



The Reporter

Volume III, Issue III, October 2009

From the Executive Director...



**Knox
van Nagell**

Best estimates say that **an additional 60,000 people** will call Lexington home by 2030.

So one of the central questions facing our community is not if we grow, but how we grow—and can we do it in a way that positions our built, natural, and social environments for success in today’s rapidly changing world?

National and local market studies shed light on this complex issue. Surprisingly, our demographics are changing along with our housing preferences—determining how our community will look and function in the future.

Recently, the NY Times reported that today’s typical homebuyers have smaller families—and in turn they want smaller, denser, and more inter-connected living environments.



Nationally, the single-family detached home in the burbs has become less and less the housing unit of choice, when other options are available and affordable. And locally, Lexington-Fayette County is experiencing a similar transformation.

In the last couple of months, LFUCG completed—with the help of several national and local real estate planning firms—a Housing Market Study that identified our demographic trends, available land for development, and preferred housing types and needs over the next twenty years. In the next month, LFUCG will likely release the complete study at www.lexingtonkentucky.gov.

The study’s major recommendations were:

1. To immediately address Lexington-Fayette County’s shortage of quality housing, for those with the most moderate incomes.
2. To plan for longer-term growth in demand for higher density product—such as condominiums, town homes, and small-lot single family units—in all areas within Lexington-Fayette County’s Urban Service Boundary.



3. Create a regulatory environment that will facilitate well-designed, higher density mixed-use development for those in Lexington seeking this housing product.

It’s apparent that Fayette County is ready for an innovative growth model—one that incentivizes developers to build well-designed, mixed-use, and affordable housing units in our urban core and suburbs, while preserving our finite Bluegrass landscape on the perimeter for its branding, quality of life, and economic development value.

In furtherance of this model, the study identified several needed LFUCG initiatives including supporting local affordable housing programs, implementing changes to our zoning ordinance, and creating mixed-use districts that provide architectural guidelines for infill redevelopment in targeted areas.

Pointedly, the study also reveals that Lexington has roughly **12,750 acres** inside the Urban Service Boundary potentially available for re-development, contingent on community planning and policy decisions. This number includes approximately **8,000 acres** identified by the LFUCG Division of Planning as vacant, blighted, or underutilized property inside the Urban Service Boundary.



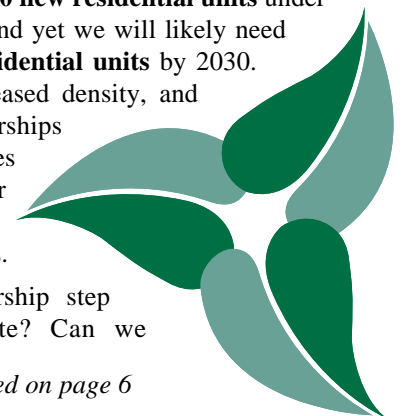
Also, it was noted that land inside the city can accommodate up to approximately **14,500 new residential units** under current land-use plans—and yet we will likely need

19,800 new residential units by 2030.

Therefore, increased density, and regional partnerships are key strategies in satisfying our long-term growth demands.

But will leadership step up to the plate? Can we

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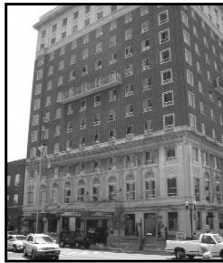


Land Use

The Fayette Alliance attends all relevant LFUCG meetings. We regularly participate in the Sanitary Sewer Oversight, Stormwater Oversight, Planning, and Infill-Redevelopment Committees. In addition, we go to all necessary Planning Commission and Council meetings.

While at these meetings, The Fayette Alliance promotes **farmland preservation, innovative infill-redevelopment, and adequate infrastructure** in Lexington-Fayette County

By effectively working with our elected officials, the Alliance advances land-use policy that will result in a world-class city in a world-class landscape—securing a win-win for our entire community.



While we are currently watching several matters at LFUCG, the following are those that have crystallized in the last three months. To learn more, please visit www.fayettealliance.com.

Red Mile Text Amendment Gets Unanimous Recommendation of Approval



On Thursday, September 24th, the Planning Commission unanimously recommended approval of the Entertainment Mixed-Use (MU-3) Text Amendment. If approved by Council, this text amendment will **allow “Entertainment Mixed-Use” projects on parcels larger than 10-acres in Lexington.**

This text amendment will facilitate not only “Entertainment Mixed-Use” projects throughout the Urban Services Area, but also on 62-acres at the Red Mile Race Track.

