

GOAL 10: To support and advance Goals 1-9 of LexingtonNext through wise Land Use Planning

The Town’s ability to meet future needs for public facilities, public safety, emergency response, schools and other vital public needs may require using Town-owned land in new ways, or working to secure strategically located private land in the future. Further, maintaining and improving Lexington’s fiscal resilience, economy, housing opportunities, and mobility for current and future residents, employees, customers and visitors over time may depend on future zoning and land use decisions and strategies.

As described in Volume 1 and Volume II the majority of land in Lexington is zoned residential, seven times the amount zoned for commercial. The next largest category of zoned land is government/tax exempt uses, including land owned by the US and municipalities besides Lexington. A few large privately owned, residentially-zoned parcels remain undeveloped. In some cases, today’s zoning may allow uses that conflict or prevent the desired future land uses and needs expressed by the public through this Comprehensive Plan process.

Lexington has been fortunate to take advantage of unplanned, unforeseen opportunities to acquire properties to meet community needs. Two examples are the 2014 property purchase from the Scottish Rite Masonic Museum and Library that allowed the Town to relocate and expand the Recreation and Community Programs and Human Services Departments from the former Muzzey School, and the purchase of 173 Bedford Street from Liberty Mutual that provided a solution for temporary swing space for the Fire Department and Police Department during construction of their new facilities. The Town reacted to these two private real estate opportunities, and was lucky they arose when they did. Rather than hoping for luck in the future, and reacting to private market decisions, this chapter of LexingtonNext proposes proactive and strategic planning ahead with a long view to help realize Lexington’s goals.

OBJECTIVE					
Strategies	Potential Actions	Existing Resources	Funding	Lead & Partners	Phasing
10.1. Develop a needs assessment of the Town of Lexington’s Land Use needs projected through 2033	Inventory and map Town owned land Project Town Departments’ future land needs Identify potential locations that could meet future Town needs Develop and evaluate alternatives; Consider strategies for acquisitions/swaps. Develop proposals for funding critical acquisitions.	Capital Facilities Plan		LEADS: Planning Board Land Use, Health & Development Department PARTNERS: Facilities Director Town Manager	

				School Superintendent	
10.2. Evaluate large private and public land holdings to consider whether current zoning designations meet both future land use needs and the goals of this Comprehensive Plan.	<p>Compare actual land uses and conditions with the uses prescribed by zoning, and evaluate whether current or new zoning districts and uses conflict with or advance the goals of LexingtonNext; report the results of this evaluation.</p> <p>Consider developing future zoning bylaw amendments to align prescribed uses in zoning with LexingtonNext goals.</p>			<p>LEADS: Planning Board</p> <p>Land Use, Health & Development Department</p> <p>PARTNERS: Facilities Director</p>	
10.3. Evaluate opportunities for siting Town services and facilities in strategic ways, or in new/different locations, to meet multiple goals in this Comprehensive Plan.	<p>Determine a process for examining alternative locations for important Town facilities that may open up opportunities to meet LexingtonNext transportation, economic vitality, housing, sustainability and other goals.</p> <p>Identify the costs and benefits of these alternatives.</p> <p>Consider partnerships with private landowners.</p>			<p>LEADS: Planning Board</p> <p>Land Use, Health & Development Department</p> <p>PARTNERS: Facilities Director Town Manager School Superintendent</p>	