



FAYETTE ALLIANCE

ANNUAL REPORT

Greetings!

As I look back on 2014, I am heartened by what Fayette Alliance accomplished on behalf of our community...and remain very excited about what the future holds in 2015.

Lexington is truly one of the most remarkable places in the world, thanks to the urban and rural assets that define us. Fayette Alliance itself is a product of this special interplay between our dynamic city and Bluegrass landscape—constituting the very marrow of our organization on one hand, and providing the canvas upon which we achieve our mission on the other.

By leveraging our collective strengths, Fayette Alliance advanced thirty initiatives at City Hall and beyond in 2014. We had another record year, and played an integral role in Lexington's evolution as a city on the move.

Please take a moment to review the enclosed report, summarizing how we grew our city and promoted our farms this past year. Highlights include supporting the catalytic 21C museum-hotel project in downtown Lexington, promoting an efficient and transparently-run affordable housing program at LFUCG, and protecting the integrity of our rural zoning regulations for our iconic working farms...just to name a few.

Needless to say, we remain committed to promoting sustainable growth strategies to overcome challenges, and seize opportunities in Lexington both today and in the future.

From this vantage point, we have many game-changing projects on the horizon in 2015, from advancing needed development incentives and design guidelines for infill inside the city, to exploring a trail system using public rights-of-way along our scenic rural roadways in Fayette County.

From downtown to the county-line, your partnership makes such significant endeavors possible. As a result, Lexington is becoming a better place to live, work, and play for all of us.

Thank you for your investment in Fayette Alliance. Please contact me anytime if I can ever be of assistance, and I look forward to keeping you informed of our progress in the months ahead. Until then, I wish you much health and happiness in the New Year.

All my best,

Knox Winkler



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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 90 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 a \$200,000 brown field grant from the EPA to rehabilitate the Old Courthouse.** If secured, this grant will address many environmental issues in Lexington's Old Courthouse building—located at 215 West Main Street—such as cleaning up lead-based paint, asbestos-containing materials, mold, and bird droppings. Ultimately, these efforts will facilitate the redevelopment of this landmark property. Work is ongoing.
- 2 Supported House Bill 282, which expands the scope of development projects eligible for \$20 million in incentives under the KY Investment Act.** Specifically, the program would include mixed-use and residential infill development located in central business districts and low-income census tracts. The Bill died in committee, however it will likely be discussed during the next KY General Assembly legislative session. Work is ongoing.
- 3 Continued to collaborate with Commerce Lexington, LFUCG, and other community stakeholders to examine the thousands of acres of land already inside our Urban Services Area earmarked for economic and industrial development.** Feasible strategies and incentives must be determined to leverage this property. If successful, 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.
- 4 Supported incorporating a tunnel and bridge for the Town Branch bike path as part of the New Circle Road expansion project.** The tunnel would cost just 1% of the \$80 million highway improvement plan and would advance a much-needed multi-modal transportation option for Lexingtonians. The KY Department of Transportation tabled the tunnel concept in summer 2014, but work is ongoing to get traction for this important project.
- 5 Supported the ordinance creating the Affordable Housing Fund and its Governing Board.** Lexington must address its shortage of affordable housing for working families, as part of a viable and equitable growth strategy for the community. This is a real need. A comprehensive and coordinated effort is needed to address this complex issue, and an Affordable Housing Fund ("Fund") is a critical piece of the puzzle. With the proper goals in place, the Fund can leverage resources to build projects, and improve property values throughout Lexington-Fayette County. Work is ongoing.