At the Red Mile, the applicant aims to construct:

- 150 to 200 condominiums for young professionals;
- Over 300,000 square feet of retail and office space;
- A 130 – 150 room hotel; and
- 15,000-25,000 square foot entertainment area—anchoring over \$170 million of mixed-use development in downtown Lexington.

Other amenities include the preservation of the octagonal barn “Floral Hall”, the Grandstand and track for harness racing, open greenspaces, and the construction of a greenway connecting to Town Branch Trail.

This proposal was the result of an unprecedented four-month small area plan process (“Red Mile Development Plan”) involving the applicant, Planning Staff, surrounding neighborhoods, and property owners. The Fayette Alliance also participated in this discussion.

Through extensive community dialogue and involvement, the applicant has created a real-estate strategy that will enhance the Red Mile neighborhood and downtown area, while securing the racetrack’s long-term financial viability and success. This catalytic project exemplifies how urban infill and our signature equine industry can mutually benefit from an innovative growth model

A zone change, TIF financing, and a development plan/ permits will be required before building begins—and we look forward to remaining engaged in the process to ensure that any infrastructure, transportation, or other development issues are resolved prior to construction.

No doubt, this text amendment proposal will lead to sustainable mixed-use development projects both at the Red Mile, and throughout Lexington-Fayette County—a needed opportunity considering there are over 8,000 acres of blighted, underdeveloped, and vacant property inside our city.

Therefore, **The Fayette Alliance commends the applicant for the proposal, and supports the approved text amendment. View the Alliance’s official position statement here,**

<http://fayettealliance.com/wp/wp-content/uploads/2009/09/Red-Mile-ZOTA1.pdf>

We will keep you posted of all future progress at www.fayettealliance.com

Blog here and tell us what you think! (www.fayettealliance.com)

Alliance Successfully Protects Rural Landscape at BOA Hearing

On August 28th, the LFUCG Board of Adjustment (BOA) considered issuing a conditional use permit to Bharatiya Temple and Cultural Center, located at 3050 North Cleveland Road.





News

The applicant aimed to construct a 6,000 square foot structure—complete with storage space and bathrooms—to their existing 10,000 square foot church building. The subject property is approximately 10-acres in size, and located outside the Urban Service Boundary in the Agricultural-Rural (A-R) zone.

The Fayette Alliance, along with the Kentucky Thoroughbred Association and SOIL opposed this proposal, because it violated the size limitation of churches in the A-R zone. View here for the Alliance's official position statement www.fayettealliance.com/wp/wp-content/uploads/2009/08/Temple-Pos-1.-Statement.pdf

While we respect Bharatiya Temple and its role in the community, approval of this conditional use permit would have set a dangerous countywide precedent—opening the door for the widespread construction of large, disruptive mega-churches in the rural area. Such a trend would irreparably threaten the integrity of our iconic Bluegrass landscape and related \$3billion signature industries.

Ultimately, the **BOA unanimously disapproved the conditional use permit**. Blog here and tell us what you think! <http://fayettealliance.com/blog/>.

Lexington Receives Over \$8 million in Federal Grants for Bike Trails and Other Transportation Projects



On August 13th, Mayor Newberry announced that the Town Branch Trail and other bike trail projects will receive needed Federal funding for construction. View here for more details [Lexington gets over \\$8 million in grants](#).

In February of this year, The Fayette Alliance strongly endorsed LFUCG's grant application to receive this money, and complete these important community initiatives. Read the Alliance's letter of support at www.fayettealliance.com/wp/wpcontent/uploads/2009/08/Town-Branch.pdf.

We support bike trails as a way to promote local tourism and alternative modes of transportation in Lexington's urban core. Provided these trails are responsibly constructed, we believe they will make the city a vibrant destination for knowledge-based professionals and market investment, while reducing our carbon footprint and growth pressure on our irreplaceable Bluegrass farmland.

We congratulate LFUCG on securing this Federal Funding, and moving these crucial transportation programs forward.

Blog at <http://fayettealliance.com/blog/> and tell us what you think!

