



Our community celebrated ThanksGIVING. See what happened on Community pages 2, 9, & 10.



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# OUTLOOK

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## New York organization looks to develop Klee property; introduces concept of a land trust



This prime area of the Klee property is most likely attractive to businesses and residents alike. Its layout is desirable due to its access to US 27 and its ease of installing infrastructure and building.

By Carolyn Reid

Petr Stand and his group met in a public meeting with Falmouth City Council on November 16. Their proposal was to develop the Klee property using the community land trust concept. This group has a combined 75 years in planning, architecture, development, resilience, innovation, and business development, according to Blaine Stand. They worked with CLTs in the Bronx and are currently working with another in Queens County, NY.

The concept of a conservation land trust is

more widely known in Kentucky and across the country as a way to “wisely steward land,” as Blaine Stand explained in an interview that followed the meeting. He went on to explain that those trusts are quite similar except in a community land trust, but community land trusts “look to responsibly steward a built community.” The idea is to keep the community involved so that the development is what the community wants and can support.

**How Project Abigail, a group from New York, got involved.**

According to Blaine Stand, he and his group met Falmouth resident Michael Lanin at a conference in Atlanta in 2019 where Lanin and they discussed the idea of community land trusts. When another request for quotes went out from the Catalytic Fund who had been engaged by Bill Mitchell, the Director of Economic Development for the county and who has since retired, Lanin contacted Project Abigail. Lanin explained that RFQs had been issued a couple of times earlier with no responses.

That was when Project Abigail hopped into action.

“...We reviewed the RFQ,” Stand says, “and some additional material regarding the community and the broader picture of Pendleton County and started to put together a team with the understanding that our response would be driven by a community planning process, resilience and Net Zero design (a design that controls greenhouse gasses, put simply), and the potential development of a community land trust to manage the many ele-

ments of our vision.”

Because they have worked mainly around urban areas (with the exception of Tara Stand who is from Nebraska), the group consulted Scott Henson, who grew up in Taylor Mill and graduated from UK’s School of Architecture, David Witmer of Prajna Design and Construction of Lexington, and Martin Richards of the Kentucky Community and Farm Alliance in Berea. “Together, we developed a potential vision and approach to the development and submitted our proposal in June of 2021,” Stand states.

**How it works**

During the council meeting, Councilperson Amy Hurst asked the question that was on most minds: how does a land trust work?

Tara Stand explained, “You have land with buildings. The building is owned by the resident or the business; the infrastructure is owned by the city; the land is owned by the land trust.”

Both commercial and residential can be found on the site, and it is governed by a land trust board that consists of

commercial and residential owners alike.

Lexington, KY, boasts the first community land trust in the state. According to its site, “Lexington Community Land Trust is a 501c3 nonprofit Affordable Housing Provider. We build quality, energy efficient, and permanently affordable homes for qualified buyers. As Kentucky’s first Community Land Trust, we steward the land on which our beautiful homes are built for lasting affordability that will serve Central Kentucky families, owner after owner.”

Later, the Facebook page states that the land trust is a way to provide affordable housing as the community retains control of the land.

This is what Project Abigail discussed during its presentation. Com-

munity is to be respected, promoted, and involved in the process. The architects discussed things such as the hill that makes development more of a challenge, the railroad that leads to noise issues that have to be handled, and pulling items from areas of the city and county for the new development as a token of respect for where the community started.

The biggest plus they see to their proposal: a community land trust protects the area from developers who do not have the community’s interest in mind. The control of the land stays in the community. The plan and hope are that people will be more interested in buying because they will be happy with what is proposed.

Project Abigail is clear **KLEE page 3**



The hill on the property lends to beautiful views as you reach the peak, but developing this area will be challenging.



## Northern’s “turkeys” go for a trot

By Nila Harris

To celebrate a break from school, Thanksgiving, and healthy physical activity, Northern Elementary held a Turkey Trot on Tuesday, November 23. To qualify for this 1/2-1 mile race, Physical Education teacher, Jeremy Howard, held timed runs within each K-5 P.E. class. The top two boys and top two girls in each classroom participated in a final run, broken down into three races: 4th/5th graders ran a mile around the school (two laps), 2nd/3rd graders ran a half mile, doing one lap around the perimeter of the school, and the Kindergarten/1st graders also ran the half mile loop.

The course was measured and roped off by music teacher Rachel Hodge and the SMS/PHS Cross Country team.

The first-place boy and girl for first final race received a frozen turkey, provided by the North Family Resource Center. 2nd and 3rd place winners received medals and recognition.

It was a cold but sunny day, and the participants worked hard to complete each race. One participant Lilly

Jones claimed, “I puked on the way, but it was worth it!”

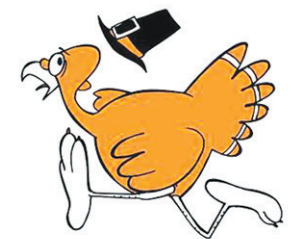
Members of the Cross-Country team ran with each group as pace-makers—in front of the runners, in the middle of the runners, and behind the last runner. Northern Elementary students watched at different places along the route and cheered on the runners.

Great job, Northern’s “turkeys”! Thank you to Northern’s staff members Jodi Gerhardstein, Rachel Hodge, Jeremy Howard, Hannah Klee, and Jamie Turner for organizing this event and to the North Family Resource Center for providing the turkeys.

See page 2 for more photos



The Turkey Trot was fun, but exhausting. These fourth and fifth grade boys completed the one-mile course, the length of the run for their age group. All levels participated, and all were challenged to push a little extra as they neared the end of the course. Photo by Nila Harris.



## Turkey Trot

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### How to submit news

Any news story, tip, photos or community story email to Falmouth Outlook at [news@falmouthoutlook.com](mailto:news@falmouthoutlook.com)



A trotter from the K-1 age group ends the race.