



CHAPTER – 2 EXISTING CONDITIONS

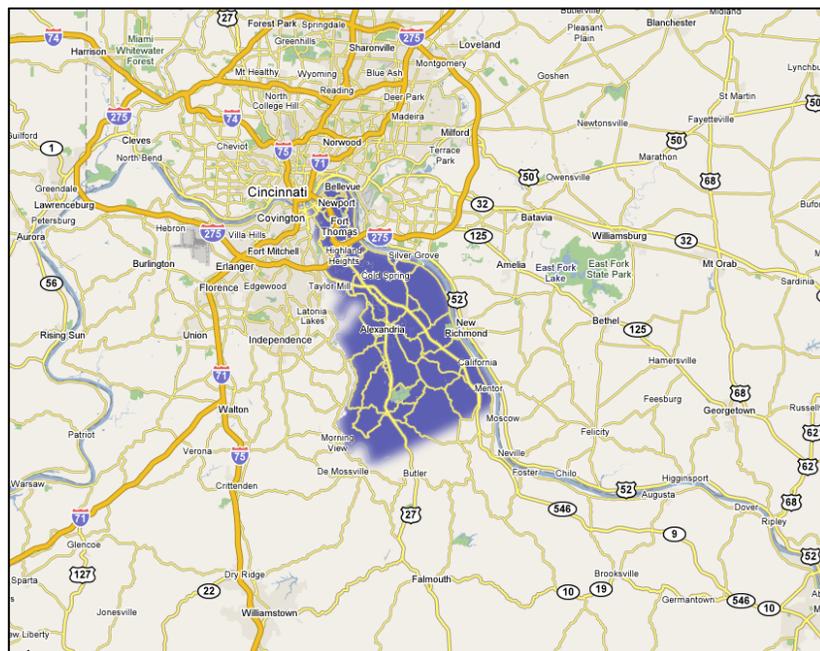
This Chapter provides a description of the general conditions existing in Campbell County at the time of the Comprehensive Plan Update. Existing Conditions analyses identify physical characteristics, such as existing land use and zoning and natural features such as steep slopes and floodplains, that impact existing land use patterns and may be expected to impact future land use trends. This information was reviewed by the County Staff and the Advisory Committee and was used, in part, to guide the development of the Vision Statement, Goals and Objectives, and to evaluate future land use planning recommendations.

This overview is designed to highlight key information that may impact land use decision-making in Campbell County. As a result, information presented has been selected for its relevance to land use planning issues. For existing conditions topics that have not changed substantially since the 2000 Comprehensive Plan Update, excerpts from that text are provided and cited to ensure consistency.

REGIONAL LOCATION

Campbell County, Kentucky is located in the northernmost portion of the Commonwealth of Kentucky, adjacent to the Ohio River. Campbell County is bordered by Kenton County, Kentucky to the west, Pendleton County, Kentucky to the south; Clermont County, Ohio to the east; and Hamilton County, Ohio to the north. Campbell County includes several commonly-recognized incorporated communities, including: Alexandria, Bellevue, California, Cold Spring, Crestview, Dayton, Fort Thomas, Highland Heights, Melbourne, Mentor, Newport, Silver Grove, Southgate, Wilder, and Woodlawn.

Figure 2-1 - Regional Location





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Campbell County, Kentucky is served by two regional Interstates 275 and 471. In addition, US Route 27 and KY Route 9 provide highway access for a substantial number of County residents as the primary north – south routes. Primary east – west routes through the County consist of Interstate 275 in the north. Secondary north-south routes include: Eight Mile Road, KY Route 8, and Licking Pike. Additional routes that accommodate east-west movement include Race Track Road and Four Mile Road, in addition to Main Street in the City of Alexandria.

In terms of population, historical context and nature of current development and development pressures, the County can be generally divided into three areas. The northernmost portion of the County is smallest in land area but is characterized by a more intensive urban/suburban development pattern and is largely dominated by incorporated cities. The cities closest to the Ohio River generally represent the earliest-settled areas, and the cities of Newport, Bellevue, Dayton, Fort Thomas and Southgate include some of the oldest developed portions of Northern Kentucky.

The central portion of the County includes the communities of Alexandria and Cold Spring, as well as a significant amount of territory, both incorporated and unincorporated, that experienced more intensive development during the late 20th and early 21st centuries. Development patterns in this area tend to exhibit lower densities than in the northern portion of the County, and development patterns are generally more auto-oriented. This area includes much of the mid-to- late-19th century commercial development in the County, particularly along U.S. 27. Northern Kentucky University, founded in 1968, is also located in this area. Despite these general characteristics, a large portion of the central third of the County has maintained its historic and rural character. The Camp Springs vicinity, extending northwesterly from the City of Silver Grove to Interstate 275, is characterized by rolling hills and 19th-century farmsteads.

The southern portion of the County (generally from the southern borders of Alexandria to the south) is largely unincorporated, with the exception of the communities of California and Mentor. This area is characterized by hilly terrain, farms and homes on multi-acre lots. There is a small amount of commercial development along U.S. 27 and the AA Highway, but there are no significant commercial centers of activity in this area. The southern portion of the County also includes A.J. Jolly Park, a County facility that offers a wide variety of facilities, including camping, a nature center and fishing and boating access.



DEMOGRAPHICS

The following tables and maps illustrate selected demographic trends that are likely to impact Campbell County's future development. Data was derived from several sources, most notably the following:

- The United States Census Bureau's 1990 and 2000 enumerations and the 2005 American Community Survey (ACS). Data from the 2005 ACS are estimates extrapolated by Census staff from 2000 data and trends since that time.
- The U.S. Census Bureau's Year 2000 Census Block Data which is the most reliable and detailed source available at this time for the analysis of population distributions and characteristics.
- The Kentucky State Data Center, and
- The Ohio-Kentucky-Indiana Regional Council of Governments (OKI) population estimates and extrapolation of travel characteristics. This data is based on population and traffic projections created for the eight-county OKI region to assist in regional transportation planning.

Unless specifically indicated, it should be assumed that the data presented in this Section reflects the entire County, including all incorporated and unincorporated communities.

Population Change 1980 – 2030

This section presents information that demonstrates recent, estimated and projected population characteristics. The estimated population numbers are based on a series of broad assumptions. Since these estimates and projections were prepared by national or regional entities as part of broader analyses, they cannot account for specific local characteristics that may change the actual outcomes, such as construction of new roadways or changes in the availability of water and sewer infrastructure such as the new wastewater treatment facility near the City of Alexandria that will provide sanitary sewer service for previously unserved areas in central Campbell County. These estimates and projections are based on the assumption that any such changes will not significantly impact population trends.

As **Table 1** demonstrates, Campbell County's population is estimated to have experienced a very slight decline in the years between 2000 and 2004. This estimated decline is almost identical to that experienced by the area covered by the Ohio-Kentucky-Indiana Regional Council of Governments (OKI) region over this period, a region that includes 198 communities in 8 counties in the three states. Campbell County's slight decrease indicates that the population growth of communities such as Cold Springs and Wilder was offset by population losses elsewhere in the County.



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Over the same period, both the Kentucky Tri-County region (consisting of Campbell, Kenton and Boone counties) and the Commonwealth of Kentucky as a whole experienced modest growth. This overall increase is due in part to Boone County's double-digit estimated population increase over the same period.

Table 1

COUNTY/Areas	Annual Estimates of the Population for Counties of KY: April 1, 2000 to July 1, 2004 and Change 2000 to 2004								
	Population Estimates (July 1)					April 1, 2000			Est. Change 2000 to 2004
	2004	2003	2002	2001	2000	Census	Number	Percent	
KENTUCKY	4,145,922	4,118,189	4,089,985	4,067,781	4,048,993	4,041,769	103637	2.6	
OKI REGION*	1,886,651	1,890,774	1,903,184	1,914,140	1,919,466	1,929,144	-32,815	-1.7	
BOONE COUNTY	101,354	97,161	93,596	90,280	87,008	85,991	15,363	17.9	
CAMPBELL COUNTY	87,256	87,782	88,332	88,604	88,647	88,616	-1,360	-1.5	
KENTON COUNTY	152,890	152,424	151,766	151,916	151,662	151,464	1,426	0.9	
TRI-COUNTY TOTAL	341,500	337,367	333,694	330,800	327,317	326,071	15,429	4.7	

*Ohio - Kentucky - Indiana Regional Council of Governments (OKI) includes the following counties: Kentucky - Boone, Campbell, and Kenton; Ohio - Butler, Clermont, Hamilton, and Warren; Indiana - Dearborn.

Source: US Census, Kentucky State Data Center and OKI

Table 2 illustrates Campbell County's historical population trends and projected growth in comparison to the same counties and regions as in Table 1. These projections indicate that neither the Northern Kentucky counties nor the OKI region as a whole are expected to experience significant growth over the period between 2000 and 2030. Boone County is projected by this source to experience the most substantial growth over this period, resulting in a Tri-County projected growth rate that exceeds the projections for both the Commonwealth of Kentucky and the OKI region.

Table 2

COUNTY AREA	Historical and Projected Populations for State of Kentucky and Counties										% Change 2000 - 2030
	1980	1990	1995	2000**	2005	2010	2015	2020	2025	2030	
KENTUCKY	3,660,777	3,686,891	3,887,427	4,041,769	4,165,814	4,326,490	4,502,595	4,660,703	4,799,443	4,912,621	0.18
OKI REGION*	-	-	-	1,886,650	-	2,011,546	-	2,151,489	-	2,274,077	0.21
BOONE COUNTY	45,842	57,589	70,017	85,991	102,197	121,919	140,577	158,013	174,084	188,652	1.19
CAMPBELL COUNTY	83,317	83,866	87,742	88,616	87,518	91,130	95,828	100,167	104,251	108,024	0.22
KENTON COUNTY	137,058	142,031	147,206	151,464	152,240	154,572	158,966	163,014	166,579	169,402	0.12
TRI-COUNTY TOTAL	266,217	283,486	304,965	326,071	341,955	367,621	395,371	421,194	444,914	466,078	0.43

*Ohio - Kentucky - Indiana Regional Council of Governments (OKI) includes the following counties: Kentucky - Boone, Campbell, and Kenton; Ohio - Butler, Clermont, Hamilton, and Warren; Indiana - Dearborn.