- 6 Supported 21c Museum Hotel’s application for a \$6 million Section 108 HUD Loan** to LFUCG. Without the loan, this catalytic infill project cannot move forward. The 21c museum-hotel project represents a \$43.3 million investment in the heart of downtown Lexington that will adaptively re-use our iconic First National Building to provide a boutique hotel, gourmet restaurant, and art museum for locals and visitors alike. Council approved the HUD loan, and construction is underway.
- 7 Served on the Design Excellence Steering Committee at LFUCG**, to advance design guidelines and development incentives for downtown Lexington. If successful, this program can provide a template for how we responsibly promote growth throughout our neighborhoods across the city. Work is ongoing to better identify nature and feasibility of development incentives. Council will likely review the proposal in 2015.
- 8 Supported a Text Amendment to Article 22 of our Zoning Ordinance to establish a Planned Unit Development-2 (PUD-2) ZONE for the construction of the LuigART Maker’s Spaces in downtown Lexington.** The LuigART \$5 million development will be in a three-block area bounded by North Limestone Street, Maple Street, and R.J. Corman Rail Line, and West Seventh Street.
- 9 Hired renowned local planning firm Lord Aeck Sargent to examine the feasibility of establishing a comprehensive, multi-modal trail system in the public rights of way along rural roads in 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. A diverse steering committee is helping Fayette Alliance advance this initiative, and work is ongoing. A report will be released in early 2015.

ADVOCACY

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Supported the 2015 LFUCG Budget. Council adopted the budget. Highlights include:

- **\$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;
- **\$20K allocation to finance the Neighborhood Information Management System (NIMS).** This computer database will track crime, LexCall service, code enforcement, and building permits in neighborhoods surrounding the University of Kentucky campus. Such information will be instrumental in assessing challenges and opportunities in town/gown areas; promote collaboration between U.K. and the city of Lexington; and inform land use policies moving forward;
- **\$100,000 bond allocation to complete renovations to the historic Kentucky Theatre,** which is a community icon that contributes to Lexington’s civic pride and character;
- **Nearly \$1 million in 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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Actively engaged in the Zoning Ordinance Text Amendment Committee at LFUCG, to responsibly advance recreational opportunities in our productive and sensitive agricultural areas of Fayette County. The final report was presented to the LFUCG Planning Commission in spring 2014, and work to implement the recommendations is ongoing.

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Monitored the proposed Midland Avenue TIF district in downtown Lexington, which if initiated, will represent millions of dollars in needed mixed-use development and infrastructure improvements in the historic east end neighborhood. Work is ongoing, and project details will crystallize in 2015.

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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 Established a Fayette Alliance Foundation**, which will conduct and expand the outreach, education, and research initiatives of the Fayette Alliance Inc. and its efforts to sustainably grow our city and promote our farms for the benefit of Lexington-Fayette County. Work is ongoing to lay the strategic framework for this transformational arm of our organization. The Foundation will likely be operational by late 2015 or early 2016.
- 2 Partnered with Fayette County Farm Bureau and Fayette County Neighborhood Council to organize the LFUCG Mayoral and At-Large Candidate Forum.** Over 100 people attended to hear our future leaders share their opinions on key local issues and vision for Lexington-Fayette County.
- 3 Created an online LFUCG Election portal that showcases our City Council Candidates' Election Questionnaires.** Candidate questionnaires are the cornerstone of our voter education efforts during each election cycle.
- 4 Organized several "LexRevealed: Discovering Fayette County's People & Places" events** including a tour of Alltech and a guided hike of Floracliff Nature Sanctuary.
- 5 Gave several presentations on the importance of sustainable growth in Lexington to many community stakeholders**, including students at the University of Kentucky College of Law and College of Geography; the American Farmland Trust National Conference; Fayette County Farm Bureau; and neighborhood associations.
- 6 Organized several farm tours** for visiting conferences including the American Farmland Trust National Conference and the American Planning Association Conference.
- 7 Contributed to the Purchase of Development Rights Program video that educates the public on the importance of farmland preservation and the signature agricultural industries it supports in Lexington.** This initiative is needed to highlight the value of the Purchase of Development Rights program from a quality of life, economic development, and environmental stewardship perspective, which is essential for its continued support today and in the future.
- 8 Partnered with the Lexington Downtown Development Authority to initiate the Town Branch Water Walk project**, which will explore the Town Branch Watershed through a series of downloadable podcasts and maps for self-guided walking tours. The tours will teach the public not only about this hidden body of water in downtown Lexington, but aims to reveal the history of the waterway and educate property owners and residents on how to connect with and improve upon the quality of water within the greater Town Branch Watershed. Lessons learned can be applied to all parts of our community, urban and rural, as we continue to strive for sustainable growth in Lexington-Fayette County.

