

What is a Charrette?



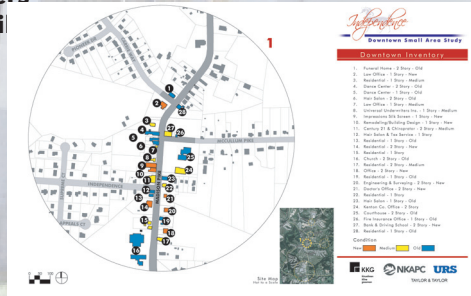
Origin: "Charrette" is french word that means "Little hand drawn cart" At the renowned Ecole Des Beaux Arts in Paris in the 19th century proctors used to use little carts for final work as students put finishing touches to their work.

Contemporary: A (public) charrette is a multi-day event that includes citizen, stakeholders and the design team that cross-references issues and develop alternative design solutions through visioning, critique and refinement.

The Process

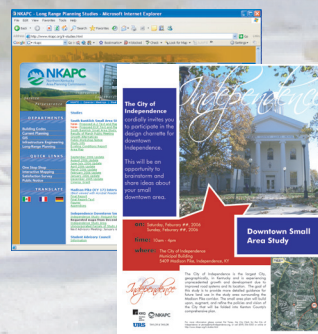
1 Charrette Preparation

- Problem understanding
- Base Information
- Inventory Analysis
 - Includes:
 - Physical Conditions Site Analysis
 - Economic Data
 - Transportation Data
 - Historic Data
- Schedule of Project
- Stakeholder analysis
 - Decision Makers
 - People who will affect the outcome
 - People with power to promote the project



2 Charrette Notification

- Through flyers
- Newsletters
- Website, Emails
- Contact Stakeholders



3 Visioning Exercise (Multiple Day)

- Introduction of team members
- Education - Problem Statement
- "Food for Thought" Ideas
- Issues and analysis discussion with Citizens/Stakeholders
- Verbal & graphic presentation of ideas
- Citizen/Stakeholder Critique



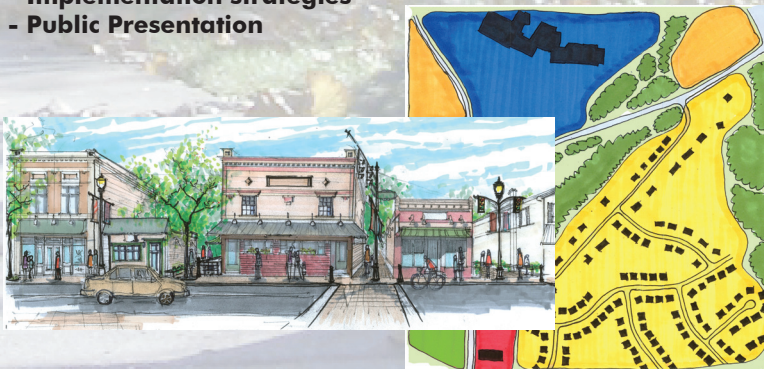
4 Vision Development

- Alternative Concept Development
- Design ideas will be created by the Design Team in consultation with advisory committee based on the public vision
- Feedback (Presentation) to Citizen/Stakeholder
- Critique
- Refinement



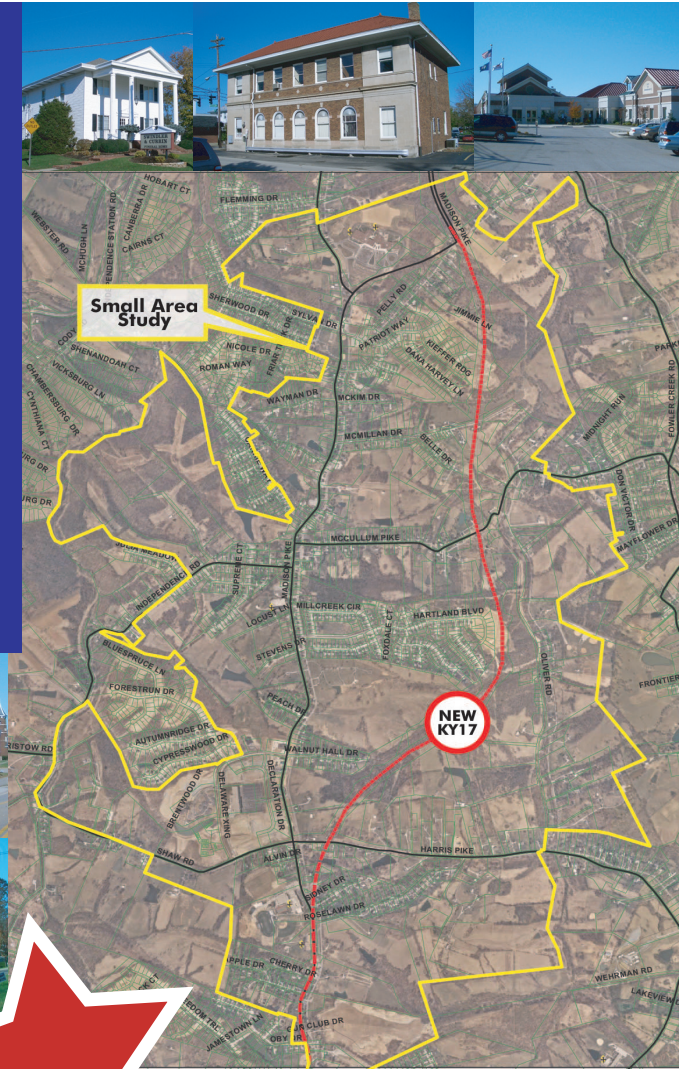
5 Post Charrette Process

- Analysis of issues and alternative concept plan by Design Team in consultation with advisory committee
- Refinement according to public comments, critiques or feedback
- Evolving a sustainable design solution
- Implementation strategies
- Public Presentation



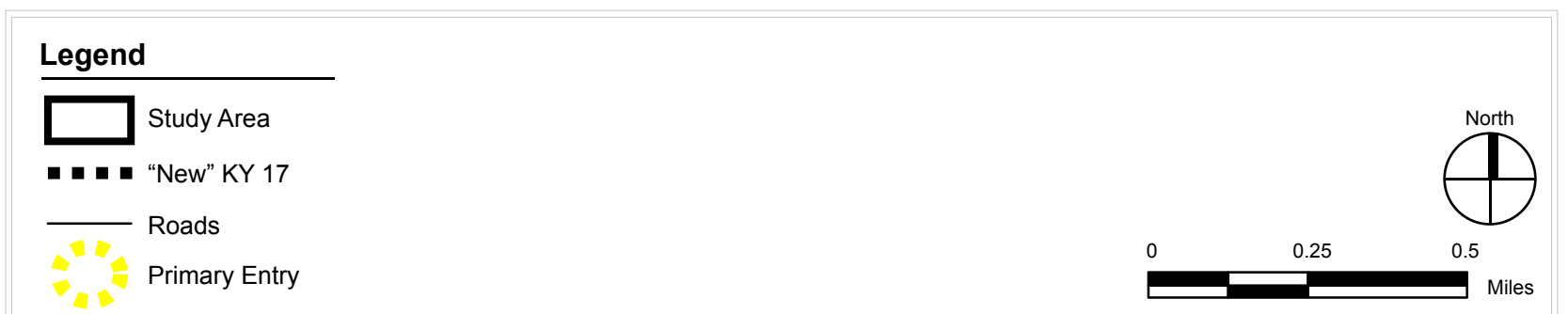
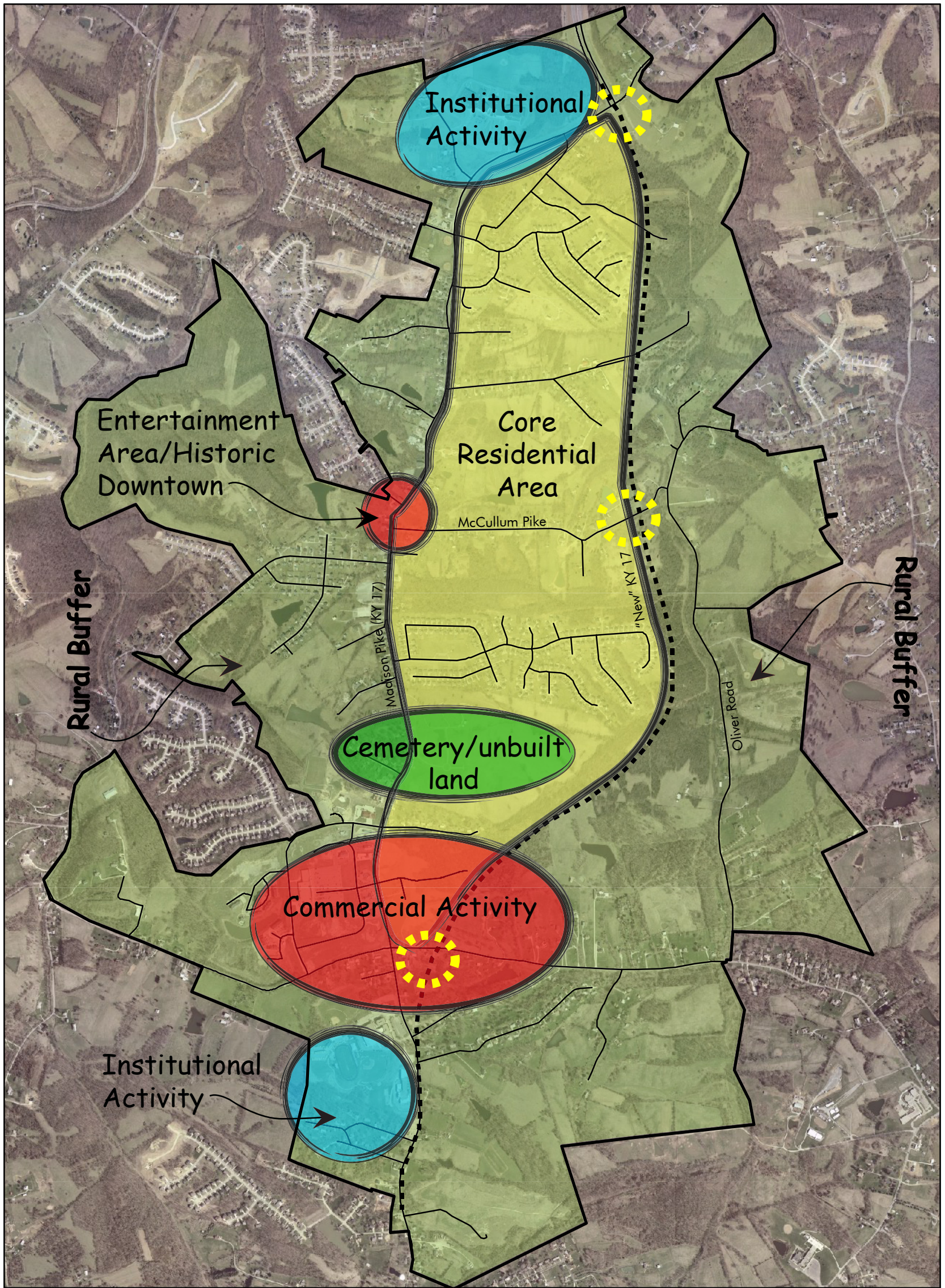
Strategic Planning and Visioning Workshop Explanation and Format

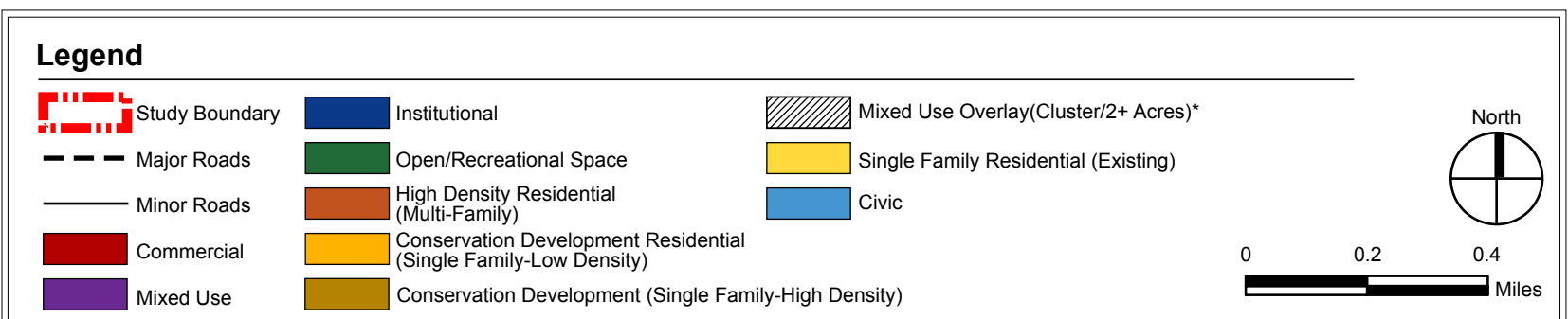
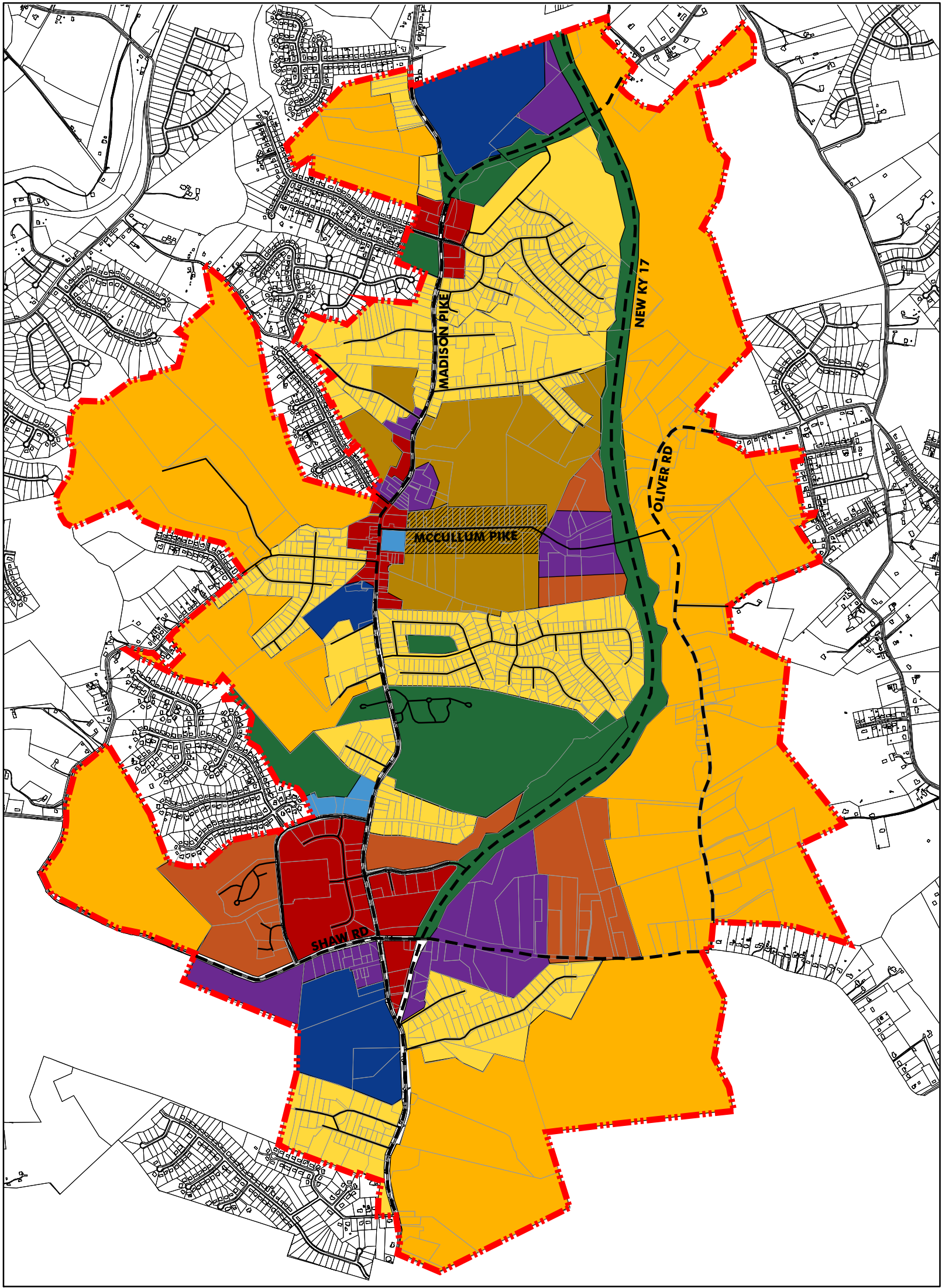
The City of Independence is the largest City, geographically, in Kentucky and is experiencing unprecedented growth and development due to improved road systems and its location. The goal of this study is to provide more detailed guidance for future land use in the study area surrounding the Madison Pike corridor. The small area plan will build upon, augment, and refine the policies and vision of the City that will be folded into Kenton County's comprehensive plan.



Why do a charrette?

