



# FAYETTE ALLIANCE

ANNUAL REPORT



# TURNING CHALLENGES INTO OPPORTUNITIES...

Dear Friends,

There is no question that 2020 challenged us all. As we reflect on the year in review, what we at Fayette Alliance feel most is gratitude. Gratitude for our community, who showed up for each other in incredible ways. Gratitude for our supporters, who continued to advocate for and educate themselves about smart growth as they navigated obstacles of all kinds. Gratitude for our partners, whose steadfast relationships helped us reach new people in new ways about the important issues that impact our ability to live, work and play in Lexington-Fayette County.

This year emphasized how critical it is for our community to embrace that the question is not **if** we grow, but **how**. It brought to the forefront issues like food security, housing, transportation, community spaces, how equity is a vital concern for each, and how our land-use policies play a major role in addressing them all.

In our unique community, achieving the critical balance and connection between our vibrant city and our productive Bluegrass farmland means intentionally acknowledging and equitably addressing infill development and housing needs. It means promoting community-driven investment without displacing our most vulnerable neighbors. It means that our work to positively impact planning and zoning policies through land-use advocacy, education, and research, to create a better quality of life for all is paramount to an extraordinary future for each of our fellow citizens.

The year ahead holds exciting opportunities for Lexington to make smart, forward-thinking policies to address the way we grow our city and promote our farms. And as we celebrate the 15th anniversary of the founding of Fayette Alliance, we will be looking back at where we started, where we've been, and, most importantly, where we're heading. We cannot do this work without you, and we are incredibly grateful for your support. Our community's future depends on it!

With gratitude,



*Brittany M. Roethemeier, J.D.*  
*Executive Director*





# OUR VISION

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

# OUR MISSION

The Fayette Alliance is a non-profit dedicated to achieving sustainable, equitable growth in Lexington-Fayette County through land use advocacy, education, and research.

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 us all.



