



FAYETTE ALLIANCE

ANNUAL REPORT

Jokingly, I often say that I am a “recovering” attorney because I get to come to work at the Fayette Alliance everyday...and it’s the truth!

To dedicate myself to the mission of our great organization is indeed a privilege that I don’t take for granted. By advancing land-use policies that sustainably grow our city and promote our farms in Lexington, Fayette Alliance continues to improve my hometown in many ways—from our economy and environment, to our unique quality of life. As a mom, native Lexingtonian, and young professional—I am incredibly proud of this work.

Thanks to the dedication of our Board of Directors, donors, and supporters throughout the community, Fayette Alliance had a breakout year in 2013. We accomplished a record fourteen land-use initiatives at City Hall, and another fourteen outreach and educational projects that further the importance of sustainable growth in Lexington.

As you will see in the following pages, we covered everything from downtown development incentives and economic development efforts, to strengthening key agricultural and farmland preservation programs.

Needless to say, there is much to be thankful for in Lexington— and while we continue to have many challenges,

we also have many opportunities to become a vibrant city that is balanced with and connected to our renowned Bluegrass farmland.

In 2014, we will continue to focus on the land-use policies of responsible public access in our rural landscape, great design guidelines and development incentives for infill areas, water quality improvement, and addressing the market needs of our signature “horses, healthcare, and high-tech” economic pillars in Lexington.

While there is much to be excited about in 2014, none of it would be possible without you. So thank you. With your support, Lexington can continue its journey to becoming a sustainable world-class city in a world-class landscape.

Please contact me anytime if I can ever be of assistance, and until then-

I remain with highest regards,

Knox Munday



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FCNC

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Kentucky Thoroughbred Association

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Associates Warehouse

Fra Vaughan

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Walnut Springs Farm

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Knox van Nagell

Executive Director

Gail Crossland

Executive Assistant

Kathleen Burke

Educational Programming Coordinator

OUR VISION

Lexington Fayette County will be the model for sustainable growth, by balancing and connecting our vibrant city, with our productive and beautiful Bluegrass farmland.

OUR MISSION

The Fayette Alliance is a coalition of citizens dedicated to achieving sustainable growth in Lexington-Fayette County through land use advocacy, education, and promotion.

As the voice for sustainable growth Fayette Alliance believes that preserving our unique and productive Bluegrass farmland, advancing innovative development, and improving our infrastructure are essential to our collective success in Lexington.

Through our efforts at government and beyond, Fayette Alliance positively impacts countywide planning and zoning policies—which are the building blocks of a better quality of life, economy, and environment for all of us.



To date,

Fayette Alliance has worked with City Hall to usher **MORE THAN 80 MAJOR LAND USE POLICIES** into the books—from supporting **OVER \$750 MILLION IN INFILL PROJECTS**, establishing needed water quality improvement programs under the EPA Consent Decree, and **SAVING OVER 8,000 ACRES OF FARMLAND** from sprawl development.



ADVOCACY

- 1** Supported revoking a conditional use permit that allowed a commercial composting operation on Con Robinson's farm off Georgetown Road. Under the guise of a "composting" permit, Mr. Robinson was operating an illegal rock quarrying mine on the site—causing significant environmental damage to the area, and jeopardizing planning and zoning laws on a countywide level. The Board of Adjustment revoked the permit.
- 2** Actively partnered with Fayette County Farm Bureau and the University of Kentucky College of Agriculture to complete an economic impact analysis of the "ag-cluster" in Fayette County. After nearly two years of study, the report found that agriculture has a \$2.4 billion annual impact on our local economy and supports one in nine jobs in Lexington. Fayette Alliance continues to educate leaders at City Hall and beyond on the importance of ag-economic development in Fayette County, and the need to support it as the primary land-use in our rural areas. Work is ongoing.
- 3** Actively partnered with local government and community leaders to examine establishing an LFUCG Ag-Economic Development Commission—to advance ag-economic development policy in Lexington Fayette County. Such a body would provide the legislative component for "public-private" partnerships needed to promote economic development in various ag-sectors, including the equine industry, local food, general agriculture, tourism, research, and advanced manufacturing. Work is ongoing.
- 4** Monitored the Zoning Ordinance Text Amendment Committee at LFUCG, to responsibly advance recreational opportunities in our productive and sensitive agricultural areas of Fayette County. Initial recommendations were issued in April 2013, and work to implement the recommendations is ongoing.
- 5** Served on Design Excellence Steering Committee at LFUCG, to advance design guidelines and development incentives for downtown Lexington. Recommendations will likely be reported late fall of 2013, and work is ongoing.
- 6** Requested the creation of an LFUCG citizen workgroup to examine the feasibility of establishing a comprehensive, multi-modal trail along public thoroughfares in rural Fayette County. If done, Fayette County can explore how to balance recreational access with the liability and logistical needs of our signature livestock industries on farms. Work is ongoing.





