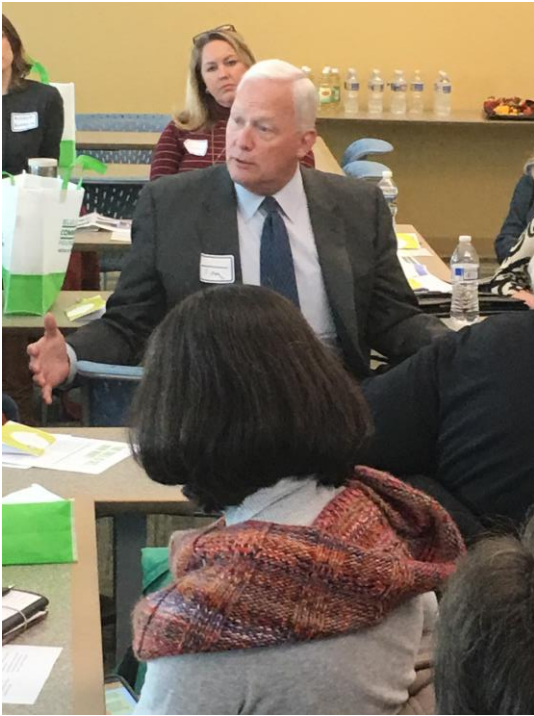




**Regional Land Use Partnership  
Resolution Presentation  
Partner Organizations:**





- Organized in 1989
- We're in the Quality of Life Business
- Key Value: Quality of Life and Economic Development are inextricably linked
- Two Divisions of BGT:
  1. Education/Bluegrass Higher Education Consortium
  2. Bluegrass Forever Green: Conservation Preservation, Sustainability



### Recent *Conversations With the Region:*

-On The Table Regional Conversation

-Trails & Greenways

-Energy Innovations

-Water Infrastructure

-Food & Agriculture

Coming Up:

- Health & Wellness

- Transportation



# BLUEGRASS TOMORROW

BLUEGRASS FOREVER GREEN

## Corporate Partners

STITES & HARBISON PLLC  
ATTORNEYS

**KU**  
a PPL company

**bell**  
engineering

 **Stantec**

  
**KENTUCKY**  
**AMERICAN WATER**

 **CHI Saint Joseph**  
**Health**

 **DEAN DORTON**  
DEAN DORTON ALLEN FORD, PLLC

BUSINESS ADVISORS CPAs CONSULTANTS

 **BRANDSTETTER**  
**CARROLL INC**  
ARCHITECTS . ENGINEERS . PLANNERS

**usbank**

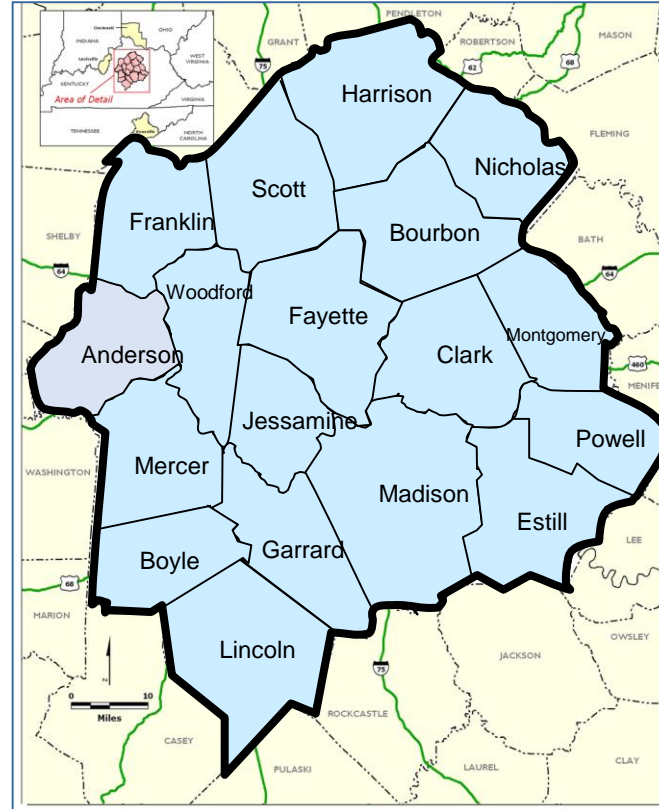
**Columbia Gas**  
**of Kentucky**  
A NiSource Company

