

**GOAL 10: LAND USE**

**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 will require using Town-owned land in new ways and securing strategically located private land. Further, maintaining and improving Lexington’s fiscal resilience, economy, housing opportunities, and mobility for current and future residents, employees, customers, and visitors will 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 exclusively for residential use, seven times the amount zoned for commercial use. Few large privately-owned parcels remain undeveloped. In some instances, today’s zoning bylaw may conflict with the land use 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 Junior High School, and the purchase of 173 Bedford Street from Liberty Mutual that provided temporary swing space for the Fire Department and Police Department during construction of their new facilities. The Town was lucky to be able to react to these two private real estate opportunities. The intent of this section is to proactively plan for land opportunities that become available and to guide future development through acquisition and zoning changes to meet Lexington’s goals. This land use evaluation process should be conscientious and prioritize equity.

**GOAL 10: LAND USE**

<b>Objective 10.1. Meet municipal land use needs</b>					
<b>Strategies</b>	<b>Potential Actions</b>	<b>Existing Resources</b>	<b>Funding</b>	<b>Lead &amp; Partners</b>	<b>Phasing</b>
<b>10.1.1. Assess and meet municipal land needs</b>	a. Inventory and map Town-owned land and facilities  b. Project Town Departments’ future land and facility needs  c. Identify privately-owned sites that could meet future Town needs	Capital Facilities Plan		<b>LEADS:</b> Planning Board  Land Use, Health and Development Department  Public Facilities Department <b>PARTNERS:</b>	<b>#1: IMMEDIATE (Years 1 – 5)</b>

	d. Acquire land or facilities through purchase or exchange to meet critical needs			Town Manager  School Superintendent	
<b>10.1.2. Relocate Town services and facilities to meet the goals of this Comprehensive Plan</b>	a. Examine alternative locations for important Town facilities to meet transportation, economic vitality, housing, sustainability, and other goals, identifying the costs and benefits of these alternatives  b. Partner with private landowners to jointly meet both Town and private goals			<b>LEADS:</b> Planning Board  Land Use, Health and Development Department  <b>PARTNERS:</b> Facilities Director  Town Manager  School Superintendent	<b>#1: IMMEDIATE (Years 1 – 5)</b>
<b>Objective 10.2 Meet other land use needs</b>					
<b>Strategies</b>	<b>Potential Actions</b>	<b>Existing Resources</b>	<b>Funding</b>	<b>Lead &amp; Partner</b>	<b>Phasing</b>
<b>10.2.1. Update zoning districts and regulations to meet the goals of this Comprehensive Plan and future land use needs</b>	a. Compare existing land uses and conditions with those prescribed by zoning  b. Adopt zoning amendments to align prescribed uses in zoning with the Comprehensive Plan’s goals, including permitting multi-family housing	Zoning Bylaw and Official Zoning Map  Section 3A of M.G.L. c. 40A		<b>LEADS:</b> Planning Board  Land Use, Health and Development Department	<b>#1: IMMEDIATE (Years 1 – 5)</b>