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**Executive Director**  
Knox van Nagell, J.D.

LFUCG Planning Commission  
Government Center  
200 East Main Street  
Lexington, KY 40507

September 25th, 2014

Dear Chairman Owens and Planning Commission members,

My name is Knox van Nagell, and I am writing this letter on behalf of Fayette Alliance.

Founded in 2006, Fayette Alliance is a coalition of citizens dedicated to achieving sustainable growth in Lexington-Fayette County through land use advocacy, education, and promotion.

Through our efforts at government and beyond, Lexington can become the model for sustainable growth, by connecting and balancing its vibrant city with its unique and productive Bluegrass farmland.

In furtherance of this mission, Fayette Alliance **supports the Staff Alternative Text in re: ZOTA 2014-7: Amendment to Article 22 to Establish a Planned Unit Development-2 (PUD-2) ZONE to construct the LuigART Maker's Spaces in downtown Lexington.**

The LuigART development constitutes a three-block area bounded by North Limestone Street, Maple Street, the R.J. Corman Rail Line, and West Seventh Street.

The proposal is the first of its kind in Lexington, and if adopted, the PUD will establish an innovative live-work zone designed to support "maker-spaces" and related businesses in North-End of Lexington's urban core.

A "maker space" is a physical location where people gather to share resources, work on projects, network, and build.<sup>1</sup> Specifically, the goal of the LuigART project is to provide new, affordable housing options for artists and tradesmen where they can both live and make craft products.

The project will apply adaptive re-use urban design principles to leverage and improve the built environment of the historic North Limestone neighborhood.

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<sup>1</sup> EDUCAUSE, 2013.



Along with the maker's spaces, the LuigART development will accommodate home ownership and equity programs; an artist in residence program; galleries; non-profits, neighborhood shops; parks, and pedestrian and bicycle facilities in its mixed-use development plan.

NoLi CDC has secured nearly \$1 million in public grants to help finance this \$5 million project, which represents a substantial investment in this underserved, but promising part of downtown Lexington.

As demonstrated by other cities throughout the U.S.—namely Philadelphia, San Francisco, Wilmington, and Oakland—developing makers spaces are a proven strategy for revitalizing neighborhoods and property values, retaining local artists and talent in today's knowledge-based economy, jumpstarting local business and creating jobs, and fostering creative communities.

ZOTA 2014-7, with the Staff Alternative Text, is the linchpin of this pioneering proposal, as the current Zoning Ordinance does not have sufficient flexibility to accommodate the LuigART development.

NOLI CDC and the Planning Staff have worked together to craft a Planned Unit Development under Article 22 of the Zoning Ordinance. The LuigART PUD-2 proposes many changes, which if adopted, will apply only to its three-block development area. Highlights include:

1. The LuigART PUD-2 proposes several new land use definitions in the Zoning Ordinance:
  - “Live/Work Space”
  - Artist Studio
  - Artisan Food and Beverage Production
  - Artisan Manufacturing
  - Digital Makerspace
  - Urban Agriculture
  - Visiting Artist Housing
  - Accessory Dwelling Unit

These new definitions—along with those uses that are proposed and currently defined by the ordinance— are categorized as principal permitted, accessory, and conditional uses in the PUD-2 proposal. Before being built, they will receive attention at the building permit and occupancy stages of the planning process to determine if any special building codes are applicable before development moves forward.

2. The LuigART PUD-2 Zone establishes design requirements that advance flexibility and the character of the existing neighborhood. Namely, the Planning Commission must approve a development plan for a parcel of property slated for a “significant change”.

3. The LuigART PUD-2 Zone calls for no required off-street parking for the development area. Instead, a “maximum vehicular use (VUA) will be required to limit off-street parking and the negative impacts of related surface parking lots on the neighborhood. This strategy will likely succeed, given the project’s emphasis on developing small-scale maker spaces and live-work units, the availability of on street parking, and alternate modes of transportation available in the subject area. The applicant may secure off-street parking for special events, etc.
4. The LuigART Pud-2 zone proposes a process by which the Planning Commission and the Urban County Council can adopt the zone changes for the subject area. Like other zone changes, no development plan is required, however a site inventory and analysis will be needed to establish the baseline conditions of the project. Such analysis will provide the basis for written guidelines by which the Staff and Planning Commission can evaluate future development plans associated with the project.

Fayette Alliance supports the staff’s recommendation to approve the LuigART Pud-2 text amendment. This project is a game-changer that once complete, will increase Lexington’s cultural and economic currency. Additionally, it proposes inventive changes to the Zoning Ordinance that shifts development strategies and paradigms that will usher new, innovative growth in our urban core.

The proposal is in agreement with Lexington’s governing land use authorities, including the Goals and Objectives of the 2013 Comprehensive Plan, the 2009 Central Sector Small Area Plan and the North Limestone Sustainability Plan.

Therefore, we respectfully request you approve ZOTA 2014-7: Amendment to Article 22 to Establish A Planned Unit Development-2 (PUD-2) Zone, with the Staff Alternative Text.

Thank you for your consideration, and dedication to sustainably growing our city and promoting our farms in Lexington-Fayette County.

All my best,

A handwritten signature in black ink that reads "Knox van Nagell". The signature is written in a cursive, slightly slanted style.

Knox van Nagell, J.D.