

H O U R G L A S S



F O U N D A T I O N

2002 Annual Meeting

Featured Speaker: Stephen D. Austin, CEO and President
Bluegrass Tomorrow

April 6, 2003
Forum Transcript

**HOURGLASS FOUNDATION
ANNUAL MEETING
APRIL 6, 2003**



**WELCOME
Arthur K. Mann, Sr., Chairman**

Mr. Mann: I want to welcome everybody to this annual meeting of the Hourglass Foundation, and keep in mind that, I think, as an organization we are very young, and yet, in the short time of our existence, I think we have created significant presence in Lancaster County. When we began this organization, the hourglass was chosen as our symbol to represent the idea that, for us in Lancaster, time is running out for us to save and enhance those things that form the basis for our quality of life, for once gone they are gone forever. So, what could we as citizens do to create the conditions whereby our elected leaders and business leaders could make better decisions affecting Lancaster's future? So, we adopted a strategy to create an organization that would act as a force, a catalyst for good thinking, organization, cooperation, and planning that would both preserve and improve our quality of life. And the fact is that Lancaster County has a comprehensive plan, and we have made support of that plan part of our mission. Also central to that mission has been our biannual survey that we expanded to reach over 1,200 randomly selected citizens to attain an accurate cross-section of Lancaster County's population. And each time, we try to improve the questions and usefulness of the survey for our elected officials, to gauge public sentiment on key issues facing this county and city. And into the future we expect this survey to become an ever more important measuring tool for people's perception of the quality of life in our county. And in all that we are trying to do with this Hourglass Foundation, there is a bit of irony. In the very act of being successful improving the quality of life here can serve to attract more people to this county, threatening to destroy through overpopulation and overdevelopment that very same quality that brought them here. And there are no easy, no simple, no short-term answers to such a question. But this is the kind of important question the Hourglass Foundation attempts to address. So, while we as an organization are hard to define, we are an invaluable resource for Lancaster, and, I hope, worthy of your strong support.

So, I think you will find today's meeting interesting and informative, and I think you will find, especially, the information that Lexington, Kentucky, and Lancaster face similar problems and in a way are much alike. So, therefore, I thank you for coming today, and I will now turn it over to John.

2002 LANCASTER COUNTY CHAMPION AWARD

John A. Jarvis, Secretary



For years, preservation groups and government officials in Lancaster County had opposed a sewage treatment plant proposed for Heidelberg Township, Lebanon County, claiming it would destroy the Furnace Run/Segloch watershed. Heidelberg Township had been trying for years to build the plant. Initially, the township planned to channel wastewater into Hammer Creek, a popular recreational stream, but the DEP rejected those plans because Hammer Creek was reclassified as a high quality stream. In June 2001, DEP gave conditional approval to the plan to discharge into Furnace Run. The plan was to pump the water a mile over a mountain to a discharge point 15 miles north of Lancaster.

But, thanks to the efforts of Kerrie and her students, after conducting environmental studies along Furnace Run, they observed and identified “biotic critters” - dragonflies, mayflies, stoneflies, waterpennies and other insects that inhabited the watershed along Furnace Run.

After documenting their findings, the students researched state stream regulations and determined that Furnace Run qualified as a high-quality stream. They presented their arguments in a petition filed with DEP in April. A hearing of the Environmental Quality Board of DEP was held in September and upon its conclusion the board agreed to conduct another study of the creek and consider a reclassification.

In May 2002, the students received the much awaited decision. Based upon the new study conducted by DEP, Furnace Run was reclassified to a high-quality stream, therefore the discharge of treated sewage effluent to Furnace Run from Heidelberg Township would not be allowed.

The students participating in the project were Nate Bagley, Stephanie Eckhart, Kevin Engle, Beth Hurter, Jessica Liberatore, Josh Slaymaker and Mark Rineer.

Josh Slaymaker and Kerrie Snavelly accepted the award on behalf of the Conestoga Valley High School.



2002 RECAP AND 2003 PLAN

James L. Corrigan, Director

Mr. Corrigan: I'm Jim Corrigan. I'm just going to take a moment to talk a little bit about who we are and what we've been doing this past year as an organization. Our focus is really that we're concerned about Lancaster County, like, I believe, all of you are. And we believe that we need to do a better job managing our own destiny. Hourglass Foundation activities and initiatives are intended to provide information, to facilitate discussion, and to champion informed decision-making, especially as it relates to growth-related issues affecting our quality of life in Lancaster County. What I'd like to do is just talk about a few of the things that we've done in 2002.