SPONSORED + ORGANIZED

3rd Annual Citizens Planning Academy

8 WEEKS | 20 SPEAKERS



*Fayette
County
Citizens*

TOPICS

History of Planning in Lexington
Economic Development + Land Use
It's Not If We Grow, But How...
Housing + Neighborhoods
Green Infrastructure
Population + Planning
Taking Action

PROMOTION

- 1 In October 2014, we were proud to sponsor the American Farmland Trust national conference.** It was held in Lexington, KY to examine the importance of growing “up not out” in addressing farmland loss and food security issues.
- 2 Hosted the 8th Annual Bluegrass International Cup at historic Mt. Brilliant Farm, benefitting Fayette Alliance and the Markey Cancer Foundation.** Festivities included the 3rd Annual Evening in the Gardens held the night before the polo match. More than 600 people joined us for a weekend of high goal polo, live music, and delicious food, resulting in the most profitable Bluegrass International Cup to date.
- 3 In March, we launched a new website as part of our ongoing re-branding and marketing efforts.** With the help of Bluegrass Internet Services, we were able to streamline our website, making it easier for visitors to navigate through our work, upcoming events, and land-use news.
- 4 Partnered with WKYT-27 and LEX-18 to give away two private boxes to Keeneland.** This initiative raised awareness for Fayette Alliance in the community, and over 2,500 people entered the combined giveaways.
- 5 Sponsored the 3rd Annual AIA Design Slam**—during which several local architecture firms competed in a design competition focusing on redeveloping a vacant lot across from Rupp Arena in downtown Lexington. The competition promoted the importance of good urban design in reviving downtown areas. We donated our portion of the proceeds to Habitat for Humanity.
- 6 Volunteered with Habitat for Humanity on a local build.** Promoting affordable housing is a key policy of Fayette Alliance’s land use mission to create a vibrant city that is balanced with, and connected to our Bluegrass farmland.
- 7 Sponsored the Jefferson Street Corridor portion of the 2014 Trash Bash** in partnership with Bluegrass Greensource. This street cleanup raised awareness for anti-littering and beautification campaigns in downtown Lexington.
- 8 In 2014, our constituent base grew 80.76%,** the largest growth rate we’ve seen to date. We now have 12,959 constituents.





Lexington has many opportunities and challenges.

By leveraging our strengths, Lexington can become the model for sustainable growth by balancing and connecting its vibrant city, with its productive and beautiful Bluegrass farmland. Here's a snapshot of why some of our local leaders support Fayette Alliance—

Anthony Wright



Occupation: Account Executive

Supporter Since: January 2013

Proudest Moment: The day my wife and I married in 1998, along with the birth of both my children.

Bluegrass Favorites: Food, Fun, Fellowship, Family and Faith Community.

Best Way to Relax: I relax best when I travel, usually with my family, and I try to unplug.

Why Lexington: Lexington is blessed to have a diverse economy, a very good quality of life and beautiful scenery. In addition, there is a tremendous amount of talent and intellectual capacity in this community.

I support Fayette Alliance because: I find that balancing our necessary growth while preserving our farms and beautiful landscape is an interesting challenge. I also believe that land use planning and advocacy directly impacts our economy... especially our key industries of agriculture, healthcare, and high-tech.