- 7 Supported the Notice of Violation and Revocation of the “Angler’s Club” conditional use permit at Boone Creek Outdoors, in Southeastern Fayette County. Under the permit, Mr. Carey conducted a commercial zip line and canopy tour operation without proper approval from the Board of Adjustment or Fayette Circuit Court. The Board of Adjustment and LFUCG approved the revocation, and successfully secured a criminal injunction forcing Mr. Carey to cease operations until Fayette Circuit Court resolves his pending appeals. This issue has broad legal implications on the enforcement of our zoning process and laws. This is very important, as planning and zoning creates real estate value in our community, and enables the coexistence of a vibrant city with the most productive and beautiful farmland in the world. Work is ongoing.
- 8 Supported a Zoning Ordinance Text Amendment, allowing hospice facilities in the “Economic Development” (ED) Zone of Fayette County. Planning Commission and Council adopted the legislation. With this policy in place, Lexington can improve its claim as an “Agriculture, Healthcare, and High tech” hub in the Bluegrass Region, by attracting new medical facilities to the community without disrupting neighborhoods and farms located next to the ED zone.

ADVOCACY

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Supported the FY 2014 LFUCG Budget. Council adopted the budget. Highlights included:

- **\$2** million local match for the Purchase of Development Rights Program, which will preserve and promote the “factory floor” of Fayette County’s signature agricultural industry and iconic Bluegrass landscape.
- **\$1.25** million local match to finance the schematic design of the Rupp Arena Arts and Entertainment District, which will be a catalytic project in downtown Lexington’s ongoing renaissance.
- Allocations to repair the Historic Courthouse and Kentucky Theatre, which are community icons that contribute to Lexington’s civic pride and character.
- Allocations to maintain greenways and improve parks in our neighborhoods, which are essential in advancing Lexington’s unique sense of community and quality of life.



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Supported the “Summit” Tax Increment Financing District (TIF)—which will use local tax revenues generated by the retail, commercial, and residential development to finance infrastructure improvements for the area. Council adopted the proposal. The Summit will use new-urban, mixed-use design principles to redevelop the old Fritz Farm on the corner of Man O’ War and Nicholasville Roads—which is a large underutilized piece of property in the suburbs of Lexington. The Summit represents a \$92.5 million investment in Lexington, and plans to be open by 2015.

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Actively engaged and participated in the 2013 Comprehensive Plan Update, which is the blueprint for Lexington’s future growth and preservation areas. The policy recommendations of the plan give rise to all planning and zoning regulations in Fayette County.

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Actively collaborated with Commerce Lexington and LFUCG to identify, incentivize, and use the thousands of acres of land already inside our Urban Services Area for economic and industrial development. If sustainably done, this effort will reduce the need to expand our city limits into farmland for growth in the future, and create value on vacant and blighted properties for Lexington’s benefit. Work is ongoing.

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Continued to work with Keeneland, SOIL, LFUCG, and other interested stakeholders to monitor the potential development plans of Bluegrass Airport—which, if implemented, may expand airport facilities and commercial uses into adjacent rural areas. Work is ongoing.