**Census of Population and Housing, 2000

Source: US Census, Kentucky State Data Center and OKI



Table 3 refines the historical comparisons and the 2004 estimate provided in **Tables 1 and 2** and indicates the proportion of population change that is attributed to the cities and the unincorporated portions of the County. As indicated, all but two of the cities are estimated to have lost population over this period, while the unincorporated portion of the County is estimated to have experienced modest gains.

Table 3

	Comparison of Population - Campbell County Cities							
	1990 - 2000					2000-2004		
	1980	1990	2000	Number	% Change	2004	Number	% Change
CAMPBELL COUNTY	83,317	83,866	88,616	4,750	5.66	87,256	-1,360	-1.56%
Unincorporated Area	13,257	13,343	15,207	1,864	13.97	15,536	329	2.12%
Alexandria	4,735	5,592	8,286	2,694	48.18	8,016	-270	-3.37%
Bellevue	7,678	9,667	6,480	-3,187	-32.97	6,091	-389	-6.39%
California	135	130	86	-44	-33.85	82	-4	-4.88%
Cold Spring	2,117	2,880	3,806	926	32.15	4,992	1,186	23.76%
Crestview	528	356	471	115	32.30	459	-12	-2.61%
Dayton	6,979	6,576	5,966	-610	-9.28	5,619	-347	-6.18%
Fort Thomas	16,012	16,032	16,495	463	2.89	15,733	-762	-4.84%
Highland Heights	4,435	4,223	6,554	2,331	55.20	6,326	-228	-3.60%
Melbourne	628	660	457	-203	-30.76	451	-6	-1.33%
Mentor	169	169	181	12	7.10	169	-12	-7.10%
Newport	21,587	18,871	17,048	-1,823	-9.66	16,086	-962	-5.98%
Silver Grove	1,260	1,102	1,215	113	10.25	1,171	-44	-3.76%
Southgate	2,833	3,266	3,472	206	6.31	3,391	-81	-2.39%
Wilder	633	691	2,624	1,933	279.74	2,880	256	8.89%
Woodlawn	331	308	268	-40	-12.99	254	-14	-5.51%
Cities Total	70,060	70,523	73,409	2,886	4.09	71,720	-1,689	-2.35%

Source: US Census, Kentucky State Data Center and OKI



Population Characteristics

Table 4 provides a variety of historic data and projections regarding the number of households and median household size in comparison to the Commonwealth of Kentucky. Campbell County's average household size has historically been very close to the Commonwealth's overall median, and is projected to remain closely comparable over the next 30 years. **Table 5** analyzes the changes in Campbell County's number of households and number of families between 1990 and 2000.

The Census Bureau defines a family as two or more related persons living in the same household. The fact that family households grew more slowly than households in total is comparable to national trends, and indicates an increasing proportion of persons living alone or with other persons to whom they are not related.

It is also worth noting that the total number of persons in households, as cited in **Table 4**, is slightly lower than the total population cited in previous tables. This stems from the fact that a small number of persons (for example, occupants of institutions) are not classified as living in households according to Census definitions.

Table 4

Historical and Projected Household Populations, Number of Households, and Average Household Size								
	US Census		Projections					
	1990	2000	2005	2010	2015	2020	2025	2030
KENTUCKY								
Household Population	3,584,120	3,926,965	4,050,010	4,210,686	4,386,791	4,544,899	4,683,639	4,796,817
Number of Households	1,379,782	1,590,647	1,660,676	1,747,512	1,830,308	1,894,419	1,950,573	1,996,176
Population per Household	2.60	2.47	2.44	2.41	2.40	2.40	2.40	2.40
CAMPBELL COUNTY								
Household Population	82,873	86,575	85,477	89,089	93,787	98,126	102,210	105,983
Number of Households	31,169	34,742	34,890	36,998	39,292	41,110	42,821	44,402
Population per Household	2.66	2.49	2.45	2.41	2.39	2.39	2.39	2.39
BOONE COUNTY								
Household Population	57,177	85,403	101,609	121,331	139,989	157,425	173,496	188,064
Number of Households	20,127	31,258	37,560	45,302	52,532	59,075	65,106	70,573
Population per Household	2.84	2.73	2.71	2.68	2.66	2.66	2.66	2.66
KENTON COUNTY								
Household Population	140,148	149,598	150,374	152,706	157,100	161,148	164,713	167,536
Number of Households	52,690	59,444	60,616	62,458	64,730	66,398	67,867	69,030
Population per Household	2.66	2.52	2.48	2.44	2.43	2.43	2.43	2.34

Source: US Census, Kentucky State Data Center and OKI



Table 5

Households and Families, Campbell, Boone and Kenton Counties 1990 and 2000 U.S. Census					
		1990	2000	Change 1990 - 2000	Percent change 1990-2000
CAMPBELL COUNTY	Total households	31,169	34,742	3,573	11.5%
	Family households (families)	22,237	23,093	856	3.8%
BOONE COUNTY	Total households	20,127	31,258	11,131	55.3%
	Family households (families)	15,722	23,435	7,713	49.1%
KENTON COUNTY	Total households	52,690	59,444	6,754	12.8%
	Family households (families)	37,424	39,444	2,020	5.4%

Source: U.S. Census 1990 and 2000, SF3

Tables 6.1-6.3 illustrate the distribution of Campbell County residents among several age groups over the same period. In general, Campbell County’s population is relatively evenly distributed, with approximately one-half of Year 2000 residents falling between the ages of 25 and 65. It is worth noting that the 2005 population estimate cited below is slightly lower than that used in previous tables; this table uses the U.S. Census estimate, which differs slightly from the Kentucky Data Center’s estimate as a result of methodology differences.

Table 6.1

Gender and Age Cohorts, Campbell, Boone and Kenton Counties 1990 US Census						
	1990			Percent of Total		
	Campbell	Boone	Kenton	Campbell	Boone	Kenton
Total population	83,866	57,177	140,148	100.0%	100.0%	100.0%
Under 5 years	6,497	4,675	11,481	7.7%	5.6%	13.7%
5 to 9 years	6,422	4,962	11,130	7.7%	5.9%	13.3%
10 to 14 years	6,187	4,767	10,713	7.4%	5.7%	12.8%
15 to 19 years	5,821	4,137	9,780	6.9%	4.9%	11.7%
20 to 24 years	6,243	3,809	10,434	7.4%	4.5%	12.4%
25 to 34 years	14,543	10,551	25,870	17.3%	12.6%	30.8%
35 to 44 years	11,879	9,600	21,463	14.2%	11.4%	25.6%
45 to 54 years	8,020	5,995	13,445	9.6%	7.1%	16.0%
55 to 59 years	3,596	2,270	5,542	4.3%	2.7%	6.6%
60 to 64 years	3,875	2,073	5,889	4.6%	2.5%	7.0%
65 to 74 years	6,359	2,857	9,472	7.6%	3.4%	11.3%
75 to 84 years	3,428	1,443	5,224	4.1%	1.7%	6.2%
85 years and over	996	450	1,588	1.2%	0.5%	1.9%

Source: U.S. Census 1990 and 2000, SF3



Table 6.2

Gender and Age Cohorts, Campbell, Boone and Kenton Counties 2000 US Census						
	2000			Percent of Total		
	Campbell	Boone	Kenton	Campbell	Boone	Kenton
Total population	88,616	85,991	151,464	100.0%	100.0%	100.0%
Under 5 years	6,128	6,849	11,085	6.9%	7.7%	12.5%
5 to 9 years	6,215	7,143	11,219	7.0%	8.1%	12.7%
10 to 14 years	6,539	6,786	11,188	7.4%	7.7%	12.6%
15 to 19 years	6,505	6,082	10,318	7.3%	6.9%	11.6%
20 to 24 years	6,055	5,081	10,068	6.8%	5.7%	11.4%
25 to 34 years	12,599	13,308	23,125	14.2%	15.0%	26.1%
35 to 44 years	14,504	15,483	25,240	16.4%	17.5%	28.5%
45 to 54 years	11,491	11,681	20,444	13.0%	13.2%	23.1%
55 to 59 years	3,988	3,853	6,675	4.5%	4.3%	7.5%
60 to 64 years	3,427	2,784	5,333	3.9%	3.1%	6.0%
65 to 74 years	5,974	4,178	8,982	6.7%	4.7%	10.1%
75 to 84 years	3,945	2,117	5,914	4.5%	2.4%	6.7%
85 years and over	1,246	646	1,873	1.4%	0.7%	2.1%

Table 6.3

Gender and Age Cohorts, Campbell, Boone and Kenton Counties 2005 US Census			
2005 (ESTIMATE)			
	Campbell	Boone	Kenton
Total population	85,210	110,080	154,911
Under 5 years	5,288	8,730	11,370
5 to 9 years	6,410	8,534	9,893
10 to 14 years	6,625	7,628	11,868
15 to 19 years	5,764	7,571	10,086
20 to 24 years	5,406	7,681	9,473
25 to 34 years	10,685	17,480	21,368
35 to 44 years	12,950	17,523	23,284
45 to 54 years	12,854	15,152	24,085
55 to 59 years	4,952	6,283	10,840
60 to 64 years	4,069	4,107	5,972
65 to 74 years	5,599	5,314	8,499
75 to 84 years	3,491	3,184	5,818
85 years and over	1,117	893	2,355



Table 7 identifies the proportion of the County’s residents in 1990 and 2000 that lived in a different residence five years previous to the Census year. This data helps to indicate migration patterns. This table should be read sequentially: the number of persons who lived in a different house or the same house equals the population 5 years and over, while the “Same County” and “Different County” numbers equal the number who lived in a different house and the “Same State” and “Different State” categories will equal the number who lived in a different county. This data indicates that more than half of residents had lived in their homes for more than 5 years prior to the Census, and that the proportion of residents who moved to Campbell County from outside Campbell County increased between 1990 and 2000.

