



The  
Fayette  
Alliance



To reach its full potential,  
Lexington-Fayette County  
must overcome several  
**challenges** in how it grows.

# THE CHALLENGE

- An additional 60,000 people will move to Lexington Metro by 2030. Current population is 270,000. KY Data Center, 2008.
- Built environment characterized by low-density, land-absorptive suburban model—uses are separated, transportation is automobile dependant, and efficient government services are compromised.



# THE CHALLENGE

**We must be more responsible in how we grow.**

- From 2000-2005, Lexington's population grew 3% and housing increased 10%. U.S. Census Bureau, 2006.
- There are over 13,000 vacant housing units in Fayette County. U.S. Census Bureau, 2006.
- Under suburban model, projected that Lexington will reach the Fayette County line in less than 50 years. U.S. Census Bureau, 2006.
- Lexington (pop. 270,000) = 83 sq. miles, Boston (pop. 570,000) = 89 sq. miles, Manhattan (pop. 7 million) = 22 sq. miles.



# THE CHALLENGE

## Sprawl's Effect on Fayette Co. Farms

- Finite, phosphorous rich soils are the “factory floor” of a \$3 billion equine, agriculture, and agritourism industry.
- Majestic “Bluegrass” landscape is international brand.



# THE CHALLENGE

## Sprawl's Effect on Fayette Co. Farms



- Between 1997-2002, Fayette County lost over 19,500 agricultural acres. USDA, 2006.
- In 2005, the World Monument Fund designated the inner Bluegrass Region as one of the 100 most endangered cultural landscapes in the WORLD.

# THE CHALLENGE

## Sprawl's Effect on Water Quality



- Fast suburban growth and lack of LFUCG oversight and investment in infrastructure lead to unprecedented sanitary sewer, stormwater, and flooding problems in Lexington.

# THE CHALLENGE

## Sprawl's Effect on Water Quality

- In 2006, EPA sues Lexington for violations of the 1973 Clean Water Act. A Consent Decree is negotiated in 2008.
- Federal Court orders Lexington to complete \$400 million in environmental remediation projects.



# THE CHALLENGE

## Sprawl's Other Environmental Impacts



- According to the Brookings Institution, Lexington has the largest carbon footprint, per capita, in the United States.
- Over 70% of creeks and streams in Fayette County are impaired or polluted. KY. Div. of Water, 2006.



# THE CHALLENGE

## Sprawl's Effect on the Urban Core

- Green field development lead to de-investment in city-center.
- Over **8, 300** vacant, blighted, and underutilized acres in Lexington's city limits. LFUCG Div. of Planning, 2008.





## High-tech careers in Kentucky still permit low-stress lifestyles

In Kentucky, a fast-track, high-tech career doesn't require a long, slow commute to the office.

Here you can enjoy a more relaxed lifestyle that includes a low cost of living, housing costs 30 percent less than the national average, excellent schools, and postcard-quality scenery everywhere you look.

Kentucky is also extremely friendly to business. Innovative tax incentives and business development programs, a highly skilled workforce, and central U.S. location are just a few of the reasons why Kentucky was ranked as one of the Top 10 Business Climates by Site Selection magazine.

Kentucky makes a great location for corporate headquarters and regional offices. Companies such

as Ashland, Inc., Toyota Motor Manufacturing North America, Pidelity Investments, GE Capital Information Technology Solutions, Humana, Altech, and YUM Brands all have their homes here.

High-tech entrepreneurs and startup corporations love Kentucky's world-class research institutions and early-stage funding resources. Our statewide Innovation and Commercialization Centers offer free management training and can help in developing business plans and obtaining private funding. We're also the only state to match both Phase 1 and Phase 2 federal SBIR-STTR awards to our high-tech businesses.

Working hard shouldn't mean you have to live where everything else is hard. Kentucky makes things easy.



Cabinet for Economic Development

For more information about Kentucky, call 1-800-426-2930 or visit [www.ThirdKentucky.com/ky100years/](http://www.ThirdKentucky.com/ky100years/).