  
engineering | architecture | geospatial

  
**KEENELAND**

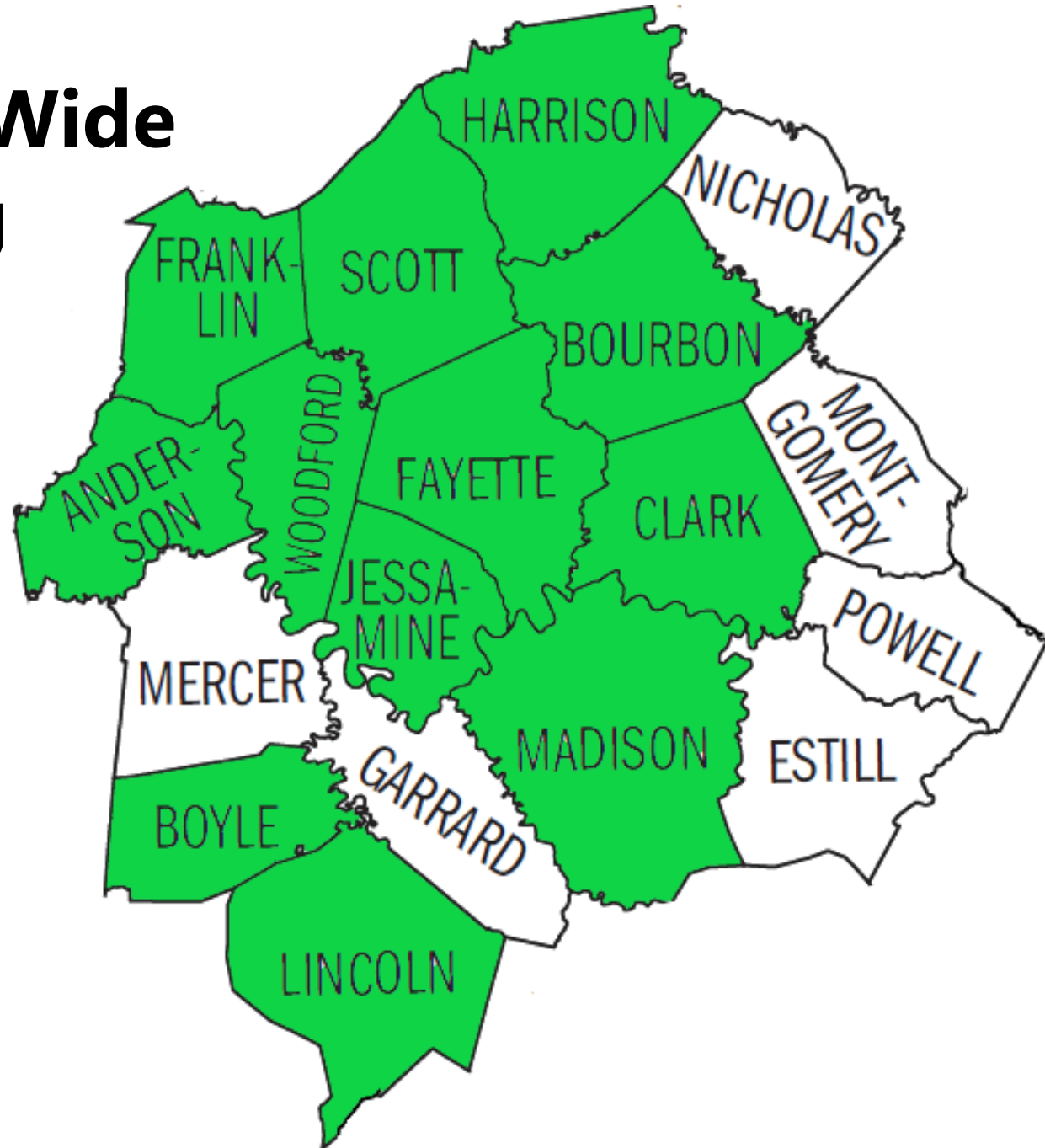
# Background

# Bluegrass Tomorrow Footprint

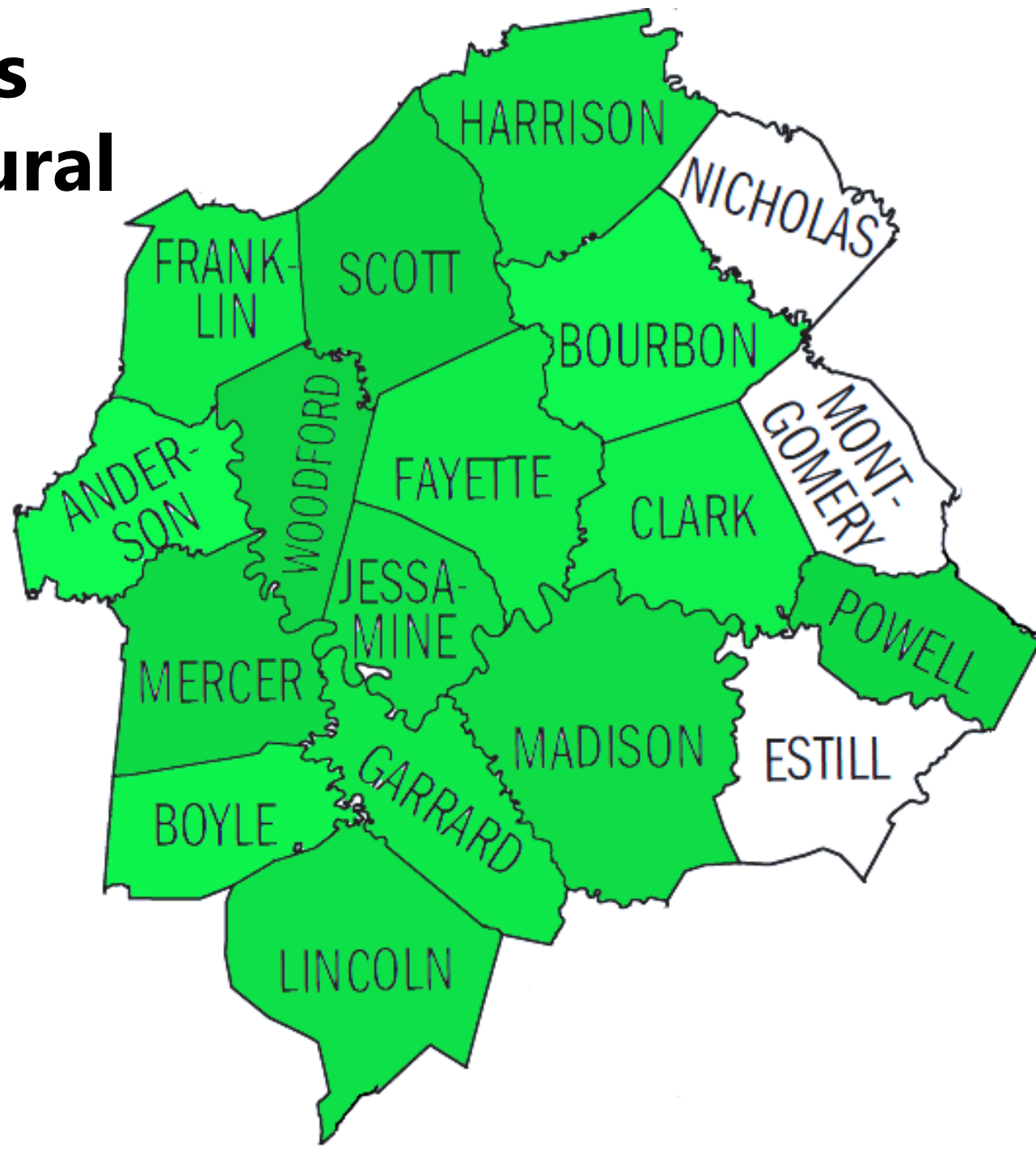




# Joint or County-Wide Planning



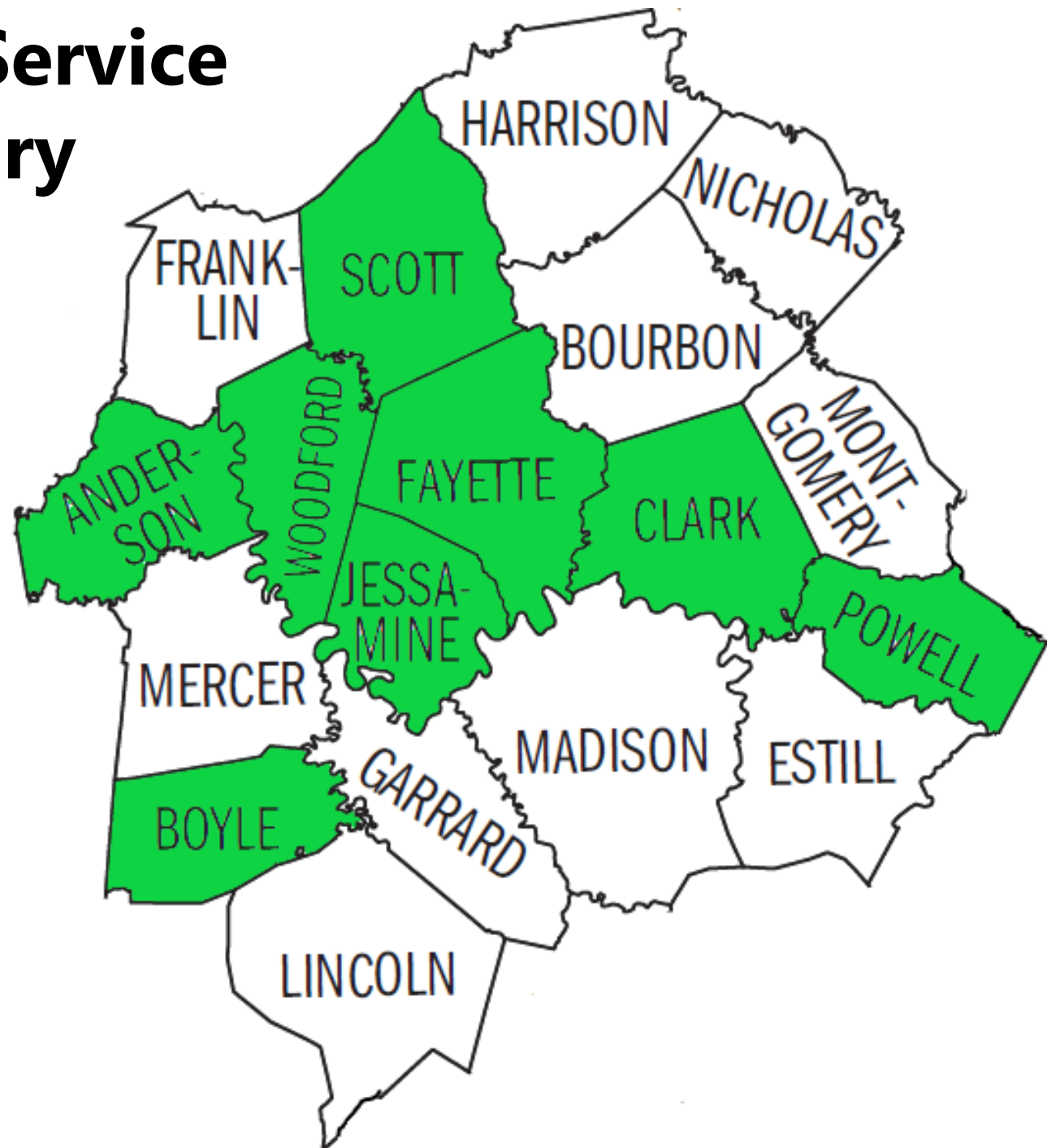
# Preserves Agricultural Lands



# Limits Sprawl and Preserves Agricultural Lands

- Preserves agricultural industry
- Acknowledges express legal mechanisms to preserve agricultural lands.
- Encourages infill and redevelopment rather than expansion of city service area (e.g., Urban Service Boundary).