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EDUCATION

- 1 Sponsored and organized Lexington's second annual Citizens Planning Academy, teaching over 30 local citizens the "ins and outs" of city planning, to better prepare community leaders on shaping the future of our city.
- 2 Organized several "LexRevealed: Discovering Fayette County's People & Places" events, including touring acclaimed thoroughbred operation Winter Quarter Farm, meeting the talented artists behind the Lexington Tattoo Project, and visiting with Kentucky's Director of Ag Policy, Warren Beeler, about the future of industrial hemp.
- 3 Organized a fun planning and zoning workshop for kids at the Living Arts and Science Center. Over the course of a week, kids used different art projects to express what kind of growth and development they want in Lexington.
- 4 Gave presentations on the importance of sustainable growth and our mission to many community stakeholders, including the Citizens Planning Academy; UK College of Law and Department of Geography; several LFUCG entities including the Council, Planning Commission, and various standing committees; neighborhood associations; the Bluegrass Trust's Home and Garden Show; the Central Kentucky Home and Garden Show; Garden Clubs; and Second Sunday; among others.
- 5 Worked with many community stakeholders and the Mayor's office on the "Blue Horse" re-brand project for the city of Lexington. Work is ongoing.
- 6 Participated in 2013 PARK(ing) Day, by transforming a downtown parking space into a temporary public space. This event educated and raised awareness about creative ways to efficiently develop underutilized spaces for public use.
- 7 Partnered with the American Farmland Trust and community stakeholders to spearhead an effort to update a "cost of city services" analysis for Lexington. With this information, we can better understand the financial short-term benefits and long-term impacts associated with certain land-use and growth decisions moving forward. Work is ongoing.



PROMOTION

- 1 Sponsored the design competition for the Town Branch Commons development in downtown Lexington. Acclaimed New York landscape architect Kate Orff submitted the winning design for the linear park and greenway. Phased construction plans for the catalytic project are forthcoming, and we hope to help make this project a reality moving forward.
- 2 Sponsored the AIA Design Slam—during which several local architectural firms competed in a design competition focusing on redeveloping a surface parking lot next to the iconic First National Building downtown. The competition promoted the importance of good urban design in reviving downtown areas.
- 3 Partnered with the Bourbon Review and Alltech to remove garbage, debris and invasive species from Lexington's founding waterway—Town Branch Creek— during our annual stream cleanup. This event raised awareness for clean waterways and storm sewer maintenance in Lexington.
- 4 Organized the 7th Annual Bluegrass International Cup at historic Mt. Brilliant Farm, benefitting Fayette Alliance and the Markey Cancer Foundation. The event included a sold-out Evening in the Gardens Dinner the night before, and the Bluegrass International Cup featured exciting high-goal polo, live music, and delicious food. More than 600 people attended the festivities along with celebrity guest, Nacho Figueras.
- 5 Sponsored the 2013 Chamber Music Festival of Lexington. Growing a vibrant city and promoting our farms is good for our environment—and also quality of life. We proudly supported this event to synergize our efforts with those in the arts community and beyond.
- 6 In November, we hosted our first Annual Fayette Alliance Awards ceremony and party—celebrating the people, places, and projects that help us achieve our mission in Lexington. Awards were given for the three land-use pillars of our mission: agricultural excellence, innovative development, and environmental stewardship. Recipients were selected by the voting public and a selection committee.
- 7 So that we can continue to efficiently and effectively achieve our mission, Fayette Alliance underwent an extensive strategic planning, fundraising and branding audit in 2012 with the help of consultants Trek Advancement and Bullhorn.
Work is ongoing.





Lexington has many opportunities and challenges.

By leveraging our strengths, Lexington can become a world-class city in a world-class Bluegrass landscape. Here is a snapshot of some of the unique issues facing our community.

