

Insights & Outlooks



April 2017

After 12 years' success, 'One Stop Shop' slated for major changes



PDS' groundbreaking One Stop Shop Codes Administration Program (OSS) turned 12 years old this fiscal year. What started in FY05 as an experiment in consolidating several services and standardizing fees for seven Kenton County jurisdictions now provides numerous services for 17 jurisdictions funded by public and private dollars.

This growth in services provided, jurisdictions served, and the passage of 12 years prompted a wholesale review of the program and the manner in which it is funded. Dubbed "OSS 2.0," the resulting changes represent the first program overhaul since the program began. OSS allows jurisdictions to provide services to their residents utilizing PDS as their professional staff. These changes become effective July 1, 2017.

These services include building and electric permits and inspections, zoning reviews and permits, enforcement of several property and nuisance codes, and staff support for code enforcement board and boards of adjustment.

Under OSS 2.0, service options for local jurisdictions have been revamped to provide greater flexibility by allowing each jurisdiction to choose the specific service options that meet its needs. Services were bundled into service packages previously that did not always provide a perfect fit. To provide those services under the new program, jurisdictions will be billed a percentage of PDS' actual costs to provide the service. The percentages vary from zero to 55% depending on the specific type of service.

Beginning July 1, each jurisdiction will pay the same percentage rate for the same specific service. For example, each jurisdiction may receive zoning permits for 0% of PDS' cost or code enforcement utilizing the Kenton County Joint Code Enforcement Board for 40% of PDS' costs. Under the previous program, jurisdictions were billed a percentage rate based on the selected service bundle, which meant jurisdictions may pay a different rate for the same service.

"One of the primary goals with these program changes was to get jurisdictions contributing more fairly toward the program," says Emi Randall, AICP, RLA, Director of Planning and Zoning. "This program does that."

Another key goal with these changes was to keep program costs and revenue from billing to jurisdictions constant for the program overall. Estimated billing under the new program, as based on this year's billing, would be within 0.5% of billing under the current program.

"This really is a revenue neutral change," says Dennis Gordon, FAICP, PDS' executive director. "Some jurisdictions that currently pay little or nothing toward the program will begin contributing a small amount. Some jurisdictions that currently contribute heavily will pay less."

PDS is offering several new services under OSS 2.0 to meet the changing needs of local jurisdictions. For communities that would like to pursue code violations more aggressively, PDS will begin offering that option. PDS will provide a code enforcement officer to drive the community and pursue various violation on an active basis, such as tall grass and weeds, garbage accumulation or improperly parked boats and campers.

Jurisdictions will designate the amount of time to be spent on these activities and the specific types of violations—if any—to be pursued. In addition, PDS will also offer help with rental property inspections associated with rental license programs as well as verification inspections for jurisdiction that have abandoned property tax programs.

To learn more about One Stop Shop, visit the [PDS website](#) or contact [Emi Randall](#) or [Rob Himes](#), Codes Administrator.

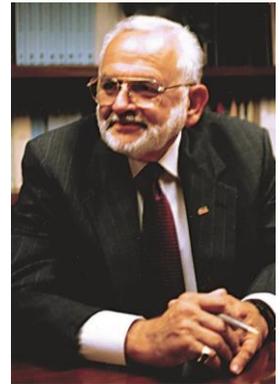
Members, staff honor life achievements of former executive director



Bill Bowdy, the long-time executive director of the Northern Kentucky Area Planning Commission—now PDS—passed away last month at the UK Medical Center in Lexington following complications from a stroke. His large and loving family was at his side. He was 83.

“It’s impossible to consider any chapter of this agency’s history without at least mentioning Bill’s involvement,” said Dennis Gordon, FAICP, Executive Director of PDS. “Planning and zoning in Northern Kentucky is what it is today largely due to his efforts. He cast a long shadow.”

After serving in the Army and completing his college education, Bowdy obtained a master’s degree in urban planning from Michigan State University. He used his degree in jobs in Cuyahoga Falls and Akron, Ohio before joining the Northern Kentucky Area Planning Commission as Assistant Director; he later became the Executive Director. He served the NKAPC for 38 years, 32 of those years as Executive Director.



Among his numerous accolades, honors, and accomplishments, Bowdy served as president of the Kentucky Planning Association from 1976-1980. He was elected the first president of the American Planning Association’s (APA) Kentucky Chapter in 1980 and served until 1984. Later, he was elected President of the American Institute of Certified Planners (AICP), the professional standards and certification arm of APA.

Bowdy was chosen a member of AICP’s first class in its College of Fellows, the highest award the organization can bestow. He was invited by the Chinese government to speak on land use issues in the US during his term as AICP President.