Despite these challenges, Lexington-Fayette County has the opportunity to become a world-class city in a world-class landscape.

# OPPORTUNITY

## The Fayette Alliance is Born



- Equine and general agriculture industries, neighborhood associations, and infill development interests unite to advance urban and rural vitality in Lex-Fayette County.
- In 2006, The Fayette Alliance emerges as Lexington's **only land-use advocacy organization** dedicated to protecting and promoting our rural landscape, and strengthening the city of Lex. through innovative infill redevelopment and adequate infrastructure.

# OPPORTUNITY

## The Fayette Alliance as “Watch Dog”



- The Alliance is a 501 (c) 4 corporation. It educates and lobbies local government to adopt the following land use policies:
  - Support the farmland conservation efforts of the PDR program and Bluegrass Conservancy
  - Upgrade dilapidated infrastructure facilities-including sanitary sewer, stormwater, and transportation systems
  - Revise, as appropriate, the economic and zoning regulations that impede innovative infill redevelopment—the primary mechanism for new growth.

**Every week, The Alliance attends ALL necessary LFUCG meetings to further its land-use mission.**

# OPPORTUNITY

## The Fayette Alliance Growth Model

- If responsibly pursued, urban and rural vitality will improve our city while preserving our renowned farmland—creating a quality of life crucial to Lexington's economic, environmental, and cultural success today and beyond.



# OPPORTUNITY

## Success in Agriculture

- Farmland preservation will strengthen \$3 billion signature industry
  - In 2007, Keeneland and Fasig-Tipton had \$1.1 billion in thoroughbred sales. Equine vets produce \$17.1 million in local payroll. *The Lane Report*-Market review 2008.
  - Bluegrass Stockyards is 2<sup>nd</sup> largest in U.S., and Fayette County has largest cattle-broker population, per capita, in U.S. KY ranks 3<sup>rd</sup> in beef production.
  - Wine, local food, and fuel industries are growing—crucial to national security, food safety, and sustainability. By 2030, China will need more food than is produced in the entire world today. *American Planning Assn*, 2008.



# OPPORTUNITY

## Economic Development- Infill & Quality of Life

- Quality of life drives knowledge-based economy. Marketable places have:
  - Unique Brand
  - Vibrant downtowns
  - Rich amenities

Richard Florida, *Rise of the Creative Class*.



# OPPORTUNITY

## Economic Development- Infill & Quality of Life

- LFUCG relies on payroll taxes for 83% of its revenues. Having a quality of life that recruits high-paying, knowledge-based jobs is essential.
  - Today, 77% of workers pick city first, job second. *Detroit Creative Cities Conference, 2008.*
  - In U.S., Lex. ranks 9<sup>th</sup> per capita in higher education degrees. *New York Times, 2008.*
  - *Forbes* ranks Lexington 120<sup>th</sup> in job growth, 157<sup>th</sup> in leisure, 200<sup>th</sup> in income growth in U.S.



# OPPORTUNITY

## Economic Development- Infill & Quality of Life

- We're making progress. Currently over \$500 million in downtown infill projects. *Lex. DDA, 2008.*
- New U.K. Medical Center is projected to have a \$1.3 billion impact on local economy—larger than Toyota. *Business Lexington, 2008.*



# OPPORTUNITY

## Affordable Housing- Infill & Quality of Life

- Compact, mixed-use development creates affordable housing.
  - Cost of owning and operating 1 car = annual \$100, 000 mortgage. APA, 2008.
  - Today, up to 90% of welfare recipients don't own a car, yet 2/3 of job growth in suburbs. APA, 2008.
  - Incentivize afford. hsing in zoning regulations, ie. exped. permitting, etc.



Since 2006,  
The Fayette Alliance  
has been **working** hard to make  
Lexington-Fayette County  
the very best it can be.