# BOARD OF DIRECTORS

## FAYETTE ALLIANCE INC.

**Jimmy Bell**  
*Godolphin*

**Price Bell, Jr.**  
*Nicoma Bloodstock*

**Elisa Bruce**  
*REACH, Inc.*

**Sandra Noble Canon**  
*The Berry Center*

**Kip Cornett**  
*CORNETT*

**Susan Enlow**  
*Greenbrier Neighborhood Resident*

**Melody Flowers**  
*University of Kentucky*

**Greg Goodman**  
*Mt. Brilliant Farm*

**Stan Harvey**  
*Lord Aeck Sargent*

**Barry Holmes**  
*Lexington Housing Authority*

**Matt Hovekamp**  
*Emerge Contracting*

**Mary Catherine Jones**  
*Chair, Bluegrass International Cup*

**Chauncey Morris**  
*Kentucky Thoroughbred Association*

**Knox van Nagell, JD**  
*Mt. Brilliant Farm*

**John Phillips**  
*Darby Dan Farm*

**Tom Poskin**  
*Meridian Wealth Management*

**Walt Robertson**  
*Swinebroad-Denton Inc.*

**Don M. Robinson**  
*Winter Quarter Farm*

**Ken Silvestri**  
*Silvestri Real Estate*

**Holly Wiedemann**  
*AU Associates*

**Anthony Wright**  
*Harshaw Trane*

## FAYETTE ALLIANCE FOUNDATION

**Ann Bakhaus**  
*Kentucky Eagle, Inc.*

**Jimmy Bell**  
*Godolphin*

**Gary Biszantz**  
*Cobra Farm*

**Greg Goodman**  
*Mt. Brilliant Farm*

**Orrin Ingram**  
*Ingram Industries*

**Bill Justice**  
*Justice Real Estate*

**Sue Masson**  
*Green Lantern Farm*

**John Phillips**  
*Darby Dan Farm*

**Don Robinson**  
*Winter Quarter Farm*

**Bill Shively**  
*Dixiana Farm*



# SUSTAINERS

**Josephine Abercrombie**  
*Pin Oak Stud*

**Helen C. Alexander**  
*Middlebrook Farm*

**Alltech, Inc.**

**Andover Management Group**  
*Allen Schubert & John Knapp*

**Ann Bakhaus**  
*Kentucky Eagle, Inc.*

**Gary & Betty Biszantz**  
*Cobra Farm*

**Alex G. Campbell, Jr.**  
*Alex G. Campbell Foundation*

**Bill Farish**  
*Lane's End Farm*

**Fayette County Farm Bureau**

**Godolphin**

**Greg & Becky Goodman**  
*Mt. Brilliant Farm*

**Gay Haggin VanMeter**

**Hagyard Equine Medical Institute**

**Orrin Ingram**  
*Ingram Industries Inc.*

**Bill Justice**  
*Justice Real Estate*

**Keeneland Association**

**KTA/KTOB**

**Lisa Lourie**  
*Spy Coast Farm*

**Deirdre Lyons**  
*Alltech, Inc.*

**Richard & Sue Masson**  
*Green Lantern Farm*

**Mt. Brilliant Family Foundation**

**Celeste M. Neuman**  
*Stonetower Stable*

**Don M. Robinson**  
*Winter Quarter Farm*

**Dr. Kim & Rob Rosenstein**

**Mrs. John Stewart**  
*Stewart Home & School*

# STAFF

**Brittany M. Roethemeier, J.D.**  
*Executive Director*

**Mary Gilbert**  
*Office Manager*

**Ashleigh McGuire**  
*Director of Education & Governmental Affairs*

**Madeline Vied**  
*Director of Communications*



---

*To date,*

---

Fayette Alliance has worked at City Hall to usher **MORE THAN 129 MAJOR LAND-USE POLICIES** into the books since 2006—from supporting **OVER \$750 MILLION IN INFILL PROJECTS**, putting in place needed **WATER QUALITY IMPROVEMENT PROGRAMS**, helping to establish a **WORLD-CLASS DOWNTOWN PARK**, and supporting the City’s investment of millions into both the PDR program and Affordable Housing Trust Fund, to continuing to implement **CRITICAL POLICY UPDATES** to support the 2018 Comprehensive Plan.

---





# ADVOCACY

- 1 Supported ongoing implementation of the 2018 Comprehensive Plan, Imagine Lexington,** representing a continued commitment by the City Council to smart growth policy as advocated by Fayette Alliance. Implementation is primarily through Zoning Ordinance Text Amendments (“ZOTA”s) and revisions to our zoning ordinance to encourage, and educate on, the goals and objectives set forth in the Plan.
- 2 Supported a ZOTA to update Floor to Area Ratio and Lot Coverage requirements for new development, which dictate the size and footprint of the building compared to the size of the lot on which it is built.** Impacting residential zones which permit multi-family housing, these changes carefully increase how much building can be constructed on our small and medium size lots, removing barriers to building diverse housing types and increasing housing affordability by bringing down the cost of development per unit. The FAR ZOTA was approved unanimously by both the Planning Commission and Urban County Council and represents the modernization of our zoning ordinance to achieve the type of growth set forth in the Comprehensive Plan.
- 3 Monitored the Fiscal Year 2021 Budget, which was significantly impacted by COVID-19.** As a result of a \$40M projected revenue shortfall, Mayor Gorton called this budget a “continuation budget” meant to continue key city services amid a pandemic. Budget highlights include: a fully funded Affordable Housing Trust Fund of \$2M; a partially funded Purchase of Development Rights Program (PDR) in the amount of \$212,000 to support existing easements and active recruitment of easements in process; a 50% reduction of funds to outside agencies for economic development (like Commerce Lexington and others) and a new process for fund disbursement; creation of a \$2.5M local business stimulus program by Council, half of which is reserved for minority and women-owned businesses.
- 4 Supported a ZOTA to update and reduce parking requirements for mixed-income housing developments.** The parking infrastructure expenses significantly increase the cost of development, thereby impacting the affordability of diverse housing options our community needs to accommodate our growing city. This ZOTA represents the removal of another barrier to the type of smart growth our City wants and needs as set forth in the Plan, and provides another regulatory tool to encourage efficient use of our existing land inside the USB.
- 5 Monitored continued review of the Purchase of Development Rights Ordinance and program conducted by the Rural Land Management Board and board-created committees.** Fayette Alliance has always championed the PDR program, a national model, and shall continue to be actively engaged in and supportive of the process of making updates and changes to the ordinance that keep the original goals and purposes of the program in mind.
- 6 Served on the LFUCG Infill & Re-development subcommittee to examine and identify ways in which our city can better encourage responsible infill projects as we continue to grow.** Fayette Alliance will continue to serve on this subcommittee—critical as we move forward implementing the goals and objectives of our Comprehensive Plan and our signature research project, GrowSmart.



**7 Supported and monitored ordinance updates to expand sidewalk widths and require appropriate bicycle facilities and shared use paths in new developments.** Diversifying transit options, prioritizing pedestrians, and encouraging transit efficiency help promote walkability, encourage economic development, and enhance quality of life.

**8 Monitored development and infrastructure plans and strategy by the Urban County Industrial Authority for 250 acres of economic development land acquired by the City in historic land swap.** Fayette Alliance presented to the Authority on smart growth in 2019 and encouraged establishment of a Master Plan to maximize economic development opportunities, utilization of land for a modern workforce, and recommended a surrounding corridor study to further evaluate and enhance development and transit potential. Plans are ongoing and we will continue to monitor.

**9 Monitored the economic development strategy of the City's new Economic Development partner, Euphrates International.** Fayette Alliance's partnership and input were requested for Euphrates' strategy for new business for Lexington-Fayette County in order to incorporate key stakeholders and the vision of a thriving, growing community balanced with our productive farmland, and we will continue to keep up communication as we move forward into 2021.

**10 Supported expedited zone change approval process for uncontested Planning Commission decisions.** Balancing efficiency in the routine zone change process and protection for neighborhoods and citizens from complications and unintended consequences is critical in achieving our objectives for infill and re-development as set out in the Comprehensive Plan. Fayette Alliance, while supporting the ZOTA, provided specific recommendations to ensure citizen protection should it move forward. An effort to identify meaningful ways for neighborhoods and developers to engage early in the process, leading to greater communication and consensus in the development process, is being studied by community stakeholders and is ongoing. Fayette Alliance will continue to monitor these efforts and their community-wide implications.