- Citizens are involved in the process
- Development of Concept Plan through citizen visioning and critique
- Designing in public (Transparent Process)
- No need for re-work



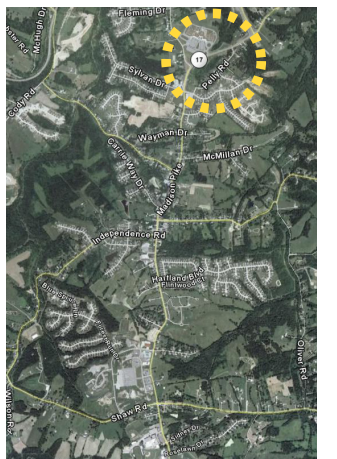




North Gateway Area Concept

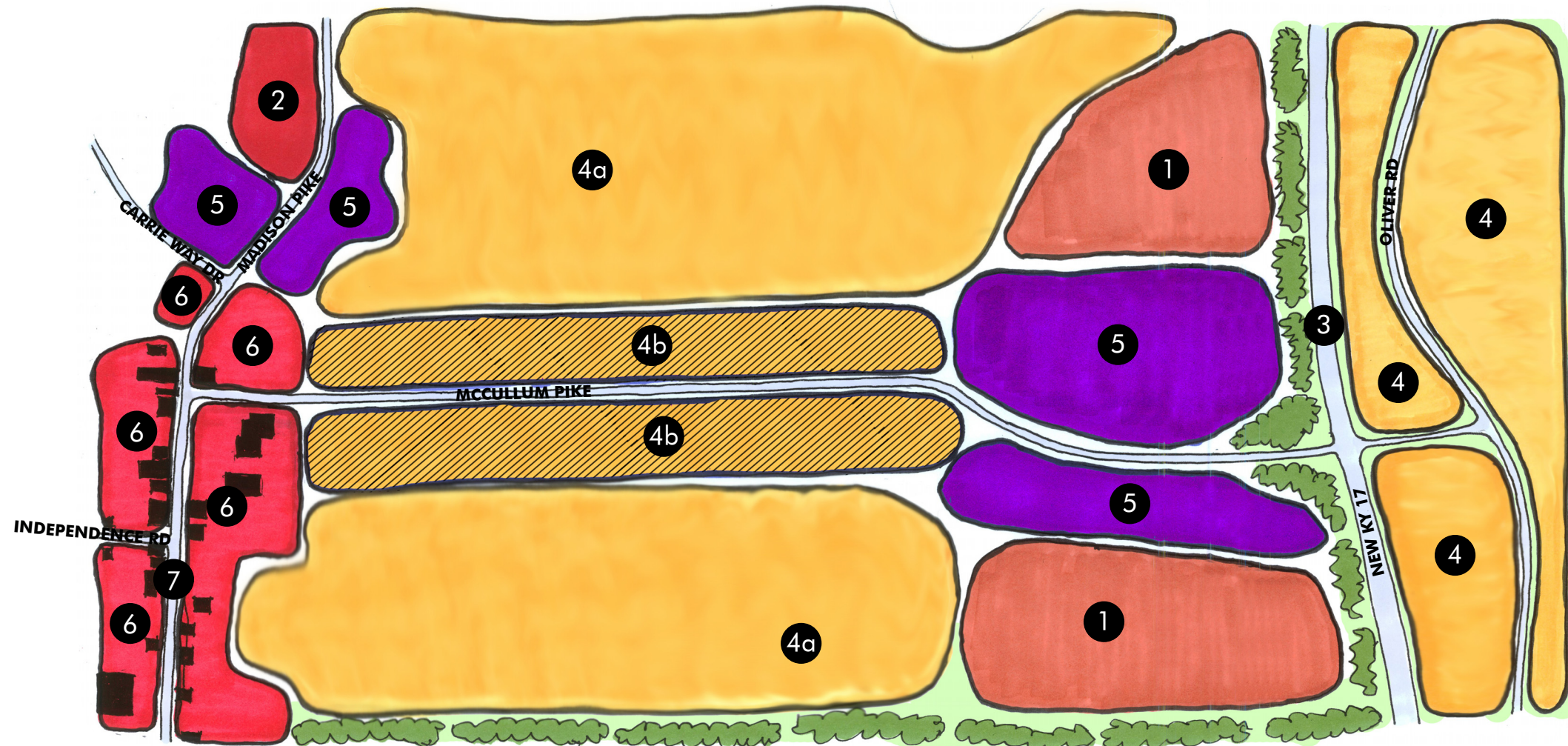
Development Concepts

1. Commercial
 - Restrict commercial development at key nodes
 - Bring buildings closer to the street
 - Accessible by pedestrians and motorists
 - Neighborhood oriented businesses
2. Major Arterial Road ("New" KY 17)
 - Use greenway along both sides
 - Development should only happen at key nodes
 - Develop gateway to Independence at "New" KY 17 & Old KY 17 intersection
3. Conservation Development (Single Family)
 - Promote protection of critical resources
 - Establish guidelines for cluster development
4. Existing Single Family Residential
 - Connect with amenities such as retail, recreation, & schools
 - Provide sidewalk connectivity
5. Institutional
 - Connect with park system
 - Neighborhood connectivity through sidewalks
6. Recreational
 - Provide varied amenities of activities
 - Connect with trail system
7. Mixed Use
 - Create transition between commercial & residential with opportunity for more commercial as needed



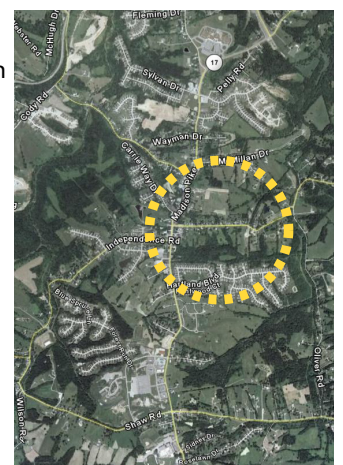


McCullum Pike/New 17 Area Concept

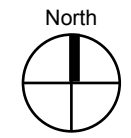
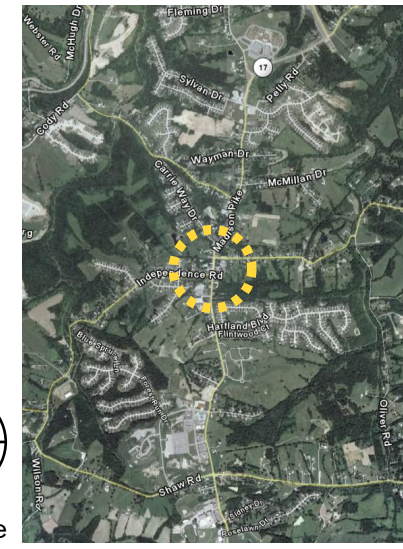


Development Concepts

1. High Density Residential
 - Create higher density multi-family housing
 - Needed as reflected in market study
2. Commercial
 - Bring buildings closer to the street
 - Accessible by pedestrians and motorists
3. Major Arterial Road (New KY 17)
 - Use greenway along both sides
 - Development should only happen at key nodes
4. Conservation Development (Single Family)
 - Promote protection of land
 - Establish guidelines for cluster development
- 4a. Conservation Development - High Density
- 4b. Conservation Development with Mixed Use which if it does occur, must be in cluster/ aggregate of at least 2+ acres
5. Mixed Use
 - Create transition between commercial and residential with opportunity for more commercial as needed with increased demand
6. Downtown
 - Promote walkability
 - Historic preservation
 - Wayfinding theme and signage
7. Downtown Road
 - Enhance pedestrian crosswalks
 - Add trees & pedestrian scaled light fixtures



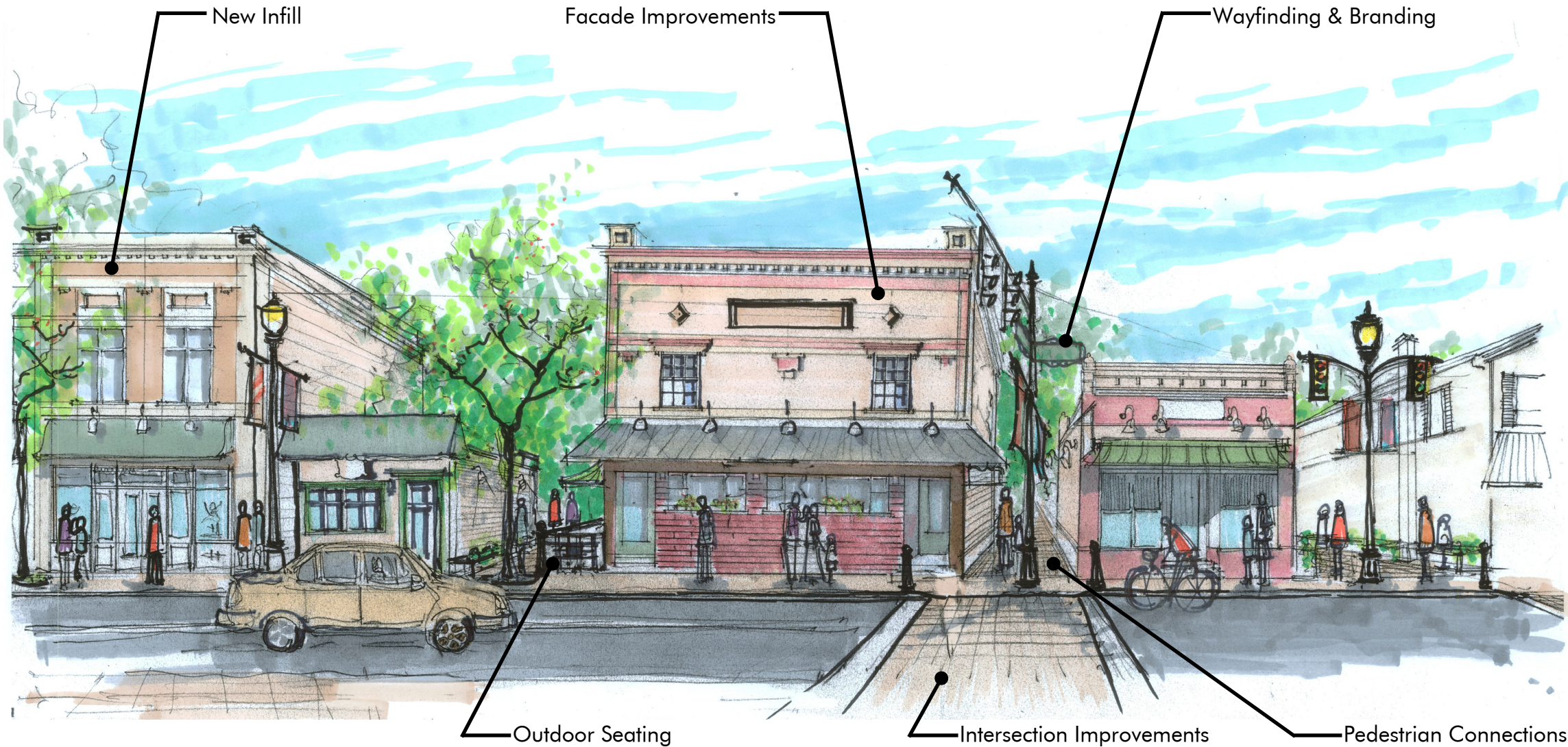
Downtown Concept



Not to a Scale

Downtown Concept Sketch A

View looking west on McCullum Pike towards Madison Pike (KY 17) Street and building character.



Possible "After" View

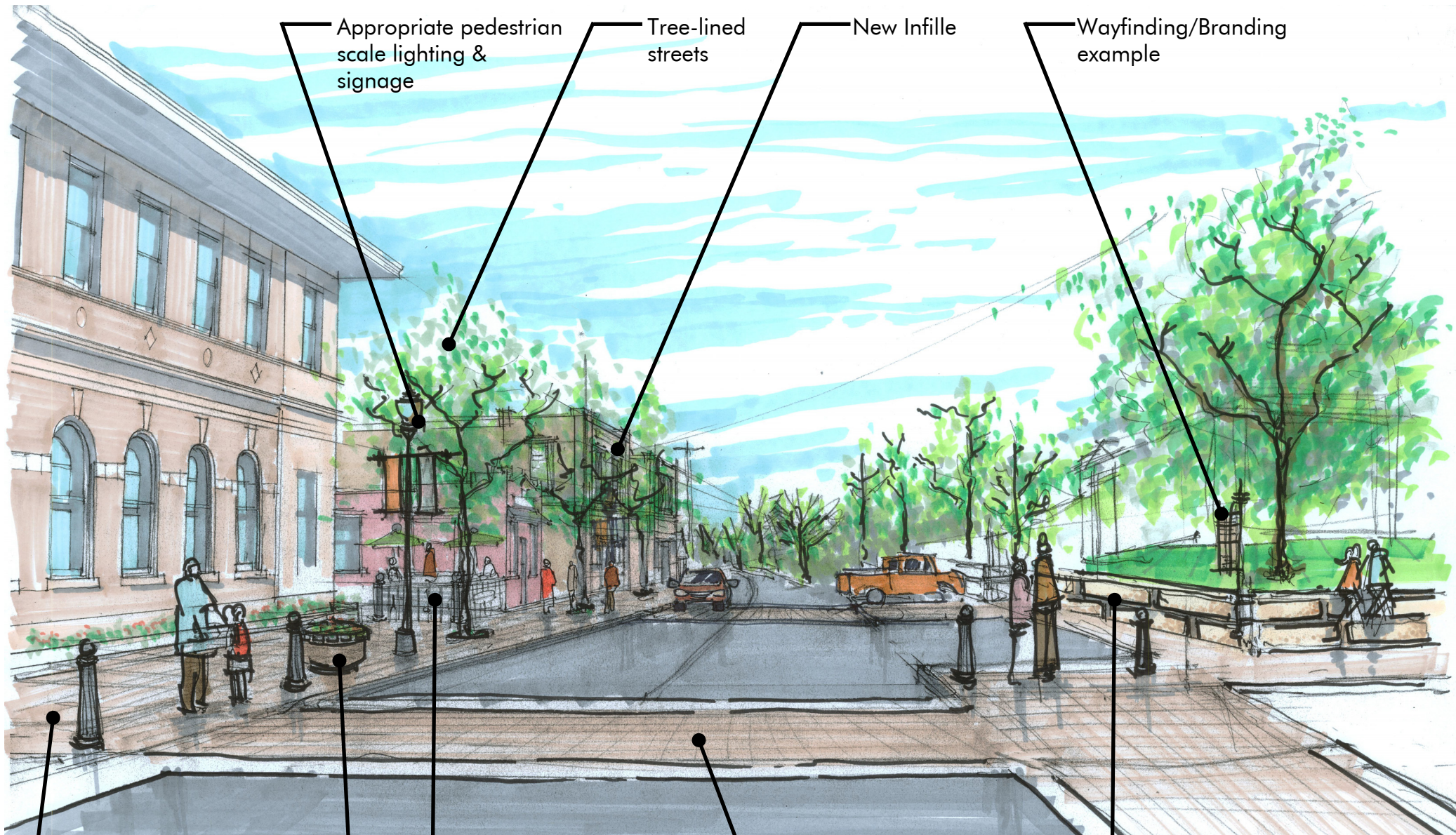


Before

Downtown Concept Sketch B

View looking east on McCullum Pike from the intersection of Madison Pike (KY 17) & McCullum Pike

Possible "After" View



Addition of sidewalk to improve walkability

Outdoor seating

Low height stone wall

Introduce streetscape elements such as planters, benches, trash cans, etc.

Intersection Improvements
- Pavers
- Bollards

Before



Downtown Concept Sketch C

View looking east on Madison Pike (KY 17) towards the Kenton County Courthouse



Farmer's Market
Concept in Front
of Courthouse

Possible "After" View



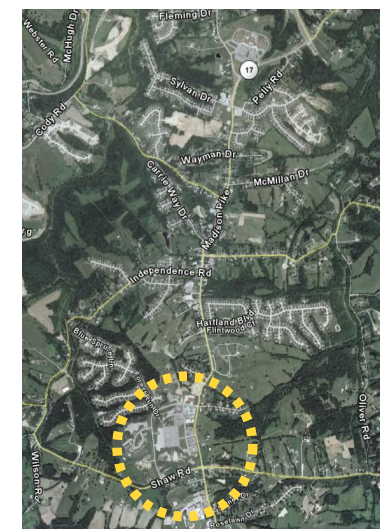
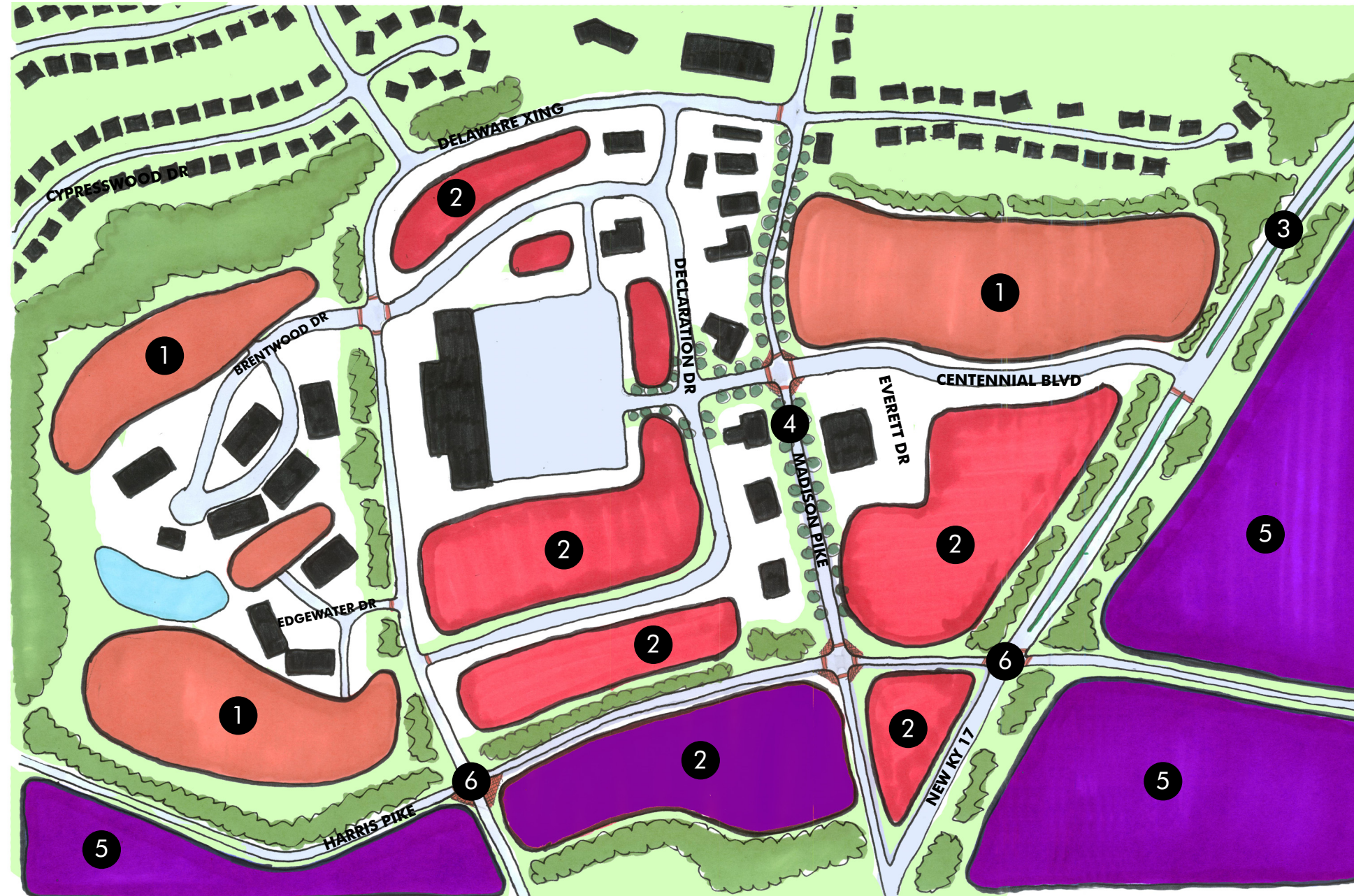
Before