Table 7

Place of Residence 5 Years Previous, 1990 and 2000 US Census and 2005 Estimate									
	1990			2000			2005 (Estimate)		
	Campbell	Boone	Kenton	Campbell	Boone	Kenton	Campbell	Boone	Kenton
Population 5 years and over*	77,369	52,921	130,551	82,536	79,175	140,369	84,199	104,146	149,994
Same House	45,130	26,129	71,495	48,639	38,055	77,555	72,544	83,862	131,084
Different House	32,239	26,218	58,686	33,282	39,816	61,735	11,543	19,431	18,652
Same County	20,815	19,319	45,351	19,109	14,584	33,334	7,575	8,307	10,477
Different County	11,236	9,943	34,332	14,173	25,232	28,401	3,968	11,124	8,175
Same State	5,398	9,376	11,019	6,934	12,936	13,241	2,340	6,251	4,525
Different State	5,838	6,899	13,335	7,239	12,296	15,160	1,628	4,873	3,650
Elsewhere	188	574	370	615	1,304	1,079	112	853	258

*2005 Estimates include population 1 year and over

Source: U.S. Census 1990 and 2000, SF3



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Table 8.1 – 8.4 summarizes the level of educational attainment attributed to Campbell County residents and compares it to Boone and Kenton Counties as well as with the State of Kentucky. This data includes only persons 25 years and older. The proportion of residents with post-secondary school education increased modestly over this period, with the proportion of persons having some college experience but no degree increasing by over 3% and the proportion having a bachelor's degree increasing by nearly 4%.

Table 8.1

Campbell County Educational Attainment, 1990 and 2000 US Census and 2005 estimate					
	1990	Percent of Total	2000	Percent of Total	2005 (ESTIMATE)
Population 25 years and over	52,731	100%	57,184	100%	55,717
Less than 9th grade	6,704	12.7%	4,063	7.1%	2,465
9th to 12th grade, no diploma	8,612	16.3%	6,893	12.1%	5,841
High school graduate (includes equivalency)	18,001	34.1%	19,882	34.8%	19,776
Some college, no degree	8,974	17.0%	11,730	20.5%	11,544
Associate degree	2,573	4.9%	2,868	5.0%	3,660
Bachelor's degree	5,047	9.6%	7,637	13.4%	8,605
Graduate or professional degree	2,820	5.3%	4,111	7.2%	3,826
Percent high school graduate or higher	71.0%	-	80.8%	-	-
Percent bachelor's degree or higher	14.9%	-	20.5%	-	-

Source: U.S. Census 1990 and 2000, SF3

Table 8.2

Boone County Educational Attainment, 1990 and 2000 US Census and 2005 estimate					
	1990	Percent of Total	2000	Percent of Total	2005 (ESTIMATE)
Population 25 years and over	35,347	100%	54,166	100%	69,936
Less than 9th grade	3,288	9.3%	2,606	4.8%	1,575
9th to 12th grade, no diploma	5,041	14.3%	5,466	10.1%	5,197
High school graduate (includes equivalency)	12,866	36.4%	17,771	32.8%	25,038
Some college, no degree	6,927	19.6%	12,882	23.8%	13,705
Associate degree	1,803	5.1%	3,077	5.7%	7,144
Bachelor's degree	3,435	9.7%	8,564	15.8%	11,487
Graduate or professional degree	1,987	5.6%	3,800	7.0%	5,790
Percent high school graduate or higher	76.4%	-	85.1%	-	-
Percent bachelor's degree or higher	15.3%	-	22.8%	-	-

Source: U.S. Census 1990 and 2000, SF3



Table 8.3

Kenton County Educational Attainment, 1990 and 2000 US Census and 2005 estimate					
	1990	Percent of Total	2000	Percent of Total	2005 (ESTIMATE)
Population 25 years and over	88,454	100%	97,727	100%	102,221
Less than 9th grade	9,463	10.7%	5,949	6.1%	5,054
9th to 12th grade, no diploma	13,213	14.9%	11,511	11.8%	7,877
High school graduate (includes equivalency)	29,317	33.1%	31,834	32.6%	31,010
Some college, no degree	17,090	19.3%	20,920	21.4%	20,660
Associate degree	4,299	4.9%	5,138	5.3%	8,863
Bachelor's degree	10,127	11.4%	14,630	15.0%	19,201
Graduate or professional degree	4,945	5.6%	7,745	7.9%	9,556
Percent high school graduate or higher	74.4%	-	82.1%	-	-
Percent bachelor's degree or higher	17.0%	-	22.9%	-	-

Source: U.S. Census 1990 and 2000, SF3

Table 8.4

State of Kentucky Educational Attainment, 1990 and 2000 US Census and 2005 estimate					
	1990	Percent of Total	2000	Percent of Total	2005 (ESTIMATE)
Population 25 years and over	2,333,833	100%	2,646,397	100%	2,715,805
Less than 9th grade	442,579	19.0%	309,293	11.7%	243,034
9th to 12th grade, no diploma	383,278	16.4%	375,707	14.2%	327,649
High school graduate (includes equivalency)	741,012	31.8%	888,277	33.6%	941,493
Some college, no degree	354,227	15.2%	490,170	18.5%	505,651
Associate degree	94,610	4.1%	129,481	4.9%	174,123
Bachelor's degree	189,539	8.1%	271,418	10.3%	312,484
Graduate or professional degree	128,588	5.5%	182,051	6.9%	211,371
Percent high school graduate or higher	64.6%	-	74.1%	-	-
Percent bachelor's degree or higher	13.6%	-	17.1%	-	-

Source: U.S. Census 1990 and 2000, SF3



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Table 9 presents the distribution of Campbell County's household income levels in 2000 in comparison with the other Northern Kentucky Counties and the Commonwealth. Campbell County's median household income in 2000 was \$41,903. **Table 10** presents Campbell County's median and per capita income in comparison with the other Northern Kentucky counties and the Commonwealth as a whole. Campbell County's median and per capita income in 2000 was less than that of the other two Northern Kentucky counties but greater than the Commonwealth's median.

Table 9

Household Income, Campbell, Boone and Kenton Counties, Including the State of Kentucky 2000 US Census								
	Campbell		Boone		Kenton		Kentucky	
	Population	Percent of Total	Population	Percent of Total	Population	Percent of Total	Population	Percent of Total
Total Households	34,831	100.0%	31,331	100.0%	59,453	100.0%	1,591,739	100.0%
Less than \$10,000	2,979	8.6%	1,597	5.1%	4,795	8.1%	220,692	13.9%
\$10,000 to \$14,999	2,180	6.3%	1,207	3.9%	3,285	5.5%	133,977	8.4%
\$15,000 to \$24,999	4,495	12.9%	3,224	10.3%	7,212	12.1%	245,034	15.4%
\$25,000 to \$34,999	4,728	13.6%	3,134	10.0%	7,751	13.0%	219,944	13.8%
\$35,000 to \$49,999	6,167	17.7%	5,112	16.3%	10,801	18.2%	261,684	16.4%
\$50,000 to \$74,999	7,320	21.0%	7,877	25.1%	12,855	21.6%	274,530	17.2%
\$75,000 to \$99,999	3,837	11.0%	4,506	14.4%	6,183	10.4%	122,008	7.7%
\$100,000 to \$149,999	2,086	6.0%	3,038	9.7%	4,267	7.2%	73,228	4.6%
\$150,000 to \$199,999	544	1.6%	851	2.7%	1,013	1.7%	18,757	1.2%
\$200,000 or more	495	1.4%	785	2.5%	1,291	2.2%	21,885	1.4%

Source: U.S. Census, 2000 SF 3

Table 10

Median Household & Per Capita Income, 2000 US Census		
	Median Household Income	Per Capita Income
BOONE COUNTY	\$53,593	\$23,535
CAMPBELL COUNTY	\$41,903	\$20,637
KENTON COUNTY	\$43,906	\$22,085
KENTUCKY	\$33,672	\$18,093

Source: US Census, Kentucky State Data Center and OKI



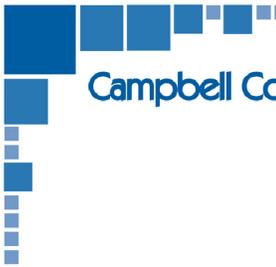
Finally, **Figure 2-2** provides a graphic representation of Campbell County's population distribution as of the 2000 Census. As this map indicates, population concentration is generally highest in the northernmost portion of the County and generally becomes less dense proceeding to the south. Within Campbell County, the majority of the population is concentrated in the northern and central areas. The highest densities occur in and around the cities of Newport, Bellevue, Dayton, Woodlawn, Alexandria, Ft. Thomas, Crestview, and Southgate. Lower density areas include the southern half of the County, including the cities of California and Mentor.



Comprehensive Plan Update

Campbell County, Kentucky

Figure 2-2 - Population per Acre



Comprehensive Plan Update

Campbell County, Kentucky





Workforce Characteristics

Table 11 indicates that, while all three Northern Kentucky counties had generally low unemployment rates in 2000, Campbell County's was slightly higher than the other two. **Tables 12.1** and **12.2** provides a more detailed distribution for Campbell, Boone and Kenton Counties in 1990 and 2000.