---

## **I SUPPORT FAYETTE ALLIANCE BECAUSE...**

**“they provide a link between the community and the community’s decision-makers to promote transparency, communication, and informed, well-thought decisions in sustainable growth.”**

**Christine Stanley, Healthcare Defense Litigator**



# IT'S NOT IF WE GROW, IT'S HOW

To house Lexington's growing, diverse population, we must increase "missing middle" housing, like **condos, townhouses, duplexes, fourplexes, and single-family detached homes on small lots.**<sup>1</sup>



There are over  
**5,600**  
acres of vacant land<sup>2</sup>  
**2,300**  
acres of undeveloped  
land and up to  
**9,000**  
acres of underutilized  
land inside the current  
Urban Services Boundary.<sup>3</sup>

**Lexington must address rising housing prices** with real solutions. Research shows the **Urban Services Boundary is not causing housing prices to increase** faster than prices for Kentucky, the nation, and comparison cities.<sup>4</sup>

In 1996,  
the Urban Services Boundary  
**expanded** to add  
**4200 acres.**

As of 2020 (24 years later),

**51%**  
of those acres are still  
undeveloped.<sup>5</sup>

There are nearly  
**250 acres**  
of city-owned  
land available at  
**Coldstream Research  
Park** to attract new  
jobs to Lexington.<sup>6</sup>

1. Fayette County Housing Demand Study, May 16, 2017.; 2. LFUCG Vacant Land Inventory as of December, 2016.; 3. Underutilized Property Survey, March 2017, Lord Aeck Sargent. \*Updated 2020; 4. The Economic Impacts of Land Use Policies in Lexington, KY, CBER, University of Kentucky, March 24, 2017.; 5. Exaction Rate Table Update, LFUCG Budget, Finance, & Economic Development Committee, March 17, 2020.; 6. LFUCG-UK Land Exchange, <https://www.lexingtonky.gov/economicdevelopment>.





## I SUPPORT FAYETTE ALLIANCE BECAUSE...

“People need to understand about land use and how it affects our community now and in the future. Fayette Alliance is an organization that promotes smart growth to benefit all our citizens. This is a critical time for Lexington. Change is happening, and Fayette Alliance is playing an active role in community planning and zoning.”

**Elisa Bruce, Director of Homeownership Education and Counseling at REACH, Inc.**

---

11

**Monitored a text amendment to incorporate and regulate Accessory Dwelling Units (ADUs).** While we supported the intent of the proposed amendments to provide an alternate housing choice and incrementally increase density and efficiently utilize existing infrastructure, we had concerns about unintended consequences to neighborhoods and recommended limiting occupancy in the ADUs and requiring owner occupancy in one of the structures. In response to extensive community, stakeholder and Planning Commission concerns, Planning Staff modified the ordinance to accommodate these recommendations and include more comprehensive neighborhood protections. Planning Commission approved the ZOTA in 2019 and it is currently under review with the Council's Planning and Public Safety Committee. We will continue to monitor its progress and advocate for its adoption.

12

**Monitored work on proposed Zoning Ordinance updates to both required Open Space for new developments and overall Parking Requirements for all zones.** In order to support the ongoing implementation of the Comprehensive Plan, Planning Staff has been identifying updates which efficiently enable developers to best use our existing land for infill and re-development opportunities to create housing, retail and job growth in our community. Conversations with stakeholders on these topics, which includes Fayette Alliance, have begun, and we will continue to monitor and update you on developments as to these important updates as they arise.

13

**Served on Bluegrass Tomorrow's Rural Land Use Partnership subcommittee,** which engages in important conversations about furthering regional communication surrounding land use planning and the impacts of smart growth on the Central Kentucky Region. We will remain engaged in this committee as a key stakeholder.



14

**Monitored the work of the Neighborhoods in Transition Task Force and the Housing and Gentrification subcommittee on the Mayor's Task Force on Racial Justice,** both of which are working on recommendations for land use and other policies as they relate to neighborhoods at risk or undergoing gentrification, housing affordability, affordable housing development, and housing advocacy. Ensuring that our City grows equitably is critical to smart growth for the entire community, and promoting affordable housing and investment in communities without displacement are top of mind at Fayette Alliance as we look to 2021.

15

**Monitored regional discussions on industrial solar development.** Surrounding counties have experienced interest by industrial solar companies in prime farmland, triggering all Central Kentucky counties to examine the issue as it relates to their own land use policies. Council has put this matter on the agenda for Planning and Public Safety Subcommittee in early 2021 and Fayette Alliance will continue to monitor to ensure that we continue to protect and promote our productive farmland while evaluating the economic benefits of new solar technology.

16

**Monitored work of the Sustainable Growth Task Force,** appointed by Mayor Linda Gorton pursuant to the mandate of the 2018 Comprehensive Plan. The Task Force hired an outside consultant to develop objective criteria to evaluate Lexington's continued growth and land uses related thereto. The work of the task force will have a significant impact on and important implications for Lexington's future growth decisions, and Fayette Alliance's monitoring of this work is critical. Formal stakeholder engagement, which includes Fayette Alliance, will occur in early 2021 and we will continue to keep you updated as it moves forward.