South Gateway Area Concept

Development Concepts

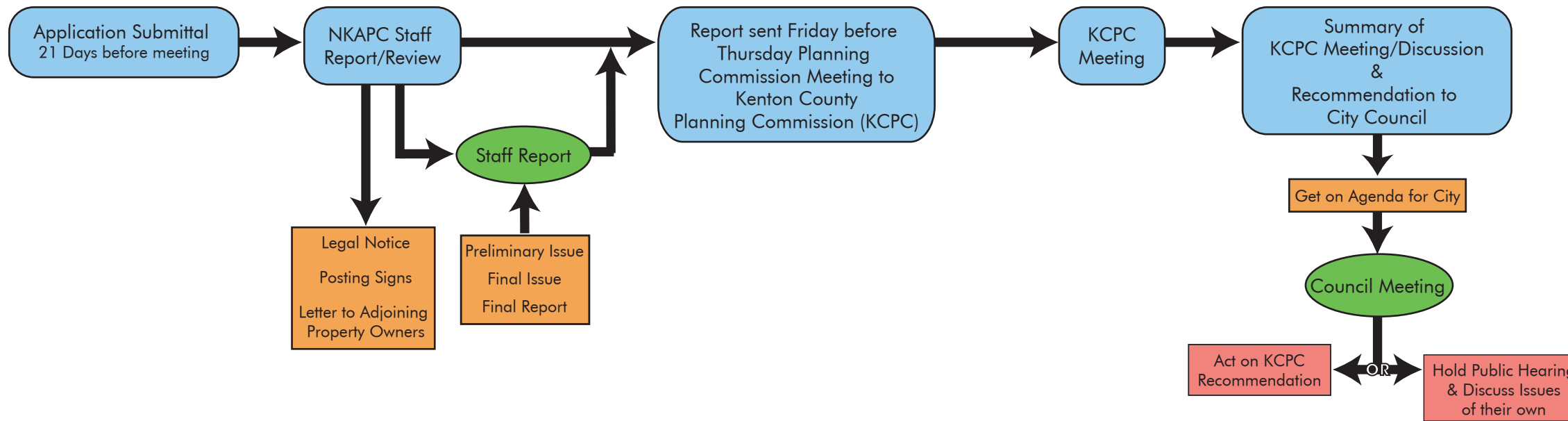
1. High Density Residential
 - High Density needed as reflected in market study
 - Buffer between commercial and single family residential
2. Commercial
 - Bring buildings closer to the street
 - Accessible by pedestrians and motorists
3. Major Arterial Road ("New" KY 17)
 - Use greenway along both sides
 - Development should only happen at key nodes
4. Commercial/Retail Road
 - Create a pedestrian oriented environment
 - Intersection enhancements & brand identity, wayfinding, & signage
5. Mixed Use
 - Create transition between commercial & residential with opportunity for more commercial as needed
 - Promote walkability
6. Gateway/ Intersection Enhancement



Not to a Scale

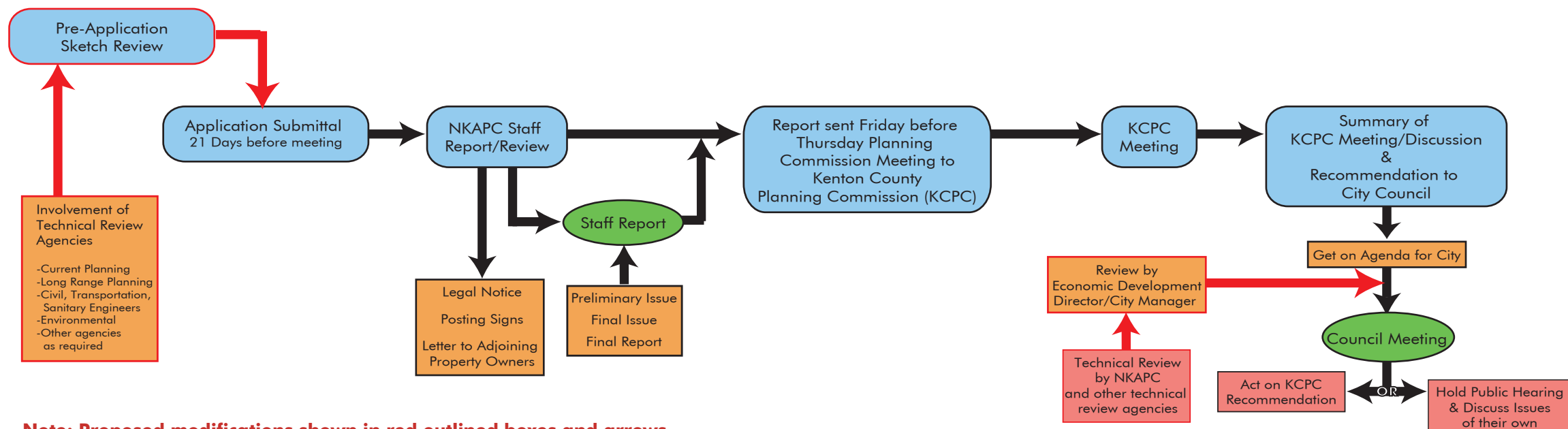


Current Planning Application Process



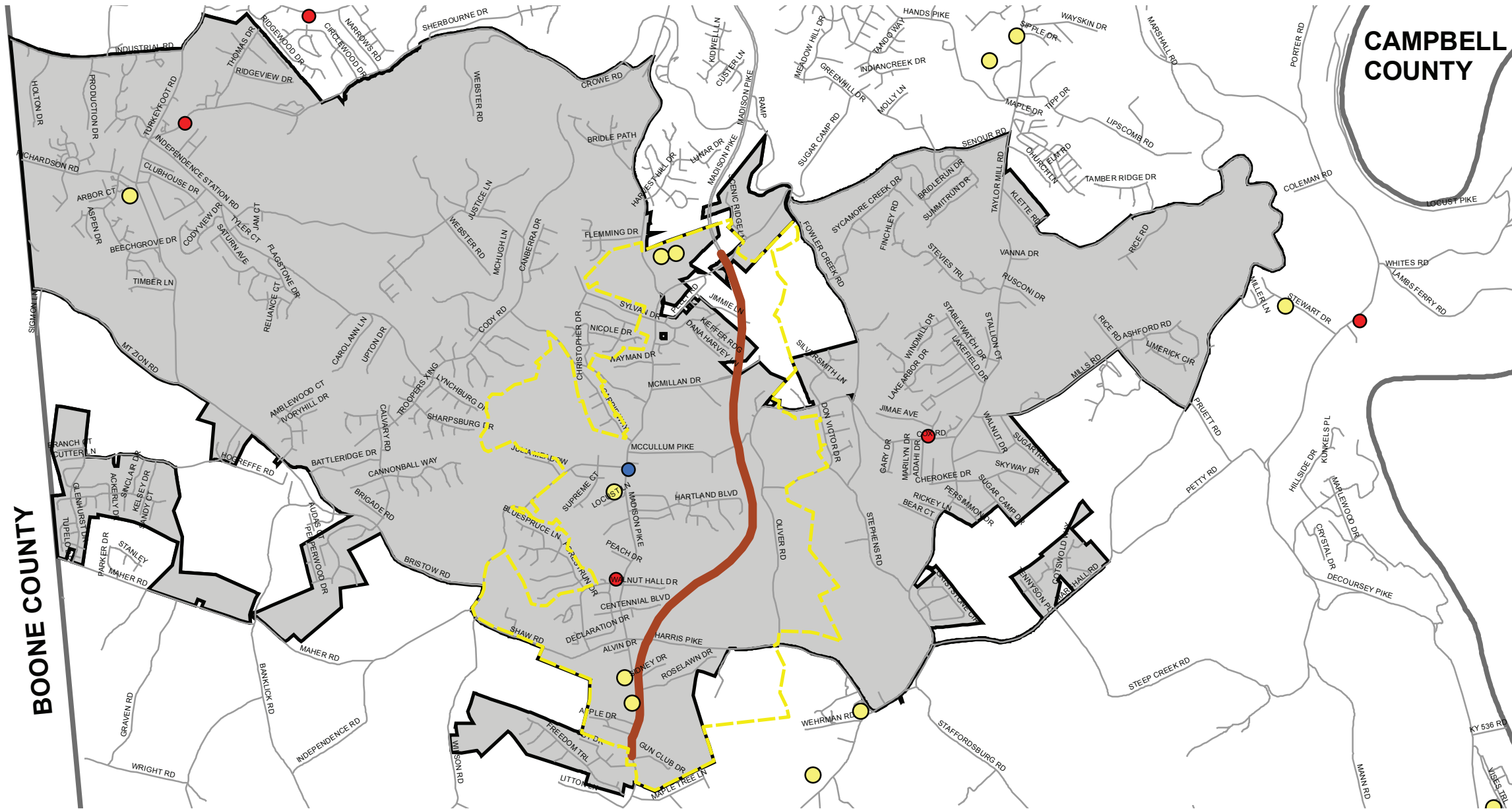
Development Review Process Modifications

Proposed Modifications

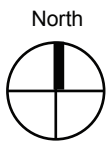


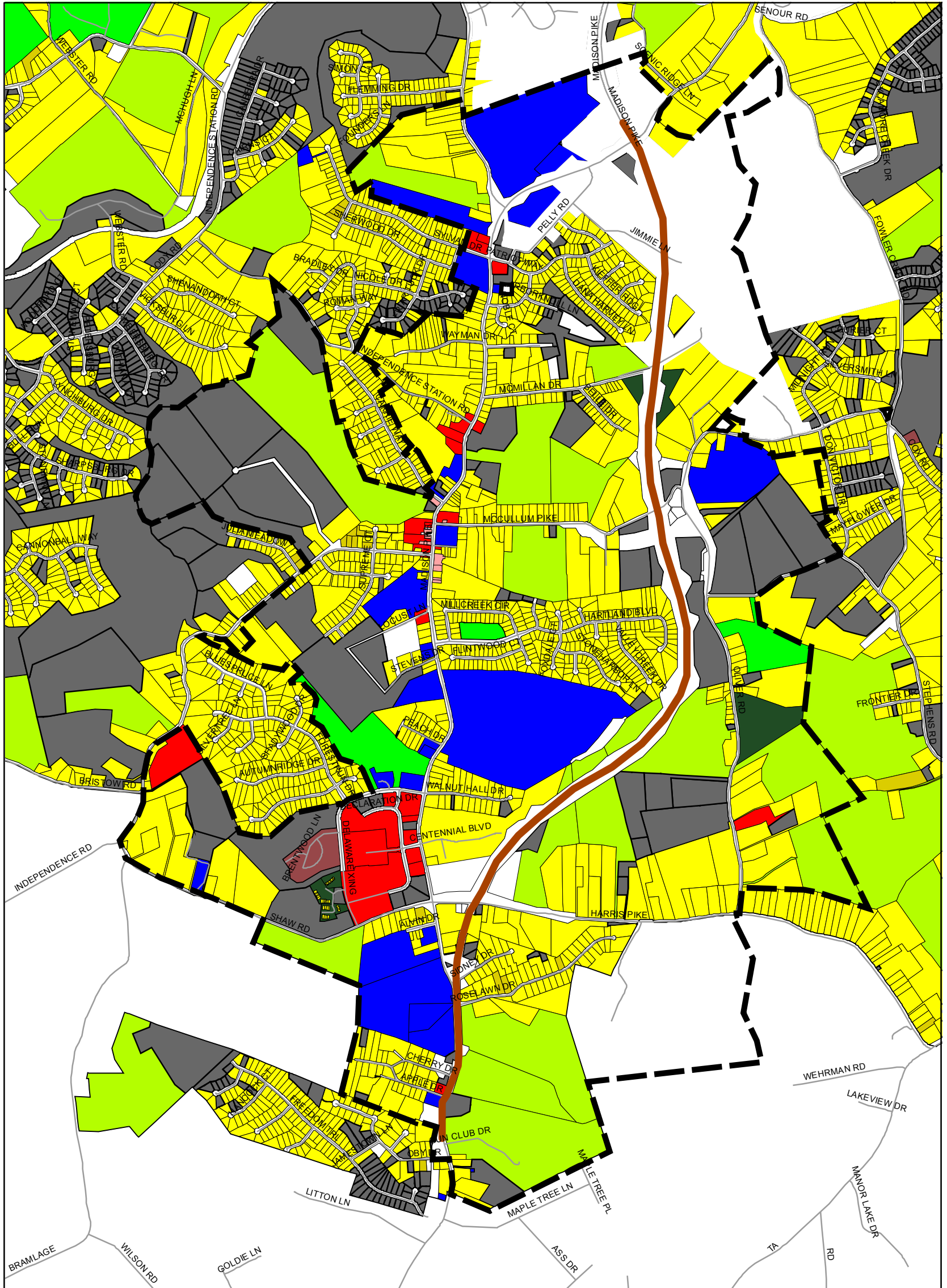
Note: Proposed modifications shown in red outlined boxes and arrows

City of Independence Map



- Legend
- City of Independence
 - General Study Area
 - New KY 17
 - Police Stations
 - Fire Stations
 - Schools





Existing Land Use

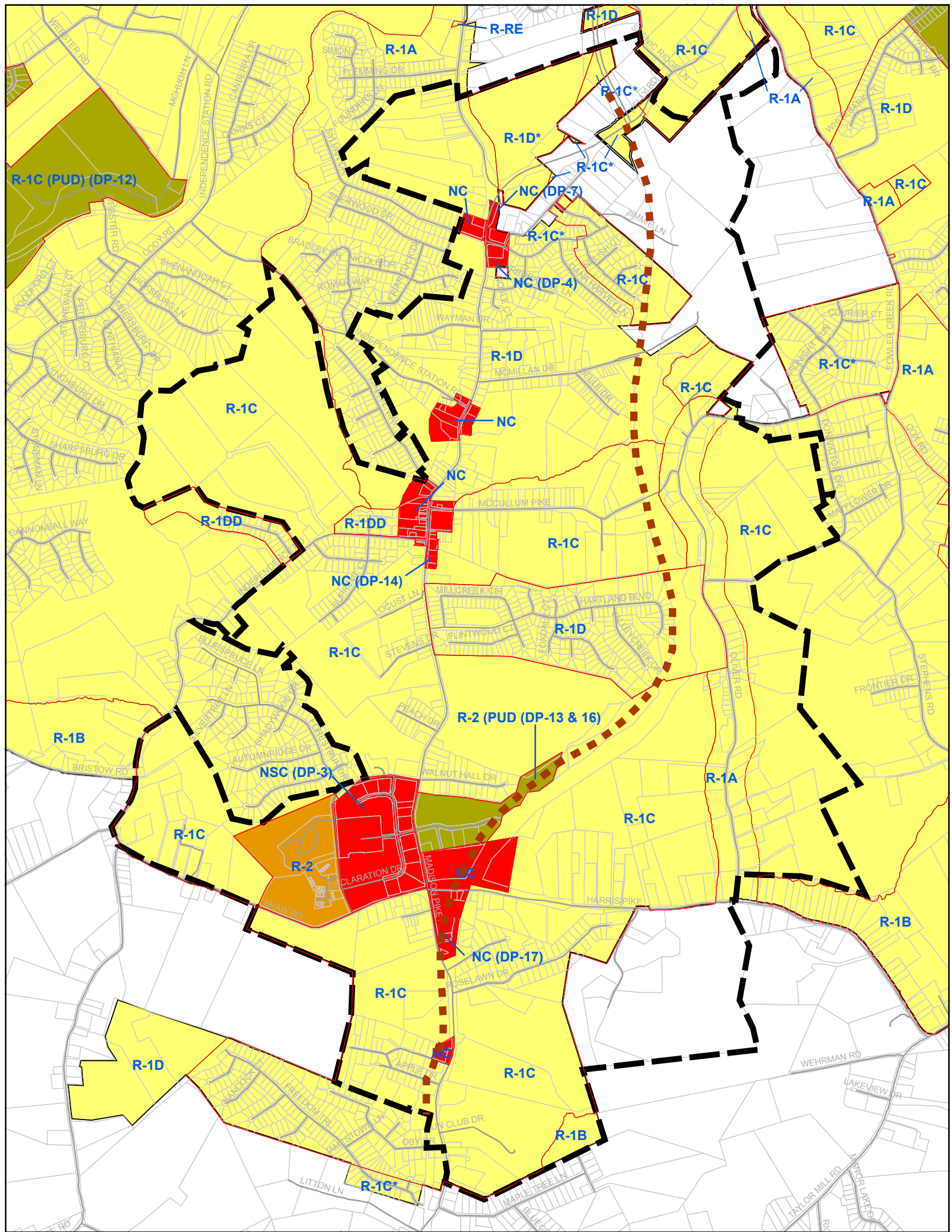
Community Small Area Study

Legend			
	Study Area		HOA Common Area
	"New" KY 17		Vacant
	Right-of-Way		Single-Family
	Agriculture		Multi-Family
	Two-Family		Retail/Service
	Public/Semi-Public		Recreation
			Office

NOTE: Areas in white indicate property located outside Independence city limits.

