



FAYETTE ALLIANCE

ANNUAL REPORT

LOOKING TOWARDS OUR FUTURE

Dear Friends,

Over the past year at Fayette Alliance we celebrated the 15th anniversary of our founding, supported numerous policy changes that advance our important mission, connected with our community, and collaborated with new supporters, advocates, donors, and partners. The impacts and challenges of the COVID-19 pandemic continue to highlight the importance of moving our work forward: housing, equitable development, quality of life investments, and access to open and green space, among others, are top priorities not only for Lexingtonians but across the country. Planning and zoning policy, what we have always referred to as the building blocks of our community, is part of a national conversation about solutions to our most pressing challenges. Despite the difficulties 2021 presented for so many, we were inspired by our community members who continued to support our work for balance and connection between our vibrant city and our productive Bluegrass farmland and for smart, equitable growth in Lexington-Fayette County.

2021 was a year of milestones, growth, achievements, and challenges. We brought on two new staff members, completed an update to our 3 year strategic plan, and an organization wide Diversity, Equity, Inclusion and Accessibility training with an incredible local consultant. We had important conversations about how we can ensure our work moving forward is equitable, inclusive, and responsive to our community's needs. In 2022, Lexington will once again be asked to provide input on an update to our Comprehensive Plan through a week-long event called On The Table. Making your voice heard through this process will be critical, and we will be keeping you informed along the way. In May and November, our community will vote in Mayoral and Council elections, and choose local leaders who will make significant decisions about the future of Lexington. We are committed to providing robust voter education on critical growth issues and hope you will utilize our resources and educational opportunities for these important races.

As always, we know the question is not if we grow, but how. Thank you for your support over the last year, and your commitment to the important work that lies ahead. We are a better, stronger, and more resilient community because of it!

With gratitude,



Brittany M. Roethemeier, J.D.
Executive Director



OUR VISION

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

OUR MISSION

Fayette Alliance is a non-profit dedicated to achieving **sustainable and equitable growth** in Lexington-Fayette County through **land-use advocacy, education and research**. We work to positively impact county-wide planning and zoning policies, as we know that these policies are **the building blocks of our environment, economy, and quality of life**. We **advocate at City Hall, educate our community members, and fund independent research** on policies that promote walkable and affordable neighborhoods, access to transportation and jobs, our diverse and productive agricultural industries, and prevent displacement of our marginalized neighbors. We know **it's not if we grow, but how**.

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Spy Coast Farm

Deirdre Lyons
Alltech, Inc.

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Brittany M. Roethemeier, J.D.
Executive Director

Natalie Appel
Development & Outreach Manager

Ashleigh McGuire
Director of External Affairs

Stephanie Oghia
Administrative Coordinator

To date,

Fayette Alliance has worked at City Hall to usher in **MORE THAN 133 MAJOR LAND-USE POLICIES** into the books since 2006 - from advocating for the **PDR PROGRAM & AFFORDABLE HOUSING TRUST FUND**, to **IMPLEMENTING NEW HOUSING TYPES** like ADUs, increasing Floor Area Ratio requirements to **CREATE MORE HOUSING UNITS AND REDUCE THE COST OF DEVELOPMENT**, increasing redevelopment of our major commercial corridors, improved transit options and walkable development, to supporting infrastructure development on the 200 acres of **ECONOMIC DEVELOPMENT LAND** at Coldstream to promote job growth.