Daniel Cooper



Occupation: IT Programmer,
University of Kentucky

Supporter Since: 2010

Proudest Moment: I was able to participate in the Macy's Thanksgiving Day Parade with the Madison Scouts Drum and Bugle Corps, along with 423 other current and former members. It was an incredible experience to share with some people that I have become very good friends with.

Bluegrass Favorites: I'm most excited about the craft beer and local food scene that is really taking off in Lexington. It has put us on the map in ways that many of us didn't anticipate.

Best Way to Relax: Playing tennis at Woodland Park during the summer months, staying in with a good book and some good music during the winter.

Why Lexington: I fell in love with the city during my four years at Transy. A growing downtown, as well as an agricultural community that affords us so many commercial and recreational opportunities is something that most cities can't offer.

I support Fayette Alliance because: Smart and sustainable downtown growth depends on farmland preservation.

Dr. Nancy Cox



Occupation: Dean, UK College of Agriculture, Food and Environment

Supporter Since: from the first time I learned of Fayette Alliance, near the time it was founded.

Proudest Moment: Certainly a matter of personal pride was being named to represent, serve and support the college as dean; but there are lots of proud moments when our students achieve their goals and when our faculty and staff make a difference in Kentucky; this happens daily!

Bluegrass Favorites: Local food and farms, downtown Lexington and its restaurant scene, Kentucky history, “farmscapes”, every aspect of living in the horse capital of the world, our rich tradition and national leadership position in beef cattle

Best Way to Relax: Riding horses and being around all sorts of animals, hiking and reading.

Why Lexington: When I look at Lexington I see a vibrant city of just the right size to provide a sophisticated culture and a lot of amenities, but the thing that makes me most proud is that we preserve more farm land in our boundary than any city our size in the U.S. and probably the whole world.

I support Fayette Alliance because: I believe in doing my part as a private citizen to preserve our unique landscape and what it means to the local agriculture economy.

Kip Cornett



Occupation: President of Cornett

Supporter Since: Fayette Alliance’s first year!

Bluegrass Favorites: Keeneland, Bourbon and Beer

Best Way to Relax: Walking with Mozart (not a dog, the composer)

Why Lexington: On it’s way to greatness

I support Fayette Alliance because: Smart Growth

SUPPORTERS

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SUSTAINERS

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Keeneland Association
Ann Bakhaus, Kentucky Eagle Inc.
Antony & Angela Beck
Gary E. & Betty Biszantz
Alex G. Campbell, Jr.
Langley Properties Company
Darley Stud Management, LLC
Lane's End Farm
Spy Coast Farm, Lisa & Robert Lourie
Fayette County Farm Bureau
David & Philippa Fogg
Greg & Becky Goodman, Mt. Brilliant Farm
Andover Management Group
David & Vivien Harper, Sequoia Farm
John Hendrickson & Marylou Whitney
Sally Humphrey, Shawnee Farm
Kentucky Thoroughbred Owners & Breeders
Murray & Teri Kessler
Deirdre Lyons, Alltech
Richard & Sue Ann Masson
James M. & Mlsdee W. Miller
Joe & Jacquelin Murphy, Stoneleigh Farm
Don Robinson, Winter Quarter Farm
Bill Shively, Dixiana Farm
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Brian & Lori Wood, Walnut Springs Farm

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Griffin VanMeter
Holly Wiedemann
Anthony Wright