We did a white paper to raise public awareness about the challenges facing public education in Lancaster County and throughout the state and a public forum on public education in Pennsylvania issues and options featuring Senator James Rhodes, chairman of the State Senate Education Committee; Benno Schmidt, chairman of Edison Schools; and Judge Ray Corns, who presided over the successful reform of Kentucky's secondary education system. We sponsored a student program looking into the future year five with high school juniors and science teachers from every high school, public and private, throughout the county. We served on the Lancaster County Drought Task Force, published a white paper to raise public awareness of Lancaster County's dwindling water supply, and sponsored a public forum on the future of water resources with guest speaker David Hess, Secretary of the Pennsylvania Department of Environmental Protection. We conducted and published our third biannual survey of quality of life in Lancaster County and did a public forum where we had a lot of good discussion and insights into the future of Lancaster County. We have partnered with the Lancaster County Convention Authority to increase awareness of the many ongoing projects that are under way to help the revitalization of Lancaster City. We have participated in the Susquehanna River Basin Commission panel discussion on water supply planning. We served on the mayor's Team Lancaster task force focused on downtown revitalization. We've gathered information on the county's economics and quality of life. We've provided presentations to various community service organizations on the effects of sprawl on our infrastructure, the need for smart decision-making regarding growth-related issues. We've encouraged townships and municipalities to plan and coordinate growth efforts through an open and ongoing discussion with local leaders, and we've worked with Lancaster County leaders and citizens to facilitate discussions on growth-related issues affecting Lancaster County.

What I'd also like to say is, 2003 is also going to be a very busy year for us, with continuing focuses on topics like water, sprawl, downtown revitalization, and community partnerships. As we said earlier, time is running out for Lancaster County, and we think that the Hourglass Foundation can help accomplish many things to protect the distinct character and enviable quality of life in Lancaster County. I am reminded of something that John Steinbeck wrote about nations: if people take out more than they put in, it will collapse or disappear. I think this is the same for Lancaster County. If we continue to take out more than we put in, the

Lancaster County that we all love will disappear, and we will have no one to blame but ourselves.

We want to thank all of you for your support in the past year and to let you know that there are going to be a lot of things going on in the future that we're going to need your continued support on. I'd like to have Sid come up and introduce our speaker.



Mr. Marland:It behooves organizations to be continuously researching and monitoring what seems to be working elsewhere in their sphere of responsibility and to test and adapt those practices and programs to the benefit of their own enterprise. In other words, capitalizing on lessons learned by others. Hourglass is no different. We search broadly for other like organizations who have achieved sustainable success in their vision and mission. We bring you today Bluegrass Tomorrow, an Hourglass-like organization embracing seven counties in central Kentucky similar in geographic size and population, interestingly enough, to the footprint of Lancaster County. For 17 years, it has successfully addressed issues of what Hourglass calls “quality of life” and Bluegrass Tomorrow calls “livability”. And I quote from their vision, “...that our towns remain separate and distinct, people-friendly and full of architectural character; our best farmlands remain secure and productive; the beauty of our landscape remains evident from our roadways; our governments make informed and responsible decisions about growth and change; we are sensitive to our unique, fragile environment, and we foster a strong, sustainable economic future.” So well stated and so well fitting to the Hourglass mission and, like our own, continuously at risk. The Bluegrass Region and Lancaster County have something very much in common. That is a brand identity, a nationally distinctive character, an appeal, if you will, to the visiting public, the resident population, and business and industry. Identifying, preserving and responsibly growing the components of that appeal are our common charge.

We are most pleased to have with us Steve Austin, the president and CEO of Bluegrass Tomorrow.



FEATURED SPEAKER
Stephen D. Austin, President & CEO
Bluegrass Tomorrow, Lexington, Kentucky

Mr. Austin: What I'm going to do is show you all what we do in central Kentucky to get people's attention about the issues, about the solutions, and about what we do as an organization. So bear in mind that we think that this has transferability to folks, certainly here in Lancaster.

What we envision and I'll explain the monkey and the dog here. We envision this as what we're trying to do. It's unnatural, right? You've got two different species, but yet, how can we bring everybody together and get along and work in the same direction? So, really, in a lot of ways, this picture sums up our goal, and maybe you don't see it, maybe you do, I don't know. We had this meeting scheduled for February 15. You all had a little bit of snow, right? This was the house right down the street from me. We had about three inches of ice. My wife and I and our 8-month-old son were without power for over a week, and we were lucky. Some people didn't get their power back for quite a long time. So, you can get a sense of the fact that two feet of snow is not such a big deal when you're talking about ice. It really destroyed the urban force in Lexington, and, as a landscape architect, it was a very sad thing. I stayed up all night watching trees fall over and the like and it was remarkable, because a lot of other people felt exactly the same way. They felt sorry for the trees.