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 has primarily occurred 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 the Mayor’s Fiscal Year 2022 Budget, which continued to be impacted by COVID-19 but showed the Administration’s commitment to equity, community/neighborhood development, agricultural initiatives, and success in light of pandemic-related revenue challenges. Specifically, Fayette Alliance supported the following: increased funding for the **Affordable Housing Trust Fund** in the amount of \$3M; full funding for the **Purchase of Development Rights Program** (PDR) in the amount of \$2M (which had not been fully funded since 2018); creation of a **Housing Advocacy and Community Development Department** to focus on housing issues and a new staff member to oversee implementation of the recommendations made by the Mayor’s Commission on Racial Justice and Equality; funding for a **community-wide tree canopy study**; \$100,000 funding for the **Neighborhood Grant Match program** (doubled from prior years); and \$4.8M for **Parks capital improvements**, which will benefit all districts throughout the community, **increasing accessibility to green and open space for all Lexingtonians.**

3

Recommended spending priorities for the \$120M of American Rescue Plan Act (ARPA) COVID-19 Relief funding allocated to LFUCG, which included the following: **economic development infrastructure** build-out on the 200 acres of economic development land owned by the City at Coldstream Research Park; **affordable housing development and infrastructure** which could include waiver of exaction and permit fees, required infrastructure development, and land acquisition; and **transformational quality of life investments which could include urban/rural trails development, agricultural economic development and education projects.** ARPA funding represents an opportunity for transformational investments in the Lexington community, support for underserved community members disproportionately impacted by COVID-19, and a foundation on which to build a strong recovery from pandemic impacts. The funding allocation process is still in progress and we will continue to monitor.

4

Supported a ZOTA to update and reduce parking requirements for mixed-income housing developments. The expense of parking infrastructure significantly increases 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 while recognizing the changing nature and needs of agricultural businesses as we move forward.
- 6 Supported the adoption of a ZOTA to incorporate and regulate Accessory Dwelling Units (ADUs).** As a result of multi-year conversation around ADUs, recommendations from Fayette Alliance and other community stakeholders, and extensive community engagement, the Urban County Council adopted the ADU ZOTA in October, with changes that included limiting ADUs to attached dwelling units (and conversion of previously constructed detached units), and instituting a 1 year program review to determine effectiveness of the same in 2023. Fayette Alliance was a key part of mobilizing support for ADUs and also worked in partnership with the Coalition for a Liveable Lexington to advance these efforts.
- 7 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 the 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. Further, Fayette Alliance advocated for ARPA funding investment for infrastructure development on the site to ensure the land could be shovel ready for economic development opportunities as soon as possible. These plans and proposals are still in process and we will continue to monitor.



I SUPPORT FAYETTE ALLIANCE BECAUSE...

“they look to data and research to advocate for policies that will enable Lexington to grow in a smart and responsible way. We are not about stifling growth; we are about educating to promote growth without displacement, growth without losing vital limited resources, and growth while maintaining quality of life for all Lexingtonians. I moved to Lexington over 8 years ago from Houston, TX for a change in lifestyle and to work in the horse industry. Then, I loved Lexington for its beautiful farms, rich history, and budding job opportunities. Now, as a mother and professional, I love Lexington still for its beauty and opportunity, but also its desire to maintain diversity and create a wonderful place to live for all.

I plan to call Lexington home for a long time to come, and I want to feel confident that the decisions we are making at the city/county level are responsible and well informed. When I travel, I love to see cities that have been able to use infill and redevelopment to build up communities and areas; I know we can do the same thing here in Lexington, all while maintaining affordable housing and avoiding community displacement.”

Mary-Catherine Jones, Board Member & Director of Marketing, Red Mile Gaming & Racing

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.**¹



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

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.⁴

In 1996,
the Urban Services Boundary
expanded to add

4200 acres.

As of 2020 (24 years later),

51%

of those acres were still
undeveloped.⁵

There are nearly

250 acres

of city-owned
land available at
**Coldstream Research
Park** to attract new
jobs to Lexington.⁶

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...

“I wish people knew that Fayette Alliance is continually working to educate all citizens on land-use policy, helping to reform local zoning laws, and encouraging affordable housing options. I love Lexington because it is an easy, fun and beautiful place to live, as it has all the necessary amenities for everyday life without the relatively high cost of living of other places. I understand that land in our county is finite and with that comes great responsibility in how we use every piece of it moving forward. I know that Fayette Alliance is working to ensure that any and all future development is done responsibly, sustainably, and equitably.”