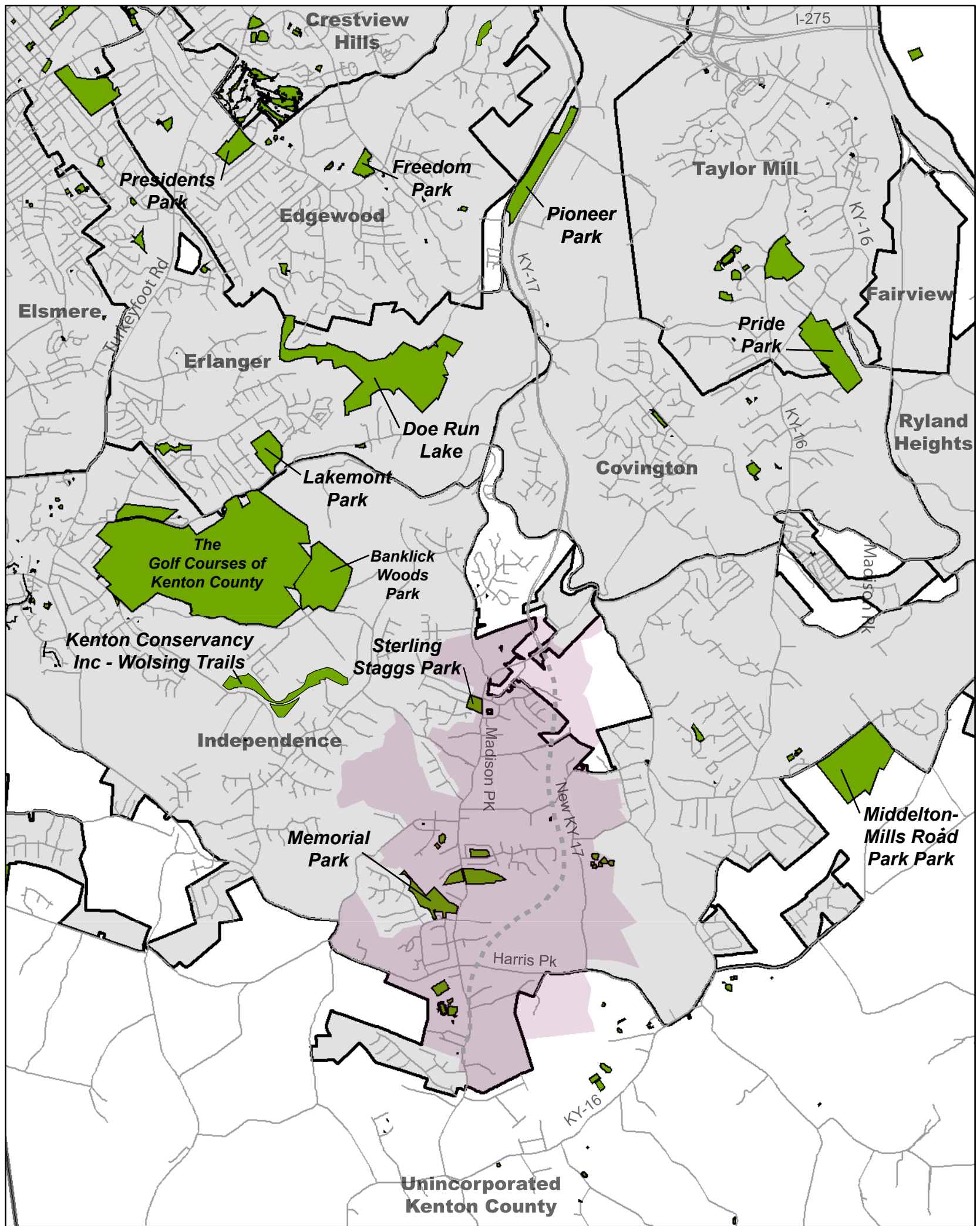
North

0 0.5 Miles



Community Small Area Study

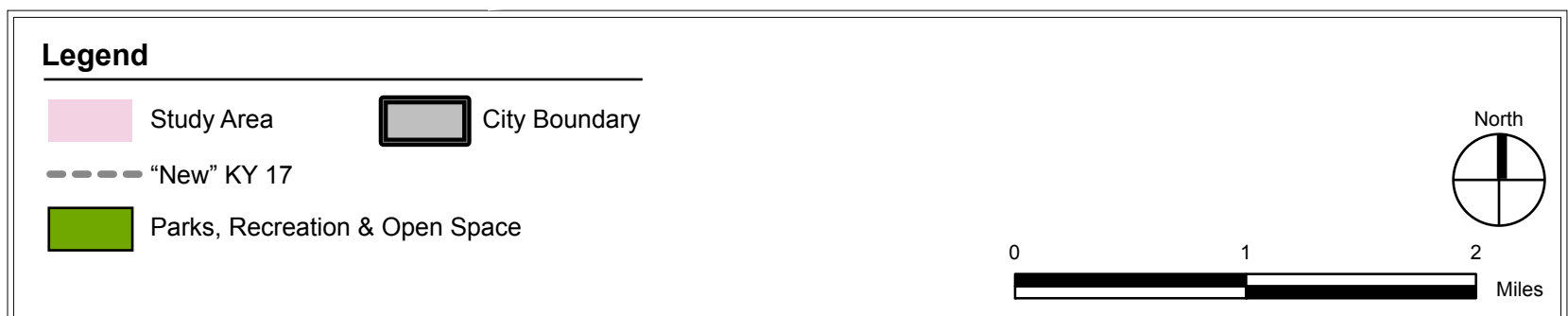
Legend			NOTE: Areas in white indicate property located outside Independence city limits.	North
Study Area	Multi-Family	Commercial		
"New" KY 17	Commercial	PUD	0 0.5 1 Miles	
Property Lines	PUD	Single Family		
		Zone Boundaries		

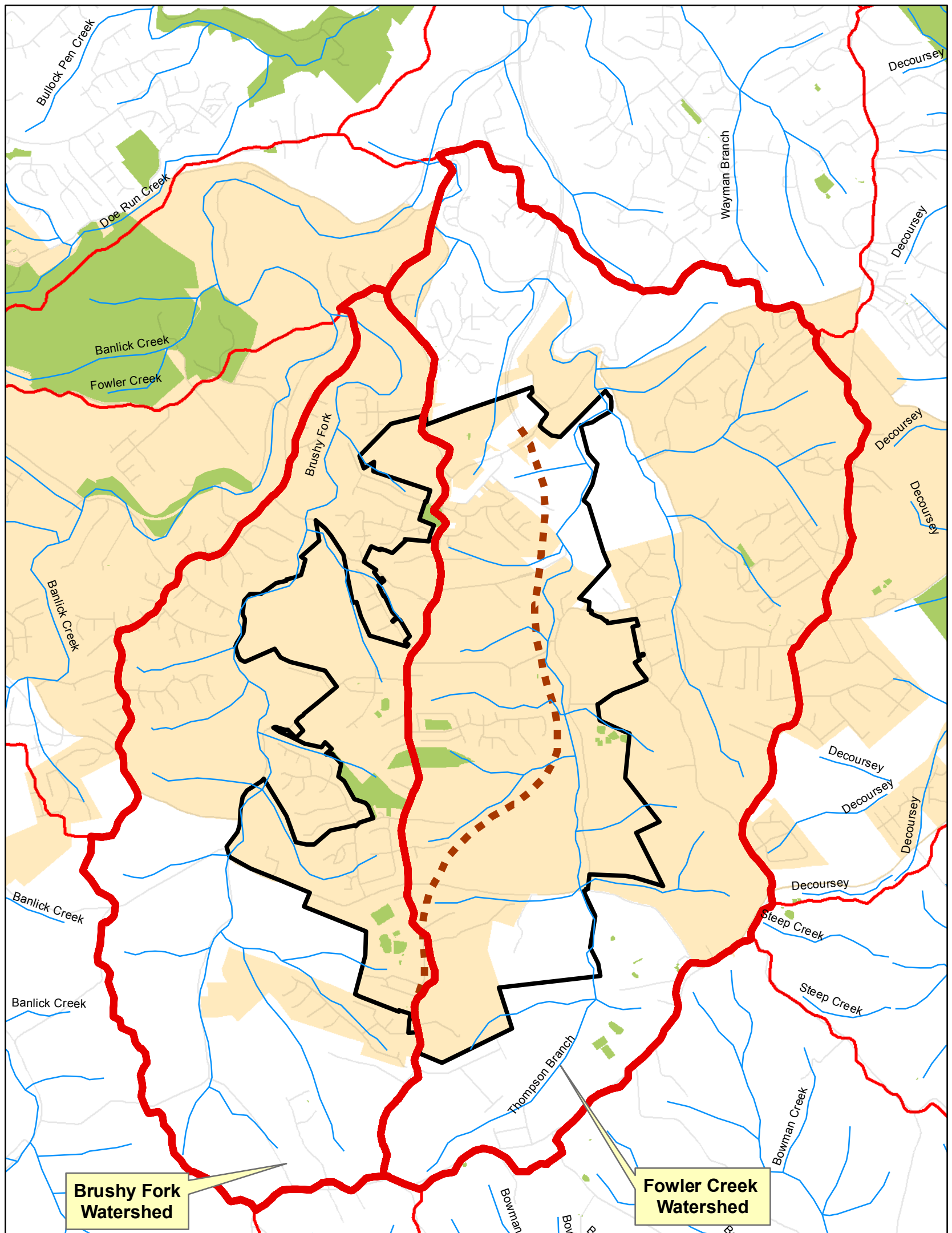


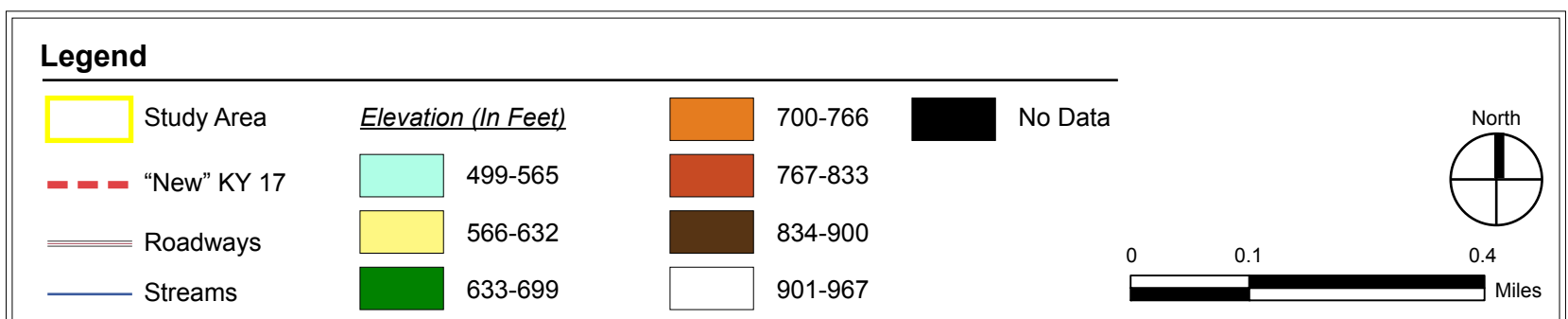
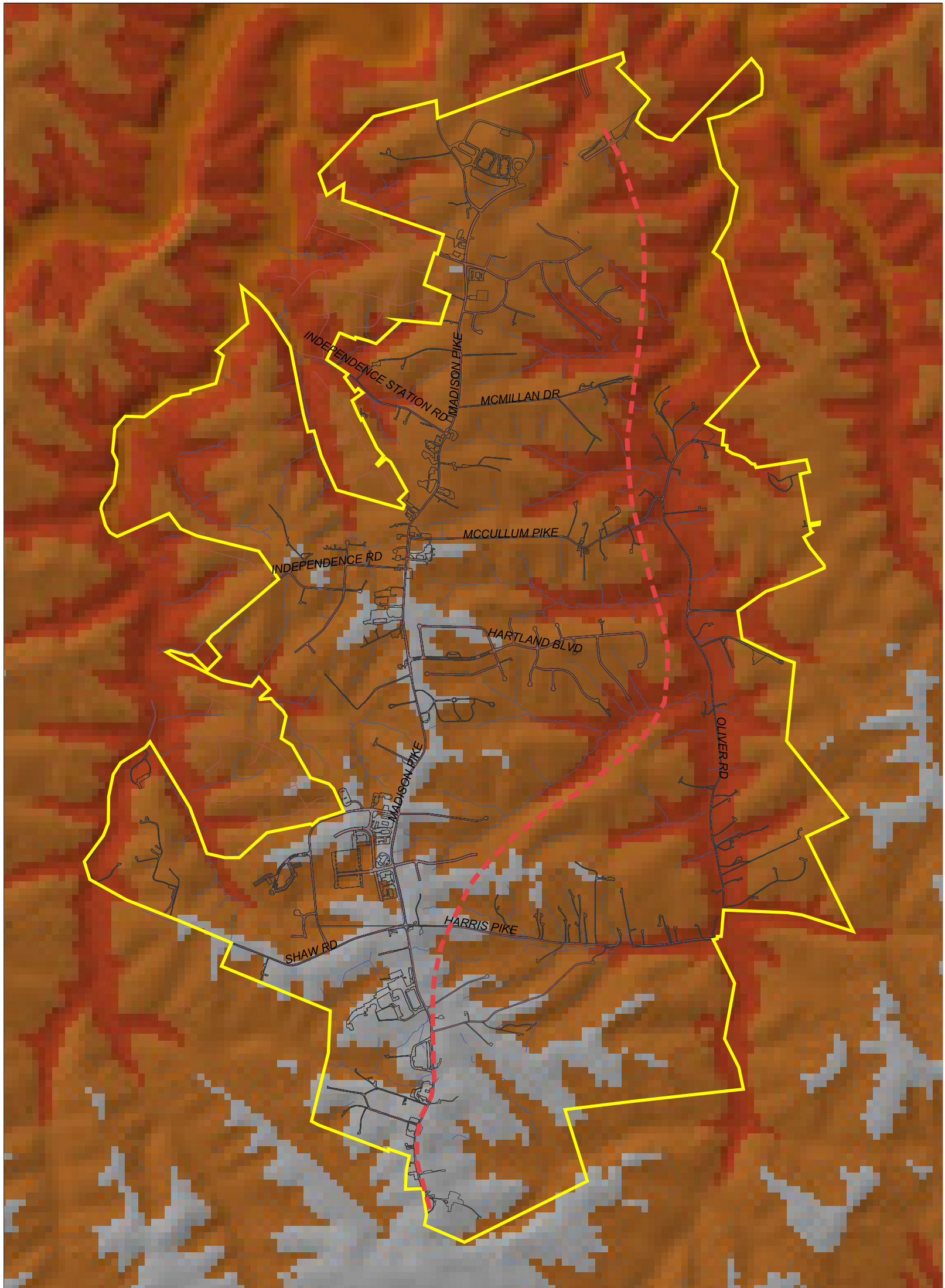
Parks, Recreation & Open Space