# Urban Service Boundary

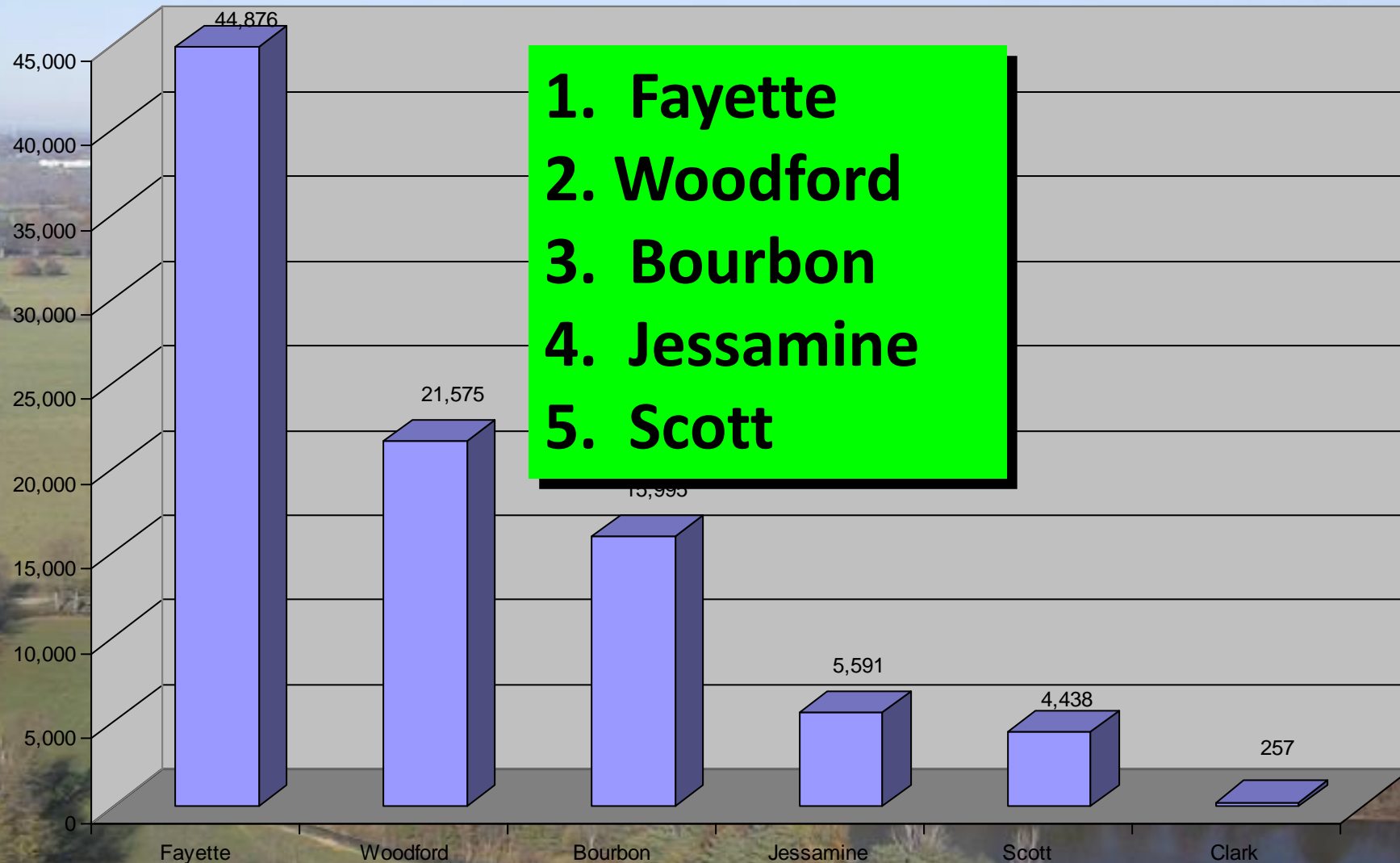




## Projected 100% Total Thoroughbred Farm Acreages

Total Thoroughbred Acreages = 92,732

Regional Average Size of Thoroughbred Farm = 177 Acres



Source: University of Kentucky Landscape Architecture 5th Year Class 199



Danville

Harrodsburg

Lawrenceburg

Versailles

Frankfort