The **Agricultural Industry** has a

\$2.4 BILLION
impact and supports



in Fayette County alone

By advocating for the promotion of our farmland we help protect this signature Fayette County Industry.¹

1. 2013 Kentucky College of Agriculture "The Influence of the Agricultural Cluster on the Fayette County Economy"

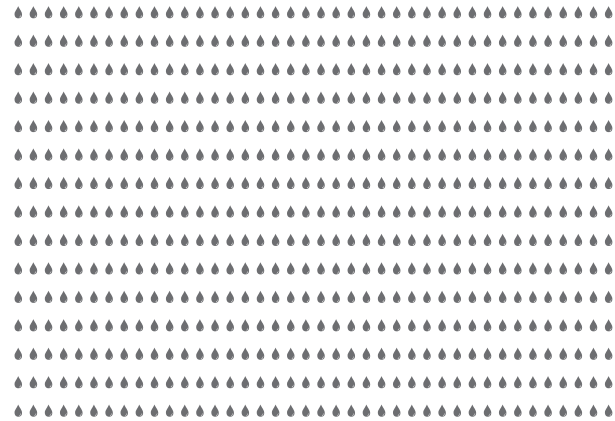
Lexington-Fayette County has...



12,000 *vacant,
underutilized,
blighted acres*

INSIDE THE URBAN SERVICES AREA

By advocating for better infill and redevelopment incentives, we make it easier and more likely that this land will be reclaimed for commercial, residential, and industrial uses—improving the real estate values in our city.²

