



# The Reporter

Volume III, Issue II, July 2009

## Message from the Executive Director



*Knox  
van Nagell*

The Fayette Alliance is looking forward to a busy and exciting summer season.

Our fundraising and outreach efforts are in full swing, as we are preparing for our 3rd Annual “Bluegrass International Cup” polo benefit. It will be held on **Saturday, July 18th at the Kentucky Horse Park’s Man ‘o War field.**

The benefit will feature a professional polo match between Team U.S.A. and Team South Africa, buffet dinner, a live 80’s cover band “The Spazmatics”, tailgating, and an exclusive Andre Pater oil painting auctioned live at the event. We expect over 700 guests, and sponsorship and advertising opportunities are still available. All money raised will benefit the crucial efforts of the Alliance and Bluegrass Conservancy. For more information and ticket reservations, please call our office at 281-1202, or visit [fayettealliance.com](http://fayettealliance.com) or [bluegrassconservancy.org](http://bluegrassconservancy.org). We hope to see you there!

In addition, the Alliance continues to successfully move its mission forward at local government. **As 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** — the Alliance plays a unique and important role in making Lexington a world-class city in a world-class landscape.

From supporting the recently implemented LFUCG Water Quality Fee and improvements to downtown’s Courthouse Design Overlay zone after the CentrePointe controversy, to asking Council for \$3million in local PDR funding — The Fayette Alliance is making a real impact. To receive “real time” updates on our efforts, please become a “Facebook fan” of The Fayette Alliance today at [www.facebook.com/pages/The-Fayette-Alliance/71114915488?ref=Facebook.com](http://www.facebook.com/pages/The-Fayette-Alliance/71114915488?ref=Facebook.com).

No doubt, The Fayette Alliance continues to accomplish its goals because of your commitment to the organization and Lexington-Fayette County. This relationship is crucial to our future, and in the next few weeks we will unveil a new and improved [fayettealliance.com](http://fayettealliance.com) website — complete with an interactive blog and social media component so you can actively participate in the policies and initiatives of the Alliance.

Needless to say, I am excited about our programs in 2009 — and please contact me anytime at [director@fayettealliance.com](mailto:director@fayettealliance.com) or 859.281.1202 if you have questions or insights about this newsletter.

Again, thank you for supporting our town and our farms-

*Knox van Nagell, Executive  
Director*





# Land Use

The Fayette Alliance regularly weighs in on land-use issues that impact farmland preservation, and responsible infill redevelopment and infrastructure in Lexington-Fayette County.

The Alliance takes positions on only those issues that have a potential countywide impact on the local zoning ordinance and other planning authorities. By focusing on the “30,000 foot-level” issues, the Alliance hopes to efficiently change the Lexington’s growth model.

While the Alliance is currently watching several issues, the following are those that have crystallized in the last three months:

## Water Quality Fee

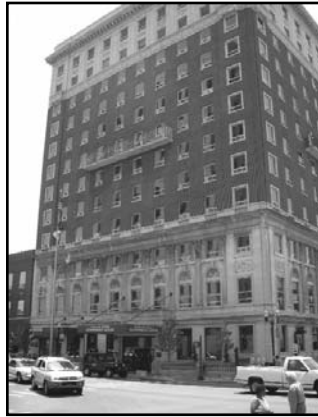
Once the Athens of the West, Lexington-Fayette County is now a place where people and livestock have tragically lost their lives in flooded streams; raw sewage and stormwater run-off pollute **over 70% of our creeks** — endangering fish, animals, and humans alike; and feces finds itself in household basements, neighborhood parks, and the scenic fields of world famous farms.



This crisis impacts us all—from the first-grader, businessman and homeowner to the equine and general agricultural farmer. Indeed, we are in this together—and together we must now embrace the opportunity to fix a problem to which we all contribute, that has been decades in the making. Therefore, the Alliance strongly supported the Water Quality fee.



The fee was mandated by the recently signed EPA Consent Decree and the 2009-2010 NPDES/MS4 permit — both of which LFUCG leadership substantively agree.