“Our profession has lost one of its towering figures,” said Gordon. “Bill was the consummate professional. A planner’s planner. A true Kentucky gentleman. And, a very good friend. He’ll be sorely missed.”

Fiscal Court, PDS resolve funding issues for collocation in Covington



The PDS Management Board voted unanimously on April 27th to accept Kenton County Fiscal Court’s invitation to move its operations to the county’s new administration building in Covington. That building will soon be under construction as the county rehabilitates and adds new space to the historic Bavarian Brewery building at the Dr. Martin Luther King, Jr. Boulevard exit from I-71/75.

The board’s decision follows several meetings between its members and Judge/Executive Kris Knochelmann and County Administrator Joe Shriver. It also follows an affirmative vote by PDS Council members—elected officials who oversee PDS on behalf of Kenton County’s 20 local governments—following a presentation by Judge Knochelmann.

“Frankly, the county made us an offer we couldn’t refuse,” said Dennis Gordon, FAICP, PDS Executive Director. “Making this move into cohesive space on one floor will facilitate our efficiency and workflow while also relieving us of our long-term debt was almost a no-brainer. It will also relieve Kenton County taxpayers from paying for two buildings.”

Construction of the new facility is expected to begin this fall with an anticipated occupancy date of early 2019. More information about the project may be found on the [county’s website](#).

In-house GIS collaboration earns Esri Special Achievement Award



Esri, the worldwide leader in GIS software and technology, announced last month that PDS' Planning and GIS departments will be honored this summer with a 2017 Special Achievement in GIS award. PDS' ongoing use of innovative ideas and multi-media methods to communicate stories, comprehensive planning initiatives, and site-readiness selections for economic development prompted the award.

PDS will be recognized in July during the 37th Annual Environmental Systems Research Institute (Esri) International Users Conference in San Diego.

PDS was selected from more than 150,000 organizations worldwide. Esri bestows the Special Achievement Award to organizations in each state that have made extraordinary contributions to the global society and set new precedents throughout the GIS community.

"The organizations winning this award have used GIS to produce profound work that benefits their businesses as well as the world around them," said Jack Dangermond, Esri president. "They deserve to be recognized for the dedication and diligence apparent through their work with GIS."

"We're very proud to have earned this recognition from Esri," said Dennis Gordon, FAICP, PDS' executive director. "It speaks to the long and distinguished history our staff has earned for collaborating to the benefit of the communities we serve. This is our second such award from Esri for our GIS system."

Trisha Brush GISP, Director of GIS Administration, commented, "When elected officials, planners, or development professionals work on regional projects, it's imperative that they use the most accurate information possible."

"By working with numerous stakeholders in the community, we've been able to be creative and innovative while keeping the integrity of our good works," remarked Emi Randall, AICP, RLS, Director of Planning and Zoning.

To see some of the collaborative efforts that led to the award, visit the [mapLAB gallery](#) on the agency's GIS website.

Staff preps for bicycle/pedestrian plan; grant will pay for outreach efforts



Initial steps are being taken now for a completely new bicycle and pedestrian plan for Kenton County. Preparation and preliminary research for the upcoming study has been ongoing. The public side of the study is scheduled to begin in the coming weeks and is anticipated to take about 12 months to complete. The resulting plan will replace plans adopted in 1999 and 2001.

Goals of the upcoming study include analyzing the county's existing bicycle and pedestrian infrastructure, identifying problematic crash locations, and recommending policy changes to improve bicycle and pedestrian use, safety, and access in Kenton County.

"It's been almost 20 years since bicycle and pedestrian transportation has been reviewed," said James Fausz, AICP, PDS' long range planning manager. "Since that time, people have become more aware of these transportation options and chosen them more frequently for everything from recreation to daily commuting. Our goal is to make these options safer for people who want to use them."

Coinciding with the start of the study is an outreach effort to promote education and awareness of bicycle and pedestrian safety. This effort was aided by the Kentucky Transportation Cabinet with a generous \$10,000 Paula Nye Grant.

The grant is funded through citizen donations during the purchase or renewal of the "Share the Road" license plates and is awarded annually to organizations interested in informing and educating Kentuckians on bicycle and pedestrian transportation. The grant will fund an outreach effort including public service announcements designed to educate the public on how they can be safe as cyclists and pedestrians.

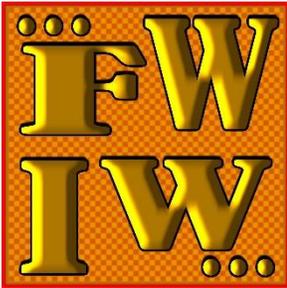
"Bicycle and pedestrian transportation are an increasingly viable options in Kenton County," said Chris Schneider, AICP, a principal planner at PDS and project manager for the study. "Educating the public to be safe cyclists and pedestrians is essential to continue this growth."