Table 11

Employment Status: Civilian Population Aged 16+, 2000				
	In Labor Force	Employed	Unemployed	% Unemployed
BOONE COUNTY	46,776	45,323	1,453	3.1
CAMPBELL COUNTY	45,117	43,371	1,746	3.9
KENTON COUNTY	80,052	77,247	2,805	3.5

Source: US Census, Kentucky State Data Center and OKI

Table 12.1

Employment Status, Campbell, Boone and Kenton Counties 1990 U.S. Census						
1990						
	Campbell		Boone		Kenton	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Population 16 years and over	63,482	100.0%	42,290	100.0%	106,854	100.0%
In labor force	41,926	66.0%	30,167	71.3%	72,973	68.3%
Civilian labor force	41,888	66.0%	30,085	71.1%	72,912	68.2%
Employed	39,693	62.5%	28,991	68.6%	69,688	65.2%
Unemployed	2,157	3.4%	1,094	2.6%	3,224	3.0%
Armed Forces	38	0.1%	82	0.2%	61	0.1%
Not in labor force	21,594	34.0%	12,123	28.7%	33,881	31.7%

Source: U.S. Census 1990 and 2000, SF3



Table 12.2

Employment Status, Campbell, Boone and Kenton Counties 2000 U.S. Census						
2000						
	Campbell		Boone		Kenton	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Population 16 years and over	68,338	100.0%	64,033	100%	115,879	100.0%
In labor force	45,176	66.1%	46,791	73%	80,078	69.1%
Civilian labor force	45,117	66.0%	46,776	73%	80,052	69.1%
Employed	43,371	63.5%	45,323	71%	77,247	66.7%
Unemployed	1,746	2.6%	1,453	2%	2,805	2.4%
Armed Forces	59	0.1%	15	0%	26	0.0%
Not in labor force	23,162	33.9%	17,242	27%	35,801	30.9%

Source: U.S. Census 1990 and 2000, SF3

Table 13 illustrates the distribution of Campbell County's employed residents by occupation, while **Table 14** sorts the same base of residents by the industrial sector in which they worked. Due to the Census Bureau's decision to revise the occupation classes between 1990 and 2000, a direct comparison between the two Census years is not possible. It should be noted that a large number of these residents are employed outside the County, as is identified in **Table 15**.

Table 13

Occupation Class, Campbell, Boone and Kenton Counties and Kentucky 2000 U.S. Census								
	Campbell		Boone		Kenton		Kentucky	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Employed civilian population 16 years and over	43,371	100%	45,323	100%	77,247	100%	1,798,264	100%
Management, professional, and related occupations	13,614	31.4%	14,520	32.0%	24,627	31.9%	515,225	28.7%
Service occupations	6,025	13.9%	5,357	11.8%	10,739	13.9%	256,665	14.3%
Sales and office occupations	12,967	29.9%	13,647	30.1%	23,491	30.4%	457,438	25.4%
Farming, fishing, and forestry occupations	81	0.2%	114	0.3%	44	0.1%	16,270	0.9%
Construction, extraction, and maintenance occupations	4,442	10.2%	4,047	8.9%	6,929	9.0%	198,662	11.0%
Production, transportation, and material moving occupations	6,242	14.4%	7,638	16.9%	11,417	14.8%	354,004	19.7%

Source: U.S. Census, 2000 SF 3



Approximately one-third of the County's employed residents work in managerial, professional and related white collar occupations, while a slightly smaller number are in retail occupations.

Table 14

	Campbell		Boone		Kenton		Kentucky	
	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total	Number	Percent of Total
Employed civilian population 16 years and over	43,371	100%	45,323	100%	77,247	100%	1,798,264	100%
Agriculture, forestry, fishing and hunting, and mining	159	0.4%	340	0.8%	159	0.2%	59,729	3.3%
Construction	3,456	8.0%	2,934	6.5%	3,456	4.5%	129,618	7.2%
Manufacturing	5,788	13.3%	7,825	17.3%	5,788	7.5%	315,774	17.6%
Wholesale trade	1,786	4.1%	1,792	4.0%	1,786	2.3%	60,854	3.4%
Retail trade	5,009	11.5%	5,619	12.4%	5,009	6.5%	217,164	12.1%
Transportation and warehousing, and utilities	3,167	7.3%	5,188	11.4%	3,167	4.1%	108,738	6.0%
Information	1,274	2.9%	1,054	2.3%	1,274	1.6%	39,303	2.2%
Finance, insurance, real estate, and rental and leasing	3,565	8.2%	3,549	7.8%	3,565	4.6%	97,350	5.4%
Professional, scientific, management, administrative, and waste management services	3,927	9.1%	3,658	8.1%	3,927	5.1%	111,878	6.2%
Educational, health and social services	8,190	18.9%	6,798	15.0%	8,190	10.6%	365,605	20.3%
Arts, entertainment, recreation, accommodation and food services	3,503	8.1%	2,977	6.6%	3,503	4.5%	129,973	7.2%
Other services (except public administration)	1,922	4.4%	1,949	4.3%	1,922	2.5%	85,150	4.7%
Public administration	1,625	3.7%	1,640	3.6%	1,625	2.1%	77,128	4.3%

Source: U.S. Census, 2000 SF 3

Table 14 indicates that nearly one in five Campbell County residents is employed in the Education, Health and Social Services sector. This is relatively consistent with the Commonwealth of Kentucky. Manufacturing and Retail Trade also employ more than 10% of Campbell County's population.



Table 15 presents data relating to the commuting patterns of Campbell County residents and residents of other locations who work in Campbell County. For the purposes of this summary, a number of counties that are the origin and destination of small numbers of residents have been removed in order to focus on the primary migration paths. As **Table 15** indicates, nearly two-thirds of the workforce who live in Campbell County works outside of the County. The number of workers who commute to Campbell County for work is just over one-half of the number of Campbell County workers who travel to other counties to work. The largest number of persons who live in Campbell County, but work outside of the County, work north of the Ohio River in Hamilton County, Ohio, while the largest number of persons living outside of Campbell County but working in Campbell County comes from the west, Kenton County, Kentucky.

Table 15

Commute Patterns between Counties, 2000 U.S. Census

WORKERS WHO LIVE IN THE COUNTY			WORKERS WHO WORK IN THE COUNTY		
15,474	36.7%	Live and work in the county	15,474	58.6%	Work and live in the county
26,689	63.3%	Live in the county, work elsewhere	10,934	41.4%	Work in the county, live elsewhere
42,163		Total workers who live in the county	26,408		Total workers who work in the county

BETWEEN KENTUCKY COUNTIES ONLY				BETWEEN KENTUCKY AND OTHER STATES			
Lives in Campbell and works in:	Number of Workers	Lives in:	Works in Campbell	Lives in Campbell and works in:	Number of Workers	Lives in:	Works in Campbell
Total	25,526	Total	22,288	Total	16,637	Total	4,120
Selected Counties		Selected Counties		Selected Counties		Selected Counties	
Boone KY	4,062	Boone KY	1,150	Dearborn IN	56	Dearborn IN	135
Campbell KY	15,474	Bracken KY	567	Butler OH	652	Brown OH	73
Kenton KY	5,782	Campbell KY	15,474	Clermont OH	579	Butler OH	318
Pendleton KY	208	Grant KY	191	Hamilton OH	14,946	Clermont OH	744
		Kenton KY	3,921	Montgomery OH	82	Hamilton OH	2,739
		Mason KY	64	Warren OH	322	Montgomery OH	41
		Pendleton KY	921			Warren OH	70

Source: Kentucky Data Center

Finally, **Table 16** on the following page identifies the primary mode of commuting to work used by respondents to the 2000 Census. The proportion of total commuters that rely on personal vehicles driven alone increased by 5% over this period.



Table 16

Commuting to Work, Campbell, Boone and Kenton Counties and Kentucky 1990 and 2000 U.S. Census								
	1990				2000			
	Campbell	Boone	Kenton	Kentucky	Campbell	Boone	Kenton	Kentucky
Workers 16 years and over	38,998	28,514	68,408	1,565,711	42,820	44,507	76,169	1,781,733
Car, truck, or van -- drove alone	28,883	23,382	53,452	1,195,088	33,870	37,661	61,509	1,429,053
Car, truck, or van -- carpoled	5,986	3,527	9,032	229,310	4,872	4,505	8,398	224,643
Public transportation (including taxicab)	1,828	371	2,716	25,082	1,543	507	2,552	21,522
Walked	1,272	353	1,403	46,501	1,232	416	1,635	42,494
Other means	272	149	403	14,021	301	273	512	15,877
Worked at home	757	732	1,402	55,709	1,002	1,145	1,563	48,144
Mean travel time to work (minutes)	n/a	n/a	n/a	n/a	23.9	24.4	22.9	23.5

Source: U.S. Census 1990 and 2000, SF3

Housing Characteristics

This final section of the Demographics analysis focuses on the County's existing housing units. 2005 estimates for housing characteristics are not available at the time of demographic analysis.

Table 17.1 and **17.2** presents the distribution of the County's single family and multi-family units in comparison to Boone and Kenton Counties as well as that of the Commonwealth of Kentucky. Of all housing types available in Campbell County, the category of housing units contained in properties having 10 or more units was the only type to increase significantly in proportion of total units over this period.