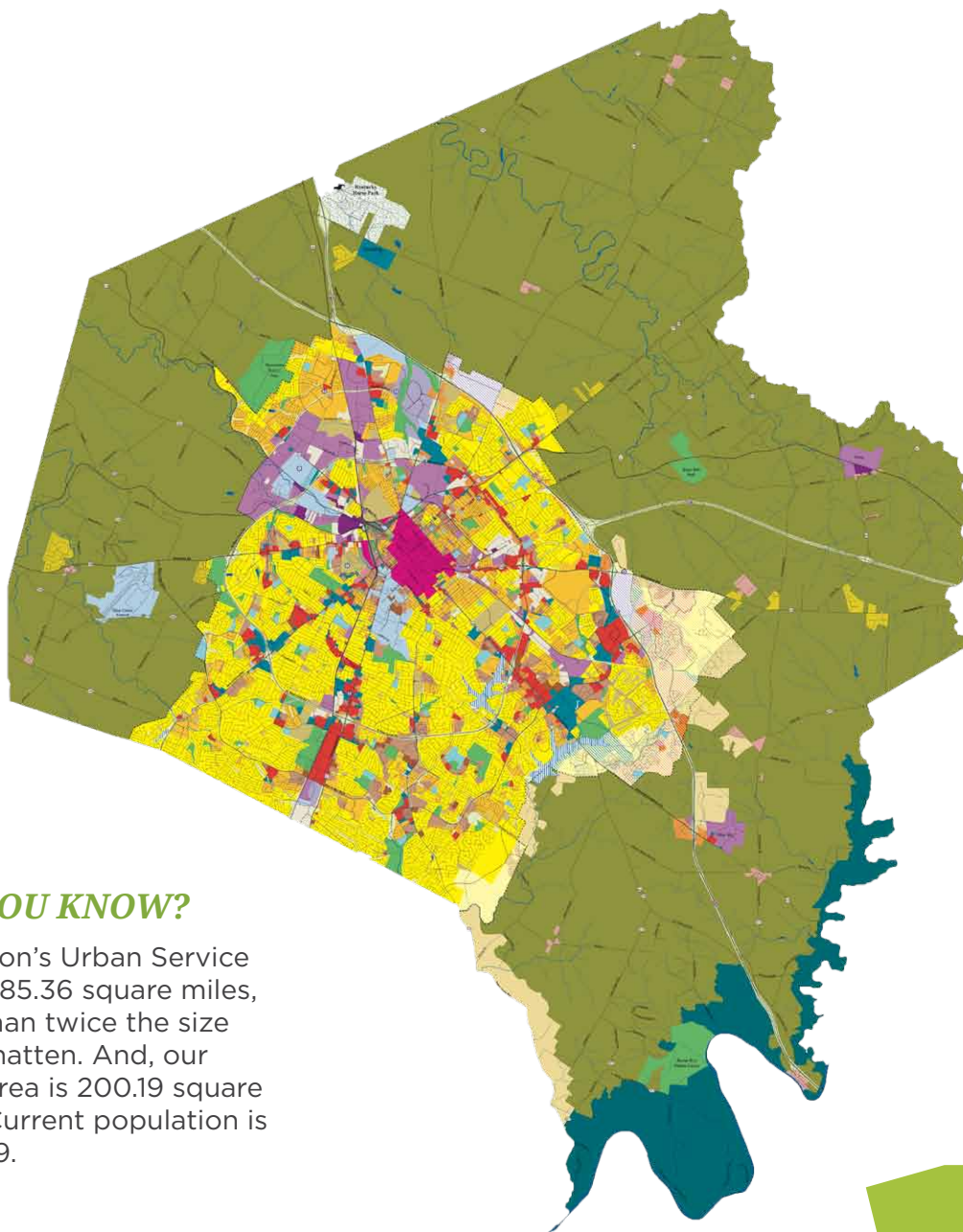


**71M
\$600
\$**
over

*in capital improvements to our
sanitary sewer, storm water,
& water quality systems.*

*By participating in water quality initiatives
and promoting sustainable infrastructure
policies, our work improves
Lexington's environment and
ensures a healthy and successful
future for our community.³*

FAYETTE COUNTY LAND USE MAP



DID YOU KNOW?

Lexington's Urban Service Area is 85.36 square miles, more than twice the size of Manhattan. And, our Rural Area is 200.19 square miles. Current population is 305,489.

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SUSTAINERS

Josephine Abercrombie
Helen C. Alexander
Andover Management Group, Allen Schubert & John Knapp
Ian Banwell, St. George Farm
Antony & Angela Beck
Gary E. & Betty Biszantz
Alex G. Campbell, Jr.
Darley
Fayette County Farm Bureau
David & Philippa Fogg
Greg & Becky Goodman, Mt. Brilliant Farm
David & Vivien Harper, Sequoia Farm
John Hendrickson & Marylou Whitney
Sally Humphrey, Shawnee Farm
Keeneland Association
Kentucky Thoroughbreds Owners & Breeders, Inc.
Murray & Teri Kessler
Lane's End Farm
Langley Properties Company (Robert & Gwen Langley)
Spy Coast Farm, Lisa & Robert Lourie
Deirdre Lyons, Alltech
Richard & Sue Ann Masson
Ann McBrayer, Kentucky Eagle
Don Robinson, Winter Quarter Farm
Bill Shively, Dixiana Farm
Mr. & Mrs. Derek D. Vaughan, Associates Warehouse
Fra Vaughan
Brian & Lori Wood, Walnut Springs Farm

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Churchill McGee LLC
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Tom Poskin

Sam & Sarah Razor
Walt & Charlene Robertson
Sasha Sanan, Padua Stables, LLC
David Switzer
Gay Haggin VanMeter
Griffin VanMeter
Jack van Nagell
Holly Wiedemann, AU Associates
Anthony Wright

POLO IN THE PARK, BLUEGRASS INT'L CUP

BlackRock Financial Management, Inc.
UK HealthCare
Brookfield Farm
Joe & Jacquelin Murphy, Bud's Gun Shop
Chris & Josefine Young
Don Jacobs BMW
Justice Real Estate
Shawnee Farm
Kentucky Bank
Matthew Carter Interiors
R. W. Thompson Landscaping LLC
Biederman Real Estate & Auctioneers
Clay Ingels
Cobra Farm
Coolmore - Ashford Stud
Diamond A Farm
EOP Architects
Hagyard Equine Medical Institute
Langley Properties Company
Meridian Wealth Management, LLC
Powell-Walton-Milward
Thirsty Thursday Group
Kentucky Eagle
LEX 18
All Occasions Event Productions, Inc.
Annagram Studio & Design
Apiary Fine Catering & Events
Casablanca
Cross Gate Gallery
Gold Shield Transportation

LV Harkness
Longwood Antique Woods
Original Makers Club
P3 Promotional Products Plus
Texas Polo, Inc.