Meredith Price, Realtor, Bluegrass Sotheby's

- 8 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. These updates will encourage and incentivize housing development, quality of life aspects of new developments, and improved transportation options for our community. Conversations with stakeholders on these topics, which includes Fayette Alliance, have been ongoing, and we will continue to monitor.
- 9 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.
- 10 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 issued 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 move forward.** Fayette Alliance has supported numerous recommendations made thus far and plans to continue to do so in 2022.
- 11 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.

- 12 Monitored regional discussions on industrial solar development**, including working with American Farmland Trust, Clark Coalition, the University of Kentucky, and others on information pertinent to these issues. 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. 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.
- 13 Served on the Advisory Committee for On The Table 2022, which will be the primary community engagement process for the 2023 update to the Comprehensive Plan.** On The Table is a community-wide conversation which engages thousands of Lexington-Fayette County community members to discuss how Lexington will continue to grow and change moving forward, and will inform the Comp Plan. On The Table, put on by CivicLex and supported by Fayette Alliance, will take place the week of April 10th through April 16th, 2022 and we will continue to be a key stakeholder in these critical discussions.
- 14 Served on the Locust Trace Agriscience Center Principal's Advisory Committee.**
- 15 Monitored and supported the 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 important implications for Lexington's future growth decisions, including in the upcoming 2023 Comprehensive Plan update, and Fayette Alliance's continued support and recommendations around this work have been critical. The Sustainable Growth Study and Evaluation Framework that came out of the Task Force work was unanimously approved by the Planning Commission in 2021 and will be before the Urban County Council in early spring 2022.
- 16 Supported the Street Patterns Subdivision Regulation Amendment**, a proposal to improve street continuity in new neighborhoods, shorten block lengths, decrease cul-de-sacs, increase connections to neighborhood parks and open spaces, and create more bike/ped facilities, which work to increase safety, accessibility, housing options, and quality of life for all of our community members. This policy was unanimously approved by the Planning Commission in 2021 and ultimately by the Urban County Council (with a delay in implementation to 2023).

I SUPPORT FAYETTE ALLIANCE BECAUSE...

“of the easily accessible educational opportunities they provide. We moved here for my husband’s work. We stayed because of the natural beauty, the incredible variety of things to do, and the ease of getting around. Growth is inevitable. I’ve lived in places that did not “grow smart” and I don’t want to see that happen here.”

Colette Crown, Retiree



- 17 Supported Imagine Nicholasville Road, the first major corridor analysis initiated out of Imagine Lexington, which represents a transformative transit and development plan and recommendations for Lexington's busiest corridor.** The Plan recommended a strategy for innovative infill and redevelopment, walkable, transit-oriented development to decrease traffic congestion, increase quality of life and economic development opportunities. It included outlines for Bus Rapid Transit (BRT), intersection improvements, strategies to develop underutilized commercial property and parking lots on the corridor, dedicated bike/pedestrian facilities, and increased density near transit access. The Plan was passed by the Planning Commission in 2022 and will be in front of the Urban County Council in 2023.
- 18 Supported a Zoning Ordinance Text Amendment for Expanding Notification for Public Hearings,** a proposal to expand the notification requirements for zone change hearings from property owners of record to all property occupants (including renters, lessees, etc.). These changes widen the range of voices at the table on community decisions and increase equity and transparency in community engagement to ensure more diverse voices can be heard on planning and zoning policy decisions moving forward. This ZOTA was unanimously approved by the Planning Commission in 2021 and ultimately by the Urban County Council (as a 1 year pilot program to be initiated by Planning and reviewed in 1 year).
- 19 Monitored efforts both locally and statewide to increase rural broadband access.** In addition to plans for the 12th district - our rural area most negatively impacted by lack of broadband access - to be part of a buildout plan using Rural Digital Opportunity Fund Phase 1 funding, the City of Lexington, in partnership with 6 other surrounding counties, issued a Request for Information for broadband infrastructure services in 2021. Fayette Alliance will serve as a stakeholder and will continue to monitor this process and keep you updated.
- 20 Opposed a ZOTA application for the expansion of principal permitted uses in the B-6P zone to include kenneling for dogs.** In 2018, Fayette Alliance was a key stakeholder in the revision of the B-6P, which exists primarily on Lexington's major corridors, to enable and incentivize corridor redevelopment opportunities, specifically multi-family residential development, mixed-use and walkable development. The application in 2021 to expand a principal use in this zone had the potential to set a significant negative precedent for changing the intent of our zones, namely one that had been so recently and thoughtfully updated to support the Goals & Objectives of Imagine Lexington. The Planning Commission unanimously disapproved this application.
- 21 Joined a group of diverse stakeholders called the Coalition for a Livable Lexington,** who have been working together to educate and advocate around policies which encourage more housing options, improve public transit accessibility, and increase quality of life for all community members. Collaborating with community partners to show local decision makers the broad range of support for planning and zoning policies which work to achieve the aforementioned is key for community development and our long term growth. The Coalition worked together to support numerous ZOTAs in 2021 and will host its first educational program on Affordable Housing in April, 2022.

