



The Reporter

Volume III, Issue IV

From the Board Chairman & Executive Director...



**Knox
van Nagell**

We want to thank you for making The Fayette Alliance what it is today. You are part of a growing community of over 2,000 Alliance supporters that comprise Lexington's ONLY land-use advocacy organization which regularly lobbies local government for a sustainable growth model that benefits all of us.

We believe that **preserving our signature Bluegrass landscape**, creating a dynamic and equitable cityscape through **infill redevelopment**, and **improving our natural waterways** by fixing our sanitary sewer and stormwater systems are key components to achieving our economic and environmental promise here in Lexington-Fayette County.

With your help, we are a strong alliance of citizens from the entire community. As Fayette County's united voice for responsible growth, we weigh-in on those land-use issues that have countywide implications. Together we can chart our future, and positively impact local zoning decisions—the very building blocks of Lexington-Fayette County.

Alliance supporters have viewed our newly re-designed website over **10,000 times** since it launched this summer, and 200 of you have registered online at FayetteAlliance.com to access real-time land use news and comment on land use issues—shaping the policies of our organization. **We're listening.** Please continue to let us know what you think.

No doubt, 2009 has been a remarkable year for the Alliance—in which we actively achieved our mission by promoting a quality of life for us all. Our work included:

- Successfully building support and gaining consensus at local government on twelve major land-use issues, such as
 - Establishing the LFUCG Water Quality Management program,
 - Securing an unprecedented \$3 million in local funding for the LFUCG Purchase of Development Rights Program, and
 - Supporting the necessary zoning for the Krikorian and Red-Mile Infill projects—anchoring over \$200 million



University of Kentucky Hospital

in investment inside Lexington's urban core.

- Sponsoring several community outreach events and initiatives such as the "Our Town, Our Farms" concert series, the "Bluegrass International Cup" polo benefit at the Kentucky Horse Park, and the first annual "Bike for the Bluegrass" ride.



Fayette County Farm

- Publishing several editorials and educational materials on the



Bridge debris from trash

importance of responsible growth here in Lexington-Fayette County and the greater Bluegrass Region.

To learn more, please visit FayetteAlliance.com.

The Fayette Alliance is making a huge difference in Lexington-Fayette County—but it comes at a

cost, and we need your financial support to continue this crucial work for our town, our farms, and our future. Please visit the back page of this newsletter or FayetteAlliance.com to learn more about how you can

contribute, and sustain the day-to-day efforts of The Fayette Alliance.

We truly appreciate your consideration. Please call us if you have any questions at 281-1202.

Wishing you a wonderful holiday season and Happy New Year,

*Don Robinson
Chairman of the Board*

*Knox van Nagell
Executive
Director*



We need your help! Donate today at FayetteAlliance.com to support our town, our farms, and our future



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 and taskforce sessions.



Government Center

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 FayetteAlliance.com.



Fayette County neighborhood

Alliance Supports Temporary Moratorium on “Big Box” Additions

On October 14th, the Alliance supported a proposed temporary moratorium for “big box” additions

in the residential zones of Lexington’s Infill and Redevelopment Area. [View our official position statement at FayetteAlliance.com](http://FayetteAlliance.com).

Ultimately, Council adopted the moratorium only for the 3rd District, which will:

- **Temporarily prohibit additions exceeding twenty-five percent (25%) of the square footage of the existing structure** — unless the proposed addition would result in a final structure that would not exceed a total of fifteen hundred (1,500) square feet.
- **Prohibit** The Division of Building Inspection **from issuing building permits** listed in this resolution for the duration of the moratorium.

The moratorium will last six months, ending on April 15th 2010.

In plain terms, the widespread emergence of “disproportionately large additions” in neighborhoods—especially those surrounding U.K. campus—is causing several problems for the community in which excessive stormwater run-off, crowded parking and traffic congestion, pedestrian and

fire-safety issues, transiency, and a profusion of garbage is diminishing the quality of life, character, and long-term market stability of these areas.

This 6-month moratorium is needed to temporarily stabilize existing neighborhoods from the construction of “big-box” additions, while affording an opportunity for stakeholders to determine a comprehensive and fair solution to increasing the density, size, and scale of structures in residential zones surrounding UK campus.

No doubt, the Alliance strongly supports the re-investment and the re-development of our urban core. It’s a fundamental strategy in preserving and promoting our rural resources and the signature industries that thrive on it, while enhancing the blighted and neglected areas of our city.