POLO IN THE PARK, BLUEGRASS INT'L CUP

BlackRock
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Matthew Carter Interiors
Dixiana
Kentucky Eagle
Mt. Brilliant Farm
Wilmington Trust
Alltech
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Don Jacobs BMW
Justice Real Estate
Langley Properties Company
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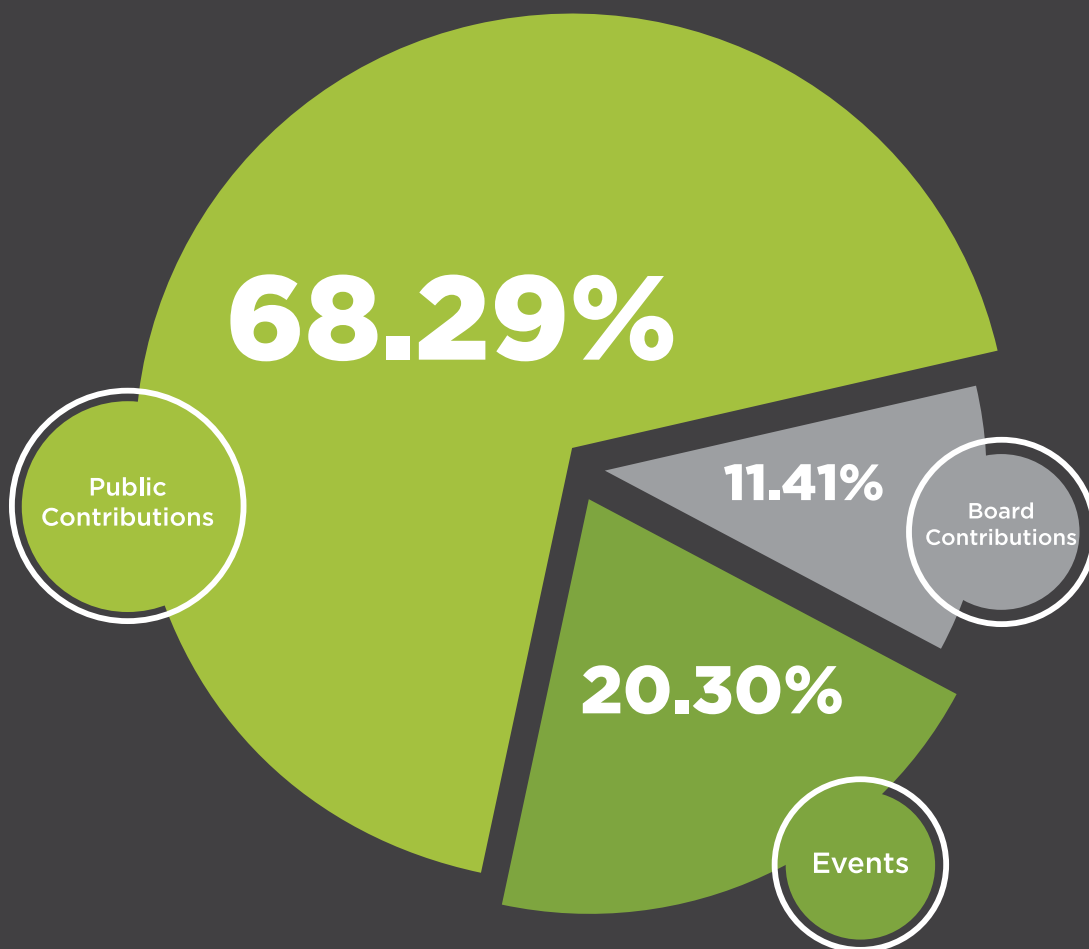
In Memory of:

Anne Estill Campbell from all of her
Baltimore and New York grandchildren
Jon D Collier Hart's Laundry & DC

Our financial supporters make Fayette
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***Together, we are sustainably growing our
city and promoting our farms.***

*This donor list recognizes gifts received between
January 1, 2014 and January 15, 2015.*