EXPANDED GIVING

Nancy M. Cox
Ben & Mary Wis Haggin
Hallway Feeds
John Mahan, Sodworks & Mahan Farms
The Stallion Company
Central Equipment Company, Inc.
Walnut Hall Stock Farm
Gregory H. Martelli

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William & Allison George
Lois Hill, Horses of Kentucky
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Stella's Kentucky Deli, LLC
Dan McGrath
Richard & Patricia DeCamp
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Kentucky Chapter of the American Society of Landscape Architects, Inc.
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Carolyn Jean Plumlee
Jonathan & Lynn Phillips
Al & Mindy Gajda
Stephen & Anne Manella
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Dr. and Mrs. William N. Offutt, IV
Bill & Sally Johnston
Philip Linder
Gardenside Green Thumb Garden Club
James & Jane Shropshire
The Lexenomics Group
Charles & Linda Gorton
Blue Grass Tours
Headley Bell, Nicoma Bloodstock
Headley Bell, Mill Ridge Farm
Jane V. Fergus
Anonymous
The Lane Neighborhood Association
Anonymous
John W. Hackworth
Jo W. Leone
Summerhill Inc.
Tony Hardee
Jonathan & Cary Simon
Advantage Linen Incorporated
Billy Van Pelt
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Rod & Connie Brotherton
Chris & Teri Kelly
Michael & Marilyn Seiler
Bernice Pederson
Rick & Marion Queen
Chris Bohmer
Al & Catherine Cinson
Nancy Clinkinbeard
Dr. Charles & Gloria Martin, Grimes Mill Farm
Nick Nicholson
Herbert F. Massey
Sidney Kinkad

SUPPORTERS

16

Liberty Area Neighborhood Association

Dr. Steve & Debbie Jackson
Robert & Katherine Brewer
Synergy Contracting LLC
Carolyn Yang
Ad-Venture Promotions
Laura Parrish
LaVonne Jaeger
Jack Burch
Louis Lee & Bettie Haggin
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Jackson & Teresa McReynolds
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Graham Pohl

Gerald & Lore Pierce

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Hek Glass, Inc.
David Allen
James & Sharon Brennan
John S. L. Morgan & Linda Carroll
Kebco Inc.
Dixie Moore
Robert & Suzanne Franklin
Jennifer Crossen & Loan Callahan, Windy
Knoll Farm
Padgett Construction
Mark Krish, COIT Services
Phyllis Hasbrouck
Buckner & Anne Hinkle
Susan Harkins, Duntreath Farm
Dr. William Fishback, Jr.
Rebecca Ryder & Gordon Hogg
Joe Graviss
Fred & Nancy Mitchell, Clarkland Farms
Dell Hancock
Joseph & Susan Straley
Mr. John Paul Miller & Ms. Judy Miller
Hilary Boone Foundation
Phil Holoubek
Daniel Hill
NAI Isaac Commercial Properties
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Fred Mills
Clyde R. Carpenter
Pamela Blatz-Murff
Frank & Rita Penn
Anne Kemp, Anne's Pet Grooming
Philip & Janice Meyer, Blue Gate Farm
Ellen Claire Allen
Luke & Nancy Fallon
Dabney Parker
Pat & Betsy Powell

Joel DiGirolamo

Alice P. Taylor
Dr. David B. Stevens
The Matrix Group, Martha DeReamer
Martha Buckner
Donna Ward
Patsy & Bruce Pieratt
Jules Sigler
Gary & Elizabeth Hansen