In fact, since our inception in 2006, the Alliance has successfully endorsed over \$500 million in infill redevelopment projects.

However, a successful and sustainable infill redevelopment strategy is one that appropriately encourages growth for the benefit of the developer, property owner, and neighborhood alike.

Without this balance, property values will decline and infill will fail — thereby hanging our environmental, economic, and quality of life potential in the balance.

Infill can and must be a win-win for everyone.

Visit FayetteAlliance.com to follow this dynamic issue. Over the next six months, we hope to actively participate in the Building Inspection taskforce and other Council initiatives to determine good solutions to this complex issue. We’ll keep you posted of all progress.

Tell us what you think! Blog at FayetteAlliance.com.

Planning Commission Unanimously Recommends Approval of Red Mile Zone Change

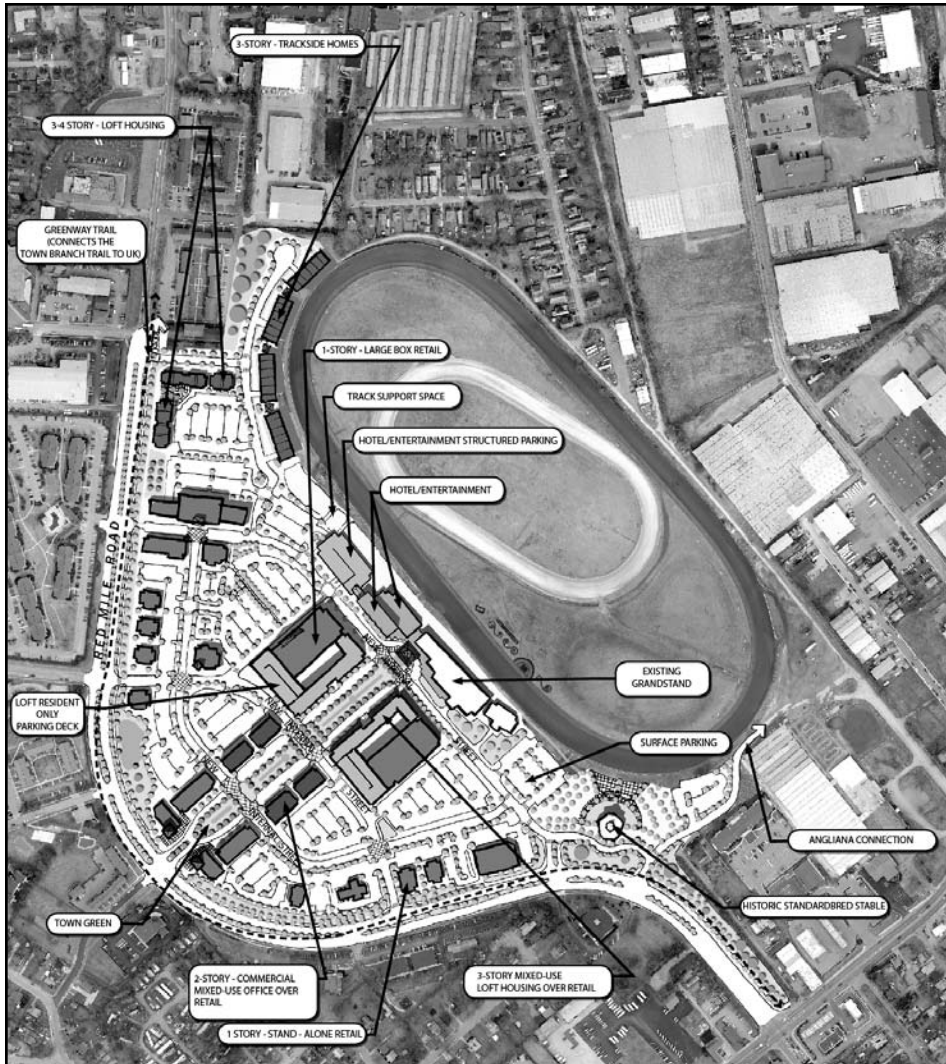
On Thursday, November 19th, the Planning Commission unanimously recommended approval of Mixed-Use Community (MU-3) zoning for 67 acres located at 780, 790, and 1200 Red Mile Road. The Commission also unanimously approved the Red Mile preliminary development plan.