RESEARCH

Fayette Alliance is committed to data-driven solutions to the challenges our community faces around future growth. We prioritize and fund objective research, which shapes our advocacy initiatives to move smart, equitable growth forward in Lexington-Fayette County. As we once again prepare to have robust community discussion in 2022 about updating our Comprehensive Plan, making informed decisions for our future is more critical than ever.

As we work towards solutions to growth challenges like Affordable housing and housing affordability, equitable development, transportation access, and economic development, we advocate for growing smart and responsibly using the land that we have to meet our needs. To show what opportunities exist for doing so, Fayette Alliance commissioned Lord Aeck Sargent to complete **GrowSmart, which identifies 9 Land Use & Development Recommendations to help us achieve smart growth and focus on best practices for our vacant and underutilized land to meet our community needs.** This study builds on the Underutilized Property Study completed in 2017 to evaluate how many acres of vacant, underused and underutilized land within the Urban Services Boundary provided opportunities for development.

This landmark study quantifies and showcases 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, preserving our productive farmland, and enhancing quality of life for all. We have been working with and will continue to work with stakeholders and community members around this project into 2022.

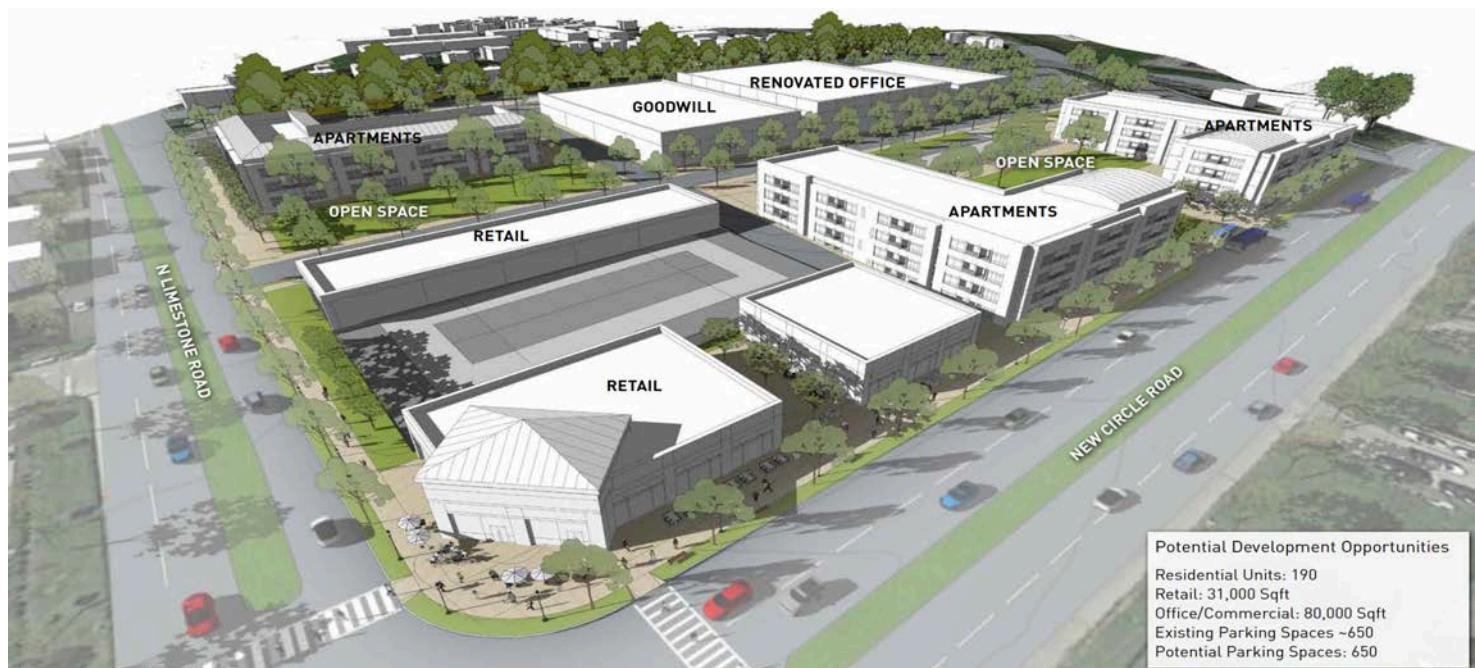
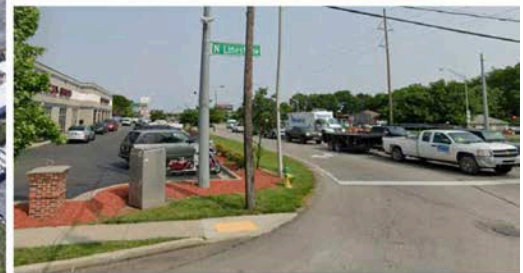
LAND USE & DEVELOPMENT RECOMMENDATIONS

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

8

PLAN FOR COMMERCIAL REDEVELOPMENT ALONG THE CORRIDORS

Potential Infill Case Study: New Circle Road Commercial, 130 W. New Circle Rd, Lexington KY



EDUCATION & OUTREACH

- 1 404 people participated in our educational programming**, from Grow Smart Academy, Grow Smart in Your Neighborhood, to GSA 2.0 and more.
- 2 358 people signed a supporter card for smart growth at our outreach events** such as tabling at the University of Kentucky, Railbird Music Festival, Ethereal Brewing Trivia Night, at Seedleaf events and monthly at the Lexington Farmers Market.