LFUCG Planning Commission Gives Initial Approval for Krikorian Development

With The Fayette Alliance's help, developer George Krikorian received initial approval for his \$70 million infill project on August 13th.

The proposal aims to revitalize roughly 18 acres of underutilized industrial property along Angliana Avenue in downtown Lexington. Using adaptive re-use and new construction, the project envisions a movie theatre, bowling alley, grocery store, residential, retail and office space, exhibition space, and cafes.

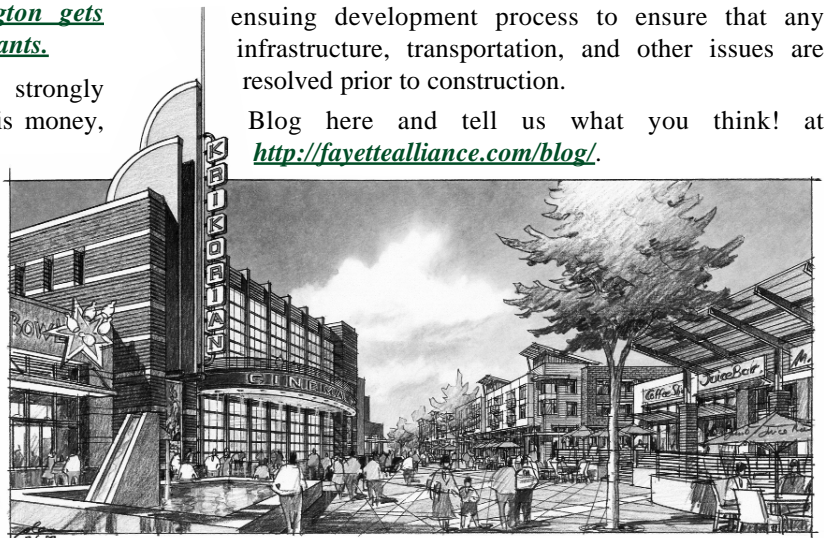
Other amenities may include a pedestrian mall, pedestrian and cycling bridge, amphitheatre, "green" stormwater management practices such as rain gardens and water capturing systems, public art and green spaces.

Provided Mr. Krikorian receives development plan approval, he will apply for \$35 million in TIF financing to complete needed utility burial on the property, and the construction of a parking garage and pedestrian bridge.

This project will transform a tired and economically depressed industrial corridor into a dynamic urban space—strengthening the "town and gown" relationship between U.K. and the city, while complimenting the Newtown Pike extension, new student housing development, and other improvements currently underway in the area.

View here to read the Alliance's letter of support. www.fayettealliance.com/wp/wp-content/uploads/2009/08/Krikorian-Statement.pdf. We will remain engaged in the ensuing development process to ensure that any infrastructure, transportation, and other issues are resolved prior to construction.

Blog here and tell us what you think! at <http://fayettealliance.com/blog/>.





The Allies — Why I'm Involved



**Sam
Razor**

The Allies of The Fayette Alliance fills a need for representation that Lexington-Fayette County was lacking in a severe way. It's this opportunity that attracted me to The Fayette Alliance, and the "Allies".

I am very excited to work with an organization that can effectuate positive change in the community.

As a relatively new committee of the Alliance, the Allies have already made impressive strides. The credibility that has been cultivated by the hard work of The Fayette Alliance makes it an honor for me to serve as President of the Allies.

As an **ally**, young professionals—age 18-40—are involved in The Fayette Alliance and the community at large. Specifically, the **Allies**:

- Act as an informal advisory group to The Fayette Alliance Board of Directors in adopting land use policy;
- Build a strong advocacy and volunteer base for Fayette Alliance activities and initiatives; and

- Organize fun fundraising and outreach events for The Fayette Alliance.

Working closely with the executive director and staff, the Allies have embarked on expanding the Alliance into a large and inclusive grassroots organization. The Allies' three major objectives for 2009 are: to establish an aggressive Internet supporter campaign; to increase the number of Alliance public awareness/fundraising events; and to develop a relationship between The Fayette Alliance and the Lexington cycling community.

To date we have made significant progress towards each of these goals. Since the launch of the Fayette Alliance Internet campaign there have been 550 people sign up on our Facebook page with new supporters joining daily. The continual growth of the Alliance's online community and fantastic new website will allow us to effectively fundraise on-line in the near future.