If adopted by Council, this zone change will lead to a \$170 million mixed-used entertainment infill project at the Red Mile racetrack.

The Fayette Alliance strongly supported this zone change application, as it satisfied the legal and statutory requirements for MU-3 zoning, and was the result of an unprecedented small area plan process that transparently involved the developer and key community stakeholders.

continued on page 3

News



continued from page 2

TIF financing, a final development plan, and preliminary subdivision plan will be required before building begins — and we look forward to remaining engaged in the process to ensure that any technical issues, such as stormwater drainage, sanitary sewer capacity, and traffic engineering are resolved prior to construction. Ultimately, this zone change and infill project embraces 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, and we commend the developer, LFUCG Planning Staff, and the Planning Commission for moving this venture forward.

In December, the Council will likely hear and render a final decision on the Red Mile zone change, and we will keep you apprised of all progress at FayetteAlliance.com.

Tell us what you think! Blog at FayetteAlliance.com.

Alliance Supports Showprop Lexington’s TIF Application

The Fayette Alliance is supporting Showprop Lexington’s TIF application, and will ask the LFUCG Council to endorse it on December 3rd.

continued on page 6

Above, Red Mile design proposal. Below left, Krikorian design concept, pedestrian promenade. Below right, Krikorian Design Concept

[Please view the Alliance’s official position statement of support at FayetteAlliance.com.](http://FayetteAlliance.com)





The Allies — Our Events

Bike for the Bluegrass, October 24th 2009

“Bike for the Bluegrass 2009” was a very successful event! It was held on Saturday, October 24th—and despite the rainy, cold weather over 100 cyclists came out and got an inside look at the unparalleled natural beauty, history, and “nuts and bolts” of our signature equine industry here in Fayette County.

As a gesture of support for The Fayette Alliance, Gainesway, Mt. Brilliant, Castleton Lyons, and Cobra farms opened their gates exclusively for this event—and participants were able to choose between a family friendly 10-mile ride, an intermediate 30-mile ride or more a challenging 45-mile ride. Each route provided the participants a unique opportunity to explore the inroads of these renowned equine operations.

The Allies would like to thank those who made this event possible including the participating farms: **Mt. Brilliant**, **Gainesway**, **Cobra**, and **Castleton Lyons**; event sponsors the **Bluegrass Cycling Club**, **Wallace Station**, and **Good Foods Market and Café**; our volunteers; and all of the cyclists who participated in the ride.

As we greeted participants at the finish line I was approached by numerous participants (so many that I lost count) that expressed their sincere gratitude for getting the chance to establish a connection to the beauty of the farms in such an up-close and personal way. Building these connections between the community and our farms is vital to our mission and we look forward to hosting “Bike for the Bluegrass 2010” next fall, and will keep you posted of all details as they unfold.

Our Town, Our Farms Concert Series, November 13th 2009

The Allies of The Fayette Alliance partnered with **Buster’s Billiards and Backroom** to host the third “**Our Town, Our Farms**” Benefit Concert featuring “**Satisfaction a Rolling Stones Experience**”. Proceeds raised benefited **The Fayette Alliance**, and the concert took place on **Friday, November 13th, 2009 at Buster’s Billiards and Backroom**.

Concertgoers purchased raffle tickets to win an exclusive farm tour of two of the most acclaimed horse farms in the world — **Winter Quarter** and **Darley**.

We want to congratulate raffle winner **Angie Gazzaroli**, who



will receive the extraordinary opportunity to exclusively tour the farms with American thoroughbred horse racing Hall of Fame jockey and founder of the North American Riding Academy, **Chris McCarron**, while enjoying a delicious gourmet lunch in Spring 2010.

Thank you to everyone who joined us at **Buster’s** on November 13 to help protect our town, our farms, and our future!

Call Alliance office at 859-281-1202 for details on how to get involved with the “Allies” of The Fayette Alliance. We look forward to an exciting 2010 and hope you can join in the fun.

Sam Razor, Allies President



Sam Razor



Allies at the “**Our Town, Our Farms**” Benefit Concert



“**Satisfaction, a Rolling Stones Experience**”



**"OUR TOWN
OUR FARMS"**

Live Music by
Satisfaction
a Rolling Stones Experience

Friday, Nov. 13th, 2009
Buster's Billiards and Backroom
Doors open at 7pm, show at 8pm

a benefit to raise awareness for The Fayette Alliance
www.fayettealliance.com



Did You Know?