Table 17.1

Total Housing Units in structure, Campbell, Boone and Kenton Counties and Kentucky 1990 US Census								
1990								
	Campbell		Boone		Kenton		Kentucky	
	Total	Percent of Total	Total	Percent of Total	Total	Percent of Total	Total	Percent of Total
Total housing units	32,910	100.0%	21,476	100.0%	56,086	100.0%	1,506,845	100.0%
1-unit, detached	21,012	63.8%	13,910	64.8%	34,669	61.8%	1,012,730	67.2%
1-unit, attached	883	2.7%	759	3.5%	1,935	3.5%	25,518	1.7%
2 units	3,228	9.8%	327	1.5%	4,528	8.1%	47,988	3.2%
3 or 4 units	1,685	5.1%	522	2.4%	3,275	5.8%	62,573	4.2%
5 to 9 units	1,842	5.6%	1,144	5.3%	3,051	5.4%	65,648	4.4%
10 to 19 units	1,495	4.5%	1,975	9.2%	3,959	7.1%	55,739	3.7%
20 or more units	1,362	4.1%	698	3.3%	2,226	4.0%	41,325	2.7%
Mobile home	1,128	3.4%	1,905	8.9%	2,011	3.6%	182,110	12.1%
Other	275	0.8%	236	1.1%	432	0.8%	13,214	0.9%

Source: U.S. Census 1990 and 2000, SF3

Table 17.2

Total Housing Units in structure, Campbell, Boone and Kenton Counties and Kentucky 2000 US Census								
2000								
	Campbell		Boone		Kenton		Kentucky	
	Total	Percent of Total	Total	Percent of Total	Total	Percent of Total	Total	Percent of Total
Total housing units	36,898	100.0%	33,351	100.0%	63,571	100.0%	1,750,927	100.0%
1-unit, detached	23,448	63.5%	21,686	65.0%	40,592	63.9%	1,156,003	66.0%
1-unit, attached	1,226	3.3%	1,823	5.5%	2,636	4.1%	36,124	2.1%
2 units	2,649	7.2%	523	1.6%	4,345	6.8%	55,441	3.2%
3 or 4 units	1,773	4.8%	720	2.2%	3,349	5.3%	72,279	4.1%
5 to 9 units	2,174	5.9%	2,055	6.2%	3,549	5.6%	76,035	4.3%
10 to 19 units	2,710	7.3%	2,954	8.9%	4,529	7.1%	54,958	3.1%
20 or more units	1,829	5.0%	1,164	3.5%	2,683	4.2%	51,075	2.9%
Mobile home	1,089	3.0%	2,405	7.2%	1,877	3.0%	246,443	14.1%
Other	0	0.0%	21	0.1%	11	0.0%	2,569	0.1%

Source: U.S. Census 1990 and 2000, SF3



Comprehensive Plan Update

Campbell County, Kentucky

Table 18 indicates the relative age of the Campbell County's residential structures. Over half of the residential structures existing in 2000 were constructed before 1959 which indicates an aging housing stock. This number is higher than either Boone and Kenton Counties and the State of Kentucky as a whole. While this by no means indicates poor or substandard quality, issues of continued maintenance will become an increasingly noticeable issue.

Table 18

Year Structure Built, Campbell, Boone and Kenton Counties and Kentucky, 2000 US Census

	Campbell		Boone		Kenton		Kentucky	
	Total	Percent of Total	Total	Percent of Total	Total	Percent of Total	Total	Percent of Total
Total Units	36,898	100.0%	33,351	100%	63,571	100%	1,750,927	100%
1999 to March 2000	517	1.4%	2,611	8%	1,215	2%	52,071	3%
1995 to 1998	2,068	5.6%	6,278	19%	4,251	7%	167,125	10%
1990 to 1994	3,254	8.8%	5,140	15%	4,871	8%	151,270	9%
1980 to 1989	3,913	10.6%	5,993	18%	7,550	12%	258,318	15%
1970 to 1979	3,711	10.1%	5,623	17%	10,356	16%	350,021	20%
1960 to 1969	3,999	10.8%	3,170	10%	7,647	12%	239,152	14%
1940 to 1959	7,701	20.9%	3,117	9%	12,811	20%	315,297	18%
1939 or earlier	11,735	31.8%	1,419	4%	14,870	23%	217,673	12%

Source: U.S. Census, 2000 SF 3

Tables 19.1 and **19.2** on the following page indicates the relative size of Campbell County residential units in 2000, as measured by number of rooms in comparison with Boone and Kenton Counties as well as that of Kentucky. The number of rooms is inclusive of all rooms in a dwelling, including bedrooms, kitchens, dining rooms, living rooms, family rooms, etc. The number of rooms is exclusive, however, of closets, bathrooms and unfinished basement areas. The majority of Campbell County residences in 2000 had between 4 and 7 rooms which remained unchanged from the 1990 Census.



Table 19.1

Total Rooms in Structure, Occupied Units, Campbell, Boone and Kenton Counties and Kentucky 1990 US Census

	Campbell		Boone		Kenton		Kentucky	
	Total	Percent of Total	Total	Percent of Total	Total	Percent of Total	Total	Percent of Total
Total Rooms	32,910	100.0%	21,476	100.0%	56,086	100.0%	1,506,845	100.0%
1 room	298	0.9%	115	0.5%	601	1.1%	12,271	0.8%
2 rooms	978	3.0%	389	1.8%	1,927	3.4%	35,115	2.3%
3 rooms	3,310	10.1%	1,496	7.0%	5,641	10.1%	118,352	7.9%
4 rooms	5,926	18.0%	3,838	17.9%	10,370	18.5%	318,216	21.1%
5 rooms	7,451	22.6%	4,593	21.4%	11,947	21.3%	378,761	25.1%
6 rooms	6,983	21.2%	4,100	19.1%	10,438	18.6%	289,028	19.2%
7 rooms	4,112	12.5%	3,226	15.0%	7,176	12.8%	172,477	11.4%
8 rooms	2,120	6.4%	2,208	10.3%	4,562	8.1%	96,911	6.4%
9 or more rooms	1,732	5.3%	1,511	7.0%	3,424	6.1%	85,714	5.7%

Source: U.S. Census, 2000 SF 3

Table 19.2

Total Rooms in Structure, Occupied Units, Campbell, Boone and Kenton Counties and Kentucky 2000 US Census

	Campbell		Boone		Kenton		Kentucky	
	Total	Percent of Total	Total	Percent of Total	Total	Percent of Total	Total	Percent of Total
Total Rooms	36,898	100.0%	33,351	100.0%	63,571	100.0%	1,750,927	100.0%
1 room	324	0.9%	200	0.6%	705	1.1%	15,591	0.9%
2 rooms	1,114	3.0%	634	1.9%	1,732	2.7%	41,337	2.4%
3 rooms	3,364	9.1%	1,984	5.9%	5,491	8.6%	121,727	7.0%
4 rooms	6,227	16.9%	4,565	13.7%	10,354	16.3%	320,214	18.3%
5 rooms	8,229	22.3%	6,347	19.0%	12,749	20.1%	440,748	25.2%
6 rooms	7,279	19.7%	6,215	18.6%	12,129	19.1%	340,654	19.5%
7 rooms	4,518	12.2%	4,951	14.8%	8,797	13.8%	211,115	12.1%
8 rooms	3,311	9.0%	4,400	13.2%	6,137	9.7%	132,756	7.6%
9 or more rooms	2,532	6.9%	4,055	12.2%	5,477	8.6%	126,785	7.2%

Source: U.S. Census, 2000 SF 3

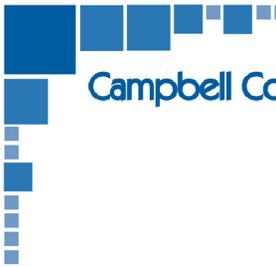


Table 20 indicates the distribution of Campbell County’s residential units by their market value in comparison with other Northern Kentucky Counties and the Commonwealth of Kentucky. Market values for Census data are self-reported. More than two-thirds of Campbell County residential structures were valued between \$50,000 and \$150,000 in 2000.

Table 20

Value of Structure (Residential), Campbell, Boone and Kenton Counties and Kentucky 2000 US Census								
	Campbell		Boone		Kenton		Kentucky	
	Number	Percent of total	Number	Percent of total	Number	Percent of total	Number	Percent of total
Less than \$50,000	1,656	8.6%	369	1.9%	2,260	6.5%	146,424	18.2%
\$50,000 to \$99,999	7,883	40.8%	4,952	26.0%	13,768	39.7%	351,734	43.6%
\$100,000 to \$149,999	5,609	29.0%	6,492	34.0%	9,922	28.6%	171,363	21.2%
\$150,000 to \$199,999	2,329	12.0%	4,005	21.0%	4,619	13.3%	72,007	8.9%
\$200,000 to \$299,999	1,321	6.8%	2,330	12.2%	2,752	7.9%	44,571	5.5%
\$300,000 to \$499,999	406	2.1%	720	3.8%	1,028	3.0%	15,414	1.9%
\$500,000 to \$999,999	98	0.5%	161	0.8%	249	0.7%	4,013	0.5%
\$1,000,000 or more	29	0.2%	40	0.2%	50	0.1%	935	0.1%
Median (dollars)	\$101,000		\$131,800		\$105,600		\$86,700	

Finally, **Figure 2-3** identifies the relative density of housing units throughout the County. The County’s housing density trends follow the same pattern as its population distribution, with the highest concentration of housing units per acre in the northern and central areas occurring around the more densely populated cities where utilities such as water and sanitary sewer are readily available. The lower concentration of housing units per acre occurs in the southern half of the County in the more rural areas where on site sanitary sewer disposal systems are prevalent.



Comprehensive Plan Update

Campbell County, Kentucky

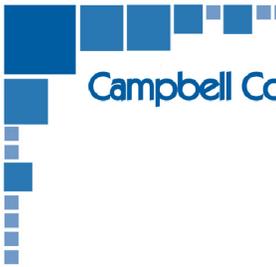




Comprehensive Plan Update

Campbell County, Kentucky

Figure 2-3 - Housing Units Per Acre



Comprehensive Plan Update

Campbell County, Kentucky





ENVIRONMENTAL CONSTRAINTS

Figure 2-4, Environmental Constraints, identifies the locations of some of the key environmental constraints discussed below. Environmental constraints are important to understand because they often denote areas that are not entirely suitable for certain or all types of development.