Georgetown

Nicholasville

Lexington

Cynthiana

Paris

Winchester

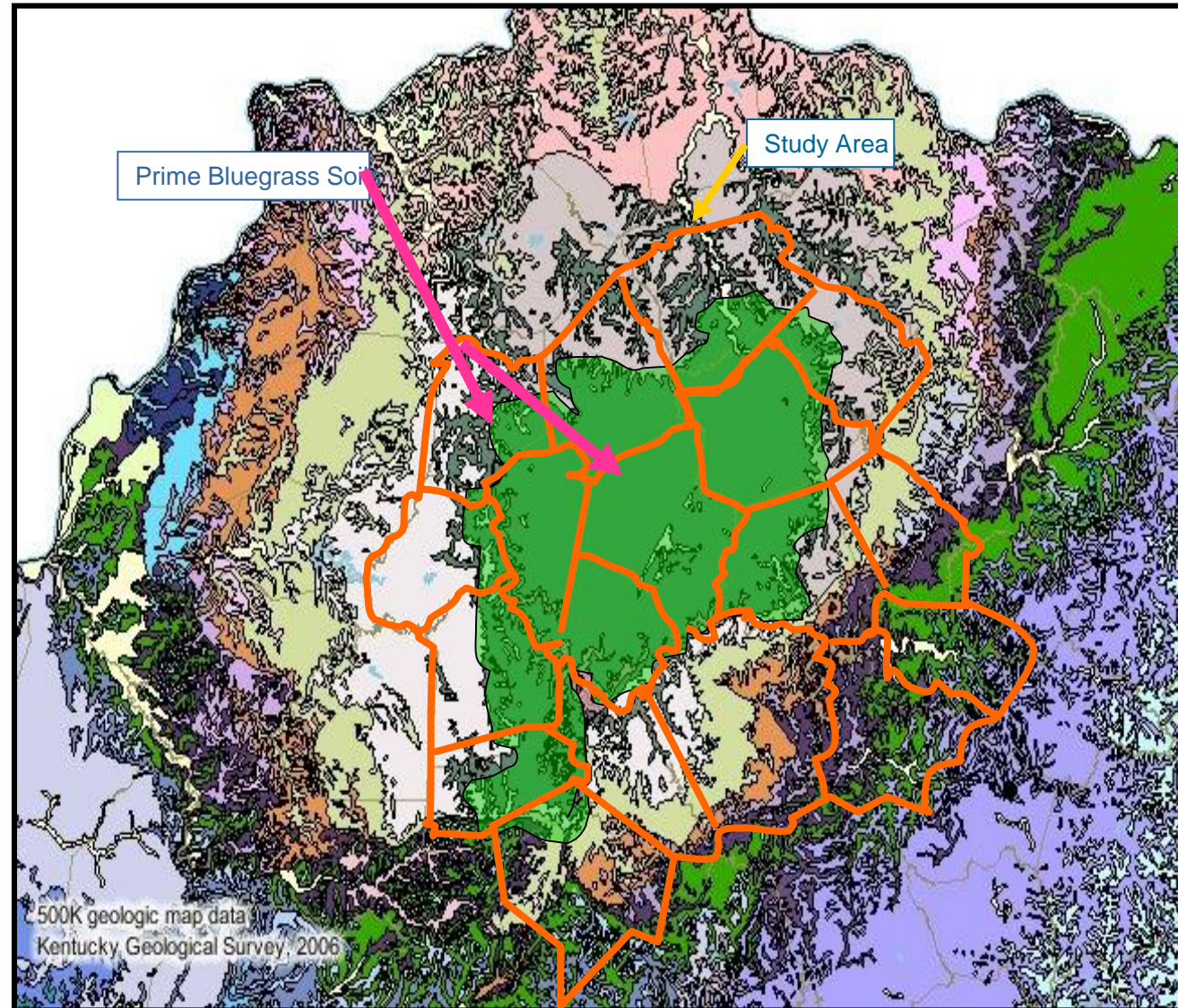
Richmond

Berea

# Traditional Bluegrass Tomorrow Position: Protect our Prime Bluegrass Soils

## Geophysical Region/Prime Soils

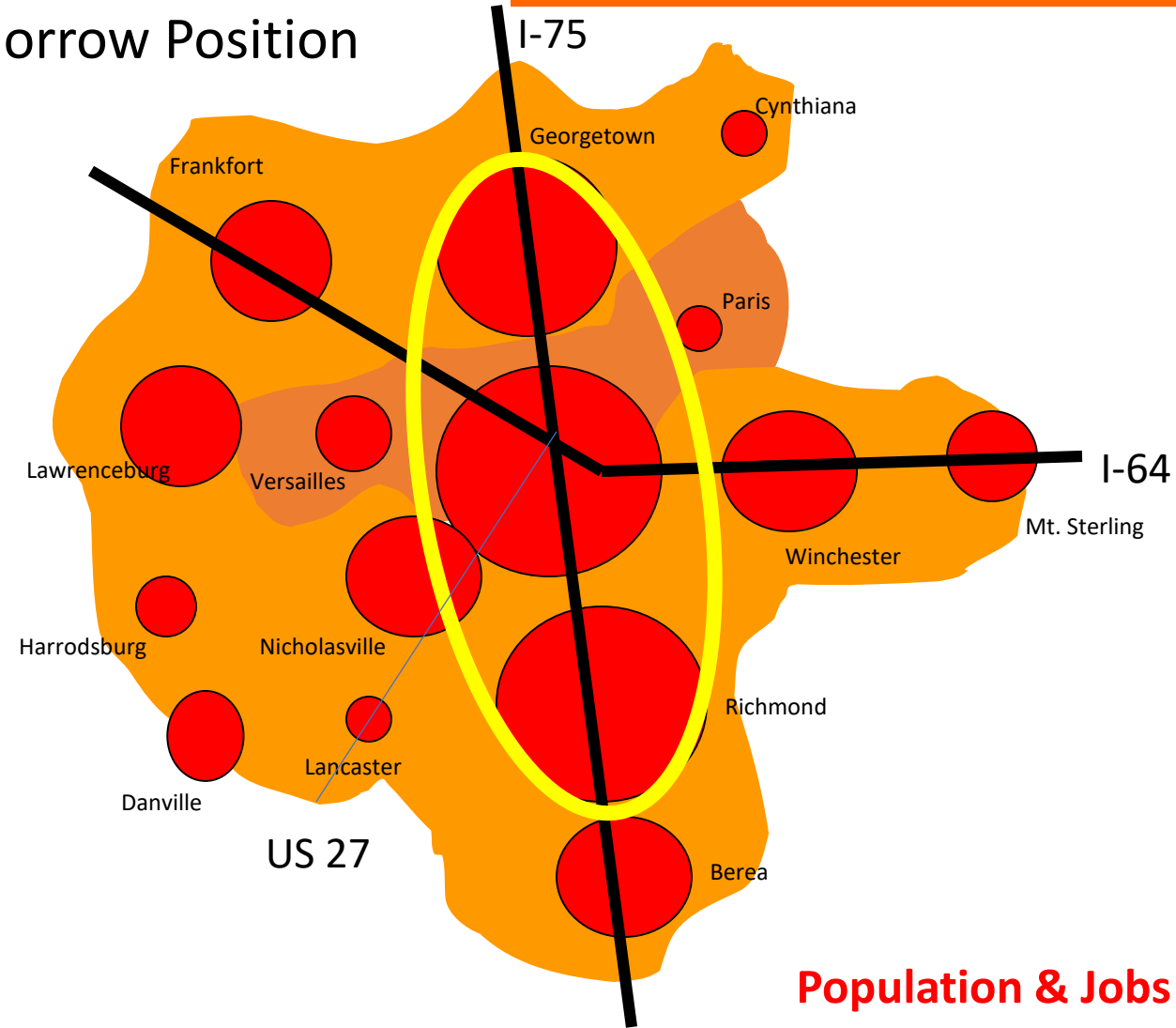
The study area encompasses at least five completely distinct geophysical areas.