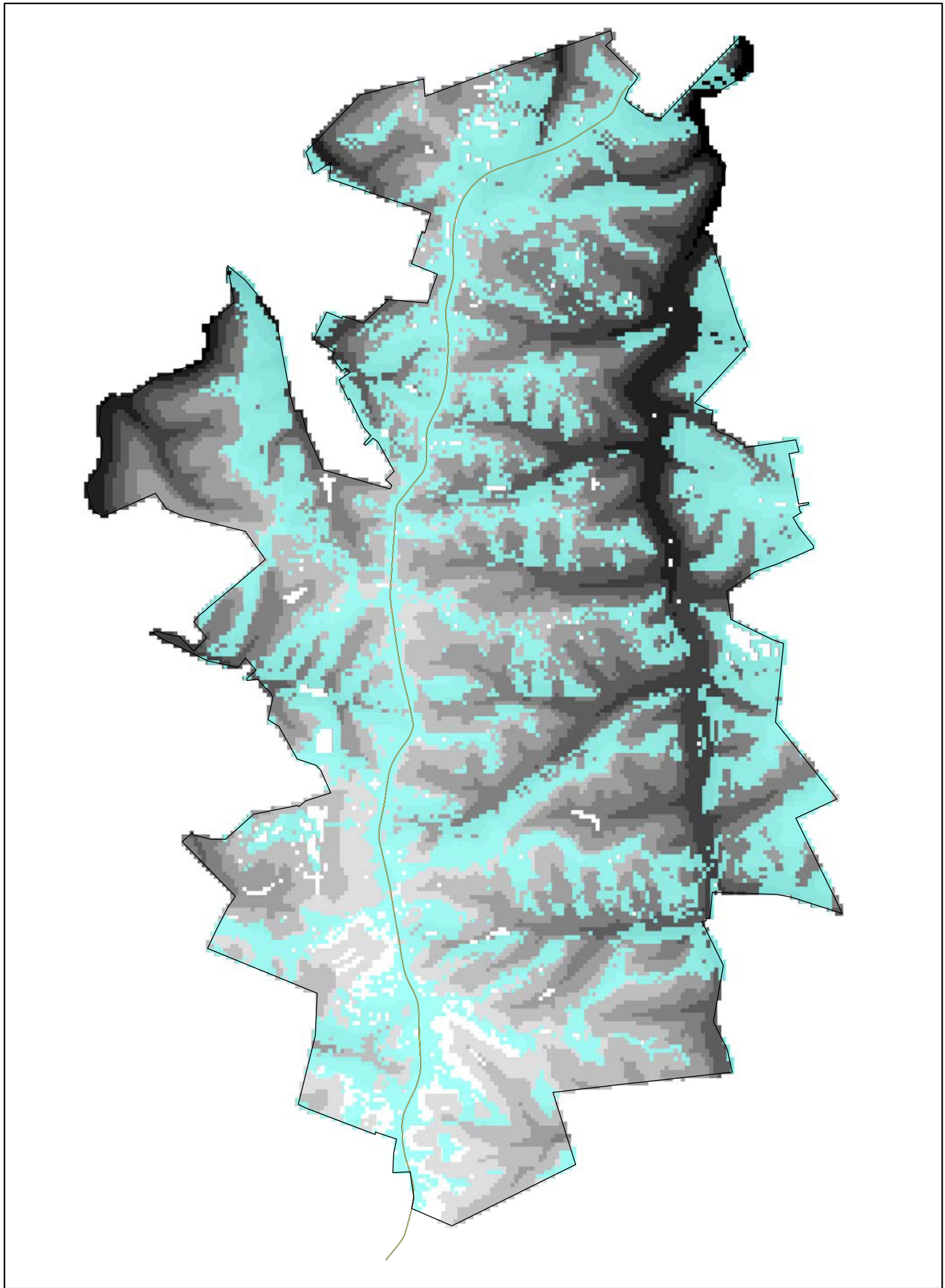


Community Small Area Study













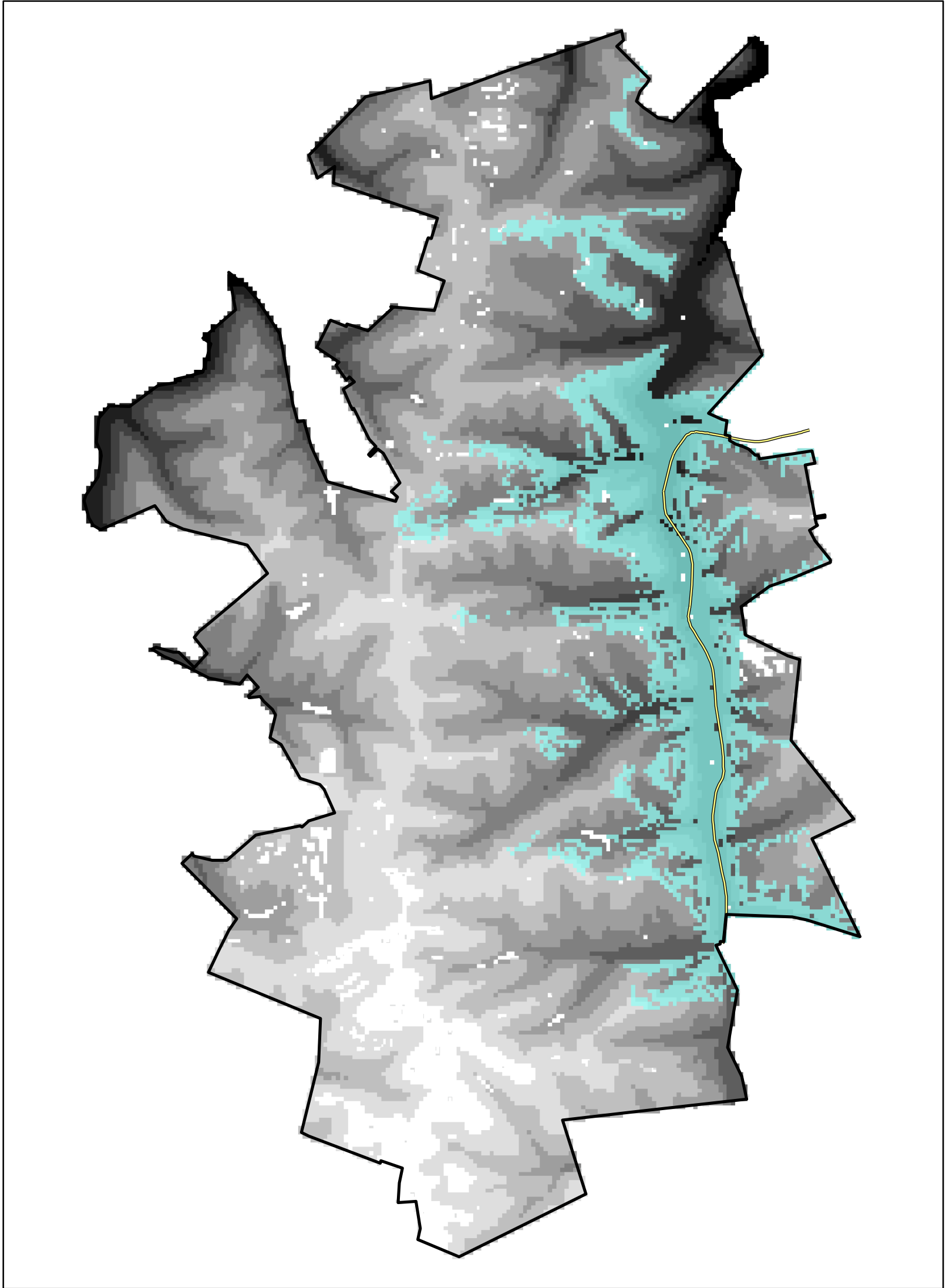




Madison Pike (KY 17) Viewsheds







Community Small Area Study

Legend		<p>Note: The Viewsheds are based on the location of the road and the topography showing the darkest shade of gray as the lowest elevation and the lightest as the highest elevation.</p> 	
	Study Boundary		
	Madison Pike (KY 17)		
	Visible (Viewshed)	<p>0 0.25 0.5</p>  Miles	
	Highest Elevation		
	Lowest Elevation		

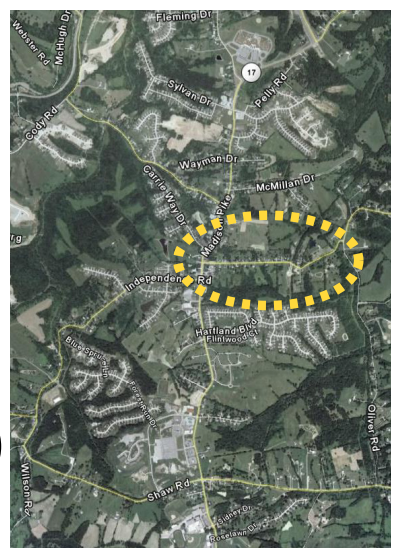
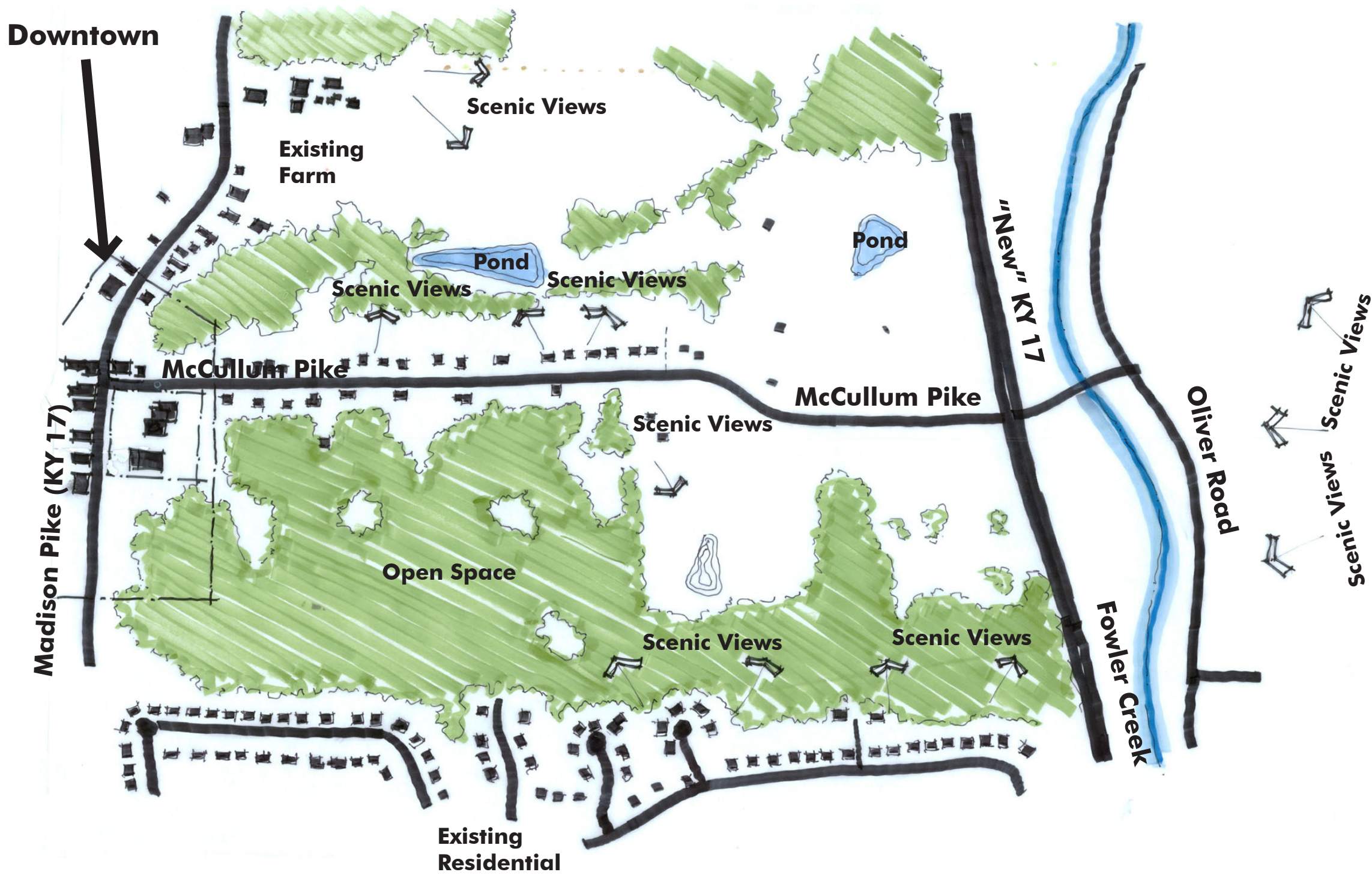


Oliver Road Viewsheds

Community Small Area Study

Legend		<p>Note: The Viewsheds are based on the location of the road and the topography showing the darkest shade of gray as the lowest elevation and the lightest as the highest elevation.</p> 	
	Study Boundary		 <p>Highest Elevation</p> <p>Lowest Elevation</p>
	Oliver Road		
	Visible (Viewshed)		
		<p>0 0.25 0.5</p>  <p>Miles</p>	

**McCullum Pike & "New" KY 17
Existing Conditions**



Not to a Scale



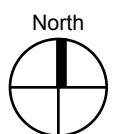
Composite Sensitivity Analysis

Community Small Area Study

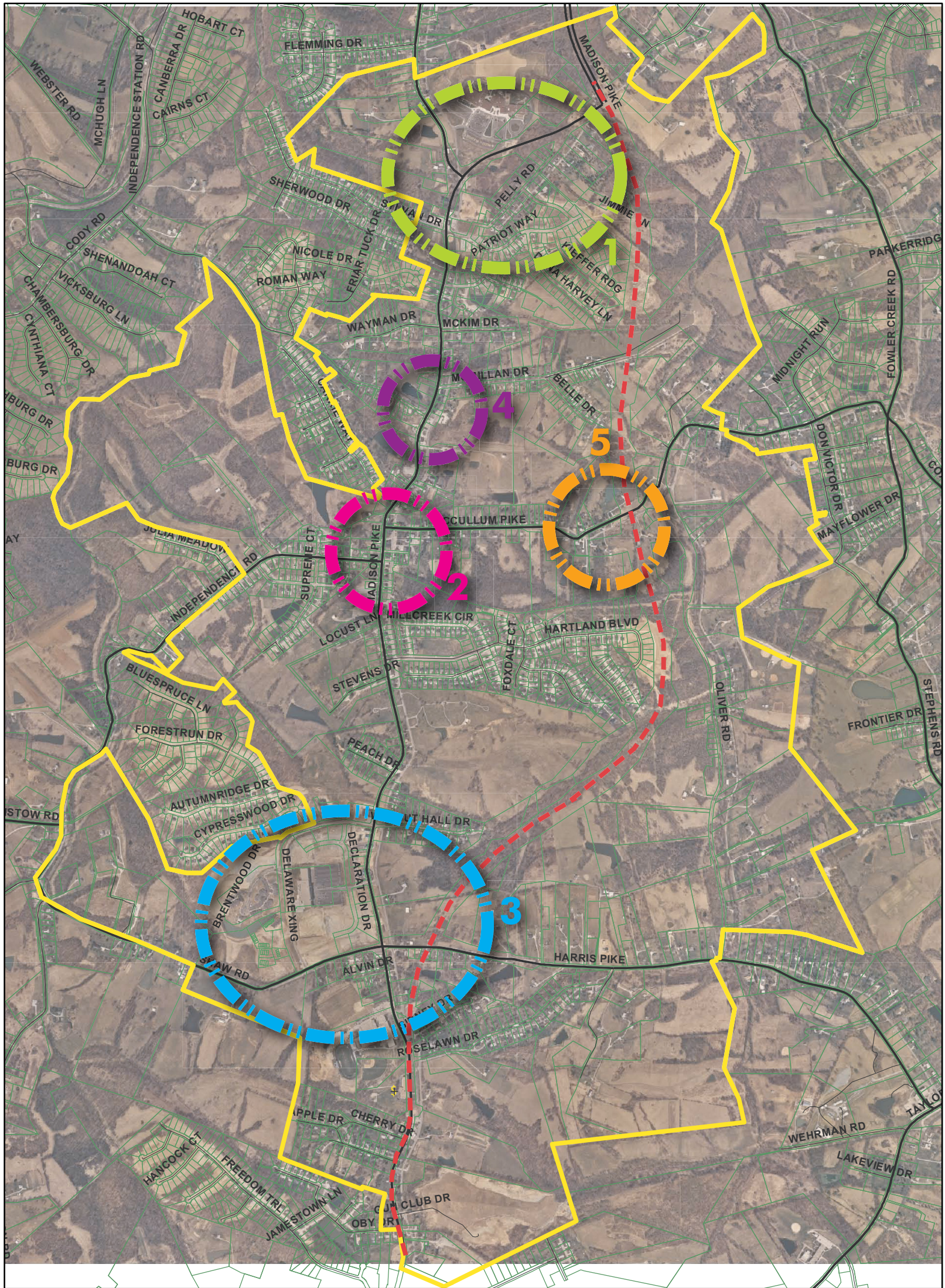
Legend

- Roads
- Least Sensitive
- Moderately Sensitive
- Most Sensitive










* This map was generated from the Sensitivity Analysis performed using various physical characteristics such as: Slopes, Soils, Stream Buffers, Canopy Cover, and Floodplains. Please refer to text in Chapter 2: Urban Audit, Section 2.5.1.



Not to a Scale



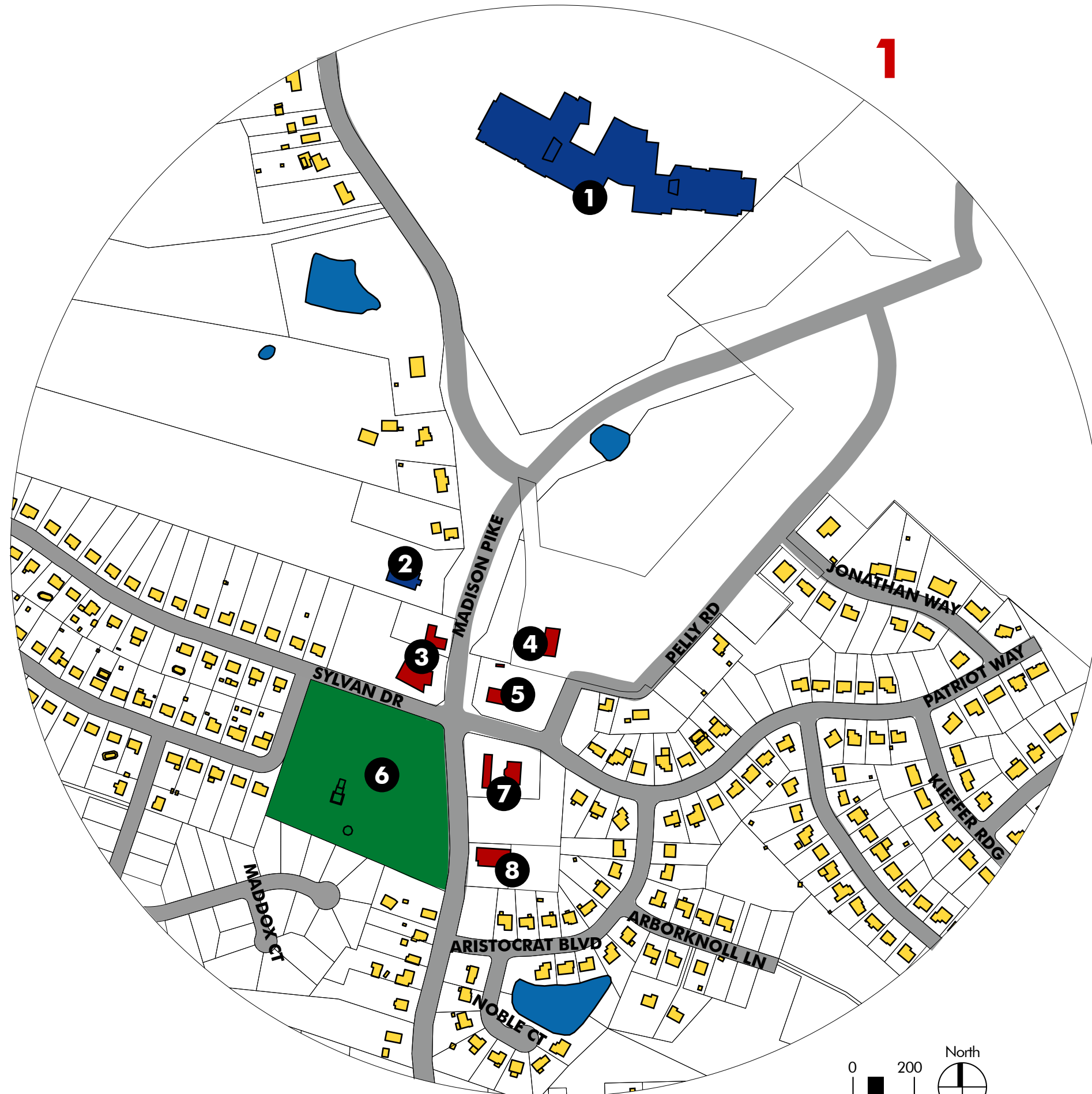
Community Small Area Study

Legend								
	Study Area		North Gateway (1)		Downtown (2)		Independence Station & Madison Pike (KY 17) (4)	
	"New" KY 17		McCullum Pike & "New" KY 17 (5)		South Gateway (3)			
	Property Lines							