Topography and Surface/Subsurface Geology

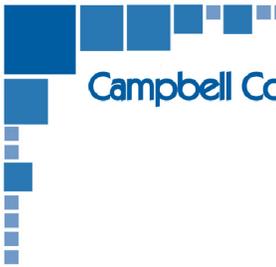
Topography refers to the level of variation in the earth's surface in a particular location, such as the degree to which the landscape is hilly or flat or otherwise changes grade. Surface and subsurface geology concerns the types of rock and soil deposits and formations that are found in an area, both at the surface of the earth and below that surface. Unseen geologic formations may impact the ability to safely build, alter or otherwise impact a site, such as in cases where subsurface formations may create unstable conditions for buildings.

The 2000 Campbell County Comprehensive Plan provided the following description of Campbell County's topography, which is generally unchanged since that time:

The Northern Kentucky Area extends over a low plateau about 900 feet above Means Sea Level (MSL). Continual erosion of the plateau has developed numerous ridges and steep narrow valleys which characterize the Northern Kentucky Area and have a significant effect on land development.

The Ohio and Licking River basins were formed by the movement of glaciers which cut deeply into this plateau. Steep slopes comprising the narrow, winding, V-shaped valleys extending in from the two major rivers vary from 500 to 700 feet MSL and are one-half to three miles wide. There are extensive areas in this elevation range in the southern portion of Campbell County which is the result of heavy erosion of the high plateau, some of which can be found in the Alexandria area. A large amount of the developed and undeveloped land within the county is classified as Physically Restricted Development Areas (PRDA) which provides for very limited potential for intensive types of urban development.

To date, most of [Northern Kentucky's] urban development has occurred on land with minimal slope. Areas of steeper slopes have been included within subdivisions, but most often as the undeveloped rear portions of deep lots or as "common open space". Historically, topography has played a severely limiting role in the development of the Northern Kentucky Area. However, new and more effective methods of earth moving and the pressure and necessity of need for more land to develop, have caused this limitation to be less of a deterrent in recent years. Use of these severe slopes for urban development type purposes



Comprehensive Plan Update

Campbell County, Kentucky

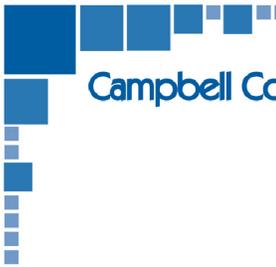




Comprehensive Plan Update

Campbell County, Kentucky

Figure 2-4 - Environmental Constraints



Comprehensive Plan Update

Campbell County, Kentucky





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is already beginning to occur and will, undoubtedly, become a matter of even more concern in future years. To some degree, this severe topographical condition may be considered an asset, in that it has resulted in a significant amount of "undevelopable" land area which can easily be retained in its natural open state, providing "breaks" in the urban landscape. [NKAPC, 2000, 3-1, 2]

Although northern Campbell County and the portion of central Campbell County that extends through the Alexandria area has relatively level terrain such as described in the 2000 Comprehensive Plan, much of the east-central and southern portions of the County are characterized by steep hillsides and narrow valleys. Hillsides in these areas also generally consist of unconsolidated alluvial fills and shale uplands. As noted in the 2000 Comprehensive Plan, intensive development has been difficult or impossible in these areas, although improving technology and increasing demand for developable land has resulted in an increasing ability to develop these lands. To date, those Campbell County hillsides that have been developed are primarily used for large-acreage home sites and other low-intensity land uses.

Perhaps as significantly, Campbell County's topographic character reduces the amount of land available for more intensive newer types of development, which is likely to increase demand for the small amount of relatively level terrain available in the central and southern portions of the County.

Like much of the Northern Kentucky/Greater Cincinnati area, this combination of hilly terrain and unstable soils creates important challenges:

- The movement of soil under loads is encountered in many areas throughout Campbell County. These movements range from the long-term consolidation of silty soils to the relatively rapid flow or sliding of clay soils. Silty soils, particularly those found in the valley and vicinity of the Ohio and Licking Rivers, consolidate when loaded and settle.
- The overall abundance of potentially unstable soil conditions in the planning area is unknown. However, the existence of these types of soil conditions when combined with the existence of the Kope rock formation and steep slopes, are usually indicative of very severe landslide potential. It is important that existing heavy vegetation on these steep slopes in the city is maintained, which will help the hillsides maintain their integrity.
- The typical Campbell County hillside is characterized by a 3:1 horizontal to vertical slope or steeper. Soils on these slopes are usually 2 to 15 feet thick and composed of mostly colluvium, with some glacial and some residual. The top of the bedrock is composed of stable shale and thinly bedded limestone, both horizontally bedded. If development must be located on hillsides, it is important to take proper steps so that the slippage of soil is kept to a minimum.



These steps include designing structures with a stud wall and a retaining wall on the bedrock with proper footing drainage, and with step footings down into and following the bedrock, which are typically trenched and filled bank to bank with reinforced concrete. Excess soils should not fill over the natural slope, but should be hauled away. [NKAPC, 2000, 3-5]

Finally, the 2000 Comprehensive Plan update identified that any pipelines constructed in Campbell County would require attention to soil depths:

Adequate cover and protection for pipeline construction will be found in most of the valley areas; however, the upland surfaces, due to the generally shallow depth of soil cover, may present localized problems where pipes must be buried below the depth of frost penetration. The groundwater of the planning area is not unusually corrosive and ordinary coatings for pipe should withstand corrosion. Adequate backfill precautions should be taken for concrete pipe placed in leached soil horizons. [NKAPC, 2000, 3-5]

Hydrology

Hydrologic issues pertain to the patterns of circulation and distribution of waters on the earth's surface, particularly as a result of natural and manmade waterways and bodies of water, such as lakes. The 2000 Comprehensive Plan outlined "Flood Prone Areas" as follows:

Northern Kentucky is characterized by some areas which are subject to periodic flooding, which is a factor of major consideration in planning for future development. In fact, this characteristic is considered so significant that plan recommendations strongly urge that all new development, or redevelopment, be discouraged, or stringently controlled, where this most hazardous condition exists. Development should only be permitted in certain areas when adequate flood protection systems are constructed or flood proofing measures, approved by proper authorities, are taken.

The most hazardous flood danger conditions are prevalent immediately adjacent to major water bodies and streams. Primary areas of concern are: (1) the major permanent flowing water bodies; (2) areas identified by the Federal Emergency Management Administration (FEMA) as the major rivers and tributary stream valleys and terraces subject to a 100-Year Flood -- a flood having an average frequency in the order of once in 100 years, although it may occur in any year (such delineators obviously are inclusive of those areas which are subject to flooding even more frequently); and (3) other land subject to periodic flooding (extent of potential headwater flooding delineated by the Northern Kentucky Area Planning Commission through interpretation of topographical mapping and other available flood information). Importantly, a distinction



should be made between those areas which are identified as "floodways", within which no development which would result in any increase in flood levels during the occurrence of a 100-year flood discharge should be permitted. The land use plan maps are not in sufficient detail to identify the difference between these classifications, only showing "flood prone areas". [NKAPC, 2000, 3- 2]

As **Figure 2-5** indicates, Campbell County has a relatively small amount of flood prone territory, with flooding concerns of this type largely limited to the immediate Ohio and Licking rivers' waterfronts and some highly localized areas in narrow valleys, including a small number in the Camp Springs and Oneota Road vicinities. It should be noted that it is possible for localized flooding to occur in other locations throughout the County, but that these areas are considered to have at least a 1% chance of experiencing a significant flooding event in any given year. Additionally, Flood Prone areas as defined by FEMA do not always account for the impacts that new development upstream may have on water volumes experienced by downstream locations. Properties that are located in FEMA-designated flood prone areas, however, are required to comply with FEMA site regulations in order to be eligible for flood insurance.

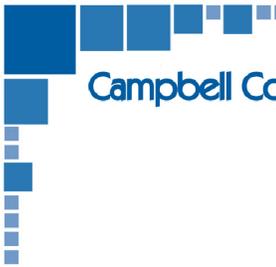
Campbell County's existing Zoning Ordinance, which is administered for the unincorporated portions of the County, currently requires stormwater management and mitigation analysis as part of the review and permitting process.

Hydric Soils

Hydric soils include a wide variety of soils types that drain poorly and may be prone to flooding and/or ponding. Although hydric soils can generally tolerate some level of construction, they often require additional site and/or building engineering to ensure stability. Certain hydric soils may also be ill-suited to accommodating septic systems; a major health concern.

As **Figure 2-6** indicates, Campbell County has a relatively small amount of land characterized by hydric soils. The 2000 Comprehensive Plan, using data from earlier soil surveys, noted that:

The soils of the area are of predominantly three types: alluvial, residual, and glacial. The characteristics of these types of soils are generally described in the earlier 1972 area-wide comprehensive plan and the earlier SCS studies. The most abundant soils in Campbell County are (1) Eden silty clay loam (56%); (2) Faywood silty clay loam (10%); and (3) Nicholson silt loam (7%). Further detail, for purposes of construction, will be necessary in most all cases; likely through necessity of an on-site soils report. [NKAPC, 2000, 3- 4]



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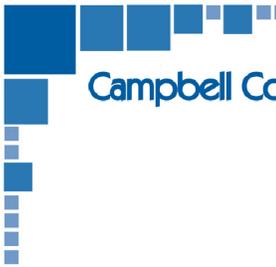




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Figure 2-5 - Flood Prone Areas



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Figure 2-6 - Hydric Soils

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The largest concentrations of hydric soils occur in the cities of Silver Grove and Melbourne and the extreme unincorporated southern portions of the Ohio River waterfront, in specific locations along the Licking River waterfront, and isolated locations in the vicinity of U.S. 27 south of Alexandria and the southernmost portions of the AA Highway.