This is a picture of the bluegrass of Kentucky. One of the things, as I was driving around with Art this afternoon, is that Kentucky is different in the sense of the landscape in that every road is bordered by fences and trees, and that doesn't seem to be the case in a lot of parts of Lancaster County. So, that's a pretty unique difference. But, I think, in a lot of other ways, we are fairly similar. We are, as an organization, starting our 14th year this year, which is very old for an organization of our type. We've been recently called the most important and influential planning organization in the state of Kentucky by a very important person whom I respect a lot, and I think that gives you some kind of idea of the impact that we've had over the last 14 years. We currently serve the Lexington Metropolitan Region, which are the seven counties that make up about 500,000 people or so. We are proud of our corporate and individual supporters. We are proud of our diversity. We've got people from all walks and interests who support us. We are proud, though, of our high-powered leadership. We've got the business community on our side, and we're very proud of that. What we do as an organization is we provide planning tools and support, education and research, and we help diverse groups find common ground on the hard issues that we're facing. As an organization, we believe in building consensus, not picking issues and fighting, but finding ways to bring people together. We run our organization like a business. We're not government. We were formed because the business community that was predominantly responsible for creating Bluegrass Tomorrow didn't believe that government was going to get the job done, and that they had a responsibility to move in. We're not aligned, as I said, with political bodies. And we also believe that we should be expanding our choices. As we look around us, too many of us feel like our choices are being narrowed in where to live, work, and play. And we're trying to open that range back up. This is a satellite photograph of the state of Kentucky, showing land cover. And, right here in this particular area, that bright yellow area is the bluegrass of Kentucky. There are only 520,000 acres of it. I grew up down here in the left part of the state, which is not bluegrass at all. My mother's family is from eastern Kentucky, which is Appalachia, and that's not bluegrass, either. So, the Bluegrass State is comprised of only 520,000 acres of bluegrass. Very remarkable when people stop to think about what a precious resource that is. There's Lexington in relationship to that and the counties that we serve. So, we begin to make our case, and this is the lawyer in me coming out, we're making our case that this is a very fragile, limited thing that we've got. We don't have Nebraska or Kansas or Iowa. This is it. It's a very small place, and a very important part of our state, and, I think the nation, a heritage. A couple of pictures of what our landscape looks like, our cityscapes. I was talking to Bill awhile ago. That's Paris, Kentucky, at sunset. We've got a lot of wonderful

places that we're proud of and that we want to protect. And, as Sid read our vision to you, we want to keep our towns great; we want to keep the character. We don't want it to become Anywhere, U.S.A.

So, as Sid mentioned, we have a vision, which is based on going out and asking people what they wanted to see in the future. And this is what folks told us. So we went out. We've been out over the last 14 years, and we've held tons of meetings, and we've worked with people to try to find out what they want to see in the future. Here's what folks tell us they want to see: they want their communities to remain special and distinct. They want our farmland to remain secure and productive. They want our roads to remain scenic and beautiful. They want us to be sensitive to our environment. They want to help our economy for themselves and their children. But, the flip side of that is that they want local governments to be responsible when they make decisions about growth and change. So, in a nutshell, this is what we're working to achieve. We believe we can achieve that vision by stressing regional cooperation, building great neighborhoods, revitalizing our cities and towns, preserving our most critical green spaces, keeping our roads beautiful, and being sensitive to our environment. So, this is how we believe we can achieve that vision. If we do it, we believe that we will gain economic advantage over communities that aren't doing these things. So, we're running the risk, by being successful, that we'll continue to grow. And it kind of a paradox, but we believe that we can continue to grow and prosper without sacrificing. We don't have to make the default decisions that we've been making in order to grow economically. And I think individually we all care about our quality of life. So, that's why we're doing this. We're doing it for ourselves, for our personal sake. We want a great place to live. But we're doing this as an economic development strategy. And, again, it goes back to having the business community on our side. So, throughout the presentation today and I would hope that the Hourglass Foundation would pick up on this, because this has helped us. We stressed to people in the Bluegrass that no one does more important work; no one does more with fewer resources. It's not going to get done without us. We are the common ground. We do represent the values that a majority of people believe in, and that we're irreplaceable. If we were to disappear, I think the region's future would be in doubt.