The results in 2009 have not been limited to cyberspace; we held a very

successful 'Our Town, Our Farms' concert in April at the Penguin Piano Bar in downtown Lexington. The success of this event was two-fold: we raised money for the Alliance, while increasing the organization's profile in the community. From lessons learned during this event, we will improve on our successes with each subsequent concert in this series. The Allies are currently planning another concert that will be held at Buster's in the



new Distillery District this November. See below for more information.

Lastly, the Allies are working hard to build a strong relationship with the cycling community in Lexington. Two cycling-related events are on the horizon: an "Alley Cats" urban bike race and fundraiser to benefit the Alliance on October 11th, and "the Bike for the Bluegrass" event scheduled for October 24th. Bike for the Bluegrass will provide a great opportunity to work with the Bluegrass Cycling Club to introduce the public to Fayette County's most beautiful farms, while raising funds for the Alliance. Please see below for more details. This event an inaugural opportunity for the Alliance to partner with the Bluegrass Cycling Club—and we truly appreciate their support.

As the Allies move into the final months of 2009, help us close a great year by spreading the word about The Fayette Alliance— and participating in our upcoming events! If you have any questions about joining the Allies or would like to offer ideas for future events please feel free to contact me anytime at samrazor@gmail.com.

Sincerely,
Sam Razor
President, Allies Committee





Events on the Horizon

Bike for the Bluegrass, October 24th 2009

The Fayette Alliance is working with the Bluegrass Cycling Club and Ouita Michel of Wallace Station to host the first annual "Bike for the Bluegrass" event.

This ride will be a remarkable opportunity for the public to experience some of the most renowned thoroughbred farms in the Bluegrass—from the back of their bike. They will have an inside look at the unparalleled natural beauty, history, and "nuts and bolts" of our signature equine industry. As a gesture of support for The Fayette Alliance, Gainesway, Mt. Brilliant, Castleton-Lyons, and Cobra Farms have agreed to open their gates exclusively for this event.

For a \$30 registration fee, riders can participate in a 10-mile, 25-mile, or 45-mile ride. Participants will also receive a cool t-shirt, snacks and beverages, a free subscription to the Bluegrass Cycling Club and The Fayette Alliance, and a delicious box lunch from Wallace Station at the event. A voluntary bike education class will also be offered. The ride will begin and end at legendary Gainesway farm. All proceeds raised will benefit The Fayette Alliance.

Online registration at www.fayettealliance.com is mandatory, and the event will be limited to 150 riders. Registration closes on Wednesday, October 21st...So sign-up today, and don't miss this incredible opportunity!

Please visit www.fayettealliance.com or call 281-1202 for more details.

Our Town, Our Farms Concert Series, November 2009

Buster's Bar has generously agreed to host the 3rd bi-annual "Our Town, Our Farms" Concert. The event is tentatively scheduled for November 2009, and partygoers will enjoy great music and libations in support of The Fayette Alliance.

Buster's recently opened in the Distillery District on Manchester Street, and has quickly become one of Lexington's coolest and most popular live-music venues. Please visit www.fayettealliance.com for ongoing developments.





From the Executive Director...

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meaningfully respond to what our market is telling us, and implement targeted affordable housing and infill policies that make it easier for developers to do the right thing, without compromising our cityscape and iconic Bluegrass brand?



Lexingtonians say “yes”. In the recently completed Destination 2040 Project, the community articulated its vision as:

We will protect and promote the signature rural landscape...continue the momentum to bring about a truly vibrant downtown, and ensure that all urban and suburban neighborhoods flourish...

This is a tall order. However, we must follow suit.

As proven by Dr. Richard Florida in Rise of the Creative Class and countless other experts, we cannot afford to look the other way and advance poorly designed “sprawl” development because it not only fails our demographic market, but our natural, social, and economic promise. Now is the time for action, and let’s get to work.

The Alliance remains strongly committed to moving this effort forward, and your support makes it all possible. Donate today at www.fayettealliance.com.

Please contact me anytime if you have questions or insights about this newsletter at director@fayettealliance.com. Again, thank you for your dedication to our town, our farms, and our future-

Knox van Nagell
Executive Director

Did You Know?

- Poultry is the number one food commodity in Kentucky, and it’s ranked 3rd nationally in broiler production. Poultry is a \$814 million industry in Kentucky, and uses 29% of the state’s corn crop. “*Something to Crow About*”, The Lane Report, August 2009.