As the 2000 Comprehensive Plan noted:

Areas within Campbell County that have soils with low permeability, including but not limited to Faywood silty clay loam and Eden silty clay loam, should **not** be considered prime areas for development that includes septic systems. Likewise, areas with soils that have low available moisture capacity, including but not limited to Chagrin gravelly silty clay loam and Cynthiana Flaggy silty clay loam, may have problems accepting abundant materials produced by septic tanks. Septic tanks should be placed in areas with soils and topography that can accommodate the load. [NKAPC, 2000, 3- 4]

Wetlands

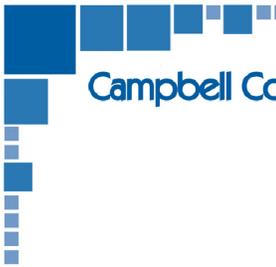
A wetland is a lowland area that is saturated with moisture such as a marsh or swamp. **Figure 2-7** also illustrates Campbell County's identified wetlands, which are found only in small, isolated areas, generally near the Ohio River waterfront or tributaries. A few small wetlands are located in the outer sections of the cities of Highland Heights and Alexandria, as well as the vicinity of A.J. Jolly Park. Wetlands provide many benefits including: providing recreational opportunities (hunting, fishing, and bird watching), improving water quality, and helps control flooding (replacing 1 acre of wetlands at a 12 foot depth typically costs \$300 in flood control measures)¹.

Potential Groundwater Supply

Like many other characteristics, groundwater supplies are assumed for the purposes of this Plan Update to be comparable to conditions cited in the 2000 Comprehensive Plan, due to the relatively low overall volume of development that has occurred in areas dependent on groundwater. The 2000 Comprehensive Plan indicated that:

Studies of soil characteristics and geological formations have found that a majority of [Campbell County's] land does not contain a dependable domestic supply (100 gallons a day) of groundwater. Wells that are established along drainage lines though, may produce enough water for a domestic supply except during dry weather. Furthermore, the water that is obtained from the groundwater supply is hard or very hard and may contain salt or hydrogen sulfide at depths greater than 100 feet.

¹ According to the Environmental Protection Agency in reference to a Minnesota Department of Natural Resources study in 1991 dollars.



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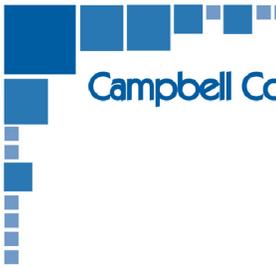




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Figure 2-7 - Wetlands



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Wells constructed in certain areas along State Route 9 and U.S. 27 south of Alexandria will produce enough water for a domestic supply with a power pump and added pressure system (more than 500 gallons a day) at depths of less than 100 feet. These areas are consequently subject to various degrees of groundwater pollution. [NKAPC, 2000, 3-3]

Air Quality

As the 2000 Comprehensive Plan indicated, Campbell County is part of a region for which air quality has been an ongoing concern since the 1980s. After several years' effort to address the region's initial designation as a non-attainment zone under the Clean Air Act, this effort was finally accomplished as a region:

In June of 2000, the Cincinnati-Hamilton County/Northern Kentucky area, which encompasses Campbell County, was designated an attainment area for the one-hour ozone air quality standard. This new designation will put into place a plan for maintaining the one-hour ozone standard at healthful levels for at least the next ten years. It is anticipated that the new plan will include the continuation of the use of reformulated gasoline, vapor recovery systems, and the vehicle inspection and maintenance program. The redesignation will also require both Ohio and Kentucky to produce a plan to address future violations. This plan, as well as the ten-year plan, is still in the process of being prepared and approved by the EPA. [NKAPC, 2000, 3- 7] This is being accomplished through the Ohio-Kentucky-Indiana Regional Council of Governments (OKI), the local Metropolitan Planning Organization of which Campbell County is an active member.

In April 2004, U.S. EPA returned a nine-county area, which includes Campbell County, to basic non-attainment status for ozone under the eight-hour ozone standard. In December 2004, U.S. EPA designated several counties, including Campbell County as non-attainment for fine particulate matter, which includes soot and other irritants. As a result, the OKI region is subject to a Conformity Memorandum of Agreement to engage in intra-agency consultations and use various elements of the transportation planning process to manage and lessen these pollutants.



Physically Restricted Development Area

Finally, **Figure 2-8** identifies a large portion of the unincorporated portion of the County as “Physically Restricted Development Areas.” Development of this designation as part of the 2000 Comprehensive Plan was described as follows:

A combination of many of the foregoing described characteristics may result in the identification of areas which could be considered environmentally sensitive. For example, lands which are underlain by geologically fragile formations and covered by somewhat unstable soil conditions would dictate that such lands are environmentally sensitive for developmental purposes; areas which are subject to periodic flooding would be considered environmentally sensitive; land areas characterized by steep slope conditions, unstable soil characteristics, etc. would also easily be classified as environmentally sensitive. The terminology used is comparatively new -- the resulting problems are not. Serious consideration must be given to the potential development of such lands for any intensive purposes. Lands with such characteristics will have limited opportunities for intensive development and will require special consideration when development is considered. [NKAPC, 2000, 3- 8]

Based on the characteristics discussed to date, the majority of land designated as “Physically restricted Development Areas” in the 2000 Comprehensive Plan was identified as such due to steep slopes and unstable soils.



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Figure 2-8 - Physically Restricted Development Areas

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AGRICULTURAL ACTIVITY

Agriculture Physical Conditions

The Comprehensive Plan Update identified the following physical characteristics of Campbell County's farmland, which may be assumed to apply to the County at present:

The soils within the county are basically Eden clay loam with approximately 60,000 acres with slopes between 12 percent and 35 percent. Because of the steepness of the land, cultivated crops are limited to a small number of acres. The Soil Conservation Service has mapped approximately 16,400 acres of important farmlands in the county. They include prime farmland totaling 9,300 acres located along the banks of the Ohio and Licking Rivers and land along major tributary streams. Another 7,100 acres of important farmland are scattered throughout the county and include many of the flat to more gently sloping ridge tops. Because of the steepness of the remaining farmlands, they are best suited for pasture, hay and forestry purposes. [NKAPC, 2000, 3 - 4] Viticulture is also a potential agricultural use and has been increasingly investigated in the Northern Kentucky area as suitable for steep slopes in areas of identified "important farmland".

The amount of acreage identified as *important farmlands* is equal to approximately 17.8% of the County's total acreage, and 23.3% of current unincorporated land in the County.

Agricultural Activity and Trends

In September 2005, the Campbell County Conservation District released a report authored by the American Farmland Trust (AFT) entitled "A Profile of Agriculture and Cost of Community Services Study." Within this report, the authors reviewed and summarized recent trends in agricultural production in Campbell County. This review was based primarily on the 1987, 1992, 1997 and 2002 Censuses of Agriculture, which are conducted by the United States Department of Agriculture. Some of this review's key findings are as follows:

- The number of farms in the County has remained generally unchanged over this time period, with a slight increase over the 15-year period resulting primarily from changes to the definition of a farm used by the Census.
- The total acreage of land in farms increased 22 percent, from 41,411 acres in 1987 to 50,383 acres in 2002. At least part of this increase may also result from the change in farm definition.
- The average size of County farms increased over this period, peaking at 90 acres in 1997 and declining to 87 acres in 2002.
- Tobacco sales declined by 58% between 1997 and 2002, from 31% of total market value of products sold to 12% of county sales in 2002.



- The total market value of agricultural products increased in real terms and on a per-acre basis over the period.
- Nursery and greenhouse sales made up 29% of Campbell County's agricultural industry in 2002, up from 16% in 1997. Sales for the nursery and greenhouse sector itself increased by 91% between 1997 to 2002, from total reported sales of \$897,000 in 1997 to \$1.7 million in 2002
- Between 1987 and 2002, the number of farms in Campbell County grew 13%, from 512 to 581 farms. Although this growth may stem in part from the broadening of the farm definition, the Commonwealth experiences a decline of 15% in total number of farms over this period. In Campbell County, farms having between 10 and 49 acres increased in number from 162 to 219, and farms with more than 260 acres increase from 15 to 31.
- When adjusted for inflation, the total market value of agricultural products sold in Campbell County increased only slightly between 1987 and 2002, but this increase occurred despite a sharp decline in tobacco sales, which was the second largest sales item in 1997.
- Several commodities that had high proportional sales in 1987 declined substantially over the study period. Declining commodities include dairy products, vegetables, sweet corn and melons. Over the same time period, sales of cattle and calves increased 44 percent and represent 28% of total sales in 2002.
- Average sales per farm and per acre did not grow over the time period at a rate that exceeded the rate of inflation, indicating that cash productivity per acre declined slightly. Similarly, County farms' net cash return declined substantially over the period, totaling a negative \$1.9 million in 2002. This negative net cash return appears to derive from farm production expenses that exceeded revenues.
- According to AFT estimates, the market value of land and buildings increased 176% between 1987 and 2002, not adjusting for inflation. This increase in the asset value of the property was largely attributed to increased value for residential structures on the site. AFT also determined that between 1999 and 2005 almost 1,300 acres of farmland had been sold at an average per-acre value of \$5,771.
- Between 1987 and 2002, the number of Campbell County farm operators 65 or older increased 20%, while the number of farm operators under 45 decreased 31%. The number of operators 45 to 60 years old increased by 26 percent, indicating an aging farming population.
- In 2002, Campbell County had 285 farm operators who listed farming as their principal occupation. This number accounted for 49% of all farm operators, indicating that just over half of farmers in 2002 had other occupations in addition to farming. Farms also employed 115 workers in 2002, with a total payroll of slightly more than \$1 million.