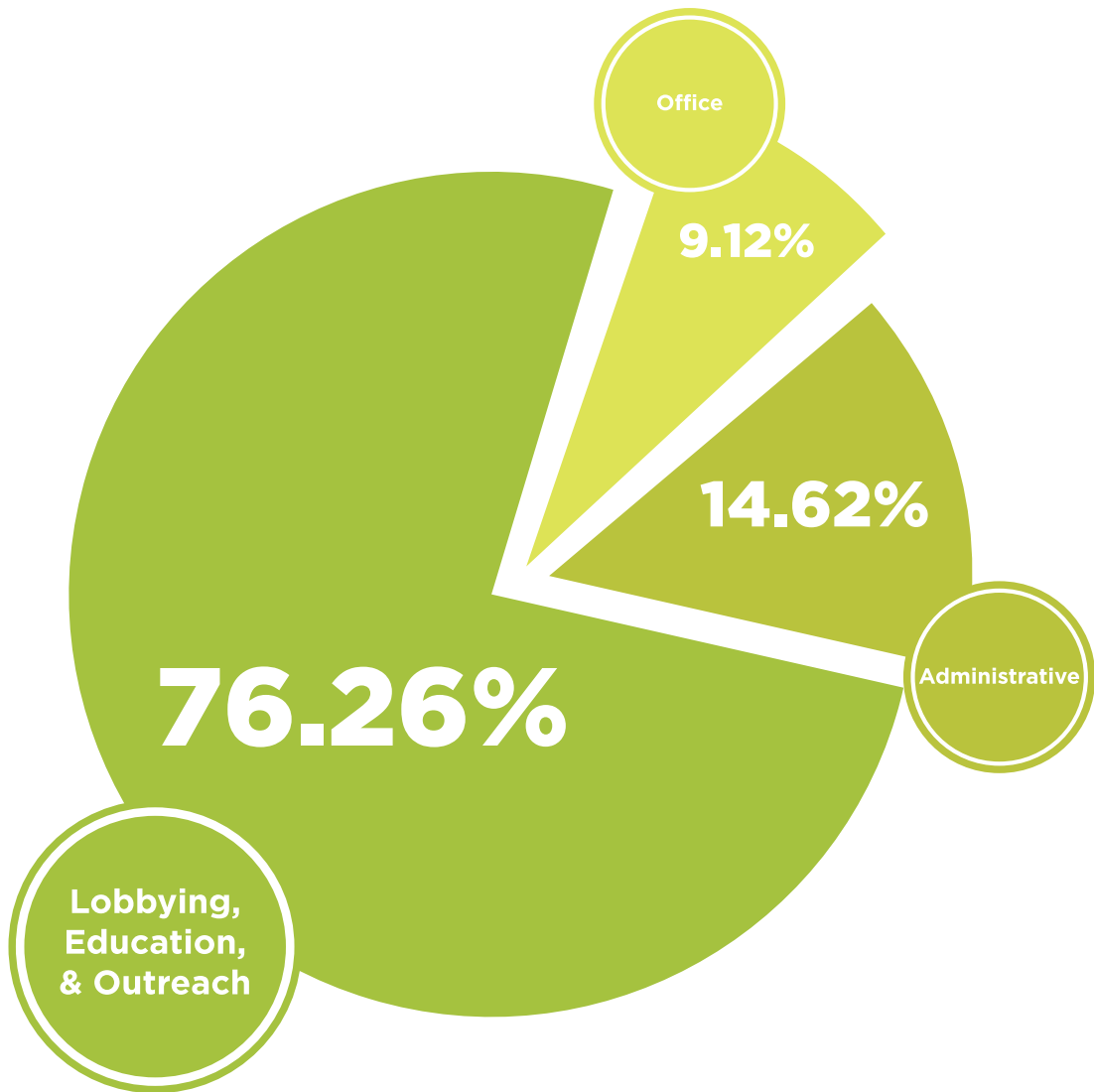
WHERE OUR MONEY COMES FROM



TOTAL 2014 REVENUES:

\$494,449.21

WHERE OUR MONEY GOES



TOTAL 2014 EXPENSES:

\$373,094.24

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SAVE THE DATE

An Evening in the Gardens

Friday, July 10, 2015

9th Annual Bluegrass International Cup

Saturday, July 11, 2015

*Your support helps us grow our city
and promote our farms*