- 3 Launched Grow Smart 101, a virtual, 4-week educational program for UK students** about the pillars of smart growth following the model of Grow Smart Academy.
- 4 Hosted 10 virtual, district specific educational programs called Grow Smart In Your Neighborhood, specifically designed for neighborhood associations** around smart growth and neighborhood development.
Hosted 4 virtual GSA 2.0 sessions on: The Future of AgTech in Lexington; Zoning for Equity: Updating Parking and Open Space Requirements; Gentrification & Displacement; and Community Engagement.
- 5**
- 6 Hosted the 11th annual Grow Smart Academy** (formerly known as Citizens' Planning Academy), Fayette Alliance's signature annual educational program. It was once again held virtually over the course of 4 sessions, including Introduction to Smart Growth, Growing Our City, Sustainability & Transportation, and Promoting Our Farms, and featured a diverse group of local and national experts.
- 7 Launched and led the newly formed Coalition for a Livable Lexington:** a group of community organizations aligned to support our shared goals, advocate for policy solutions, and educate our community on the benefits of building a more accessible, livable, and affordable Lexington. Engaged partners include: Age Friendly Lexington, Lexington Community Land Trust, Lexington United for Livability, Lexington Fair Housing Council, REACH, Seedleaf, and the Community Action Council.
- 8 Hosted a Tree Week event in partnership with the Urban Forestry Initiative at the University of Kentucky.** The event took place at Mill Ridge Farm called Trees, Horses, and our Extraordinary Landscape.
- 9 Hosted 203 community partner meetings**, with CivicLEX, Seedleaf, the Lexington Community Land Trust, Black Soil, VisitLEX, AARP, and more to share Fayette Alliance initiatives and form key partnerships.
- 10 Served on the On The Table 2022 Steering Committee**, the Locust Trace Principal's Advisory Committee, Leadership Lexington Youth Program Steering Committee by Junior Achievement, Bluegrass Tomorrow Regional Land Use Partnership Committee, LFUCG Infill & Re-Development Committee, Neighborhoods in Transition Task Force, Coalition for a Livable Lexington, and the EMERGE Conference Steering Committee .