Not to a Scale

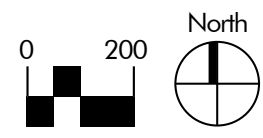
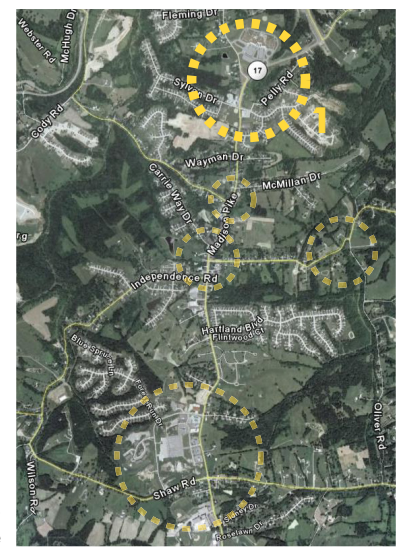
North Gateway Area Inventory

1. Summit View Elementary & Middle School
2. Day Care Center
3. Commercial/Retail Buildings
4. Retail
5. Bank
6. Park
7. Gas Station & Convenience Store
8. Post Office



First Floor Use

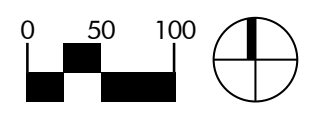
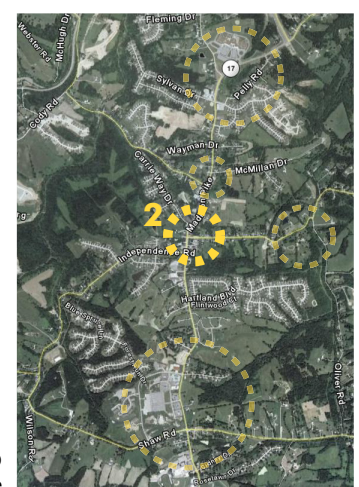
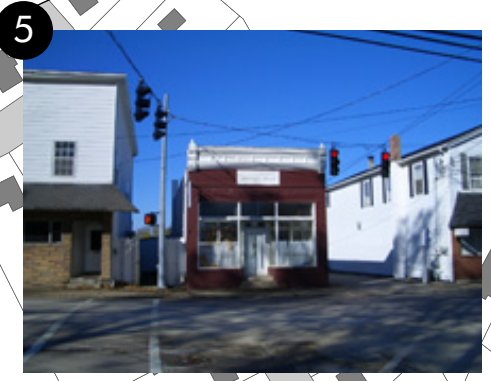
- Single Family
- Recreation
- Commercial
- Institutional



Downtown Inventory

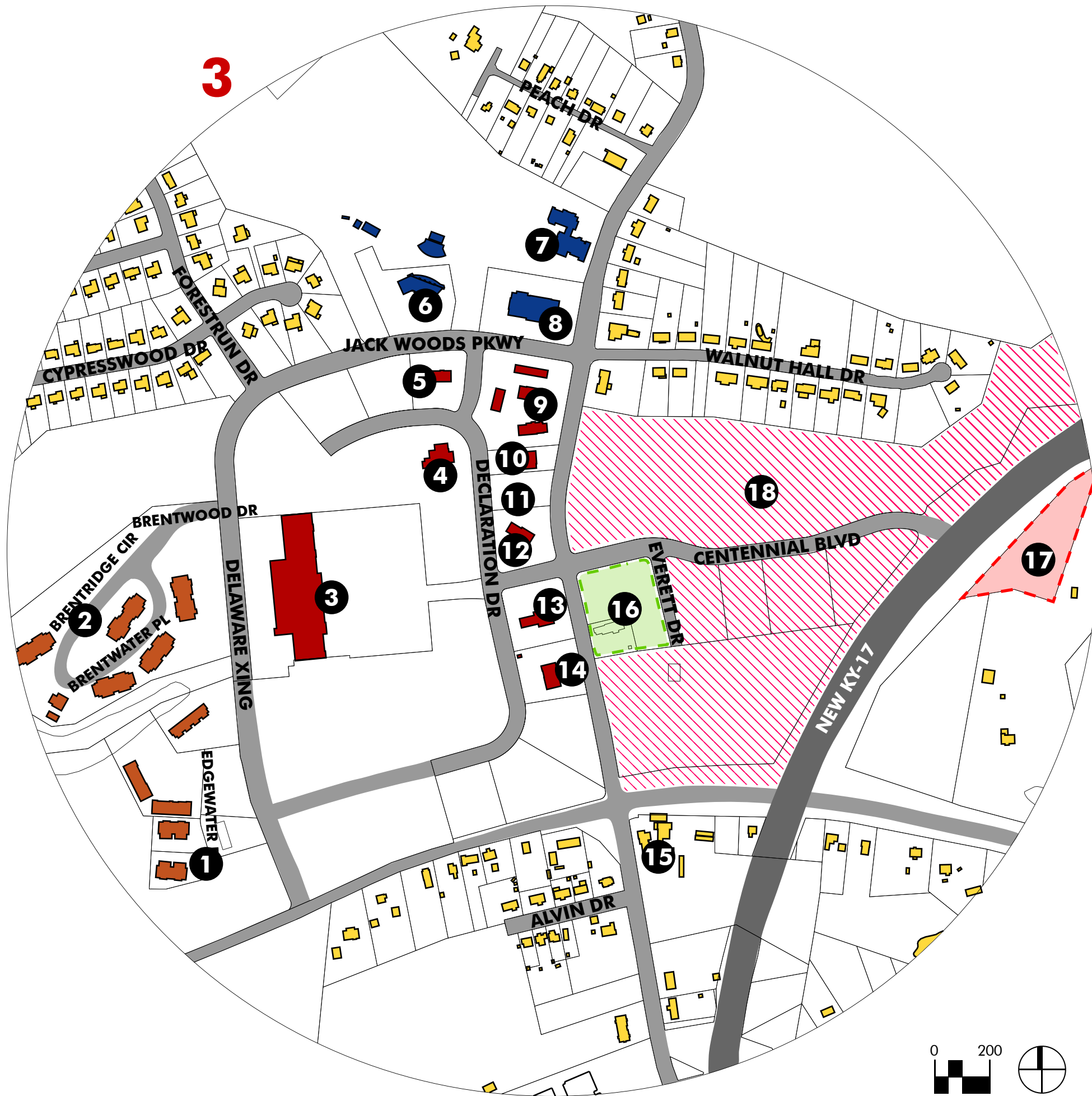
1. Funeral Home - 2 Story
2. Law Office - 1 Story
3. Residential - 2 Story
4. Dance Center - 2 Story
5. Dance Center - 1 Story
6. Hair Salon - 2 Story
7. Law Office - 1 Story
8. Universal Underwriters Ins. - 1 Story
9. Impressions Silk Screen - 1 Story
10. Remodeling/Building Design - 1 Story
11. Century 21 & Chiropractor - 2 Story
12. Hair Salon & Tax Service - 1 Story
13. Residential - 1 Story
14. Residential - 2 Story
15. Residential - 1 Story
16. Church - 2 Story
17. Residential - 2 Story
18. Office - 2 Story
19. Residential - 1 Story
20. Engineering & Surveying - 2 Story
21. Doctor's Office - 2 Story
22. Residential - 1 Story
23. Hair Salon - 1 Story
24. Kenton Co. Office - 2 Story
25. Courthouse - 2 Story
26. Fire Insurance Office - 1 Story
27. Bank & Driving School - 2 Story
28. Residential - 1 Story

Approximate Age
 New Medium Old



Site Map
Not to a Scale

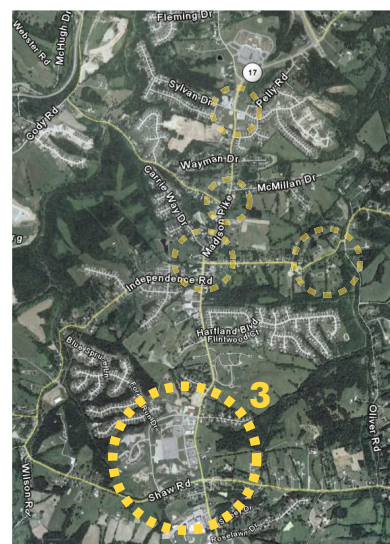
South Independence Retail Area



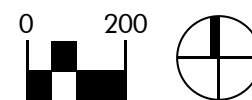
1. Condominiums
2. Condominiums
3. Kroger Shopping Center
4. Restaurant
5. Fast Food Restaurant
6. Senior Community Center
7. Independence City Hall
8. Independence Fire Hall
9. Gas Station
10. Fast Food Restaurant
11. Oil Change
12. Bank
13. Bank
14. Fast Food Restaurant
15. Flower / Garden Center
16. Proposed Drugstore
17. Proposed Commercial
18. Proposed Mixed-Use/Commercial/Residential

First Floor Use

- Single Family
- Multi Family
- Commercial
- Institutional

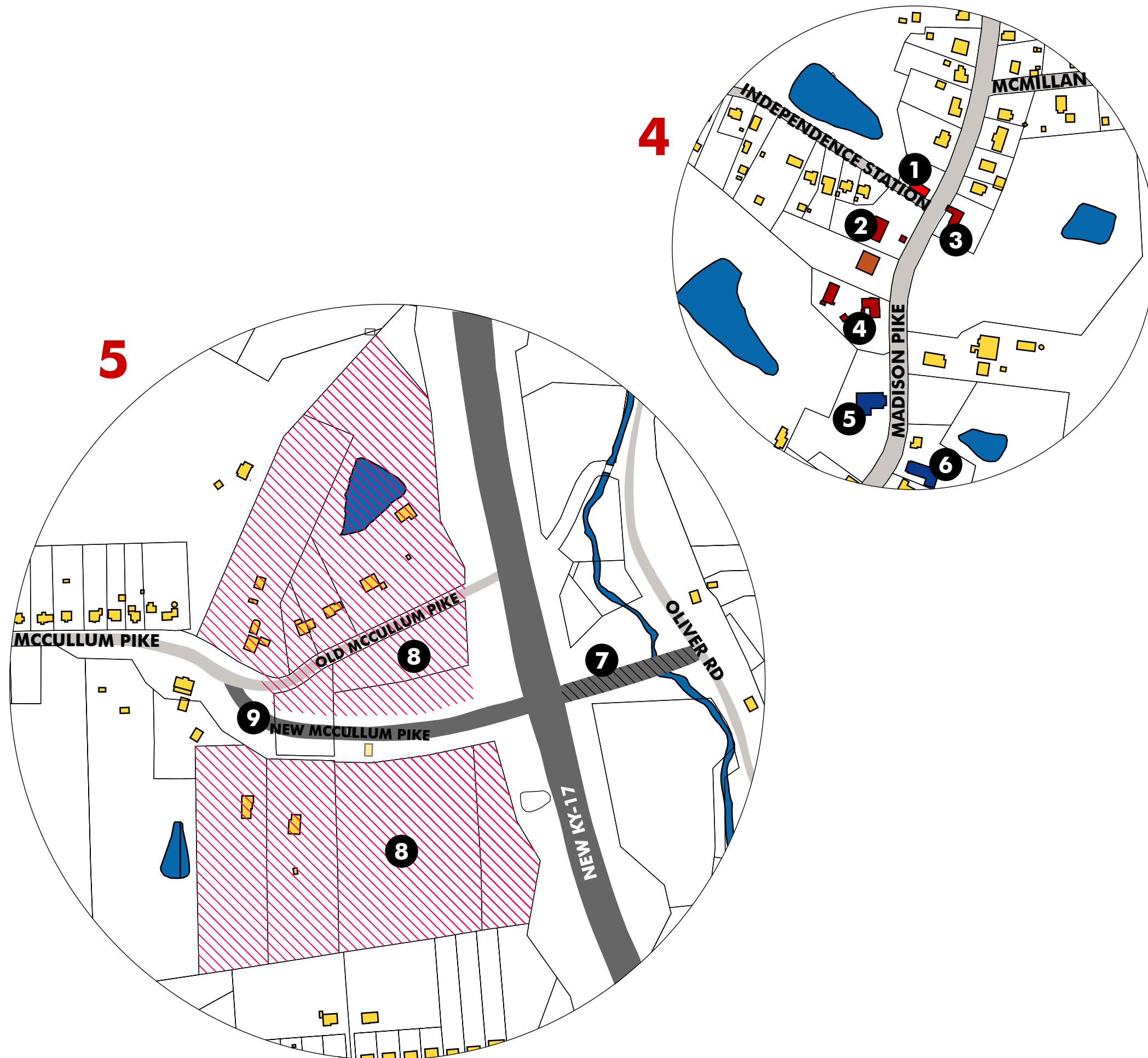


Site Map
Not to a Scale



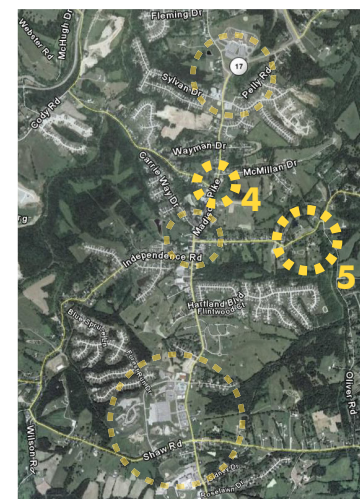
Other Focus Areas Inventory

1. Insurance Office
2. Vacant Gas Station
3. Auto Repair
4. Auto Repair
5. Church
6. Church
7. New Bridge
8. Proposed Retail Development
9. New McCullum Pike Connection



First Floor Use

- Single Family
- Multi Family
- Commercial
- Institutional
- Park
- Proposed Development



Site Map
Not to a Scale

Household Income by Age of Head of Household: 2000

AGE OF HEAD OF HOUSEHOLD	Total 15 - 24	Total 25 - 34	Total 35 - 44	Total 45 - 54	Total 55 - 64	Total 65 - 74	Total 75 +	TOTAL	PERCENT	PERCENT
% Income \$ 0 to \$9,999	21	49	74	32	39	26	18	259	5.00%	5.00%
% Income \$ 10,000 to \$19,999	31	48	59	64	34	53	65	354	6.83%	11.83%
% Income \$ 20,000 to \$29,999	54	115	107	92	66	65	36	535	10.32%	22.15%
% Income \$ 30,000 to \$39,999	43	153	103	84	75	45	28	531	10.25%	32.40%
% Income \$ 40,000 to \$49,999	39	247	204	145	106	61	31	833	16.07%	48.48%
% Income \$ 50,000 to \$59,999	31	144	254	133	60	27	20	669	12.91%	61.39%
% Income \$ 60,000 to \$74,999	11	277	338	140	85	38	4	893	17.23%	78.62%
% Income \$ 75,000 to \$99,999	6	160	218	187	75	21	12	679	13.10%	91.72%
% Income \$100,000 to \$124,999	25	54	55	92	25	14	1	266	5.13%	96.85%
% Income \$125,000 to \$149,999	1	10	22	31	11	13	0	88	1.70%	98.55%
% Income \$150,000 to \$199,999	4	3	1	14	0	7	0	29	0.56%	99.11%
% Income \$200,000 or more	1	5	10	11	11	7	1	46	0.89%	100.00%
TOTAL	267	1,265	1,445	1,025	587	377	216	5,182	100.00%	
PERCENT	5.15%	24.41%	27.88%	19.78%	11.33%	7.28%	4.17%	100.00%		
PERCENT	5.15%	29.56%	57.45%	77.23%	88.56%	95.83%	100.00%			

Market Study Housing & Household Income Tables

Prepared by GEM Public Sector Services from Data provided by demographicsnow.com

CITY OF INDEPENDENCE, KENTUCKY HOUSEHOLD INCOME BY AGE OF HEAD OF HOUSEHOLD; 2006										
AGE OF HEAD OF HOUSEHOLD	Total 15 - 24	Total 25 - 34	Total 35 - 44	Total 45 - 54	Total 55 - 64	Total 65 - 74	Total 75 +	TOTAL	PERCENT	PERCENT
% Income \$ 0 to \$9,999	36	56	75	37	52	24	18	298	5.18%	5.18%
% Income \$ 10,000 to \$19,999	27	40	56	61	49	41	49	323	5.62%	10.80%
% Income \$ 20,000 to \$29,999	42	82	102	85	68	68	36	478	8.31%	19.11%
% Income \$ 30,000 to \$39,999	38	130	91	86	79	43	20	487	8.47%	27.58%
% Income \$ 40,000 to \$49,999	29	160	159	122	96	52	28	646	11.23%	38.82%
% Income \$ 50,000 to \$59,999	42	160	235	171	99	43	25	775	13.48%	52.30%
% Income \$ 60,000 to \$74,999	22	242	287	199	143	60	18	971	16.89%	69.18%
% Income \$ 75,000 to \$99,999	20	196	274	250	173	47	21	981	17.06%	86.24%
% Income \$100,000 to \$124,999	32	105	92	162	48	25	8	472	8.21%	94.45%
% Income \$125,000 to \$149,999	7	14	45	42	38	12	6	164	2.85%	97.30%
% Income \$150,000 to \$199,999	16	12	12	19	16	10	13	98	1.70%	99.01%
% Income \$200,000 or more	2	8	13	15	8	7	4	57	0.99%	100.00%
TOTAL	313	1,205	1,441	1,249	869	427	246	5,750	100.00%	
PERCENT	5.44%	20.96%	25.06%	21.72%	15.11%	7.43%	4.28%	100.00%		
PERCENT	5.44%	26.40%	51.46%	73.18%	88.30%	95.72%	100.00%			