The fee will be \$4.32 /month for single-family homes, duplexes and farms. Commercial and other properties will be given a monthly assessment of \$4.32 for every 2,500 square feet of impervious surface on the parcel. Fees will be collected from all Fayette County property owners — **generating \$13 million annually in a dedicated Water Quality fund for stormwater remediation projects.**

Ultimately, the Council passed the Water Quality fee (13-2) on May 14th, 2009. To view how each councilmember voted, visit

[www.fayettealliance.com/officials.shtml](http://www.fayettealliance.com/officials.shtml).

## \$3 Million Budget Request for Purchase of Development Rights Program

Recently, the LFUCG PDR program became eligible to receive \$3 million in federal funds from the Federal Ranchlands and Protection Program. To receive this grant, PDR must receive \$3 million in local "matching" funds. If accomplished, PDR will have a total of **\$6 million in its coffers to purchase conservation easements** on prime Fayette County farmland.



The Council has the ultimate “power of the purse” and on June 25th it UNANIMOUSLY adopted the \$3 million local allocation for the PDR program in the FY 2010 LFUCG budget.

It is important to note that **local PDR funding does not have to come out of LFUCG’s general fund** — but is acquired by selling bonds on the market. By allocating \$3 million to the PDR program, LFUCG will not have to “find the money” in our strapped general fund. Further, it does not increase LFUCG’s current bond service obligations.



# News

In today's lean budgetary climate, this scenario (\$3 million from the Feds & \$3 million from local government) gives our community an important opportunity to **invest twice the money for half the price in farmland conservation** - a win-win for Fayette County considering there are currently 52 farms in the PDR pipeline waiting to sell easements on 4,800 acres. This is a crucial prospect—as these farms are the factory floor of Fayette County's \$3 billion agricultural industry and international Bluegrass brand.

The Alliance strongly supported PDR's efforts to secure \$3 million in local funding from the Council and appreciates Council's leadership on this issue. We will apprise you of all developments.

## Courthouse Area Overlay Text Amendment

Recently, the Planning Commission introduced a text amendment that will prohibit the issuance of permits before Planning Commission can review an appeal from the Courthouse Area Design Review Board.

The intent of the Courthouse Area Design Overlay (CADO) zone is to **encourage growth** and redevelopment in the courthouse area downtown, **while preserving and protecting its unique features and characteristics.**

The Courthouse Overlay Board, and if necessary the Planning Commission on appeal, achieves this goal by using applicable design standards and other requirements to approve or disapprove



*Block before demo.*

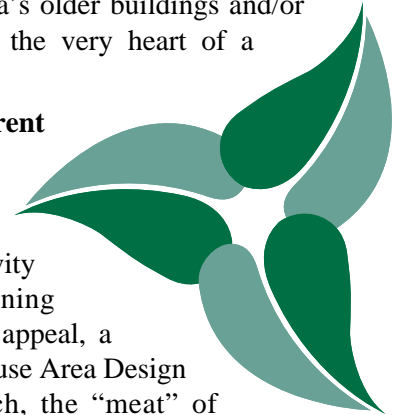
development proposals in the CADO zone — an analysis that involves balancing new, appropriate construction in the area's established and unique urban landscape. Therefore, how projects interact with,



*Woolworth block after demo.*

use, or displace the area's older buildings and/or landscape are often at the very heart of a CADO matter.

Despite this intent, **current CADO** process allows applicants to demolish buildings and proceed with development activity **BEFORE** the Planning Commission hears, on appeal, a decision of the Courthouse Area Design Review Board. As such, the “meat” of an appeal can be torn-down, irreversibly altered, or displaced before a party to the action has his/her proverbial “second-bite at the apple”.



This unfortunate circumstance occurred during the recent CentrePointe controversy, in which the developer destroyed buildings on the Woolworth Block while community interests appealed the Courthouse Area Design Review Board's ruling—which granted a demolition permit—to the Planning Commission. The buildings came down, despite being the focus of an appeal to Planning Commission. This scenario not only frustrated the intent of the CADO zone, but deeply embittered citizens—who questioned the fairness of local zoning, and by extension, the integrity of LFUCG itself.

In response to this wake-up call, the Planning Commission initiated a text amendment to the CADO zone, that if adopted, **will prohibit issuing a demolition or other development permit before Planning Commission can review an appeal from the Courthouse Area Design Review Board.**

The Fayette Alliance supports this text amendment because it furthers of the intent of the CADO zone, regulatory fairness, and infill-redevelopment in Lexington's urban core—principles that support the infill and farmland preservation recommendations of the recent 2007 Comprehensive Plan. The Planning Commission adopted this text amendment on June 25th, and it will likely go to Council for approval in August 2009.