---

## I SUPPORT FAYETTE ALLIANCE BECAUSE...

**"We as community leaders need to be proactive in ensuring that Lexington-Fayette County remains the special place it is for generations to come.**

**Fayette Alliance offers that vehicle for planned sustainable growth while preserving our truly unique landscape. Lexington is unique. Lexington is special, and we need to continue our efforts to ensure it remains that way. "**

**Bill Justice, Justice Real Estate**





# RESEARCH

Fayette Alliance is committed to data-driven solutions to the challenges our community faces around future growth. We prioritize objective research, which shapes our advocacy initiatives to move smart, equitable growth forward in Lexington-Fayette County.

As our community continues to work through implementation of the 2018 Comprehensive Plan, Imagine Lexington, it's clear that change isn't easy. Modernizing our regulations to reflect community feedback, in a way which protects our existing neighborhoods and our beautiful and productive farmland, while accommodating for diverse and affordable housing options and improved transit and infrastructure, takes intention, dedication, and clear communication across the community.

In 2020, Fayette Alliance commissioned Lord Aeck Sargent to build upon the Underutilized Property Survey they completed in 2017 (analyzing and assessing properties within the Urban Service Area) and **illustrate existing opportunities consistent with Placebuilder**, the new framework created in the Comprehensive Plan. **GrowSmart identifies nine Land Use & Development Recommendations that can help us achieve smart growth and focus on best practices for our vacant and underutilized land, namely in our commercial corridors and expansion areas.**

This landmark study shows us where growth and redevelopment opportunities exist in Lexington and illustrates how our community can meet our housing, commercial, retail, and industrial needs while protecting our strong residential neighborhoods, promoting equitable development, and enhancing quality of life for all. It will shape our advocacy efforts for 2021 and beyond, and we look forward to all the opportunities for smart, equitable growth that lie ahead!



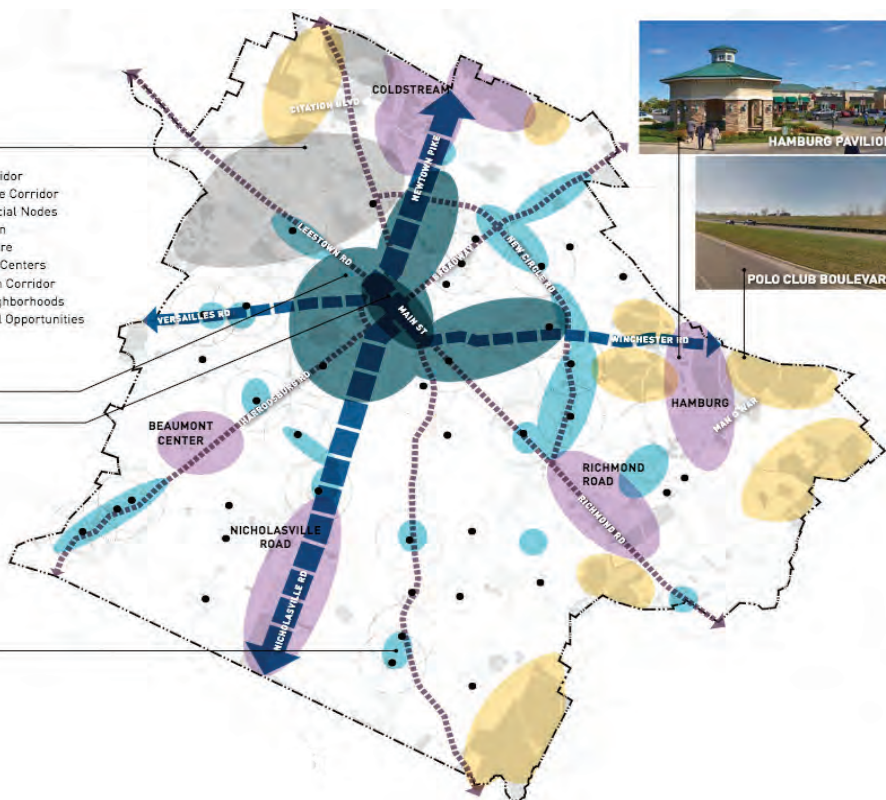
## LAND USE & DEVELOPMENT RECOMMENDATIONS

1. Track Growth & Development Trends
2. Create an Overall Policy Area Map
3. Plan the North-South Transit Corridor
4. Promote Conservation and Improvement of Neighborhoods
5. Encourage New Mixed Use Neighborhoods for any Expansion Areas
6. Plan for Downtown and the Urban Core
7. Anticipate Evolution of Regional Activity Centers
8. Plan for Commercial Redevelopment along the Corridors
9. Implement Steps to Address Equity and Inclusion related to Growth and Development