## Areas of Population Growth

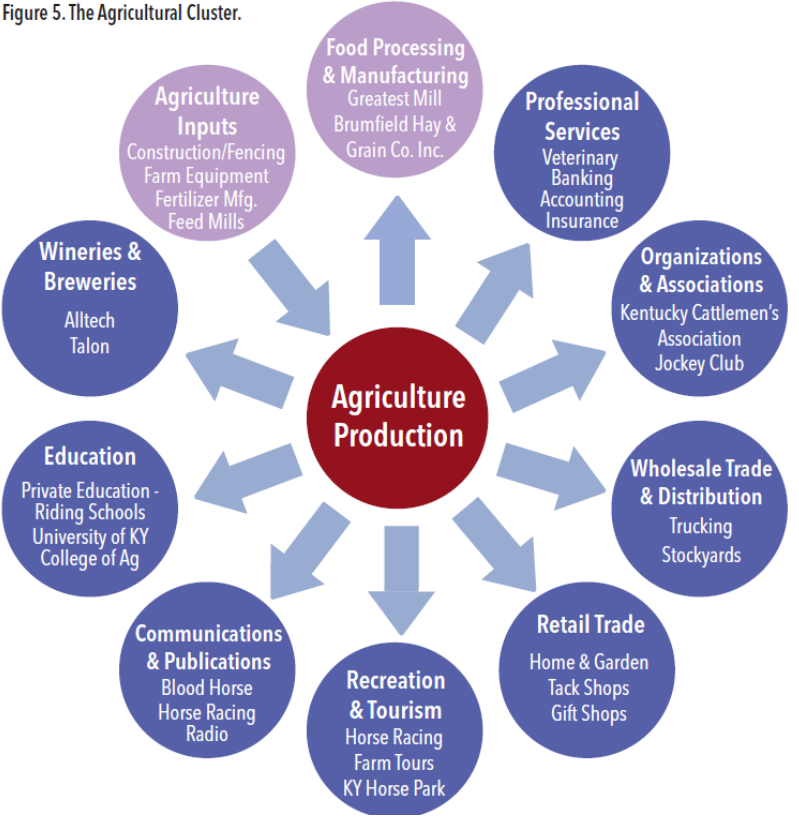
Traditional Bluegrass Tomorrow Position

**Plan for Rapid  
Population  
Growth- in Red**



**Population & Jobs Growth preferred  
along interstates & major roads.  
I-75, I-64, US 27, US 127, US 68, Bluegrass Pkwy.**

Figure 5. The Agricultural Cluster.



# Bluegrass Agricultural Economic Development Cluster





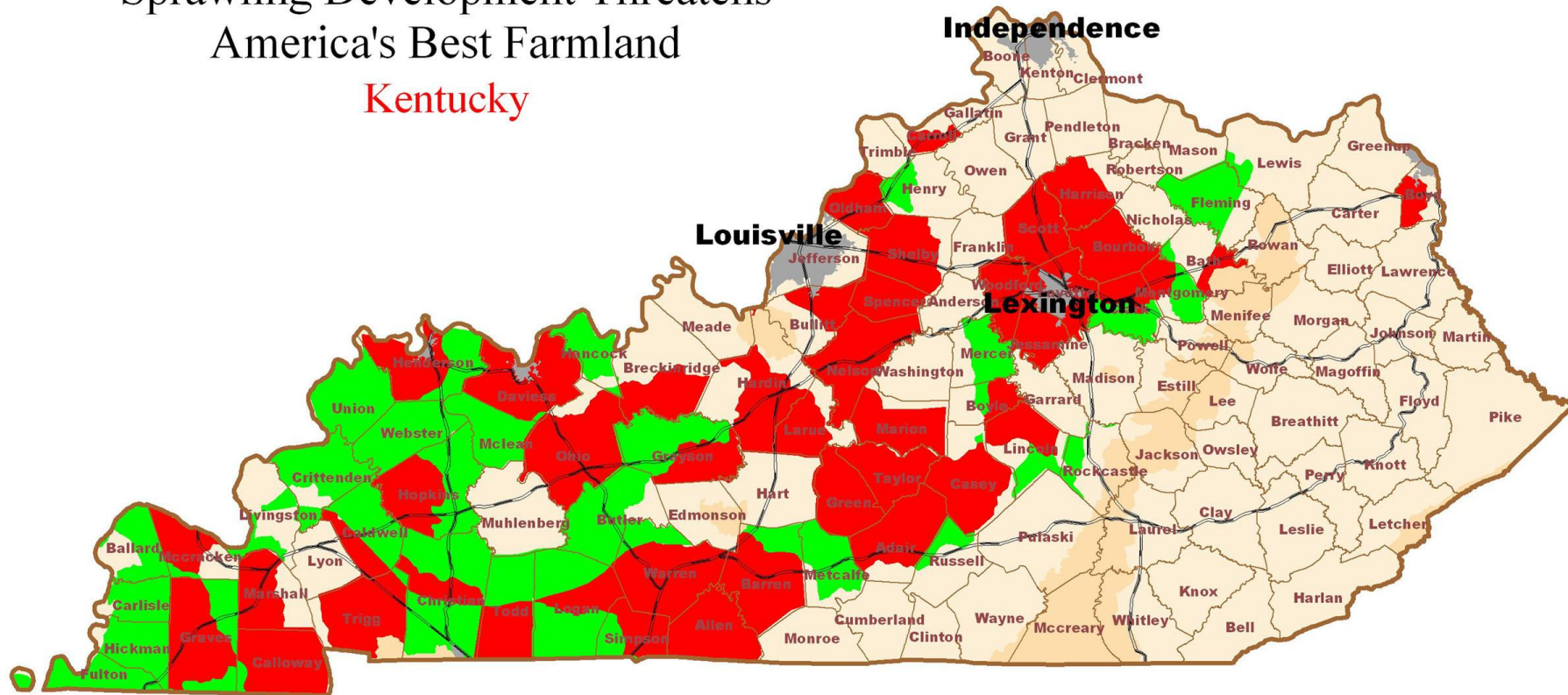
Study Just Released--*Farms Under Threat*--Kentucky has lost 499,000 acres of farmland in the last decade to low density housing rural development.



