



**The Fayette Alliance**  
601 West Short Street, Ste. 200  
Lexington, KY 40508  
(859) 281-1202

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Elizabeth Knox van Nagell

LFUCG Planning Commission

200 East Main Street

Lexington, KY 40507

August 13<sup>th</sup>, 2009

Dear Chairman Penn and Commissioners,

I am here on behalf of The Fayette Alliance. The Fayette Alliance is Lexington's only land-use advocacy organization dedicated solely to preserving our renowned rural landscape in Fayette County, and strengthening the city of Lexington through innovative infill redevelopment and adequate infrastructure.

If responsibly pursued, this growth approach will improve our city and protect our productive and beautiful farmland—creating a quality of life crucial to Lexington-Fayette County’s economic and environmental success today and in the future.

In furtherance of this mission, The Fayette Alliance joins Planning Staff in supporting the preliminary development plan of DP 2009-51 Angliana Adaptive Reuse/Showprop Lexington LLC.

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 \$70 million project aims to contain a movie theatre, bowling alley, grocery store, residential, retail and office space, museum, 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 Showprop Lexington LLC receives development plan approval, it 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.

With over 8,000 acres of blighted, underutilized, and vacant land inside the Urban Service Area, The Fayette Alliance conceptually endorses DP 2009-51. It aims to responsibly accommodate our future growth needs without needlessly consuming our finite and threatened farmland—a strategy that expressly furthers the intent of the recently adopted Adaptive Re-Use ZOTA for the B-4, and I-2 zones, Goals 5, 7, 8, 11 and 12 of the 2007 Comprehensive Plan, the spirit of the LFUCG Downtown Master Plan, and countless public visioning surveys.

Therefore, The Fayette Alliance joins LFUCG Planning Staff in respectfully requesting that you endorse DP 2009-51 in the interests of moving the development plan and TIF processes forward. We look forward to remaining engaged in the process to ensure that the infrastructure, transportation, and any other development issues are resolved prior to construction.

Thank you for your consideration and dedication to responsible land-use planning.

Sincerely,

Knox van Nagell

Cc: Chris King, Director LFUCG Div. of Planning  
The Hon. Christine Westover, McBrayer, McGinnis, Leslie & Kirkland LLC