**LANSDOWNE SHOPPES**

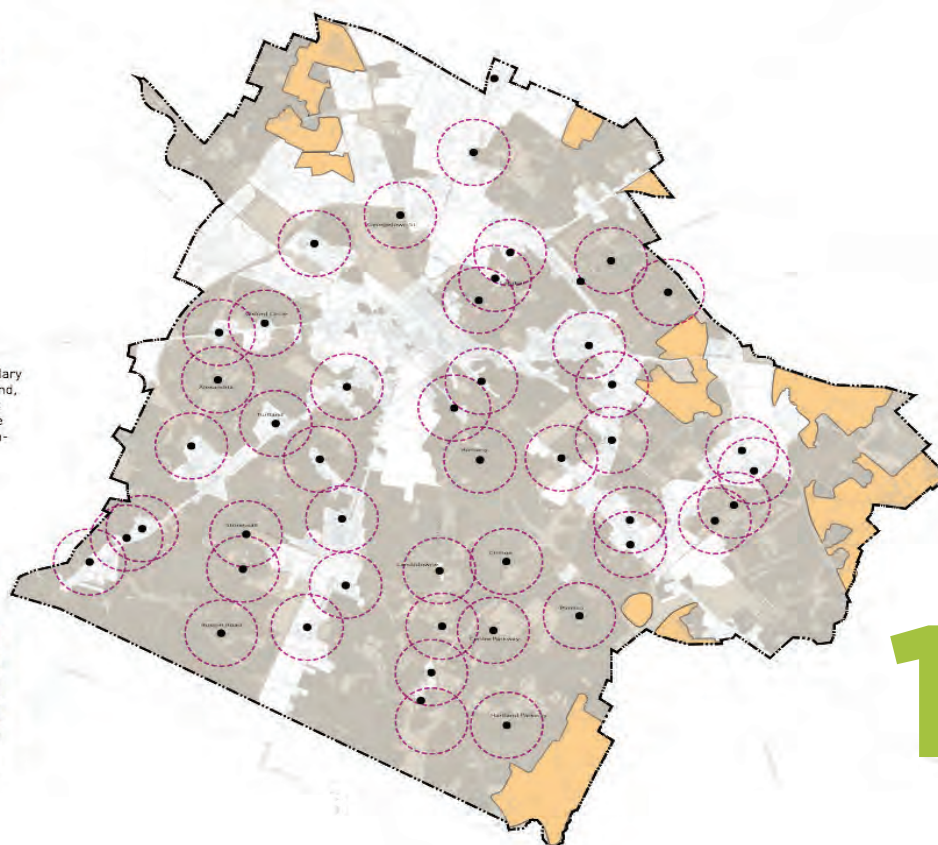
- TOD Corridor
- Mixed Use Corridor
- Commercial Nodes
- Downtown
- Urban Core
- Regional Centers
- Suburban Corridor
- New Neighborhoods
- Industrial Opportunities



1/2 mile walking distance

-  **Existing Neighborhoods**
-  **Undeveloped Site Residential Infill Opportunity**
- Large tracts of land within the Urban Service Boundary that have yet to be developed, such as former ED land, underutilized golf courses, or places like Overbrook Farm that remain greenfield. These areas should be developed to contain one or more neighborhood centers to serve residents.

- Streetscape improvements
- Pedestrian and bicycle access
- Interconnectivity through trails system
- Redevelopment and/or renovation





# EDUCATION & OUTREACH

- 1** Hosted four CPA 2.0 events, featuring panels of local experts and community members, on important topics including on the topics of Sewers and Water Quality, Urban Agriculture, Food Insecurity, and Affordable Housing.
- 2** Led LexVote, a non-partisan voter engagement coalition alongside CivicLex and 11 other community organizations. LexVote built upon Fayette Alliance's extensive past efforts around voter education, resulting in broader outreach to inform Lexington-Fayette residents on where their Urban County Council candidates stood on important issues through candidate questionnaires and candidate forums. More than 8,200 people tuned into our streamed forums.
- 3** Hosted 47 community partner meetings, including Seedleaf, the Lexington Community Land Trust, and AARP, to share Fayette Alliance initiatives and form key partnerships.
- 4** Served on the ULI KY Lexington Programming and Outreach Committee, the On The Table 2020 Engagement Committee, and the Locust Trace Principal's Advisory Committee.
- 5** Presented to five neighborhood associations in Q1 2020, prior to the state-wide shutdown.



Citizens' Planning Academy is a **free, four-week program** presented by Fayette Alliance, that educates participants about the **importance of land-use planning** and its relationship to **economic development**, the **environment**, and **quality-of-life issues** in our community.

In 2020, Citizens' Planning Academy was presented virtually due to the COVID-19 state-wide shutdown.