- 11** Sponsored events hosted by community partners, including Seedleaf, Black Soil KY, Fayette County Farm Bureau, and Bluegrass Farm to Table.
- 12** Presented at Fayette County Farm Bureau, LFUCG Sustainable Growth Task Force, LFUCG Infill & Redevelopment Committee, Rotary After Hours, Commerce Lexington, and KEEP Policy Luncheon.
- 13** Hosted the 2nd Annual Council Agriculture Day in partnership with Fayette County Farm Bureau and Bluegrass Farm to Table, which included tours of 4 local agriculture and equine operations, presentations from 6 local agricultural stakeholders, and which was attended by members of the Urban County Council, Mayor Linda Gorton, Planning Staff members, and Dean Nancy Cox.



Grow Smart 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.

4 WEEKS | 9 SPEAKERS | 45+ PARTICIPANTS

Session One, Intro to Smart Growth

Brittany M. Roethemeier, J.D., Executive Director of Fayette Alliance; Ashleigh McGuire, Director of External Affairs at Fayette Alliance

Session Two, Growing Our City

Samantha Castro, AICP, LEED ND, Senior Planner, Long Range Planning, LFUCG; Chris Taylor, Administrative Officer, Long Range Planning, LFUCG

Session Three, Sustainability & Transportation

Kenzie Gleason, Administrative Officer, Lexington Area Metropolitan Planning Organization; Meg Fencil, Director of Engagement and Impact, Sustain Charlotte

Session Four, Promoting Our Farms

Kenya Abraham, Co-Founder, Slak Market Farm; Billy Van Pelt, Director of External Relations and Senior Advisor, American Farmland Trust; Raymond Daniels, Co-Founder of the Ed Brown Society and CEO of Equity Solutions Group



