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Executive Director
Knox van Nagell, J.D.

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

April 28th, 2015

Dear Chairman Owens and Planning Commission members,

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

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 proposed Cardinal Valley and Armstrong Mill Small Area Plans.**

The Plans effectively identify challenges and opportunities facing the Cardinal Valley and Armstrong Mill neighborhoods, making recommendations that will shape future development in these culturally diverse and unique suburban areas of Lexington.

A need to increase home ownership yet maintain affordability; improved stewardship of natural areas and campuses; the need for additional multi-modal transportation, trail and walking facilities; expanding access to library, wellness, and other essential services; and strengthening burgeoning retail hubs are just some of the policy goals shared by the Cardinal Valley and Armstrong Mill small area plans.

For the full plans, please visit

<http://www.lexingtonky.gov/index.aspx?page=1786>.

These plans are compelling case studies that highlight the need to promote growth in existing suburbs in a way that improves their quality of life, while accommodating Lexington's future development needs. This is an incredibly complex undertaking, that if done right, can create a win-win for distressed neighborhoods and the community at large.

We commend the LFUCG Division Planning, private sector planners, and neighborhood leadership for their vision and hard work in drafting these Small Area Plans, pursuant to the recommendations of the 2013 Comprehensive Plan.



We respectfully request that you approve the Cardinal Valley and Armstrong Mill Small Area Plans, and do your part to implement their recommendations through zoning, public-private partnerships, and progress assessments in the years to come.

Such efforts are essential to Lexington realizing a new, more sustainable, and efficient growth model of growing “up not out”— validated by countless public surveys, economies of scale, and demographic shifts taking hold not only in our community, but across the nation.

Thank you for your consideration of our position, and your leadership as we grow our city and promote our farms in Lexington.

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.