## Session One, Planning 101

Jim Duncan, Director, LFUCG Division of Planning; Sam Castro, Samantha Castro, AICP, LEED ND, Senior Planner, LFUCG Long Range Planning

## Session Two, Promoting our Farms

Ashley Smith, Co-founder and COO of Black Soil: Our Better Nature; Dr. Alison Davis, PhD, Director of CEDIK; Gregory Harbut, President, Harbut Bloodstock Agency

## Session Three, Growing our City

Christian Motley, Lextran Board Chair; Stan Harvey, FAICP, Principal, Lord Aeck Sargent; Scott Thompson, LFUCG Bike & Pedestrian Coordinator

## Session Four, Responsible Infrastructure

Kevin Atkins, LFUCG Chief Development Officer; Shayla Lynch, J.D., Executive Director at Ampersand Sexual Violence Resource Center; Christopher Zimmerman, Smart Growth America

**4 WEEKS | 11 SPEAKERS | 80+ PARTICIPANTS**





# WHAT DOES SMART GROWTH LOOK LIKE IN LEXINGTON-FAYETTE COUNTY?

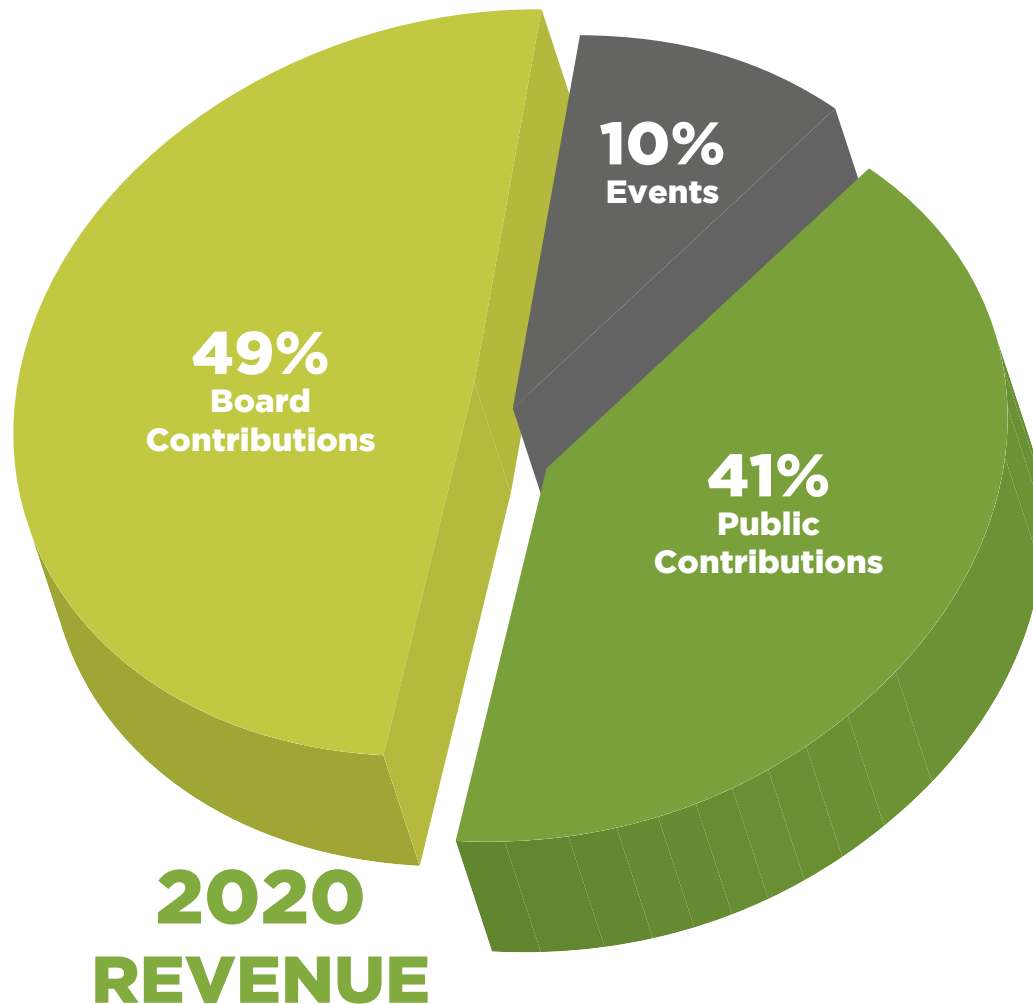
- Encouraging **infill and redevelopment** by **building on vacant or underused properties**, like parking lots, or re-developing existing buildings, like empty office buildings, for new purposes to **better serve our community**.
- **Housing our neighbors at all income levels** by creating options that are **diverse and affordable**, including duplexes, fourplexes, and other “missing middle” housing. Research tells us that neighborhoods with a variety of income levels and backgrounds are **more prosperous and benefit the entire community**.<sup>1</sup>
- **Improving transportation options** by increasing density, enabling Lexingtonians to live near where we work and play.
- Responsibly using land inside the Urban Services Boundary (USB). Expanding the USB and increasing urban sprawl **drives city resources away from underserved communities**. Historically, expansion has not solved our problems. **The USB expanded in 1996 to include an additional 4,200 acres. As of 2021, 51% of those acres are still available for development and no Affordable Housing has been built.**<sup>2</sup>
- **Investing tax dollars into our neighborhoods** for improvements like **people and bike-friendly roads, sidewalks, tree canopy, traffic management, water quality, and sewer systems**.
- **Increasing supply and access to Affordable Housing** by updating our city’s outdated planning and zoning policies, using Zone Ordinance Text Amendments like Floor to Area Ratio, Parking Requirements and Open Space to make development more feasible.