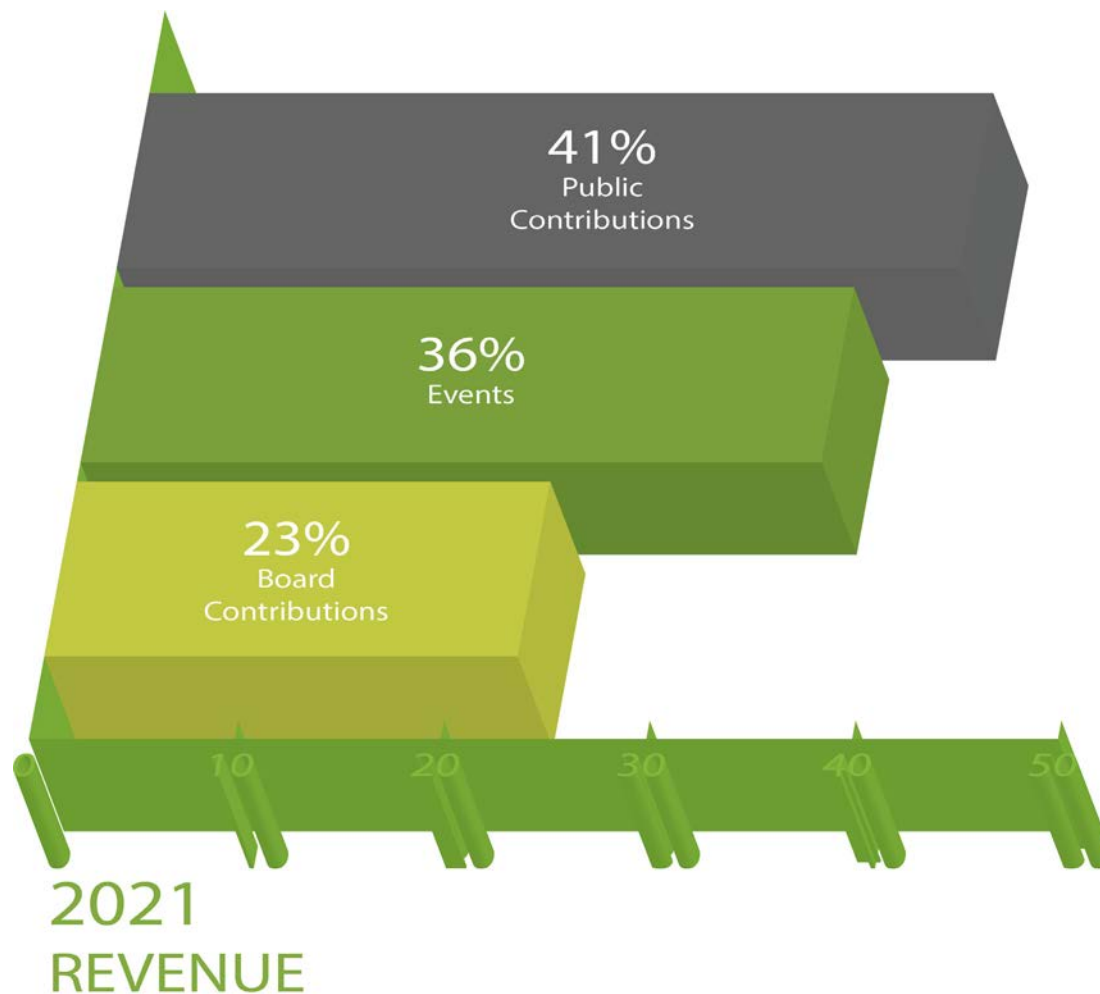
WHAT DOES SMART GROWTH LOOK LIKE IN LEXINGTON-FAYETTE COUNTY?

- 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**.¹
- **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.**²
- **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; 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 the Fayette Alliance Foundation 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 2021, a key part of our financial stability.

■ ENDOWMENT

Josephine Abercrombie, Pin Oak Stud
Bill Justice, Justice Real Estate

■ SUSTAINERS

Helen C. Alexander, Middlebrook Farm
Antonacci Family Foundation
Ann Bakhaus, Bakhaus Family Foundation
Jay & Cammie Brunker
Alex G. Campbell, Jr., Alex G. Campbell Foundation
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Summerhill Farm
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Alice P. Taylor
Jeffrey Tillou & Mary Luken
Kelly Wesley Taylor
Paul A. & Adeline Throop
Issac & Jen Van Meter
Jack & Angene Wilson
Brian Wood
Jeanne R. Woodberry
Dr. Arthur Wrobel
Carolyn A. Yang

EVENING IN THE GARDENS & BLUEGRASS INT'L CUP

Albert Couture
Steven Alper
Shannon & William Arvin
Heather Barrett-Weber
Jacqueline Bernard
Gary & Betty Bizantz
BloodHorse Magazine
Ross Boggess
Breeder's Cup
Drs. Cady & Ryan Brown
Brent Bruner
Buffalo Trace
Kris & Allie Campsen
Matthew Carter
Will Coffmann
Elizabeth Combs
Coolmore-Ashford Stud
Cross Gate Gallery
Barry & Laura Crume
Chris Crumrine
Sean Cutter
Bill Daugherty
Darby Dan Farm
Dean Dorton
Diamond A. Farms
Dixiana Farm
Darren Duzyk
Eric Evans