When we talk about achieving a vision, people go, that's great, but what does the building community say, what does the growth industry say? Well, we go to them, we go to the growth industry to prove our point. Again, that's the lawyer in me. The growth industry of the homebuilders did a study a couple of years ago, in 2001, and they found three-quarters of all people want good planning in their communities. That made my son very happy when I told him that. The realtors, when they did their survey of people, we found that the realtors really want good planning in their communities. You'd expect planning organizations to say that, but I think that's very telling. And, you know what? I get a lot of shocked remarks and responses when people go, the homebuilders did a survey, and three-quarters of all people they found want good planning in their communities? That's pretty powerful stuff. That's building that consensus that we're talking about. The problem is, here in central Kentucky, and this gets Connelly pretty upset, is that people don't believe we're going in the right direction as we grow into our future. When the realtors did their survey, and the homebuilders did the same thing, when the realtors and homebuilders asked, do you feel good about the direction that your community is going in? People don't feel good about the direction that their communities are going in, and this causes that No Growth reaction. So, when I talk to the development community, I say, you guys got to

get past this, because it's only going to get worse if you don't do anything about it. And doing something about it means helping organizations like ours move forward. It's important for us. It's important for you all. In our region, we're looking at adding 200,000 new people in the next 20 years, which would be a pretty dramatic change from where we are now. And the question is, as Connelly asks, what will this do to our quality of life?

So, as we go out and we do these presentations for city governments, county governments, Rotary Clubs, chambers of commerce, we ask this one question, where are we going? Are we going towards a future where our traffic will be manageable? Are we planning for a clean environment? Are we going to protect the most critical open spaces? Are we going to be building these great neighborhoods? Are we going to keep the downtowns the hearts of our communities? And are we going to cooperate regionally on the things that affect us all regionally? And, a lot of the times, I get the shrug of the shoulders, which means more of the same. That's not the right answer. We've got to begin making choices to get off the default path that we're on. So, that sets up the case that I'm going to make, as I can predict the future of central Kentucky. And I think I could predict the future of Lancaster County, too, given the right resources. But I want people to believe that I can predict the future, so we can begin to do something about it today.

So, I show then this satellite photograph, and I say, you know, this was here 2 million years ago. There were some wonderful soils, and there was plenty of water (that blue thing is the Kentucky River). This is why people came to central Kentucky; it was a garden spot. We look at population growth projections, and we've done very detailed studies based on the 2000 census, and we show where the projected growth is going to occur. We study our planning commissions. We find very inconsistent planning, and we highlight those points where we're inconsistent, where we need work. Actually, we're pretty lucky in the sense that, in the seven counties, we only have ten planning commissions. It certainly could be more. We see people talking about the distinctness of their community, yet their communities are adding growth land toward other communities, so all those red areas are projected growth areas outward, further outward in the direction of other communities and the like. So, we're saying one thing, and we're meaning another, and we'll come back to this. But, when I was the planner in Georgetown, we created what is still the only greenbelt in the state of Kentucky to prevent any more of that red stuff from going south. Georgetown is where the largest Toyota Motor manufacturing plant is in North America. They make all the Camrys, essentially, which I'm driving one today. They make all the Camrys for, basically, the entire world, in Georgetown, Kentucky. Our Georgetown has experienced 58% growth in the last ten years. That greenbelt didn't stop growth, it just put it where citizens wanted it, and that is the beauty of planning, of listening to citizens, responding to that proactively, rather than simply saying, well, what can we do about it? We'll come back to that.

We talk about traffic. And I think, as I go around the country, certainly everybody is concerned about traffic. It's the same in the Lexington Metro. You know, we're wasting our lives. We're not going to live forever. We're wasting our lives sitting in traffic every morning and every afternoon listening to dumb radio shows. A lot of people say, well, that's relaxing time to me, and I think that's pretty sad, when the best relaxing time is sitting in a car listening to dumb radio shows. We talked about traffic, but nobody wants new roads. There are 200,000

new people in our region and very few significant road improvements or new roads, because people hear new roads, and they think of this at first, and then they think of this, and they don't want that, and I don't blame them. But there are better ways to do it, and we'll talk about that. Kentucky and central Kentucky certainly have some of the most beautiful roadways anywhere, but I tell our folks in our region, we don't have any coordinated scenic roadway planning. This is an economic asset. This makes us money, but yet we're not planning for the improvement of that asset. Only on Paris Pike between Paris up here and Lexington down in the center there, and that's because Bluegrass Tomorrow got involved about ten years ago. And, it's going to be a wonderful road. You all are helping pay for that, actually, too. Thank you very much. It's going to cost about \$95 million for 12 miles of road. Maybe that's a little bit overdone, but the idea is that you can design other kinds of roads. You don't have to just make landing strips.