CITY OF INDEPENDENCE, KENTUCKY HOUSEHOLD INCOME BY AGE OF HEAD OF HOUSEHOLD; 2011										
AGE OF HEAD OF HOUSEHOLD	Total 15 - 24	Total 25 - 34	Total 35 - 44	Total 45 - 54	Total 55 - 64	Total 65 - 74	Total 75 +	TOTAL	PERCENT	PERCENT
% Income \$ 0 to \$9,999	41	60	70	43	58	33	18	323	5.25%	5.25%
% Income \$ 10,000 to \$19,999	25	36	50	52	55	48	42	308	5.01%	10.26%
% Income \$ 20,000 to \$29,999	43	78	95	81	73	76	38	484	7.87%	18.14%
% Income \$ 30,000 to \$39,999	38	113	73	77	78	47	17	443	7.21%	25.34%
% Income \$ 40,000 to \$49,999	27	133	130	98	94	51	29	562	9.14%	34.48%
% Income \$ 50,000 to \$59,999	44	154	215	171	119	60	26	789	12.83%	47.32%
% Income \$ 60,000 to \$74,999	28	207	229	186	154	67	22	893	14.53%	61.84%
% Income \$ 75,000 to \$99,999	29	233	306	303	261	75	32	1,239	20.15%	81.99%
% Income \$100,000 to \$124,999	34	121	104	195	67	40	13	574	9.34%	91.33%
% Income \$125,000 to \$149,999	10	30	69	62	77	26	16	290	4.72%	96.05%
% Income \$150,000 to \$199,999	19	21	22	43	20	19	18	162	2.64%	98.68%
% Income \$200,000 or more	3	10	15	19	20	8	6	81	1.32%	100.00%
TOTAL	341	1,196	1,378	1,330	1,076	550	277	6,148	100.00%	

Household Income Trends Comparison Index: Average Income

	CITY OF INDEPENDENCE	KENTON COUNTY	CINCINNATI MSA	STATE OF KY	UNITED STATES	CPI-U
1990						
Average Household Income	\$37,841	\$36,436	\$37,936	\$29,357	\$38,464	128.9
Change Index	N/A	N/A	N/A	N/A	N/A	N/A
Median Household Income	\$35,849	\$30,558	\$30,688	\$22,568	\$30,102	
Change Index	N/A	N/A	N/A	N/A	N/A	
Per Capita Income	\$12,402	\$13,575	\$14,271	\$11,137	\$14,381	
Change Index	N/A	N/A	N/A	N/A	N/A	
2000						
Average Household Income	\$56,264	\$55,828	\$58,274	\$45,246	\$56,643	171.3
Change Index	1.49	1.53	1.54	1.54	1.47	1.33
Median Household Income	\$51,065	\$44,092	\$44,853	\$33,831	\$42,257	
Change Index	1.42	1.44	1.46	1.50	1.40	
Per Capita Income	\$19,458	\$21,910	\$22,596	\$17,807	\$21,231	
Change Index	1.57	1.61	1.58	1.60	1.48	
2006 Estimate						
Average Household Income	\$59,693	\$62,903	\$65,305	\$50,373	\$63,629	201.5
Change Index	1.06	1.13	1.12	1.11	1.12	1.18
Median Household Income	\$57,896	\$50,333	\$51,873	\$38,022	\$48,271	
Change Index	1.13	1.14	1.16	1.12	1.14	
Per Capita Income	\$21,072	\$25,808	\$26,098	\$20,698	\$24,529	
Change Index	1.08	1.18	1.15	1.16	1.16	
2011 Projection						
Average Household Income	\$64,803	\$67,971	\$70,715	\$54,496	\$68,881	227.4
Change Index	1.09	1.08	1.08	1.08	1.08	1.13
Median Household Income	\$62,816	\$54,676	\$56,918	\$41,523	\$52,633	
Change Index	1.08	1.09	1.10	1.09	1.09	
Per Capita Income	\$23,236	\$28,247	\$28,377	\$22,609	\$26,492	
Change Index	1.10	1.09	1.09	1.09	1.08	

Housing Units Comparison: 1990-2011

	CITY OF INDEPENDENCE		KENTON COUNTY		CINCINNATI MSA		STATE OF KY		UNITED STATES	
1990 Housing Units										
Total Housing Units:	3,621		56,074		732,556		1,506,836		102,264,033	
Owner-Occupied	2,748	75.90%	34,654	61.80%	212,100	60.90%	2,758,162	63.70%	59,006,347	57.70%
Renter-Occupied	713	19.70%	18,000	32.10%	111,281	33.20%	1,329,401	27.80%	32,929,019	32.20%
Vacant	159	4.40%	3,421	6.10%	18,873	6.00%	284,407	8.40%	10,328,667	10.10%
2000 Housing Units										
Total Housing Units:	5,387		63,571		833,067		1,750,927		115,904,641	
Owner-Occupied	4,078	75.70%	39,478	62.10%	227,299	62.90%	3,072,522	64.30%	69,774,594	60.20%
Renter-Occupied	1,099	20.40%	19,961	31.40%	111,772	30.60%	1,373,251	26.60%	35,698,629	30.80%
Vacant	205	3.80%	4,132	6.50%	25,336	6.50%	337,278	9.20%	10,431,418	9.00%
2006 Housing Units by Observation										
Total Housing Units	8,251		68,681		903,195		1,886,641		125,895,757	
Owner-Occupied	6,926	83.94%	40,316	58.70%	236,950	61.20%	3,187,269	62.00%	75,537,454	60.00%
Renter-Occupied	1,133	13.73%	21,428	31.20%	103,415	28.40%	1,314,538	26.70%	36,257,978	28.80%
Vacant	192	2.33%	7,005	10.20%	35,502	10.40%	440,423	11.30%	14,100,325	11.20%
2011 Housing Units by Observation										
Total Housing Units	10,366		72,722		962,393		1,997,696		134,192,370	
Owner-Occupied	9,001	86.83%	40,942	56.30%	246,321	60.00%	3,294,858	60.30%	80,112,845	59.70%
Renter-Occupied	1,173	11.32%	22,471	30.90%	95,537	26.80%	1,260,316	26.80%	36,902,902	27.50%
Vacant	192	1.85%	9,308	12.80%	44,869	13.20%	445,644	12.90%	17,176,623	12.80%

2006 and 2011 Field Estimates for Retail and Service Business Market Capture



Market Study Population & Market Capture Tables

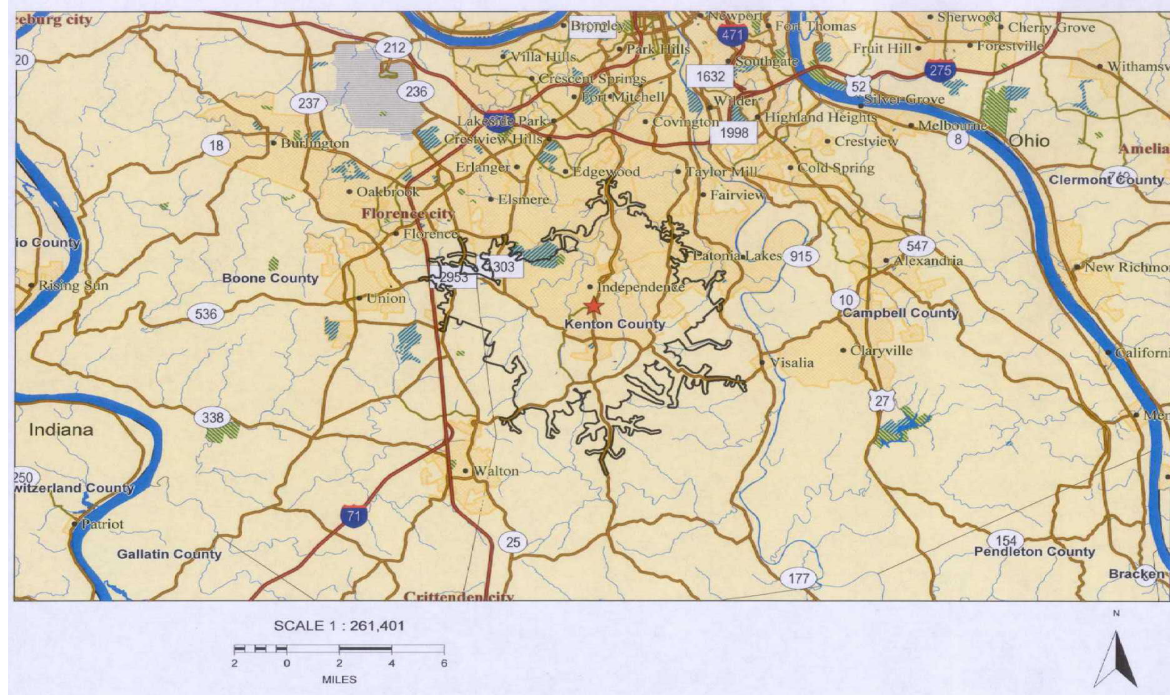
Prepared by GEM Public Sector Services from Data provided by demographicsnow.com

Geographies	City of Independence		5 Minutes Drive Time		10 Minutes Drive Time		15 Minutes Drive Time		30 Minutes Drive Time	
	2006	2011	2006	2011	2006	2011	2006	2011	2006	2011
Business Summary Major Industry: Retail Trade Establishments										
Auto Dealers and Gas Stations	8.18%	6.74%	10.87%	8.97%	29.62%	25.10%	99.30%	89.63%	82.51%	82.04%
Bars	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	33.51%	30.25%	339.50%	337.57%
Building Materials Hardware and Garden	13.85%	11.41%	20.86%	17.21%	43.83%	37.14%	93.72%	84.60%	95.94%	95.40%
Catalog and Direct Sales	334.83%	292.29%	558.09%	460.37%	273.67%	231.93%	126.64%	114.32%	480.61%	477.87%
Clothing Stores	0.00%	0.00%	0.00%	0.00%	1.43%	1.21%	108.70%	98.13%	161.42%	160.50%
Convenience Stores	86.89%	71.58%	137.08%	113.08%	110.47%	93.62%	94.14%	84.98%	103.04%	102.46%
Drug Stores	54.10%	44.56%	65.38%	53.93%	49.04%	41.56%	96.65%	87.25%	116.09%	115.43%
Electronics and Computer Stores	8.39%	6.91%	42.12%	34.75%	15.56%	13.19%	76.05%	68.65%	196.77%	195.65%
Food Markets	136.75%	112.65%	117.27%	96.73%	69.30%	58.73%	110.58%	99.82%	159.87%	158.96%
Furniture Stores	3.90%	3.21%	9.78%	8.07%	5.78%	4.90%	39.13%	35.32%	72.05%	71.64%
General Merchandise Stores	44.67%	36.80%	2.16%	1.78%	13.06%	11.07%	38.08%	34.38%	84.47%	83.99%
Home Furnishings	12.61%	10.39%	0.00%	0.00%	18.70%	15.85%	92.58%	83.57%	84.41%	83.93%
Liquor Stores	9.30%	7.66%	0.00%	0.00%	13.80%	11.69%	121.92%	110.06%	208.40%	207.22%
Music Stores	14.81%	12.20%	37.16%	30.66%	10.98%	9.31%	185.79%	167.71%	114.08%	113.43%
Other Food Service	157.62%	129.84%	170.41%	140.57%	142.07%	120.40%	128.47%	115.97%	258.54%	257.06%
Other Food Stores	4.63%	3.82%	0.00%	0.00%	6.87%	5.82%	126.63%	114.30%	206.99%	205.82%
Restaurants	29.90%	24.63%	57.10%	47.10%	31.51%	26.71%	95.57%	86.27%	143.09%	142.28%
Specialty Stores	5.27%	4.34%	4.96%	4.09%	9.76%	8.27%	58.72%	53.01%	110.35%	109.73%
	43.38%	35.73%	49.38%	40.73%	36.99%	31.35%	87.33%	78.83%	131.05%	130.31%
Geographies										
Business Summary Major Industry: Services Establishments										
Advertising	0.00%	0.00%	0.00%	0.00%	14.05%	11.90%	103.51%	93.44%	299.28%	297.58%
Auto Repair/Services	21.90%	18.04%	35.17%	29.01%	38.97%	33.03%	91.34%	82.45%	115.77%	115.12%
Beauty and Barber Shops	45.30%	37.32%	77.15%	63.64%	44.40%	37.62%	141.65%	127.87%	118.46%	117.78%
Child Care Services	78.28%	64.48%	98.23%	81.03%	74.80%	63.39%	112.49%	101.55%	122.28%	121.59%
Colleges and Universities	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	13.11%	11.83%	139.46%	138.66%
Computer Services	2.94%	2.42%	7.38%	6.09%	65.41%	55.43%	120.51%	108.78%	298.53%	296.83%
Dry Cleaning and Laundry	13.17%	10.85%	16.53%	13.64%	17.10%	14.49%	104.68%	94.50%	101.79%	101.21%
Entertainment and Recreation Services	124.94%	102.92%	86.30%	71.19%	85.00%	72.04%	80.54%	72.70%	267.69%	266.17%
Health and Medical Services	5.94%	4.89%	14.90%	12.29%	15.07%	12.77%	70.16%	63.34%	137.21%	136.42%
Hospitals	1.28%	1.05%	5.35%	4.41%	2.21%	1.88%	13.75%	12.42%	182.51%	181.47%
Hotels and Lodging	0.00%	0.00%	0.00%	0.00%	3.36%	2.85%	78.36%	70.73%	161.09%	160.17%
Legal Services	2.91%	2.40%	4.87%	4.02%	5.04%	4.27%	47.91%	43.25%	465.36%	462.71%
Membership Organizations	37.65%	31.02%	42.16%	34.78%	32.22%	27.30%	52.82%	47.68%	129.58%	128.84%
Miscellaneous Repair Services	15.98%	13.16%	24.06%	19.85%	16.59%	14.06%	87.33%	78.83%	123.41%	122.70%
Motion Pictures	59.06%	48.65%	115.28%	95.09%	43.80%	37.11%	47.57%	42.94%	414.67%	412.30%
Museums and Zoos	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%	0.00%
Other Business Services	9.77%	8.05%	21.79%	17.97%	74.04%	62.75%	80.03%	72.25%	170.53%	169.56%
Other Personal Service	25.74%	21.20%	64.60%	53.29%	33.40%	28.31%	69.37%	62.62%	119.21%	118.53%
Primary and Secondary Education	46.51%	38.31%	124.98%	103.10%	64.59%	54.73%	95.18%	85.92%	98.52%	97.96%
Professional Services	11.87%	9.78%	23.17%	19.11%	14.18%	12.02%	54.05%	48.79%	305.70%	303.96%
Social Services	46.80%	38.55%	85.05%	70.16%	45.07%	38.20%	72.14%	65.12%	309.34%	307.58%
	22.09%	18.19%	41.23%	34.01%	30.27%	25.65%	62.33%	56.27%	180.67%	179.64%

Population Trends Analysis

CITY OF INDEPENDENCE, KENTUCKY POPULATION TRENDS; 1990-2011										
	1990	80-'90	2000	90-'00	2006	00-'06	2011	06-'11	00-'11	
		CHANGE		CHANGE	Observed Trends	CHANGE	Observed Trends	CHANGE	CHANGE	
Total Population	10,449	N/A	14,981	4,532	22,807	7,826	28,284	5,477	13,303	
Total Households	3,462	N/A	5,181	1,719	8,059	2,878	10,174	2,115	4,993	
Persons per Household	3.02	N/A	2.89	(0.13)	2.83	(0.06)	2.78	(0.05)	(0.11)	
Female Population	5,279	50.52%	7,441	49.67%	2,162	11,253	49.34%	3,812	13,868	49.03%
Male Population	5,170	49.48%	7,540	50.33%	2,370	11,554	50.66%	4,014	14,416	50.97%
Age										
Age 0 - 4	8.70%	909	N/A	8.90%	1,333	424	9.20%	2,098	765	9.30%
Age 5 - 14	18.20%	1,902	N/A	17.30%	2,592	690	16.50%	3,763	1,171	16.30%
Age 15 - 19	7.90%	825	N/A	7.40%	1,109	283	7.50%	1,711	602	7.50%
Age 20 - 24	6.80%	711	N/A	6.10%	914	203	6.00%	1,368	455	6.20%
Age 25 - 34	18.20%	1,902	N/A	17.60%	2,637	735	15.40%	3,512	876	14.30%
Age 35 - 44	16.70%	1,745	N/A	17.60%	2,637	892	16.10%	3,672	1,035	14.50%
Age 45 - 54	10.30%	1,076	N/A	11.90%	1,783	706	13.40%	3,056	1,273	13.40%
Age 55 - 64	6.90%	721	N/A	6.70%	1,004	283	9.00%	2,053	1,049	10.50%
Age 65 - 74	4.30%	449	N/A	4.10%	614	165	4.40%	1,004	389	5.30%
Age 75 - 84	1.70%	178	N/A	2.00%	300	122	2.10%	479	179	2.10%
Age 85 +	0.40%	42	N/A	0.40%	60	18	0.50%	114	54	0.50%
Median Age	29.7		31.4		32.4		32.7			
Workforce Participation										
Population 16+		7,484		10,834		16,626		20,591	3,964	9,756
Participation Rate		0.7509		0.7509		0.7509		0.7509	0.7509	0.7509
Resident Workforce		5,619		8,135		12,485		15,462	2,977	7,326