In Honor of:

Darby Dan Farm
Mark Weiser Russell
John Phillips

In Memory of:

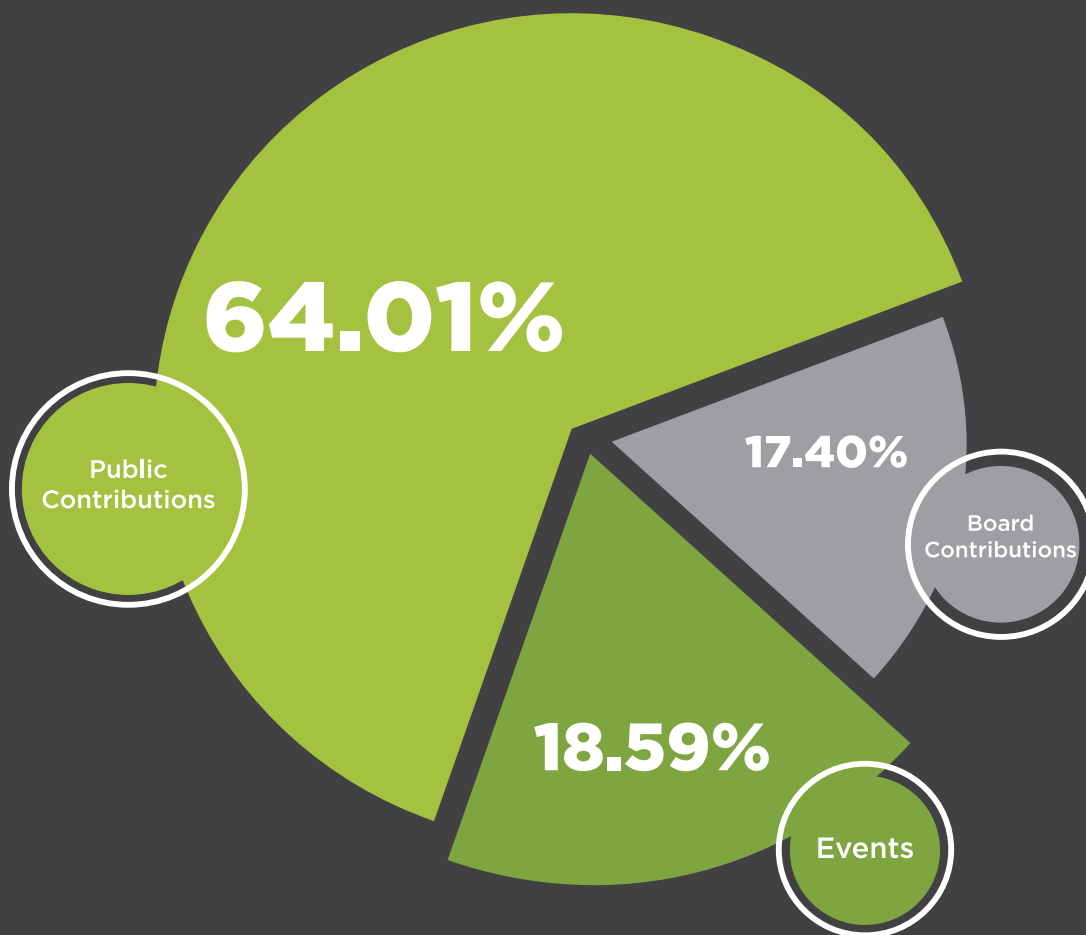
Terry Isaac
Ted Hanekamp

Our financial supporters make Fayette
Alliance's work possible. Thank you.