We tell people about the environment, because people do care about the environment. In Lexington and at Fayette County, the heart of the bluegrass, you can't swim or fish in two-thirds of the streams. In Lexington, we have an air quality problem, where they have to issue quality alerts every summer. And, even the realtors, the growth industry, talk about, in their literature, that, yes, growth has some down sides. People are admitting this now. You can't keep ignoring this. What we're looking at, too, is that we've got a huge population living on septic systems, which affects our water supply, which affects all of the cities with stars on them. At current trends, in the next 20 years, nearly 70% of our regions' population will live on a septic tank. So, we'll have urban growth on rural infrastructure. This is the 21st century. Nobody is stopping to think about that and make that connection. Open space is another big, important issue for folks. In our region as a whole, in the ten years between 1990 and 2000, we were developing land at over five-acres-a-day rate. Lexington alone, in a week, would develop 14 acres but preserve less than one acre for parkland or open space. So, you see this on the left, these houses. You see these houses here. People talk about density being good. That's not density, that's crowding. So, when the developers go, well, you're talking about density, and nobody likes that stuff. Well, nobody likes that, and we're going to come back to what it could be like. This is important for people. We live in a very green area, and nobody gets to enjoy it. We have no regional green space system, which I think is just embarrassing, because we've got one of the best natural environments in the world. I show people these pictures of brand-new developments. If they don't look any better than this today, what are they going to look like ten years from now? No matter how many trees and bushes you put in there, that's not going to look any better, and this is brand-new stuff. You go back to the growth industry; they agree that there are problems with that. Downtown Lexington is within a stone's throw. We talk about the importance of it, yet look at the bleakness that we're seeing in our downtown. People want to flee this, and I don't blame them. Who wants to live around that kind of environment? So, they're moving out to the countryside, when they ought to be pulling in and coming towards downtown. We have regional zoning issues. For example, here in Fayette County in the center, they have now gone to a 40-acre minimum lot size. So, if you have a 100-acre farm, you've got two lots that you can create. Wonderful. They're buying development rights; they're restricting rural development and subdivisions and the like. But, what does it do to the other communities that have 1-acre zoning? Or 5-acre zoning? They never stop to think about that, even though we were telling them the whole time, now look, don't just implement this in a vacuum. Work with your neighbors. And nobody did. So, in this orange area, we can begin to see rapid and increased rural development. Here is an example of what we're seeing. At first glance, that appears to be a farming scene, but

it's not. It's really a subdivision along a country road. And, what this is, these are 5-acre tracts in this particular case, so there are 16, and 80 acres of farmland gone. The view from the road is gone. And that road, which is a taxpayer resource that we own, as taxpayers, and that we should be managing properly, is not being managed properly, because it's that default position. "Well, you know, what can you do? Farmer Jones wanted to sell out." So, now, we've got 16 driveways in this picture alone, 16 times the mailman stops, 16 times the school bus stops. Is that the best way to have done it? Even if you want to help out your friends, is that the best way to have done it? Because now, when that road has to be fixed, we all have to pay for it, and the people who moved out there to get away from it all aren't going to be happy, either, with the result.

Here's another issue that's really big in central Kentucky, and that's the thoroughbred issue. I talked about the 520,000 acres of thoroughbred horse country. That's it on this map, the colored areas. And what we've done is we've overlaid census tracts with population growth, and most of those census tracts that we've shown her, even though they're colored green, they're actually fairly fast-growing census tracts, so we've got a huge conflict of land uses. And, what we're afraid of is that we'll end up like this, where this is a giant retail discounter, which everyone loves going to, and look what they've done: they've paved over the farm, but they put the pictures up of what used to be, and now they've got grandpa and the granddaughter riding a quarter horse. Is that the best way to have done what we're talking about? And this really gets people, because everybody knows that we shouldn't be doing to these areas in these pictures what we are doing. It's very short-term, very shortsighted.

So, very quickly, I think that I've made the case, and I'm certainly open to rebuttal, but I've made the case that we can predict what's going to happen in the future. We know where we are; we know where we've been; if we don't change, we know where we're going. We know we're going to lose our communities' identities as towns begin to sprawl together. We're going to lose that core, equine farming area. Our roadways won't be as scenic because of that default planning. We're worried about our environment, with all the septic tanks, with all the storm water runoff and the like. Is that the future that we want for our children? And actually this is a picture from Tom Hilton's book; you're all probably familiar with him. That Anywhere, U.S.A., malady that is affecting, I think, one of the most beautiful areas in the world. I want him to stay here. I don't want my son to grow up and go, Dad, I'm getting the heck out of here. I'm going to a city that gets it. I want him to stay with us. Well, around us. Not too close. We can make a map, too, and I won't belabor this map, but this is the map that we show people, that we can grow without sacrificing the things that make us special, and I'm going to go through each of the ways that we talked about, very briefly. And I've given Jennifer some of the books, and I've seen them floating around, that go through each of these particular areas, and I'll talk about them. But, what we stress is that a good plan for growth means that we're going to make a great place to live, but then we're going to be a great place to invest. We're going to be a great place to come and do business. We're going to be a great place to stay and do business. We're going to be a great place to put money in real estate, as in buying your house. We're not going to be a disposable place. This is what we're talking about. So, we'll go through some of the solutions to the problems. But, overall, we talk about the quality of the choices that we're going to make. And those choices are dependent on the range of our alternatives. We believe that a lot of the default positions that we take is because we don't simply understand what else we could do. So,