1. The Center for Housing Policy and National Housing Conference, “Does Affordable Housing Cause Nearby Property Values to Decline?” [https://furmancenter.org/files/media/Dont\\_Put\\_It\\_Here.pdf](https://furmancenter.org/files/media/Dont_Put_It_Here.pdf); 2. Exaction Rate Table Update, LFUCG Budget, Finance, & Economic Development Committee, March 17, 2020.



# We can't do this without you.

**It is the support of donors like you that enables Fayette Alliance to be an effective advocate for smart growth,** to encourage context-sensitive infill and redevelopment, and to promote the natural and cultural landscapes that are integral to our economy and quality of life. Together, we are shaping the very blueprint of how our community grows. Thank you for your commitment.



## RESERVE FUND

*The National Council of Nonprofits recommends maintaining a Reserve Fund of at least 3-6 months expenses. We continued to maintain this goal in 2020, a key part of our financial stability.*



## ENDOWMENT

Josephine Abercrombie, Pin Oak Stud  
Bill Justice, Justice Real Estate  
Don Robinson, Winter Quarter Farm  
Celeste Neuman, Stonetower Stable

## SUSTAINERS

Helen C. Alexander, Middlebrook Farm  
Alltech, Inc.  
Andover Management Group, Allen  
Schubert & John Knapp  
Ann Bakhaus, Bakhaus Family  
Foundation  
Alex G. Campbell, Jr., Alex G. Campbell  
Foundation  
Fayette County Farm Bureau  
Godolphin  
Greg & Becky Goodman, Mt. Brilliant  
Family Foundation  
Hagyard Equine Medical Institute  
Orrin Ingram, Ingram Industries Inc.  
Bill Justice, Justice Real Estate  
Keeneland Association  
Kentucky Thoroughbred Owners &  
Breeders  
Lane's End Farm  
Lisa Lourie, Spy Coast Farm  
Deirdre Lyons, Alltech Inc.  
Richard & Sue Masson, Green Lantern  
Farm  
Don M. Robinson, Winter Quarter Farm  
Dr. Kim & Rob Rosenstein  
Mrs. John Stewart, Stewart Home &  
School  
Gay Haggin VanMeter

## FAYETTE ALLIANCE INC. BOARD

Jimmy G. Bell  
Price Bell, Jr.  
Elisa E. Bruce  
Sandra Noble Canon  
Kip Cornett

Melody Flowers  
Greg Goodman  
Stanford Harvey  
Barry Holmes  
Matt Hovekamp  
Mary Catherine Jones  
Chauncey Morris  
Knox van Nagell Pfister  
John W. Phillips  
Tom Poskin  
Walt Robertson  
Don M. Robinson  
Ken Silvestri  
Holly Wiedemann  
Anthony Wright

## FAYETTE ALLIANCE FOUNDATION BOARD

Ann Bakhaus  
Jimmy G. Bell  
Greg Goodman  
Orrin Ingram  
Bill Justice  
Sue Masson  
John W. Phillips  
Don M. Robinson

## CITIZENS' PLANNING ACADEMY

Colette Crown  
Mary Diggins  
Fayette County Farm Bureau  
Willard J. Fogle  
Kentucky Bank  
Urban Land Institute  
Winter Quarter Farm

## EXPANDED GIVING

Bonnie R. Adkisson  
John & Laurel Catto  
Nancy M. Cox  
Hallway Feeds

James & Elizabeth Kenan  
John & Alston Kerr  
Jo Brown Leone  
Philip & Jan Meyer  
Lewis Paisley  
Summerhill Farm Inc.  
Mary Fra Vaughan  
Ricka White

## ALLIANCE SUPPORTERS

Jane Anderson & William Wittman  
Ashland Park Neighborhood Association  
Darvin C. Barnett  
Rogers & Jackie Beasley  
Headley Bell  
Tom & Lisa Biederman  
Charles & Alanson Boden  
Chris Bohmer  
Breeders' Cup LTD  
Katherine Brewer  
David F. Burg  
John Burke  
Gregory Butler  
Kelli Carmean  
Dwight W. & Ina Carpenter  
Matthew Carter  
Al B. & Catherine L. Cinson  
Nancy Clinkinbeard  
Anne Combs  
Richard & Debbie Comley  
Coolmore - Ashford Stud  
Dr. Nelson & Marie Copeland  
Jennifer L. Crossen & Joan C. Callahan  
Wm. Jerome Crouch  
Barry & Laura Crume  
Charles Davis  
Dean Dorton  
Diamond A Farms  
Robert C. Dickson  
Joel & Karen DiGirolamo

Susan Durant  
Bonnie M. Eads  
Jim & Suzanne Elliott  
Robert Elrod  
Rolf & Claire Embertson  
Hannah Emig  
Eric Evans  
Janie Fergus  
Ted Fiedler  
Elizabeth Freeman  
Dr. Jeffrey & Marcia Freyman  
Al & Mindy Gajda  
Dr. & Mrs. David & Anne Garrett  
John W. Girvin, Jr.  
Jill & Cliff Gookin  
Helen K. Groves  
Eric & Ginny Grulke  
John & Carolyn Hackworth  
Louis Lee & Bettie Haggin III  
Lucy Hamilton  
Mary Diane & Lyle Hanna  
Gary & Elizabeth Hansen  
Tony Hardee  
Anne Sabatino Hardy  
Susan G. Harkins  
Phyllis Hasbrouck  
R. S. & Ann C. Heard  
Carolyn Hester  
Daniel F. Hill  
Louis E. Hillenmeyer III  
Anne & Buck Hinkle  
Julian Hipwood  
Mrs. Carolyn L. Holmes  
Sharon Hudon  
Clement T. & Kathleen R. T. Imhoff  
Orrin Ingram  
Dr. Stephen & Debra Jackson  
Beverly & Louis W. Jaquith  
Frank & Martha Jenkins