Dr. Mark & Karen Evers
Morgan & Taylor Fister
Tiffany & Drew Fleming
Mary Fisher
Bill & Ann Giles
Greg & Becky Goodman
Bo Goodman
Hutton & Allie Goodman
Linda & Charles Gorton
Rebekah Gray
Hubert Guy
Gay Haggin VanMeter
Hagyard Equine Medical Institute
Darren Henry
Billy Hilliard
Watts & Sally Humphrey
Clay Ingels
Ingran Industries
Orrin Ingram
Michael Jacobs
Cheryl Johnston
Mary Catherine Jones
Justice Real Estate
Keeneland Association
Kentucky Eagle
Kentucky Thoroughbred Owners & Breeders
Kirkpatrick & Company
LM Communications
Lauren Lovely
The Lee & Hayley Show
Lexington Silver
LV Harkness
Lynn Imaging
Jennifer Dai Photoprgraphy
Marsh & McLennan Agency
Richard & Sue Masson, Green Lantern Farm
Pope & Lisa McLean
Meridian Wealth Management, LLC
John Paul & Judy Miller
Mt. Brilliant Farm
Nate Morris Foundation

Nicholson Insurance Agency
William & Jane Offutt
Steve & Margaret Orthwein
Overbrook Farm
Joey & Wendy Owen
Dr. Kevin & Patty Pfister
Kathy Plomin
PNC Bank
Louis & Bennett Prichard
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Red Mile
Tyler Robertson
Kyle & Mary Jane Rosenstein
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Rubicon
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Shawnee Farm
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Brooks & Holly Scudder
Stifel Trust Company
Stock Yards Bank & Trust
Mark Kenneth Strong Charitable Foundation
Frank Taddeo
Thompson Landscaping
Trek Advancement
UK Healthcare
UK Markey Cancer Foundation
Steve Van Andel
Winter Quarter Farm





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.

This donor list recognizes gifts received between January 11, 2021 and January 11, 2022. If you notice any errors or omissions, please accept our apologies and contact us.

WHAT'S NEXT

Looking to the future of Lexington by promoting robust community input for the 2023 Comprehensive Plan.

The current 2018 Comprehensive Plan, *Imagine Lexington*, provides an excellent foundation for our community to “grow smart”, and we will continue to advocate for its implementation, through policy updates, through research like our GrowSmart project, through community engagement, and more.

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 marginalized 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**.



Launching our new program, Smart Growth Ambassadors, to train the community on how to be advocates for sustainable & equitable growth at City Hall, in their neighborhoods and beyond.

Serving on the Advisory Committee for On the Table and activating our supporters to provide input & host tables the week of April 10-16.

Hosting GSA 2.0 programming that will empower community members to provide input at City Hall, education on Missing Middle housing, and activate Lexingtonians to participate in On the Table.

Working with the Coalition for a Livable Lexington to host an Affordable Housing Summit on April 5.

Providing non-partisan candidate questionnaires and candidate forums for the Mayoral and Urban County Council Primary and General Elections to show the community where each candidate stands on issues related to smart, sustainable & equitable growth.

Meeting community members where they are through community meetings, tabling, one-on-one meetings, and increasing our social media + website presence and education.



*Evening in the
Gardens*

Thursday,
September 8

*Keeneland Bluegrass
International Cup*

Friday, September 9



**GROW
SMART
ACADEMY**

presented by FAYETTE
ALLIANCE

Tuesdays, July
12, 19, 26 and
August 2

The background consists of several overlapping, semi-transparent geometric shapes in various shades of green and yellow. These shapes create a layered, abstract effect, with some areas appearing darker due to the overlap. The overall color palette is earthy and natural, evoking a sense of growth and agriculture.

GROWING
OUR CITY,
PROMOTING
OUR FARMS