
80	Community Dev	0 to 1	$		1	2
81	Community Dev	0 to 1	$		1	4
82						
83	Community Dev, Planning	1 to 3	$		1	4
84						
85		1 to 3	$		2	4
86		1 to 3	$		2	4
87	DDA	0 to 1	$		1	4
88	Financial Institutions	1 to 3	$		1	5
89		1 to 3	$		1	5
90	DDA, Community Dev, Planning,Code	3 to 5	$		2	
91	DDA, Community Dev, Planning	3 to 5	$		3	2
92	DDA, Community Dev, Planning	3 to 5	$		3	3
93		3 to 5	$		2	4
94						
95						
96	Community Dev	1 to 3	$		2	1
97	Community Dev	1 to 3	$		2	1
98	Building Inspection	3 to 5	$		2	5
99	SHPO	0 to 1	$		3	3
100						
101	SHPO	0 to 1	$		3	2

	D	E	F	G	H	I
102		0 to 1	$		3	2
103	OPB, Finance	3 to 5	$		3	2
104		0 to 1	$		1	1
105	DDA	1 to 3	$		1	3
106	Building Inspection, DDA,Parking Authority	1 to 3	$		1	2
107	DDA	3 to 5	$		1	
108	Planning, Law	Ongoing	$$$$$			5
109	DDA,DLC	3 to 5	0			3
110		3 to 5	0			4
111	Admin/Council, Planning	Ongoing	$$$$$			1
112	Others	3 to 5	$			3
113	Planning	5 to 10	0			
114	Code Enf, Bldg Inspection	3 to 5	0			2
115		Ongoing	$$$$$			5
116		Ongoing	$$$$$			2
117						
118						
119	Planning, Building Insp, GIS	1 to 3	$$		1	3
120	Planning, Building Insp, GIS	1 to 3	$		1	2
121	Planning Comm.	0 to 1	0			
122	Planning	3 to 5	$$$$$		1	3
123	Building Inspection, Law	1 to 3	$		3	2
124	Building Inspection	1 to 3	$		1	1
125						
126		1 to 3	$		1	3
127		1 to 3	$		3	2
128	Historic Preservation	1 to 3	$		5	4
129		1 to 3	$		1	
130	Historic Preservation	1 to 3	$		2	4
131						
132		1 to 3	$		2	1
133	Law	0 to 1	0		2	4
134						
135		0 to 1	$		1	2

	D	E	F	G	H	I
136	Code Enforcement	0 to 1	$		2	3
137	Code Enforcement	1 to 3	$$$			
138						
139	Code Enf. ,Planning, Bldg Inspect	1 to 3	0			3
140						
141						
142	Bldg Insp/Hist P	1 to 3	$$$		4	2
143						
144	Law	0 to 1	0		2	1
145	PW&D	0 to 1	0		2	1
146						
147	Planning	1 to 3	$$$		2	3
148	Planning	1 to 3	$$		2	5
149	PW&D	1 to 3	$		1	3
150	PW&D	1 to 3	$		1	2
151	PW&D	1 to 3	$		2	2
152						
153						
154		0 to 1	$$		3	4
155		Ongoing	$$		2	2
156		3 to 5	$$		1	3
157	Commerce Lexington	3 to 5	$			
158	Commerce Lexington	3 to 5	$$$$			
159						
160	PW&D	0 to 1	$$$$$		2	1
161		0 to 1	$$$		2	3
162						
163	LexTran, PW&D	3 to 5	$$$		2	3
164						