# SUPPORTERS



↑ Vicki Chiles Johnston  
John D Jones  
Justice Real Estate, Inc.  
Keeneland Association  
Anne Kemp  
Robert Kirkland  
Terri L. Koontz  
Zee Faulkner Kurfees  
Jon Larson  
Fred & Jill Leckie  
Rebecca Lewis  
Charles & Carolyn Lindquist  
Doreen Maloney  
Mariana H Moore Marye  
Loys & Sonja Mather  
Melanie McCloud  
Judy & John Paul Miller  
Tracey Miller  
↓ Donald P. Moloney II

↑ Diane Monahan  
Sara Moreno  
Timothy A. Mowery  
Frank Mulder  
Larry & Jo Neuzel  
Nicholson Insurance Agency, Inc.  
Mark Noll  
Sandra Oppegard  
Greg Padgett  
Connie Payne  
Jane Phillips  
Bruce & Patsy Pieratt  
Charles Pittenger  
Ms. Kathy Plomin  
Michael Potapov & Nancy Barnett  
David & Celia Powell  
Lucien H. Rice  
Brittany & Dean Roethemeier  
↓ Kyle & Mary Jane Rosenstein

↑ Daniel & Wendy Rowland  
Marby Schlegel  
Amy Schultz  
Barry Schumer  
Brooks & Holly Scudder  
Michael J. & Marilyn A. Seiler  
Tom Shearin  
Rebecca Sherman  
Jon & Cary Simon  
Leslie & Peter Simpson  
Douglas Slaymaker  
Walker Sloan  
David & Margaret Smith  
Melinda Smith  
Johnnie Sparks  
J. Tracy Spencer  
Daniel M. Sprague  
Cathy Stafford  
↓ John Stewart & Magdalene Karon

↑ Mark Kenneth Strong  
John Stuart  
Cliff & Jan Swauger  
Alice P. Taylor  
Paul A. & Adeline Throop  
Benjamin Tilghman  
Jeffrey Tillou & Mary Luken  
Trek Advancement  
Charles Tremoulet  
Dr. Fred & Mrs. Micka Ueland  
Wilmington Trust Corporation  
Jack A. Wilson  
Jeanne R. Woodberry  
↓ Carolyn A. Yang

# You make a difference.

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

***Together, we'll continue to grow our city and promote our farms.***

In 2019, Fayette Alliance Foundation established one of its most significant assets – an endowment to provide a perpetual source of funding to support our mission. Thanks to the generosity of visionary donors, we now have an asset that will provide the financial foundation for the long-term sustainability of our organization. These endowment gifts will be invested to maintain their purchasing power over time, while a portion of the endowment will be spent to support our annual operating needs. Any excess of the amount spent annually will be reinvested allowing the fund to grow for decades to come. Over the coming years we hope to grow our endowment through new charitable contributions and sound investment management in order to provide financial support for the mission in perpetuity.

Endowment gifts, either made during life or at death via an estate gift, are the ultimate way to support the Fayette Alliance Foundation. Donors may contribute to an existing endowment fund at any dollar amount or establish a specific fund in their name. For information about how you can support our mission in this way, please contact Brittany Roethemeier at [brittany@fayettealliance.com](mailto:brittany@fayettealliance.com).

*This donor list recognizes gifts received between January 11, 2020 and January 11, 2021. If you notice any errors or omissions, please accept our apologies and contact Mary Gilbert.*



# WHAT'S NEXT

**Scaling up advocates and supporters with a goal of doubling the number of people we reach** and measuring our impact and growth through data collection and analysis.

**Expanding educational programming** to train Smart Growth Advocates to make their voices heard at the local level and to bring our signature 4 week Citizens' Planning Academy to UK students in Spring 2021.

**Advancing advocacy efforts around smart growth policies**, including those set forth in our landmark GrowSmart study.

**Working in coalition with like-minded community partners** including Affordable Housing advocates, environmentalists, and urbanists to progress smart growth policies.

**Empowering young smart growth supporters** from elementary to college and young professionals.

**Continuing to broaden research efforts to support our advocacy initiatives around smart growth and the community impacts of inequitable growth.**

**Celebrating 15 years of Fayette Alliance in 2021!**

# SAVE THE DATES

*10th Annual Evening in the Gardens*

Thursday, September 9, 2021

*Keeneland Bluegrass International Cup*

Friday, September 10, 2021

*Grow Smart Academy*  
*(formerly Citizens' Planning Academy)*

Tuesdays, July 20 & 27, August 3 & 10, 2021





**GROWING  
OUR CITY,  
PROMOTING  
OUR FARMS**