we're going to try to put those out there for people. And we've done that with our book conveniently titled *Bluegrass Choices*, which is built upon local examples and consensus. This is not pie-in-the-sky stuff; this isn't some Washington, D.C., think tank coming down telling us what to do in central Kentucky. This is the good things that we're doing, and this is the good things that a broad range of people agree ought to be done. So, we look at the homebuilders. Homebuilders are talking about smarter growth, livable communities. That's remarkable. The Sierra Club is talking about smarter growth, more livable communities. I can't get either side yet in the room to agree to that, but that's what their literature says. I'm going to hold them to it. They're not going to have it both ways. They're not going to put stuff out there that they don't believe in. I'm going to hold them to it. Look at the realtors: great neighborhoods, parks, good transportation, smart growth organizations, traffic congestion, environmental issues and the like. Everybody is saying the same thing. We're going to put that into practice using local examples. So, I talked about Georgetown's greenbelt up here at the top of the map. A lot of growth just went to the north, not to the south. Here's what we did: underneath the St. Louis Arch there, that I inconveniently did that I can't erase now, are the skyscrapers of downtown Lexington. That's how close Georgetown is. So, we didn't want our farmland between the two communities to be eaten up. So, we did some horse-trading. We let some development occur in exchange for getting an area that was off-limits, and that has worked very well over the last 13 years since I've left there. As an organization, we stress great neighborhoods, and all of the pictures on this page are from neighborhoods that are less than ten years old, old-fashioned architecture, brand new. People don't believe you can do that anymore. You never thought that you could build a building that would look old-fashioned, but yet people are doing it. So, we stress as an organization, design standards, mixed-use developments, green space developments, choices for the consumer. A lot of our developers are like Henry Ford, and I said this last night: you can have any color you want, as long as it's black. Right? Developers don't want to do this, because they don't know how to do this. We need to help them. We need to make it possible to happen. Then, the consumer market will say, you know what, I'd like to live in a development that has a town green. I didn't know you could do that. I didn't know you could get a car that was yellow or purple. Here's an advertising brochure for one of those developments. This is the way they sell it. They don't show a picture of a house; they don't show a picture of a kitchen or a whirlpool; they show grandpa and Timmy. Now, Timmy's getting the short end of the stick here, I think. Grandpa's teaching him a little lesson about responsibility. But they're spending quality time together walking home from school, the store, whatever, and we all know what it's like for most of us today when grandpa comes to pick you up. You got to get into the traffic line at school. Does anyone live like this 50 years from now? We'll probably not be here. I would like to think that we would be. We're probably not going to be here, but would Timmy want to live like that? No. Timmy's not going to want to put up with what we put up with today. We've got to change that. People say, I don't like density. I hate density. Density is bad. Density is crowded. I show them this picture, and they say, well, that's not too bad: apartments, townhouses, open space, and the like. Density needs design to make it not just crowding. We talk about redevelopment, especially with a lot of our aging strip centers and the like. So, here's a picture of a strip center. A developer will come in and say, Well, I'll make that look better. I'll put up some new signs and some landscaping. What we're talking about is making a dynamite place, quadrupling the profit, quadrupling the taxes that they pay, but also quadrupling the quality of life for people who get to be around this. That's not bad, is it? A lot of our codes and laws prevent this. A lot of our people, especially our community leaders, don't understand that

you can do this anymore. It works in a small town, too. Here is a lot that's not producing any tax revenue; it's where the teenagers hang out on Friday night, which is better than some other places, perhaps. But, if you show people what's possible, they say, Well, I like that. Or, they can also say, I hate that. Here's what I think ought to be done, and then the discussion is going. And we don't put it in the hands of just bureaucrats or special interests. Obviously, prime farmland is critical, and in the past year we've supported the creation of the Purchase of Development Rights Program. In Fayette County, Kentucky, they've already preserved about 4,000 acres in a year, and they are continuing to do that. We promote urban growth boundaries, obviously, and we also promote something we call compatible uses, and that's what I'll focus on.