- For additional information on these issues, please visit [www.fayettealliance.com/landuse.shtml](http://www.fayettealliance.com/landuse.shtml)



# Fayette Alliance Activities

**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 established neighborhoods.

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.

The Fayette Alliance has over **2,000 supporters—with the long-term goal of 30,000.** If reached, this support base will make us the largest grass-roots organization in Lexington-Fayette County. Tell your friends to become a supporter today!

Executive Director Knox van Nagell would love to come to your place of business, neighborhood association, or organization to talk about The Fayette Alliance. If interested, please contact her at [director@fayettealliance.com](mailto:director@fayettealliance.com) or 281-1202.

## Alliance goes on Commerce Lexington's Leadership Trip to Madison

Director Knox van Nagell attended the Chamber's leadership trip to Madison, WI.

Madison is a great city with a vibrant, human scale downtown. It also has a thriving university, extensive bike trails, and a flourishing \$9 billion agricultural economy... All it takes is innovative planning and visionary leadership!



*Madison, WI*



Needless to say, The Alliance looks forward to promoting Madison's lessons here in the Bluegrass.

**Become an "Ally of the Alliance" today.** As an ally, young professionals—age 18-40—are involved in



*Allies' Cocktail Party.*

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

Currently, the Allies are planning a late Summer 2009 **"Our Town, Our Farms"** concert, an October 2009 **Bike for the Bluegrass** event, and organizing our **Lexington Farmer's Market** outreach efforts.

**The Allies meet the third Wednesday of every month at 6:00 p.m. at The Fayette Alliance office.** Get involved and have some fun by becoming an "Ally" today, and call 281-1202 for more information. We look forward to seeing you soon!

# Fayette Alliance Events

## Polo in the Park- “Bluegrass International Cup”, July 18th 2009.

The 3rd annual **Polo in the Park, Bluegrass International Cup**, will be held on Saturday, July 18th, 2009, beginning at 4:30 p.m., to benefit the crucial efforts of The Fayette Alliance and Bluegrass Conservancy.

This exciting event will feature a 20 goal polo match at the Kentucky Horse Park’s renowned Man ‘o War field between Team U.S.A. and Team South Africa. In addition, it will include dinner, live music by popular 80’s cover band “The Spazmatics”, and a live auction featuring an exclusive painting by acclaimed local artist Andre Pater, along with other unique field-sport experiences. To learn more about ticket reservations and pricing, please visit [www.fayettealliance.com/events.shtml](http://www.fayettealliance.com/events.shtml).

If you would like to purchase tickets, please contact Lindsey Lemaster at Bluegrass Conservancy at (859) 255-4552.

In addition, a separate tailgating section will be featured at the benefit this year. To learn more about tailgating tickets and reservations, please visit [www.fayettealliance.com/events.shtml](http://www.fayettealliance.com/events.shtml).

If interested in purchasing tailgating tickets, please contact Amarae Hollingshead at The Fayette Alliance at (859) 281-1202, or [amarae@fayettealliance.com](mailto:amarae@fayettealliance.com).

This year, we expect over 700 attendees to come out and enjoy this exciting and popular event. We look forward to seeing you there!

## Bike for the Bluegrass, October 2009

The Allies are currently working with world famous Gainesway farm to host a bike ride for the community. Ride participants will enjoy beautiful and historic rural



SATURDAY, JULY 18, 2009  
KENTUCKY HORSE PARK  
MAN O' WAR FIELD  
5:30 P.M. MATCH

*Bluegrass*  
INTERNATIONAL  
Cup

20 GOAL MATCH, DINNER & AUCTION  
BENEFITTING BLUEGRASS CONSERVANCY & THE FAYETTE ALLIANCE  
COCKTAILS & DINNER • SILENT & LIVE AUCTION • MUSIC BY THE SPAZMATICS • CASUAL ATTIRE

Bluegrass Conservancy

POLO IN THE PARK.  
2009  
THE KENTUCKY HORSE PARK  
LEXINGTON, KY

The Fayette Alliance

www.equivetsurance.com

smileypete.com

GAINESWAY

UKHealthCare

BusinessLexington

BARONESS POLO TEAM

The Pond Lady

LEX 18

Fasig-Tipton

WUKY THE ROCKSSET

Blood-Horse PUBLICATIONS

landscapes from the back of their bike—while raising awareness for The Fayette Alliance and its efforts to promote farmland preservation in Fayette County.