***You help us grow our city and promote
our farms.***

*This donor list recognizes gifts received between
January 1, 2013 and January 15, 2014.*

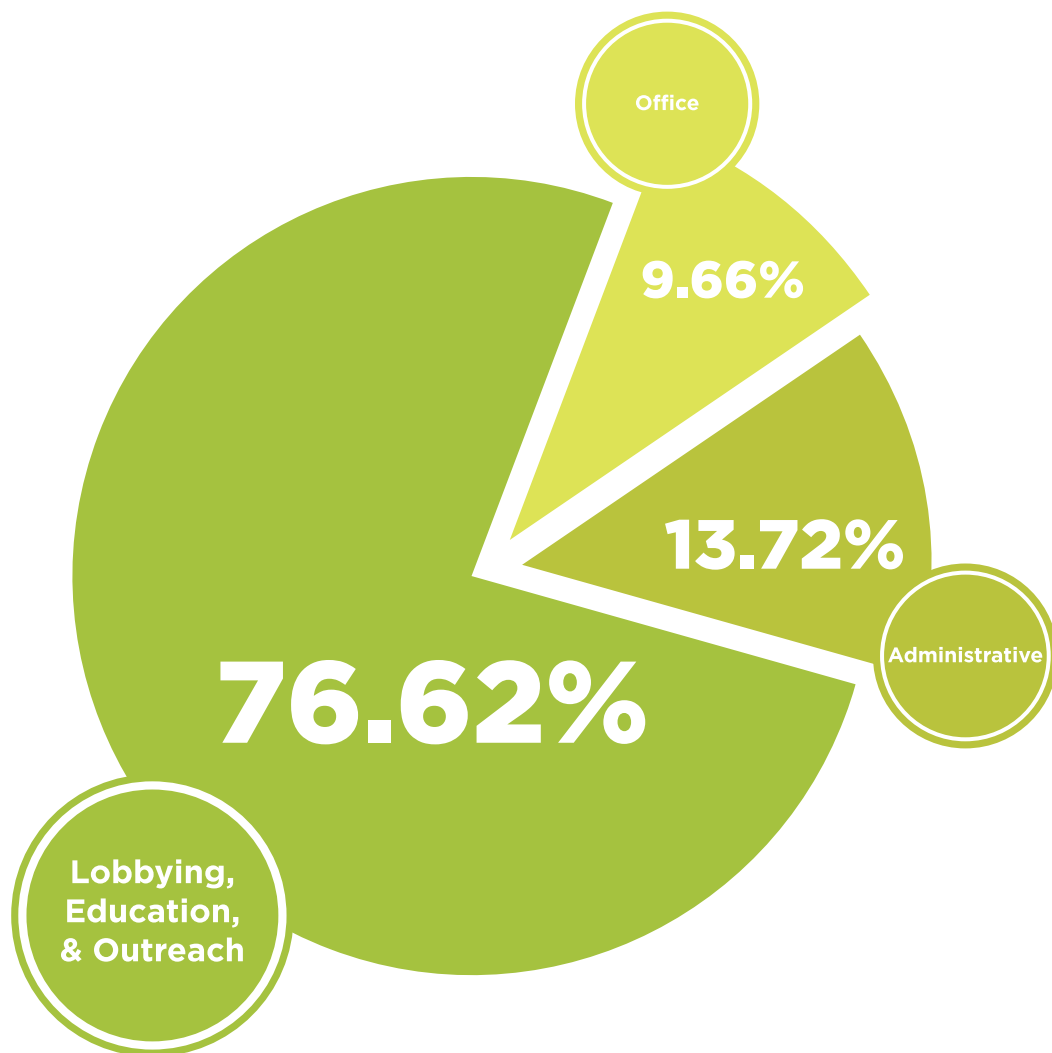
WHERE OUR MONEY COMES FROM



TOTAL 2013 REVENUES:

\$464,171.81

WHERE OUR MONEY GOES



TOTAL 2013 EXPENSES:

\$357,087.81

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The background consists of several overlapping, semi-transparent geometric shapes in various shades of green and yellow, creating a layered, abstract effect. The shapes are primarily triangles and quadrilaterals, some pointing upwards and others downwards, creating a sense of depth and movement.

**GROWING
OUR CITY,
PROMOTING
OUR FARMS**