## FARMING ON THE EDGE

Sprawling Development Threatens  
America's Best Farmland  
Kentucky

Fayette, Bourbon, Woodford, Scott, Clark  
Harrison, Mercer, Boyle, Lincoln Montgomery



### Legend:

- High-Quality Farmland & High Development
- High-Quality Farmland & Low Development
- Federal & Indian Lands
- Urban Areas
- Other Lands



## On World Monuments Watch List along with Great Pyramids in Egypt...



### Bluegrass Cultural Landscape of Kentucky

KENTUCKY, UNITED STATES

#### *2006 World Monuments Watch*

Covering an area of some 3,000 square kilometers, the Bluegrass Region is one of America's most distinctive landscapes. Named for the color of its calcium- and phosphate-enriched grass, the region was inhabited by indigenous peoples before Europeans settled in the 1780s. By the mid-nineteenth century, agrarian-based industries such as tobacco farming and bourbon distillation sprang up there, along with breeding and racing of prized horses.

In recent decades, the region has witnessed rapid suburbanization through unregulated development. Between 1997 and 2002, more than 300 square kilometers of Bluegrass land were appropriated for other uses, compromising the region's distinct sense of place and undermining traditional industries such as horse breeding and farming, and endangering historic structures associated with the landscape.

In order to raise awareness about these issues and support the work of local advocates defending the preservation of this unique American landscape, the Bluegrass region of Kentucky was included on the 2006 World Monuments Watch.

#### *Since the Watch*

In 2007 an exhibition titled "The Vanishing Bluegrass" took place in the Kentucky Derby Museum in Louisville, addressing the issues of land conservation and regional planning. The exhibition was organized by the University of Kentucky, College of Design, in collaboration with other groups that had helped nominate the site to the Watch. Drawings about the meaning of the Bluegrass, created by schoolchildren in central Kentucky, were also exhibited. Although development pressures slowed down during the recession, they have increased since then. A public debate has begun ahead of Lexington's 2018 comprehensive land-use plan update. Local advocates are concerned about an expansion of the Urban Service Boundary in the city, which would have an impact in the whole Bluegrass Region.



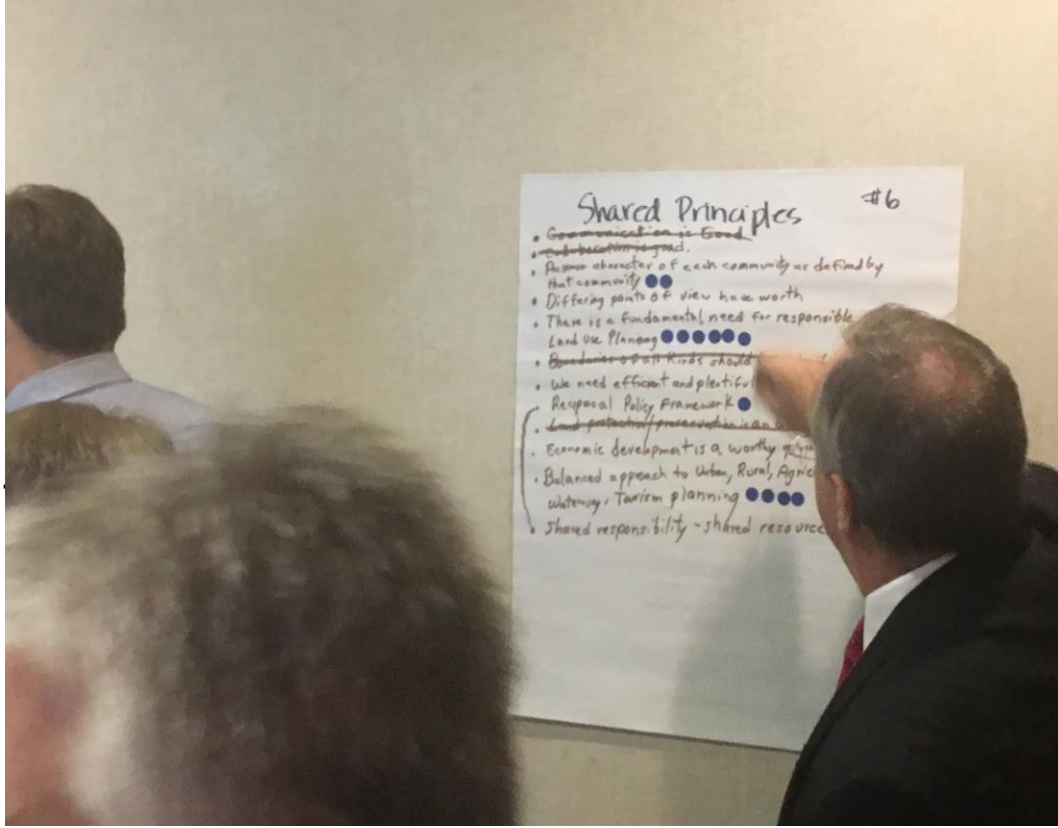
## ***Purpose of Regional Land Use Partnership (RLUP)***

*To raise awareness of key land-use related issues*

*... continue the discussion on specific regional principles of land use planning, resource management, values and opportunities on which we can agree in the Bluegrass Region.*

*The proposed resolution is the result of 18 months of work with over 140 regional stakeholders participating.*





## Conversation With The Region on Land Use Planning, Sept. 29, 2017

75 attendees made up of elected officials from the 18-county region and LFUCG, regional stakeholders, board members of partnering organizations and planners.