Planning for this event is ongoing, and we will keep you posted as details unfold.



# Our Community – Did You Know?

- The Kentucky equine industry directly provides 51,900 full time jobs in the state. *American Horse Council Foundation, 2005.*
- The Alltech FEI World Equestrian Games is estimated to bring in 500,000 spectators and produce and economic impact exceeding \$150 million. *The Lane Report, Equine Issue, September 2008.*



- The U.S. has only 5% of the world's population, and yet is responsible for 22% of the world's greenhouse emissions. *"Historic Preservation and Green Building: Finding Common Ground", National Trust for Historic Preservation, 2008.*

- Statewide sales of homes plunged 19.6% in the 3rd quarter of 2008. Yet, the median sales price rose 3.3% to \$133,650 in the 3rd quarter. *Lexington Herald Leader, December 4, 2008.*



believe that new communities should be designed so we can walk more and drive less, and that public transportation should be improved and accessible. *National Association of Realtors, 2007.*

- The average Kentucky home uses 24% more electricity than the national average. *"The Meter's Running", Lexington Herald Leader, December 5, 2008.*
- More than 85% of business school graduates in Kentucky remain in the state. *"UK Business College Seeks New Home", Business Lexington, December 2007.*

- Over the past twenty years, more than 80,000 acres of rural Bluegrass farmland have given way to uncontrolled development, earning the region a place on the World Monument Fund's 2006 list of 100 Most Endangered Sites. *Thoroughbred Resource Conservation and Development Council, Inc. December 2008.*



- Kentucky farmers took in \$4.82 billion from the sale of farm products in 2007. *The Lane Report, March 2009.*

- The number of farms in Kentucky declined by 1% from 2002, but the size of farms increased 1%

from an average of 160 to 164 acres. *The Lane Report, March 2009.*



# Our Organization

To learn more about The Fayette Alliance's mission and policies, please visit [www.fayettealliance.com](http://www.fayettealliance.com). Your financial support makes everything possible, and all donations are greatly appreciated [www.fayettealliance.com/join.shtml](http://www.fayettealliance.com/join.shtml).



## Board of Directors:

Larkin Armstrong of Larkin Armstrong Bloodstock  
 Antony Beck of Gainesway Farm  
 Jim Bell of Save Our Irreplaceable Land  
 Gary Biszantz of Cobra Farm  
 Todd Clark of Clark Farms  
 Thomas Gaines of Gaines-Gentry Thoroughbreds  
 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  
 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  
 Gay Haggin Van Meter  
 Holly Wiedemann of AU Associates  
 Judy Worth of Verble Worth Verble



*Knox van Nagell*

## Staff

Executive Director Knox van Nagell  
 Contact: 859-281-1202, [director@fayettealliance.com](mailto:director@fayettealliance.com)  
 Executive Assistant Amarae Hollingshead.  
 Contact: 859-281-1202, [amarae@fayettealliance.com](mailto:amarae@fayettealliance.com)



*Amarae Hollingshead*

## 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](http://www.fayettealliance.com).



# Get Involved

**There are currently  
\$500 Million  
dollars in downtown  
development projects.**



**Fayette Alliance T-shirts  
Available Now!**

To order visit [www.fayettealliance.com](http://www.fayettealliance.com).

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

A strong support 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 supporter today and stay in the know!

Please become a "Fan" of The Fayette Alliance on our Facebook page today and stay in the know on the latest land use issues and Alliance events.

Come see The  
Fayette Alliance  
on  
**facebook**



601 W. Short Street  
Lexington, KY 40508  
[www.fayettealliance.com](http://www.fayettealliance.com)

*To promote, through  
education, our  
irreplaceable farmland  
in Fayette County, to  
protect our unique  
agricultural enterprises  
from adverse suburban  
expansion, and to  
secure a better, more  
prosperous future for  
our entire community.*