The public service announcements will air on local cable television and will encourage public involvement and raise awareness for the upcoming bicycle and pedestrian study.

The adoption of the *Direction 2030: Your Voice. Your Choice.* comprehensive plan in 2014 recommended a comprehensive review and update of the existing bicycle and pedestrian plans. The comprehensive plan details the community's vision for Kenton County and updating the bicycle and pedestrian plan is one step in achieving that vision.

To learn more about this study, get involved, and/or receive updates about its progress, visit the [Direction 2030 Action website](#) or contact [Schneider](#).

... for whatever it's worth...



Forget almost everything you've ever thought about what incentives modern American companies want these days in the way of incentives to reinvest or relocate in a community. This online article from [strongtowns.org](#) tells how a major corporation bent the will of a city, but this time it's not to build low-value fast food restaurants or streets wide enough for semi-trucks, it's to build safer, more walkable streets that will encourage economic growth.

The Dallas News just reported [a promising story about AT&T's push to transform the Dallas downtown area](#) through narrower streets and the conversion of [one-way streets](#) into two-ways:

AT&T made the call in October to keep its headquarters in downtown Dallas by spending \$100 million on its revamped campus.

But the decision to stay in the city rather than flee to the suburbs was contingent upon several major requests, chief among them the significant alteration of some major downtown streets for a so-called "Discovery District" filled with shops, restaurants and other pedestrian-friendly amenities. [...]

All of the changes are significant, but the shrinking of Commerce Street will probably have the greatest impact. From Houston Street to Cesar Chavez Boulevard, the downtown thoroughfare will go on a so-called road diet, shrinking from four eastbound lanes to three.

A major corporation bends the will of a city to build safer, more walkable streets that will encourage economic growth? Three cheers for that. AT&T is one of many large companies choosing to locate in a downtown rather than on the suburban fringe as corporations once commonly did, in order to provide a more attractive environment for their employees. It's indicative of a broader shift in America. Dallas News shared this quote from an AT&T executive about the effort:

"We're grateful to Mayor Mike Rawlings and the Dallas City Council for their vision to improve downtown Dallas by supporting the AT&T Discovery District," said John Stephens, AT&T's chief financial officer. "We believe the Discovery District will be a welcome destination for future visitors, Dallas residents and downtown employees and bring multiple benefits to an area that's daily seeing positive changes for everyone."

Of course, let's not forget that there are also plenty of corporations that ask our towns to build [low-value fast food restaurants](#) and [dangerous streets wide enough for semi-trucks](#), and local leaders are all too happy to bow to their wishes if it means immediate money in their pockets (not to mention a failure to calculate the true long-term costs.)

I hope more companies follow the lead of AT&T and other downtown-based corporations in deciding to locate in urban centers and helping to craft more economically productive downtowns by nudging local government in the right direction. I'm also thankful that it doesn't require the sway of a national company like AT&T to make that happen everywhere.

As [Strong Citizens](#), we should use our voices to advocate to build the sorts of streets, neighborhoods and towns we want to live in, knowing that it will benefit businesses, residents and generations to come.

Views expressed here do not reflect an official position or policy of PDS. The article is presented here to provide input for those interested in land use planning issues.

Calendar Events

Kenton County Planning Commission
Public Hearing and Business Meeting

Thursday, May 4 at 6:15 p.m.
Commission Chambers, PDS Building in Fort Mitchell

Kenton County Code Enforcement Board

Business Meeting
Thursday, May 11 at 6:00 p.m.
Commission Chambers, PDS Building in Fort Mitchell

Kenton County Board of Adjustment

Business Meeting
Wednesday, May 17 at 6:00 p.m.
Commission Chambers, PDS Building in Fort Mitchell

PDS Management Board

Business Meeting
Thursday, May 18 at 5:15 p.m.
Commission Chambers, PDS Building in Fort Mitchell

Pendleton County Joint Planning Commission

Monthly Business Meeting
Monday, May 22 at 6:30 p.m. **rescheduled from 5/29*
Pendleton County Courthouse in Falmouth

PDS Council

Business Meeting
Thursday, May 25 at 5:15 p.m. **rescheduled from 4/27*
Commission Chambers, PDS Building in Fort Mitchell

Memorial Day

Monday May 29
Office closed - [Visit us online](#)

For more meeting and event information, check out our [online calendar](#).

*** Banner photo provided by Tri-ED**

PDS

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