You can't go up to a farmer and say, I'd like you to keep your land green, because on Sunday afternoons I like to come out and look at it. That's not fair. But, we also don't want to say, Well, just develop the heck out of it and be done with it, because that's not best for the community. But, how can you find the balance, then? One of the ways, especially in central Kentucky, is alternative uses that aren't detrimental to the rural landscape, architecturally appropriate. These are the kinds of uses that people stay inside in the day and they come home at night. There are no kids, no dogs, nobody to burn down the barns, nobody to chase the cows. In central Kentucky, at least, this is illegal under our zoning codes. Common sense is out the window. We couldn't do something like that right there. I think, in central Kentucky, and I don't know if it's a problem as much here in Lancaster, but we couldn't even build an inn. That's illegal. We would be afraid, somehow, that this would get out of control and ruin our landscape. Meanwhile, we know what's happening. That's not common sense anymore. So we stress that to folks. We talk about the importance of preserving not only farmlands but historic buildings, and I think the most important thing with this is smart building codes, find ways to rehab buildings without sacrificing safety, but without also requiring too much up front. Simple things: environmental planning. We talk about better roads. We've got a pilot project that's one of four in the United States with the Federal Highway Administration, talking about better road planning, to get past that, I don't want anything, because it's probably going to be bad. We stress regional cooperation. We use local examples. This is a ferry down along the Kentucky River. If we look closely, we've got three counties there at the bottom sharing the cost to run this ferry, because that's where commuters and tourists go. That is cooperation by accident. They didn't really realize they were doing regionalism until I told them. I gave them an award for it. It wasn't as meaningful as the environmental award you all just talked about, but you all are cooperating regionally. Here is another example, and I will shamelessly say I designed the park right here, but Georgetown, Kentucky, gets its water from a spring that has its headwaters underneath all of Lexington. Lexington has voluntarily agreed to protect those headwaters from certain types of bad development. Lexington doesn't get anything out of that. They don't use the water. They don't get anything, but yet they have voluntarily agreed to protect Georgetown's drinking water. That's regional cooperation, when you really believe in something; even though don't get anything in return.

So, now, I will very briefly, and, if I see a couple more yawns, I will just stop, so if that's what you want, give me the signal, but we'll talk about some of the things that we've done to achieve the vision in the past year. We believe that we're shaping regional policy. So, we created the Bluegrass Tomorrow Regional Partnership Initiative, which is a bunch of stuff, but really what it talks about is just what I'm saying: all of the issues that are affecting us that we're

putting together in one place, and we're going out and talking to people. We've got, on the left there, that's the president of the University of Kentucky, who right now is probably the most powerful man in Kentucky, and on the right is a former governor, Mr. Jones, and they are the co-chairmen of this effort, because they understand the importance of regionalism to growing Kentucky in the appropriate ways. So, we've looked at the environment, economy, land use, demographics, all the things I just talked to you about, but our goal is to prove that with regionalism we can understand each other, we can increase our political clout instead of looking like a bunch of clowns running around and everybody fighting each other. We can get together on this. We can present a unified front to the world. And one of our goals is to open an economic development office, both in Asia and in Europe, and say, Invest in central Kentucky, because we've got our act together. But we also want to do simple things, like helping one another and improving our regional infrastructure, in terms of roads and sewers, and the like. So, that's probably the biggest thing that we've undertaken in the past year. But, we've also been hired as a consultant for the first time in our organization's history. A community understood the fact that they need to be involved, and they've reached out to us, and they've incorporated us into their planning efforts. So now, we're not just saying we support it, we're actually doing it. We staged the first ever regionalism debate between the two mayoral candidates in Lexington, and they both sang a pretty song. We'll talk about that later, maybe. When the media want to talk about growth and planning issues, they come to Bluegrass Tomorrow. We have worked on that and worked on that and worked on that. We've sponsored regional roundtables, so we got some mayors, and you can see a couple of them, they're waiting for dinner, but they're out there, we're talking about it. We're getting them in the same room. We talked about better ways to grow and preserve last year. We sponsored a design competition to take one of those aging suburban shopping malls and turn it into a pedestrian-friendly destination. And we got a lot of response, and I'm actually working with the Lexington City Council now to see what we need to do to make this a reality. We'll see. But, we're talking about the change, but we're getting involved, as well. We've helped bring communities together. These are representatives from three governments and the state to talk about a particular road, and actually they're going to implement the things that we talked about. They're not going to make that landing strip anymore. They're going to add a lot of greenery to the road. Some of you have picked this up. We put out a little magazine about downtown redevelopment, but it also appeals to preservationists, not just downtown people, because those are both related. If we redevelop downtown, we do preserve green space. We've got the ability to work with local governments to show something better or show something alternative to what the plans may be, so this is a corner in downtown Lexington. What can be done there? We were asked to kind of illustrate some of the possibilities, and this is just a quick solution that we put together, but the idea is that people can see this now, and they can say, Yeah, I like that, or No, I don't, but now we're talking, and it's not in the hands of the professionals or the bureaucrats. We believe that we helped increase knowledge and understanding throughout our region. We train planning commissions. Planning commissioner training is required by state law. We didn't charge them. This is what our supporters enabled us to do, and that's pretty remarkable. It's an unfunded mandate, but we went in and helped satisfy that mandate. I led some planning tours last year, and that's one of the things I love to do. Over here on the left, you can see me and Mayor Street of Philadelphia, and our mayor is the woman in the middle. We went up to talk to him about his Neighborhood Transformation Initiative. Maybe we learned some things, maybe we didn't, but we are out looking. You can't learn from yourselves exclusively. You have to go out and see