# FAYETTE ALLIANCE LAND-USE INITIATIVES



*Expansion Map*



*Worship Facility Expansion*

- Stopped the 2007 expansion of the *Urban Service Boundary*—saving 7,500 acres of prime farmland from development.
- Stopped the construction of a *90,000 sq. foot worship facility* next to Mill Ridge Farm.
- Negotiated buffer, signage, and development requirements for *Central Baptist's* move to Hamburg Pavilion.

# FAYETTE ALLIANCE LAND-USE INITIATIVES

- Prevented the widespread development of *museums* in the Rural Service Area.
- Support the *Healthway & Town Branch Trail* systems, & Yellow Bikes Program.
- Supported the \$40 million *Ellerslie Place* infill project on Walton Avenue.
- Supported the FY 2009-2010 *Sanitary Sewer User Fee*.



*Site of Ellerslie Place*

# FAYETTE ALLIANCE LAND-USE INITIATIVES

- Notified LFUCG of construction activity at *Kingston Hall Unit-2 dev.* on Newtown Pike—for which there was no final approved development plan.
- Stopped the development of 9 acres of farmland on *Russell Cave Road*—for which there was no adequate infrastructure.
- Joined LFUCG in opposing *House Bill 447*—which undermined Lexington’s ability to plan its growth and affordable housing programs.



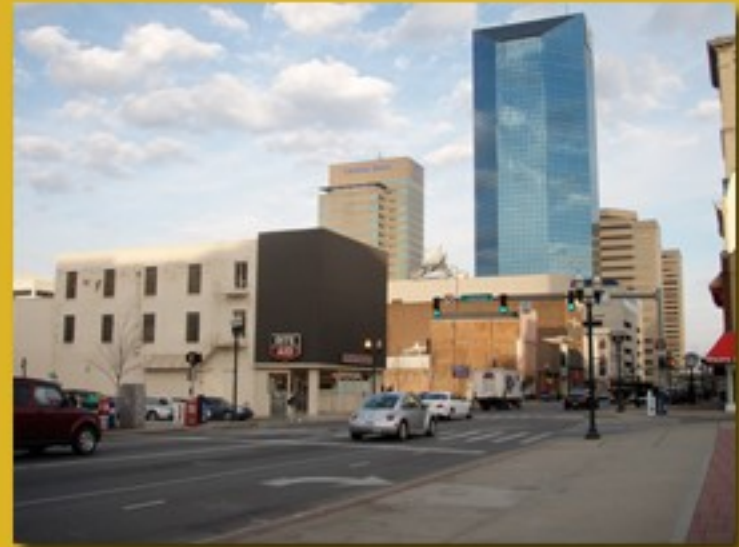
*Site of Proposed Russell Cave Rd. Development*

# FAYETTE ALLIANCE LAND-USE INITIATIVES

- Supported *Cleveland Road Scenic Byway* application.
- Built support and gained consensus on Council for \$2.4 million in *2009 PDR funds*—a .23% increase from 2008; will purchase conservation easements on 1,812 additional acres of prime farmland.
- Collaborated with LFUCG and civic leadership to promote the responsible redevelopment of the *CentrePointe* block.



*Cleveland Road Corridor*



*CentrePointe Block*

# FAYETTE ALLIANCE LAND-USE INITIATIVES

- Support the *Neighborhood Design Overlay process*— a voluntary tool used by neighborhoods to promote responsible infill development.
- Support the *Distillery District*—a \$190 million mixed-use infill project that will revitalize 28-acres of blighted land on Manchester Street.
- Sponsored *candidate forums* and distributed *educational materials* during the 2006 & 2008 LFUCG campaigns.

**For a complete list of Alliance initiatives, visit [www.fayettealliance.com](http://www.fayettealliance.com)**



*Chevy Chase ND-1 Area*



*Distillery District*

# FAYETTE ALLIANCE OUTREACH



- Roughly 2,000 members
- Annual Buildings and Bluegrass Tour
- Annual Bluegrass International Cup Polo Benefit
- “Our Town, Our Farms” Concert Series



# Questions?

Knox van Nagell, Executive Director

601 West Short Street

Lexington, KY 40508

859.281.1202

[www.fayettealliance.com](http://www.fayettealliance.com)