- An estimated 32% of American children are overweight, and physical inactivity contributes to this phenomenon. Pediatricians specifically link this alarming figure to the design of our built environment. Sprawl development reinforces inactivity, and behavior that negatively impacts all of us. “*We Knew It All Along*”, APA Magazine, July 2009.
- An alarming 18.1% of all renter households in Lexington now pay more than 50% of their gross income for housing. Meanwhile, the Federal commitment to affordable housing has shrunk more than 80% in the last 25 years. LFUCG Affordable Housing Trust Fund Report, 2008.



Show your support for our town, our farms, and our future. Visit www.fayettealliance.com to order your Alliance Apparel

Our Organization

To learn more about The Fayette Alliance's mission and policies, please visit www.fayettealliance.com. Your financial support makes everything possible, and all donations are greatly appreciated <http://fayettealliance.com/help-us/donate/>.



Board of Directors:

- Larkin Armstrong of Larkin Armstrong Bloodstock
- Antony Beck of Gainesway Farm
- Jim Bell of Save Our Irreplaceable Land
- Gary Bizzantz of Cobra Farm
- Todd Clark of Clark Farms
- Thomas Gaines of KBC International
- Greg Goodman of Mt. Brilliant Farm
- Margaret Graves of the Purchase of Development Rights Program
- Arnold Kirkpatrick of Kirkpatrick Real Estate
- Debbie Long of Dudley's Restaurant
- Patrick McGee of Churchill McGee
- John Nicholson of the Kentucky Horse Park
- Nick Nicholson of Keeneland
- John Phillips of Darby Dan Farm
- Beth Pride of The Lexington School
- Walt Robertson of Fasig-Tipton

- Don Robinson of Winter Quarter Farm
- Mackenzie Royce of Bluegrass Conservancy
- Jimmy Shropshire of Springview Farm
- David Switzer of the Kentucky Thoroughbred Association
- Emma Tibbs of the Fayette County Neighborhood Council
- Jack van Nagell of UK Markey Cancer Center
- Derek Vaughn of Vaughn Tobacco Company
- Gay Haggin Van Meter of Garden Club of Lexington
- Holly Wiedemann of AU Associates
- Judy Worth of Verble Worth Verble



Knox van Nagell



Charlene Mingus

Staff

- Executive Director Knox van Nagell
Contact: 859-281-1202, director@fayettealliance.com
- Executive Assistant Charlene Mingus
Contact: 859-281-1202, Charlene@fayettealliance.com

Make a Donation for Our Town and Our Farms today!

Yes! I want to support farmland preservation and infill redevelopment in Fayette County by giving to The Fayette Alliance.

Gift of \$20.00 Gift of \$250.00
 Gift of \$100.00 Gift of \$ _____

Name _____

Address _____

City/State/Zip _____

Phone _____

Email _____

How did you hear about us? _____

Please be aware that your contribution/donation may be tax deductible if you and/or your tax advisor determine that it is an ordinary and necessary business expense incurred in your trade or business. If you have any questions, please contact Knox van nagell at (859) 281-1202 or visit our website at www.fayettealliance.com.



Get Involved

We lose 137 acres of prime agricultural land in the inner Bluegrass region **EACH DAY to urban sprawl.**



Polo In The Park T-shirts Available Now!

To order visit www.fayettealliance.com

Get involved in Lexington-Fayette County's future and become a Fayette Alliance "Ally" today!

A strong membership base enables the Fayette Alliance to effectively carry the message of responsible land use planning to our elected officials and local government. So become a Fayette Alliance member today, and stay in the know!

To find out more about our membership program, please call The Fayette Alliance at (859) 281-1202 or visit www.fayettealliance.com.

Come see The Fayette Alliance on **facebook**



601 W. Short Street
Lexington, KY 40508
www.fayettealliance.com

The Fayette Alliance is Lexington's only land-use advocacy organization that regularly educates and lobbies local government for a sustainable growth model that benefits all of us.

The Fayette Alliance believes the preservation of our signature Bluegrass farmland, the creation of a dynamic and equitable city through infill redevelopment, and the improvement of our natural waterways through repairing our sanitary sewer and stormwater systems are essential components to achieving unparalleled quality of life, environmental health, and economic success here in Lexington-Fayette County.