



The Fayette Alliance

601 West Short Street, Ste. 200
Lexington, KY 40508
(859) 281-1202

Board Members

Helen Alexander
Antony Beck
Jim Bell
Greg Goodman
Margaret Graves
John Kerr
Lori Kirk Wagner
Debbie Long
John Nicholson
Nick Nicholson
Mike Owens
Greg Padgett
John Phillips
Walt Robertson
Don Robinson
Mackenzie Royce
Jim Shropshire
David Switzer
Emma Tibbs
Robert Trujillo
Tom Van Meter
Jack van Nagell
Holly Wiedemann

Executive Director

Elizabeth Knox van Nagell

Mr. Billy Van Pelt, Design Review Officer
Court House Area Design Review Board
LFUCG
200 East Main Street
Lexington, KY 40507

April 11th, 2008

Dear Mr. Van Pelt and Board members,

I am writing to you as the Executive Director of the Fayette Alliance. The Fayette Alliance is a coalition of agricultural, neighborhood, and development interests whose aim is to promote urban and rural vitality in Lexington-Fayette County.

Farmland preservation, and innovative infill redevelopment are essential pillars of the Fayette Alliance's mission- and more importantly, the future prosperity of Lexington-Fayette County.

As you know, the Webb Companies are proposing a \$250 million, mixed-use infill development on Main Street's old Woolworth Block. The proposal will create 920 jobs,

and include luxury condos, a four star hotel, office space, and retail units. The LEED certified structure will be the newest addition to Lexington's signature skyline.

The Webb development marks an important opportunity to revitalize a key block of downtown Lexington. To achieve the project's full potential, the Alliance asks the Webb Companies to work with community leaders to incorporate the following proposals into the final development plan:

- In furtherance of the Downtown Master Plan, the building's scale and function should be oriented toward Main Street to promote downtown's most viable pedestrian corridor;
- First floor retail spaces should interact with the street for optimal pedestrian energy and accessibility;
- If feasible, the development should integrate the block's historic structures into its design. If the structures cannot be saved, the Webb Companies and/or LFUCG should assist in the relocation of any displaced entertainment venues to protect the budding downtown arts scene;
- Before construction begins, an infrastructure analysis should be completed to ensure that the city's antiquated sanitary sewer and stormwater systems can adequately service the development.

Provided the Webb Companies respond to the community's concerns, the Fayette Alliance, in principle, supports the proposed project. This landmark venture uses infill redevelopment to revitalize Lexington's urban core while accommodating our community's future growth needs. This strategy advances the recommendations of the 2007 Comprehensive Plan by protecting our renowned rural landscape and its \$3 billion signature industries, while improving our city's quality of life for knowledge-based professionals and citizens alike.

The Fayette Alliance appreciates the Webb Companies' investment in the heart of our city, and we look forward to the success of this legacy development.

Sincerely,

Knox van Nagell
Executive Director