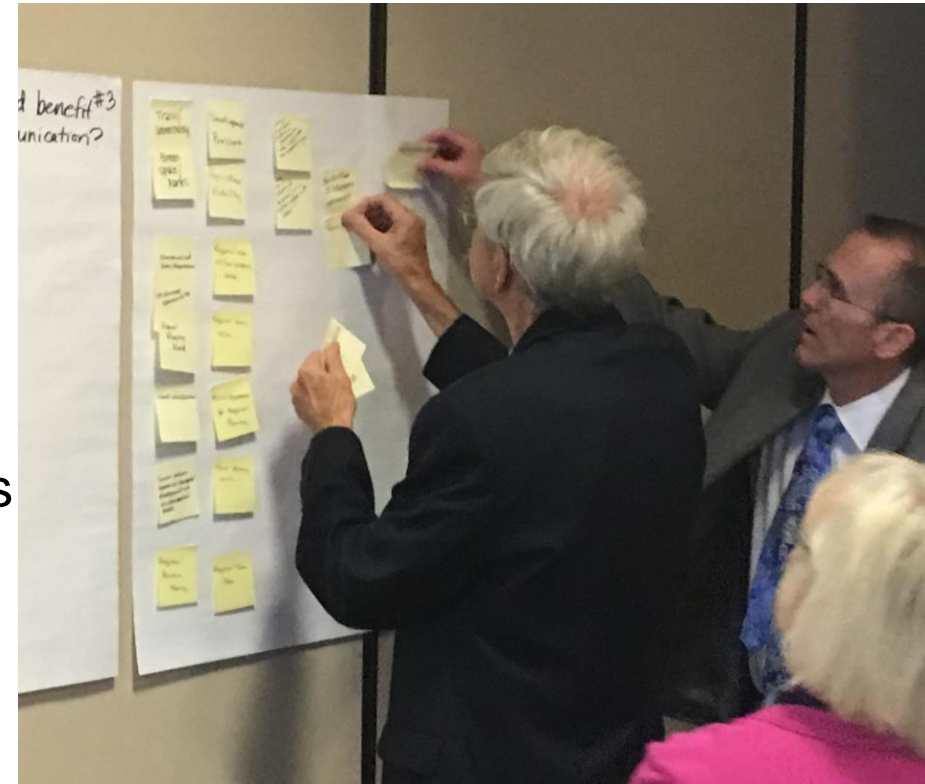




# Principles of Agreement at Conversation Event

- There is a fundamental need for responsible Land Use Planning in the Bluegrass Region.
- Preserving Agricultural Lands and limiting sprawl are already recognized and generally accepted as being of great importance to the region. These concepts are already contained in the majority of municipal, county, and joint county comprehensive plans in the region.
- There is a fundamental need for better communication in the region between cities, counties, planners, elected officials and stakeholders

*There was also strong consensus that the planning committee should continue working and develop a resolution for passage in our cities and Counties.*





RLUP Committee Meeting Monthly  
for last 18 months



Sifting through comments, organizing  
priorities



Drafting additional principles of  
agreement

Drafting resolution being presented today  
Beginning to draft strategic plan of action.

## Regional Land Use Partnership Principles of Agreement—Draft— Contained in Resolution



**Draft Vision**

There is a fundamental need for responsible  
Land Use Planning in the Bluegrass Region

➤ The Bluegrass Regional Landscape is our defining feature and an identified “World Monument,” renowned for its stunning agricultural and natural resources; our prime soils should remain in agriculture through carefully considered, intentional, collaborative balance of economic development and land use planning, and where our shared boundaries are gateways to distinct counties and cities whose character should be enhanced, developed, celebrated and preserved as part of our unique Bluegrass brand.

## Regional Land Use Partnership Principles of Agreement

➤ There is a fundamental need for better communication in the region between city and county planners, elected officials, and stakeholders with transparency of planning, education of citizenry, and outreach beyond county lines a priority.

➤ There is a central belief that there should be a balanced, collaborative approach with shared responsibility for planning for both urban and rural land, giving due consideration to appropriate use of agricultural land and resources, respecting reasonable and realistic environmental sensitivities, and addressing all relevant cultural, tourism, heritage and natural resources needs and opportunities in the Bluegrass region.



## Regional Land Use Partnership Principles of Agreement



➤ It is widely agreed that agriculture is a key economic driver in the Bluegrass, and the land is the factory floor upon which our strong agricultural industries operate. Preserving prime agricultural lands and working to limit sprawl are already recognized and generally accepted as being of great importance to the region. These concepts are already contained in the majority of municipal, county, and joint county comprehensive plans in the region.

➤ There is a fundamental belief that planning for new roads, road improvement projects and multi-modal transportation services would foster greater connectivity in the Bluegrass Region. The same balanced, collaborative regional approach used for land use planning should be applied to transportation projects.



## Regional Land Use Partnership Principles of Agreement



➤ There is an important and widespread consensus regarding the need to repurpose land and structures at the end of their current life cycles, such as big box buildings and other brownfield and infill opportunities.

➤ The broad-based, shared regional land use planning partnership which was formed to plan the “Conversation with the Region on Land Use Planning,” should be continued, and expanded with input from elected officials, local governments, planners, and stakeholders, to guide future planning efforts in the 18-county region, focusing on mutually agreed upon principles, and consistency and continuity of design standards to maximize opportunities for responsible economic development and promotion of our Bluegrass brand.

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## **Food For Thought- What's Next for Regional Land Use Partnership**

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We believe there is an environment of receptivity—pass resolution in 18-county region.

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Continue to engage professional planners of the region.

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Expand the Partnership, Inclusiveness & Connectiveness, ask cities & counties to appoint members.

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Just Beginning Process, Draft Principles and Resolution creates momentum for collaboration.

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Other input and verbiage collected through this process can be added in strategic planning document

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Communication between cities and counties will be among the first principles to be addressed in strategic planning.

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