what works. We went to Tulsa last year in February. It was a wonderful trip. St. Louis, we went down south. We're always trying to get people together to go out and see what's out there. We created an interactive CD to explain complex development terms. So, you put the CD in your computer, you click on one of these words, and up comes not just the definition, which us lawyers would enjoy if we only had that, but a picture of it. So, we are talking about an alley, well what's an alley? Its 12 feet wide, and we have a setback like this. So, the people that are using this now are empowered to see the effects and the possibilities of the decisions that we're making. And again, this is critical, because planning is physical. Planning is visual. We can't do it with just words. It's very simple, it's very user-friendly, and you can't mess it up. We did a study last year called the Bluegrass of Parking Lots, where we're over parking, and what can we do about it. And some of the things we talked about to get people's attention, to help change regulations, are that we at least are building 100 acres of parking lots every year, and that's at least a third overbuilt for our needs. And those 33 acres a year could feed 15 cows, keep me in wine for about a year, reduce temperatures, provide parks, and better yet provide more development. We're wasting development land on parking lots. Is that a good idea? So, we're talking about promoting development, bigger lots, not that crowding that we're talking about. We always have fun, everything that we do. We brought the region's planners together, got them to introduce themselves, bought us some hot dogs and watched a minor league game in Lexington. And we did another thing in the fall last year with them, so that everybody knows who each other are. We had a lot of planners in our region who didn't know each other. One of the things I'm proud of is that we've brought young people together as an advisory committee to Bluegrass Tomorrow, and they've set their own agendas. And they've done a lot of things. They've written this article about turning some places in downtown Lexington into entertainment destinations. They've just done a downtown housing survey, and actually somewhere around here I've got an editorial from the Lexington paper that talked about the important contribution that these young people have already made to Lexington. Pretty neat stuff. We always are out doing seminars and workshops. As you all can tell, I love talking, so that's probably not a shock to you. We've brought together people to talk about statewide smart growth issues in terms of where we need to be going and shaping that policy, getting the word out. In the last three years that I've been president, we've talked to over 400 groups, and actually this is over 10,000 people now. I haven't updated this slide. We're out all the time talking to groups. We'll talk to anybody: four people, two people, twenty people, and a hundred people. In the last year alone, we went out, and this is just some sampling of the variety of places that we've gone and talked to. You can't reach people, I don't think, if you're not out there doing the hard work of talking about these things. We're in the news because we work at it. We send out biweekly news alerts to all of the news media in our region, and we've got picked up fairly regularly. Last year alone, we were in the media in our region 50 times. That's almost once a week. I got my pretty face on TV ten times to talk about regional planning. That's the most boring thing possible, and here's the media picking up on this. We've taken our newsletter from about this time last year under 4,000 circulation, and we've increased it to over 18,000 doing direct mailing, finding ways to pay for that, so that people are now getting these newsletters, and they didn't even know anything about our organization or what we were concerned about, and they've called us, and they've written us, and they said, This is neat. We write more than any organization in the state about planning issues and the things that we need to be doing. We link ourselves across the country. We hold supporter meetings in each of our communities and keep our supporters updated and let them inform us of where we need to be going. Finally, we also believe in having

fun, so we extended a party in downtown Lexington. This was really our young people. We had 1,000 people talking about regional planning, listening to music, drinking beer and eating hot dogs and the like, but you know, that's pretty cool. We also every year have a wonderful fundraiser that we present our annual awards to, and we have a good time, and everybody goes home feeling good about where we're heading as a region. This is a painting that I did actually to auction off, and I opened up the bar, made sure everybody had plenty to drink, and we got \$2,000 for this painting. I was afraid that the next day some people would wake up and go, what did I do? On a personal level, I do enjoy designing things. This is the Japanese garden at Georgetown at our grand opening. I did these sketches, and it was a really crappy day, but we had a couple of hundred people there. So, I'm also putting my money where my mouth is in terms of helping local communities creating things that will last into the future. My wife and I went to Italy last year. We always go about once a year, but we also took our new son to Ireland for Thanksgiving, and a 4-month-old in Ireland: not a good idea. He slept through everything. On the plane ride home, he slept for about 20 minutes, and he was awake for about 8 hours and 40 minutes. Probably not a good idea; next time, we'll leave him home.

So, thank you all for listening, and I'll be glad to answer any questions. I know that's a lot of stuff to have to digest, and thank you all for bearing with us with the technological problems, but I'll be glad to answer any questions.