- **Kentucky's farmer market vendors sold an estimated \$8 million in agricultural goods in 2007—up from \$5.4 million in 2003.** *KY Department of Agriculture, 2009.*



- **There are over 83,000 farms in KY—ranking it 4th in farms in the U.S. For the last two years, KY farm gate receipts topped a record \$4 billion—making it one of the state's leading industries.** *"Big Box Stores Lending to Local Foods*



Movement", Business Lexington, 8/21/09.

- **In preparation for the 2010 World Equestrian Games, the Kentucky Horse Park recently opened the doors to a \$45 million state-of-the-art arena. It features 5,700 stadium seats, nine suites, and 20,000 square feet of exhibition space.** *"The Fast Lane", The Lane Report, August 2009.*



Land Use News cont.

continued from page 3 Showprop Lexington LLC is seeking Tax Increment Financing for its \$70 million mixed-use project in downtown Lexington.

Using adaptive re-use and mixed-use new construction, developer George Krikorian aims to revitalize roughly 20 acres of vacant and underutilized industrial land on Angliana Avenue — near South Broadway and the UK campus.

Without Tax Increment Financing, this transformative project will not move forward. TIF will allow incremental tax revenues, generated over the course of twenty years by the development to offset roughly \$36 million in public infrastructure needed to make the project a reality.

In exchange for this 20 year expenditure of public tax revenue, the state of Kentucky and Lexington-Fayette County will gain a vibrant "destination" hub including a bowling center, luxury movie theatre, restaurants, retail, residential and commercial uses, a parking structure, outdoor amphitheatre, pedestrian mall and bridge, public art, museum, exhibition space, and other amenities. It will also produce significant fiscal impacts to our local economy.

As evidenced by the success of Krikorian's similar projects in the Los Angeles and San Diego California areas, Showprop Lexington promises to create **\$116 million in total spending, \$46 million in increased earnings, and 1,160 direct jobs**. Further, it's estimated that the state will "**net**" **\$83.2 million** and Lexington will "**net**" **\$12.5 million in new tax revenues** — surpassing the \$36 million in TIF public infrastructure costs. *"Showprop Lexington's Krikorian Premier Theatres at Angliana Avenue: TIF and Economic Impact Analysis", Commonwealth Economics LLC, 2009.*

With over **12,000 acres** of blighted, underutilized, and vacant land inside the Urban Service Area potentially available for infill-redevelopment, The Fayette Alliance endorses the Showprop TIF district. [2009 LFUCG Housing Market Study](#).

If supported by LFUCG and adopted in Frankfort, Showprop Lexington will be a significant tool in accommodating our future growth needs — by transforming tired properties into dynamic urban spaces and streetscapes without needlessly consuming our finite and threatened natural resources.

View our official statement of support at FayetteAlliance.com, and we will keep you posted of all progress

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



Our People

To learn more about The Fayette Alliance's mission and policies, please visit FayetteAlliance.com. Your financial support makes everything possible and is greatly appreciated.

Donate online at FayetteAlliance.com



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, infill redevelopment, and clean water in Fayette County by giving to The Fayette Alliance.

Recognition Levels:

- Dynamic Neighborhoods and Urban Vitality... \$500 & below
- Environmental Sustainability... \$501 - \$1,500
- Farmland Preservation Partner ... \$1,501 - \$5,000
- Economic Growth ... \$5001 - \$10,000
- Building Our Future ... \$10,000+

Make a gift online at FayetteAlliance.com.

Note: Your contribution may be tax deductible if you and your tax advisor determine that it is an ordinary and necessary business expense incurred in your trade or business.

Name _____

Address _____

City/State/Zip _____

Phone _____ Email _____

- I prefer to make the donation anonymously

This gift should be considered from: _____

Please be sure your name appears as you would like it to appear in acknowledgement letters and donor listings.

We need your help! Donate today at FayetteAlliance.com to support our town, our farms, and our future



Get Involved

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

A strong support base enables the Alliance to effectively carry our message of responsible growth to our elected officials at local government. So become a supporter for free at FayetteAlliance.com and stay in the know!



Come see The
Fayette Alliance
on
facebook

**Bike for the
Bluegrass
T-shirts Now
Available at
FayetteAlliance.com**



601 W. Short Street
Lexington, KY 40508
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.