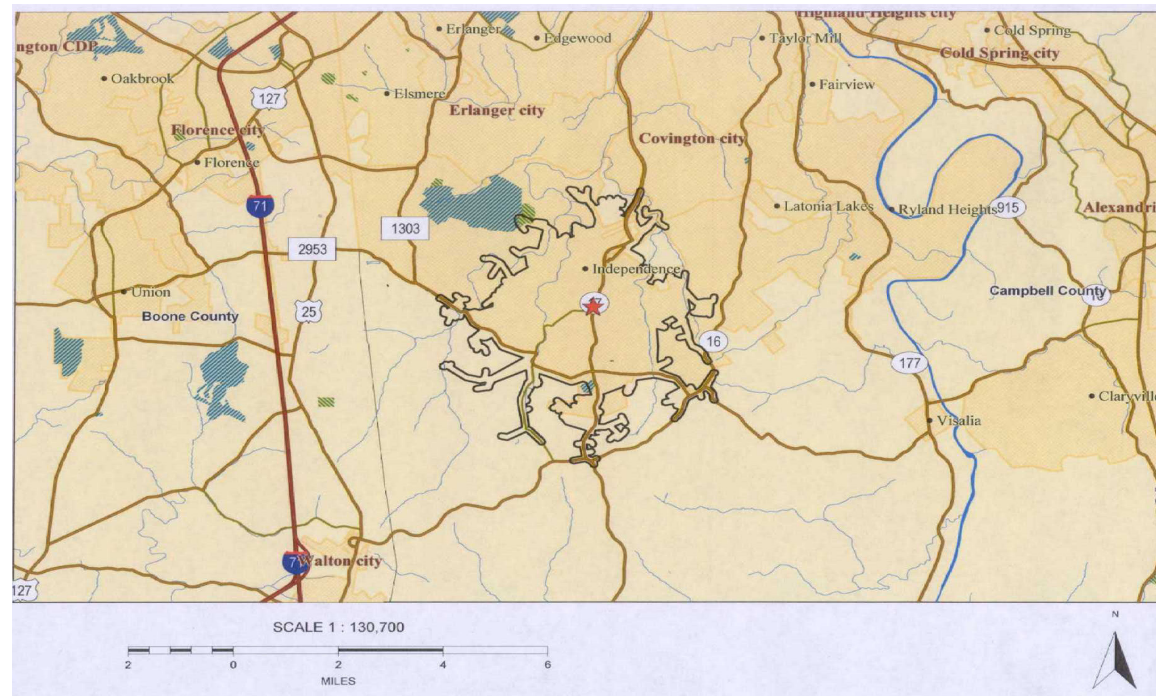
10 Minutes Drive-Time from Route 17 & McCullum Pike



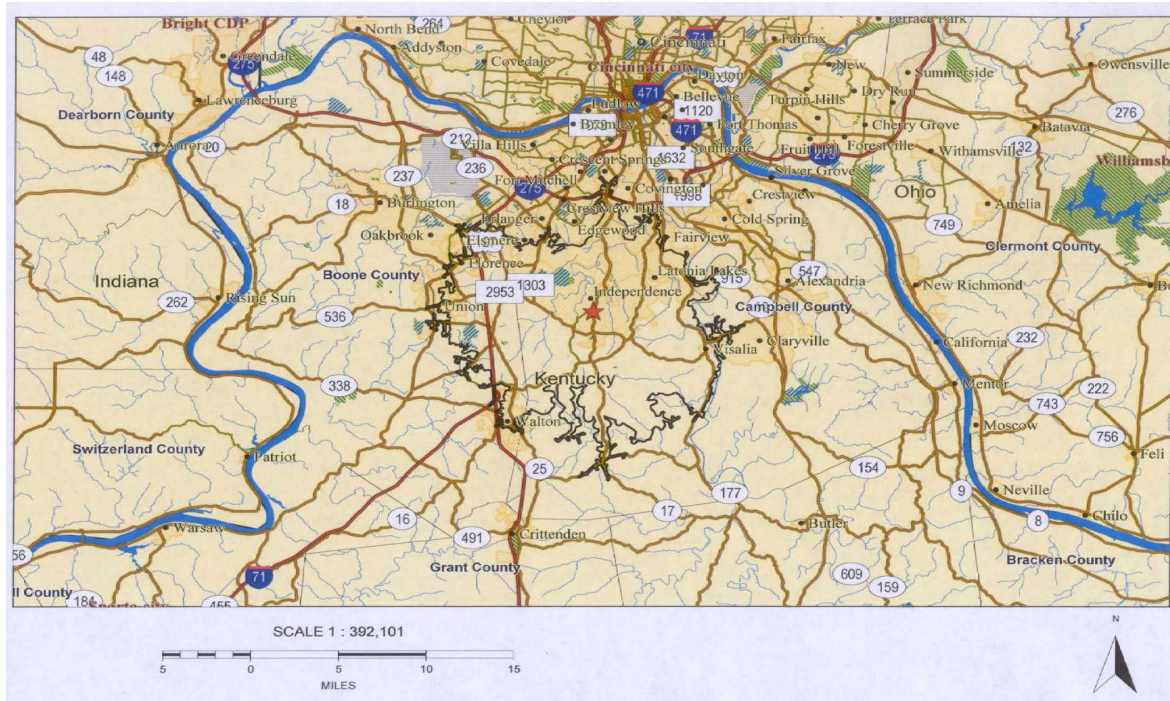
Market Study
Drive-Time Figures

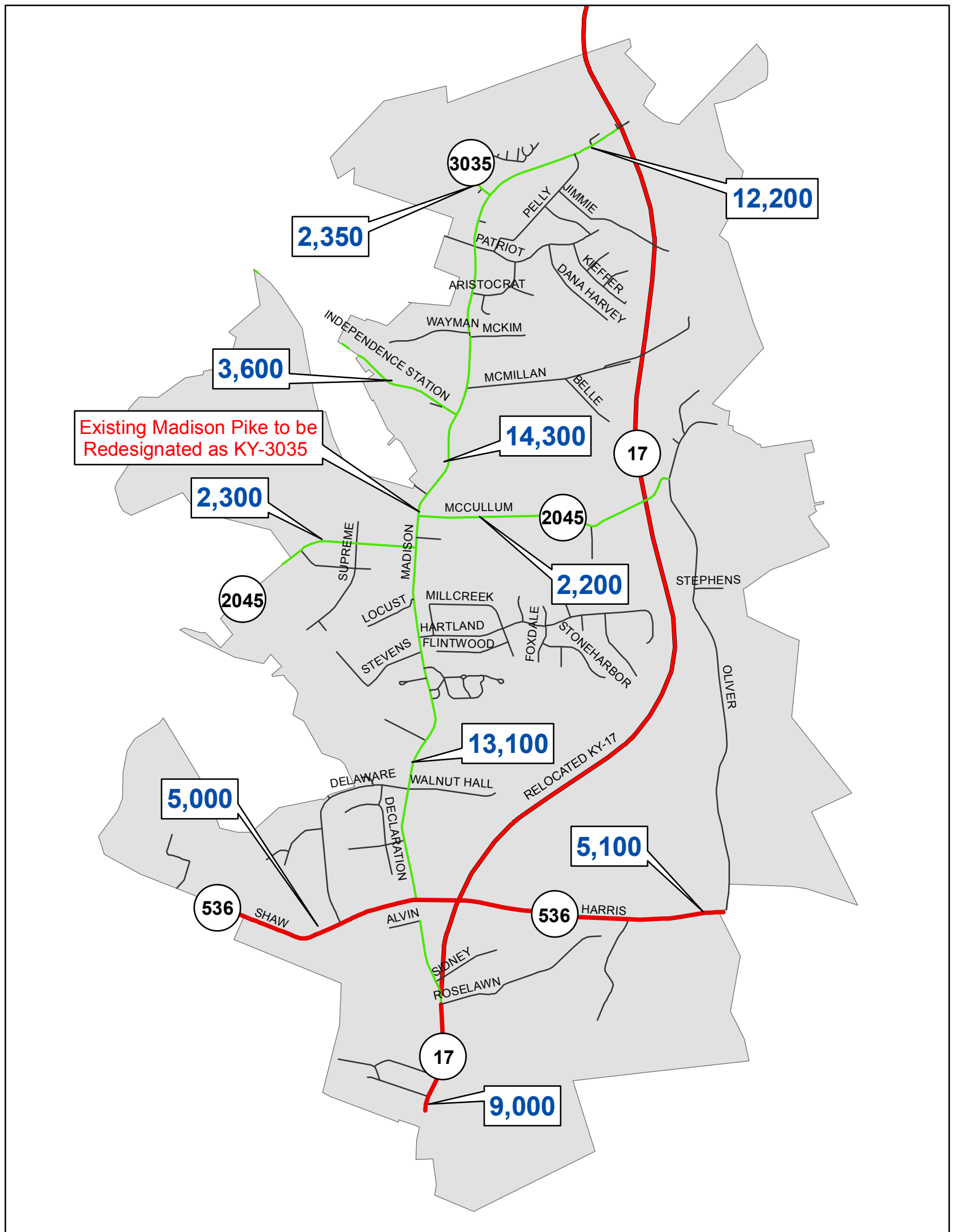
Prepared by GEM Public Sector Services

5 Minutes Drive-Time from Route 17 & McCullum Pike



15 Minutes Drive-Time from Route 17 & McCullum Pike





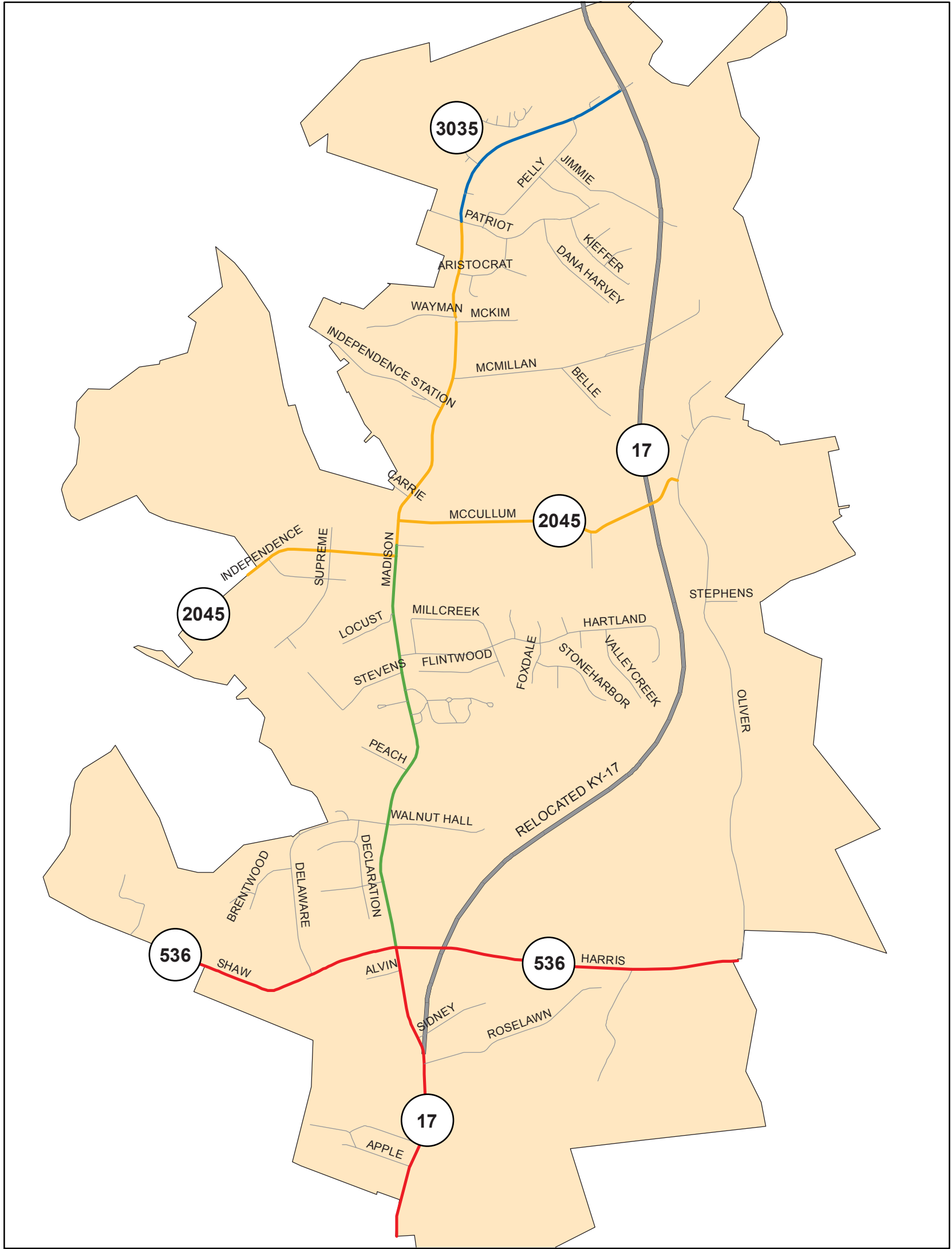
Functional Classification & Traffic Volumes

Community Small Area Study

Legend	
City Boundary	Functional Classification
Collector	Local
Arterial	
Average Daily Traffic Count	

North

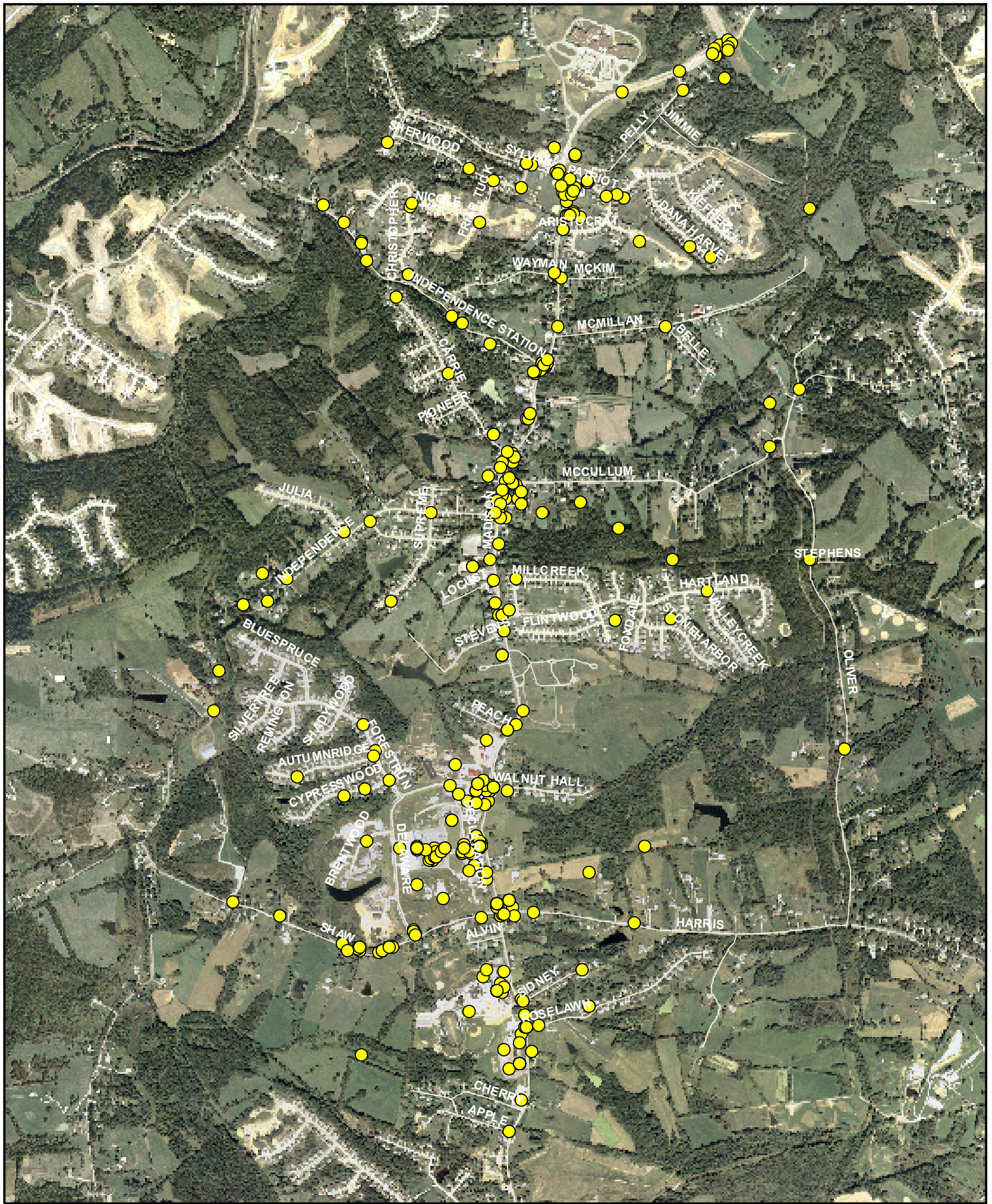
0 0.4 0.8 Miles



Legend	
City Boundary	Level of Service A
	Level of Service B
	Level of Service C
	Level of Service D
	Not Analyzed

Source: HIGHPLAN and ARTPLAN Version 1.2.0
 Transportation Research Center of the University of Florida, 2004, Roadway Attributes and Traffic Volumes by Kentucky Transportation Cabinet 2006.

0 0.25 0.5 1 Miles



Total Accidents 2004-2006

Community Small Area Study

Legend	Source: Kentucky State Police, Collision Report Analysis for Safer Highways (CRASH) Database 2004-2006.
● Accident Location	

