

APPENDIX B



FIRST PUBLIC WORKSHOP SUMMARY

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The first public workshop was held on November 12, 2005 to get comments from area residents. Approximately 15 residents attended the workshop.

Foresee Consulting Inc, a Colorado based firm, was hired by NKAPC, through funding provided by DUKE Energy's *Cinergy Community Success Grant* program, to assist with computer analysis and 3D simulation, to help graphically present recommendations for future land use. Foresee, as part of their effort, helped NKAPC staff prepare for and conduct this first public workshop. This first workshop was a key component in this effort because it set the framework for all remaining activities.

SUMMARY OF PRESENTATION

The Foresee Consultant introduced the need to plan ahead for growth that is to occur in the area in the next 20 years. Development patterns within Kenton County from the year 1960 to 2005 were displayed showing residential growth in Kenton County moving south.

Results from the public opinion survey described in **Appendix A** summarized using a Geographic Information System based software called "Community Viz" was presented to the attendees. Sensitive lands such as prime agriculture soils, steep slopes, floodways and so on were considered in the analysis. Each of the environmental factors from the public opinion survey was weighted based on results from the survey and used in the mapping project.



The consultant then introduced the concept of fair share where the area accommodates a percentage of growth that will occur in Kenton County in the next twenty years. The need for housing to be balanced with jobs in the area was also introduced. In order to better understand the concept of fair share and job housing balance and to derive at a land use recommendation for the area a Chip Game strategy was devised.

CHIP GAME

The study area was divided into a grid with each grid representing 4 acres as shown on map in page B-3. Using a growth rate of 1% per year, similar to that currently experienced by Kenton County, it was projected that approximately 35,530 new residents would be living in Kenton County by the year 2025. The study area represents approximately 7.56% of land area in the County. Using an average household size of 2.6 persons per household, approx. 1033 residents, were assumed to be living in the study area in 20 years. To achieve sustainability approx. 1033 jobs needed to be located within the study area. The chip game challenge was to accommodate this future increase in population and jobs within the study area.

Participants were given a specific number of chips where each chip represented 4 acres of land, a specific land use and a set number of units as shown in the image. The choices provided ranged from large lots (low density residential) to small lots (higher density) and mixed uses to employment commercial. Participants were also provided an opportunity to include trails, bikeways, open space and roads on the map.

Two groups of participants created two growth alternatives for the area that were very similar in concept.



RESULTS OF CHIP GAME

Some of the thoughts and comments from the public workshop included:

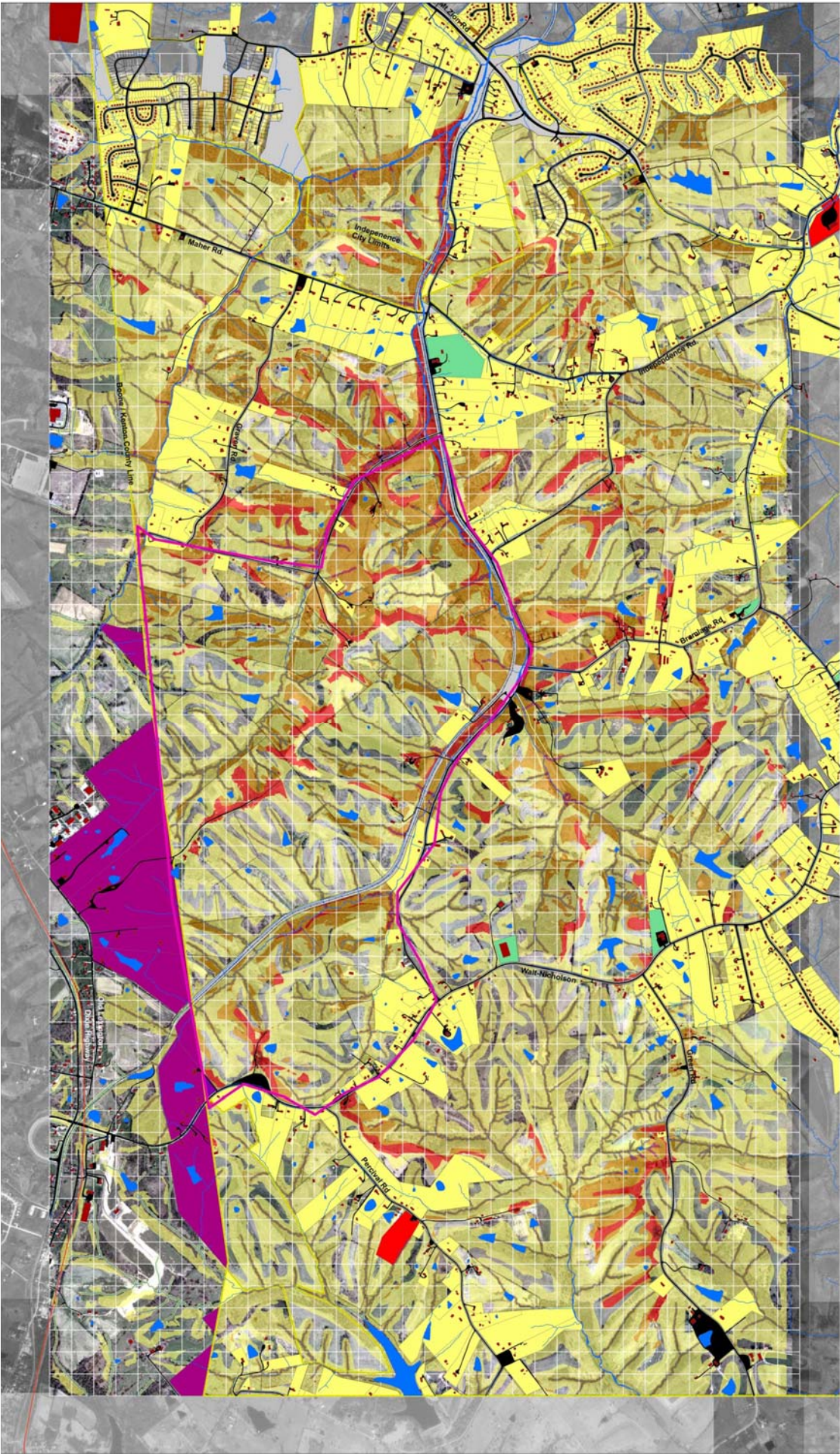
- ✓ The impact of large lot zoning as opposed to higher density residential in terms of land consumption.
- ✓ Locating any industrial development adjacent to the Boone Kenton County line as land in Boone County is already zoned for industrial.
- ✓ The importance of preserving environmentally sensitive land in the area.
- ✓ The need to concentrate density around the future school site located on Walton Nicholson Road.
- ✓ The concept of neighborhood focus areas where jobs and houses are in close proximity.

PUBLIC WORKSHOP FOLLOW UP

Two alternatives very similar in concept were derived from the chip game in the first public workshop. Following the exercise both the NKAPC Long Range Planning Staff and the South Banklick Advisory Committee also “played” the Chip Game. The results of all these were compiled into a set of three alternative land use development scenarios that were then used throughout the process as the basis for discussion, public input and ultimately the final recommendations of this Study.

NKAPC Staff is of the opinion that the “hands on nature of the Chip Game activity along with the fact that participants were encouraged to think about how the area might manage their “fair share” of growth provided key building blocks for discussion throughout the planning process. Recommendations of this Study are directly related to this first exercise.

MAP USED FOR CHIP GAME



THE GROWTH CHALLENGE GAME - 2025
South Banklick Small Area Study

South Banklick Small Area Study
Growth Challenge Chip Set

Trails / Bikeways	
Farmland Preservation	
Open Space / Park	
Rural Residential - 1 du/acre	
Single Family - 3 du/acre	
Single Family (Medium - Patio Homes) - 7 du/acre	
Multi-Family (Townhouses / Apartments) - 12 du/acre	
Mixed Use - 16 du/acre + 12.5 Employees	
Employment Commercial/Office/Industry 25 Employees/acre	
Village Commercial -Retail/Office/Civic 25 Employees/acre	
Public Facilities / Service - 12.5 du/acre	
Neighborhood Focus / Core Job Center - 10 du & 12.5 jobs/acre	
Big Roads	
Worst Thing	



Local Context Map

Legend

ExistingLandUse	Landscape Sensitivity
Industrial	0.00
multi-family	0.01 - 6.00
office	6.01 - 7.75
public/semi-public	7.76 - 9.59
recreation and open space	9.60 - 11.75
retail/service	11.76 - 14.41
right-of-way	14.42 - 18.75
single-family	
two-family	