Emerging Trends and Initiatives

- Agri-tourism. The Kentucky Governor's Office of Agricultural Policy defines agri-tourism as any economic activity that occurs on a farm for the enjoyment or education of the public to promote agricultural products, services, or experiences, which generate additional farm income. Agri-tourism is similar to eco-tourism in that it is small-scale, low-impact, and, in most cases, education-focused. Several areas in Campbell County, including Camp Springs, are activity pursuing agri-tourism as the new focus for their economic and land development activity.
- Energy crops are fast-growing crops that are grown for the specific purpose of producing energy (electricity or liquid fuels) from all or part of the resulting plant. The Office of Energy Efficiency and Renewable Energy in the U.S. Department of Energy (DOE) is laying the groundwork for a new class of fuels, called *biofuels*, made from fast-growing trees, shrubs, and grasses, known collectively as *biomass* crops. Biofuels offer several important advantages over fossil fuels such as petroleum and coal. Biofuels recycle carbon dioxide during each growing season, taking it from the air and converting it into biomass, rather than simply releasing carbon from prehistory's warehouse, as burning coal or oil does. They're renewable, so they don't deplete Earth's limited natural resources. Biofuels are based on agriculture (specifically on energy crops) so they're good for America's rural farm economy. The potential for the growth and development of in energy crops in Campbell County is an area for further research.
- The Farmland Work Group of Campbell County is an operational committee of the Campbell County Conservation District. One of the topics that the Farmland Work Group is researching is the quantification of high quality farm land that is in active farm or agricultural use. The results of that research should be examined for their future potential inclusion in this Comprehensive Plan.



LAND USE CHARACTERISTICS

Existing Land Use

Existing land use (**Figure 2-9**) refers to the primary activities on a given parcel of land at any given time. It is essential to note that existing land use is a categorization of current use and does not indicate either existing zoning or any planned future land use. Current zoning for any given property may be entirely different from the existing land use. Similarly, land uses that may be planned for the future do not necessarily reflect the existing land use.

The existing land uses designated on **Figure 2-9** reflects the best available information when this planning process began in February, 2006. Existing land use classifications are based on site visits, aerial photography, information from the Property Valuation Administrators office (PVA) and rezoning records.

The following land uses are currently designated within Campbell County:

- **Agricultural** – The use of land for farming; ranching; aquiculture; apiculture; horticulture; viticulture; animal husbandry, including, but not limited to, the care and raising of livestock, equine, and fur-bearing animals; poultry husbandry and the production of poultry and poultry products; dairy production; the production of field crops, tobacco, fruits, vegetables, nursery stock, ornamental shrubs, ornamental trees, flowers, sod, or mushrooms; timber; pasturage. Accessory uses such as the sale, processing, drying, and storage of agricultural products when those activities are conducted in conjunction with, but are secondary to, the primary agricultural activity may be present also.
- 
- A photograph of a rural farm scene. In the background, there is a large, long, dark-colored barn with a white roof. In the foreground, there is a green field with several pieces of red and white farm machinery, including what looks like a tractor and a trailer. The sky is overcast.
- **Large-Lot Residential/Undeveloped** – Land or a building containing one dwelling unit and housing one family that is surrounded by large areas of open space/yards that is not conducive to agricultural production. Large-lot residential/undeveloped areas are typically parcels that are not in a formal subdivision and which are over 5 acres in size that may be subject to subdividing in the future.
- 
- A photograph of a large, two-story residential house with a brown roof and light-colored siding. The house is set on a large, green lawn. In the foreground, there is a dark wooden fence. A large tree is visible on the right side of the frame. The sky is blue with some clouds.

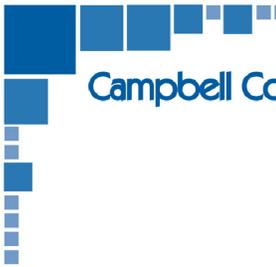


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- Single / Two Family Residential – A building containing one or two dwelling units, housing one family each, that is surrounded by open space or yards.
- Multi-Family Residential – A building containing three or more dwelling units, housing one family each, that is surrounded by open space or yards.
- Mobile Home – A factory built, single family structure designed to be repeatedly transported on highways, and when arriving at the site for placement, involving only minor and incidental unpacking, assembling, and connection operations, but which involves no substantial reconstruction which would render the unit unfit as a conveyance on the highway.
- Recreational – Land or facilities operated for active or passive pursuits, including by not limited to: playgrounds, picnic areas, bike/hike trails, riding stables, athletic fields or courts, boating, golf, or swimming pools.





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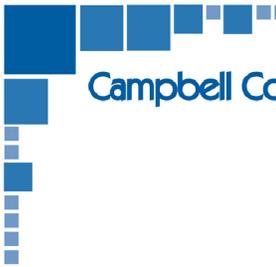




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Figure 2-9 - Existing Land Use



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- Commercial / Office – Land or facilities used for retail sales and services or professional or administrative operations.



- Industrial – Land or facilities used for any type of manufacturing, assembly, warehousing, processing, research and development, distribution or similar operation.



- Mixed Use – The development of land, building or structure with a variety of integrated uses, such as, but not limited to, residential, office, retail, public, entertainment and manufacturing.



- Public / Institutional – Land or facilities used by the public or other public agencies to provide governmental services to the public. This may include churches, schools, cemeteries, post offices, and County or Municipal buildings.



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- Public Utility – An enterprise, closely regulated by the Kentucky Public Services Commission, which has a franchise for providing necessary services to the public for health, safety and welfare. Public utilities include, but are not limited to, electric, water, sanitary sewer and telephone.



- Railroad – Areas reserved for the right-of-way, storage and repair of trains.



- Wooded / Open Space – Land not developed for any use listed above or which remains in its natural state.



The proportion of these land uses in relation to the County's total land area varies widely, as summarized in **Table 21**. These proportions reflect the land use's prevalence throughout the entire county, including incorporated and unincorporated areas.



Table 21 – Existing Land Use Distribution

Land Use	Acres	Percent of Total Acres
Large-Lot Residential/Undeveloped	41,340.50	44.76%
Single / Two Family Residential	22,873.86	24.76%
Agricultural	12,872.67	13.94%
Wooded / Open Space	6,663.69	7.21%
Commercial	3,849.01	4.17%
Recreational	2,011.05	2.18%
Public / Institutional	1,487.56	1.61%
Multi-Family Residential	536.87	0.58%
Industrial	509.12	0.55%
Public Utility	178.00	0.19%
Mixed Use	30.82	0.03%
Railroad	11.50	0.01%
Total Acres	92,364.65	100.00%

As **Figure 2-9** demonstrates, large-lot residential land dominates the County land use pattern. Other single-family land uses on smaller lots and at various densities are also scattered throughout portions of the County as well (lower densities), with some concentrations in the U.S. 27 vicinity, as well as in the incorporated communities (higher densities). Wooded land and non-farmed, non-recreational open space appears most predominately along the Ohio River in the Fort Thomas vicinity, although review of aerial photographs indicates that portions of most of the parcels identified on this map as agricultural land uses are not farmed and wooded as a result of the terrain. Commercial land uses are largely concentrated in Alexandria and to the north, with a small amount of commercial land use extending primarily along U.S. 27 in the southern portion of the County. Finally, Industrial land uses occur along the Licking River in southwestern Newport, on the Ohio River at Silver Grove, and in the Campbell County Industrial Park.

Existing Zoning

Zoning is the primary mechanism used by local governments to regulate the permissible types of land uses and the manner in which those land uses are distributed throughout the community. While zoning is a reactive tool, it can be proactively used to implement the policies of a land use or growth management plan. It is important for the community to enforce an up-to-date set of zoning regulations so that it can implement its future land use plans. Communities with outdated regulations often find that they are put in difficult position of denying a project that they desire, or accepting a project that they do not necessarily want.



In Campbell County, several different zoning districts are utilized. Each of the incorporated municipalities has its own zoning code with a separate zoning code applying to all unincorporated lands in the County. Each zoning code has its own categories, requirements, standards and administrative processes. Since a County map that identified each municipality's separate zoning would be almost impossible to interpret due to scale, only the zoning categories that apply to unincorporated Campbell County are identified on **Figure 2-10**.

The County zoning code employs the following classifications:

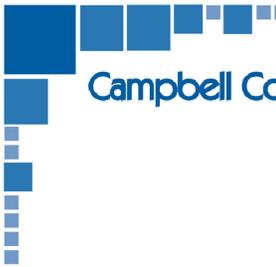
- Agricultural-1
- River Recreation / Conservation
- Institutional Zone
- Highway Commercial
- Neighborhood Commercial
- Rural Commercial
- Professional Office
- Light Industrial
- Heavy Industrial
- Industrial River Zone
- Industrial Mining-A-1[overlay]
- Residential-1A
- Residential-1B
- Residential-1C
- Residential-1C (RCD)
- Residential-1CC
- Residential-1D
- Residential-1DD
- Residential-1E
- Residential-3
- Residential Rural Estate
- Residential Mobile Home Park



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Figure 2-10 - Unincorporated Existing Zoning



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As **Figure 2-10** identifies, most of the unincorporated portion of the County is currently zoned for either Residential Rural Estate or Agricultural-1. Both of these districts are large lot, rural type districts that promote single family dwellings and farming uses. A relatively small number of parcels have been rezoned to districts that permit higher residential densities, particularly in the vicinity of the cities of Highland Heights and Cold Spring and along the U.S. 27 Corridor south of Alexandria where sanitary sewer is readily available and the infrastructure can support higher densities of dwellings. Much of the extreme southeastern corner of the County (in the vicinity of the cities of California and Mentor) includes an Industrial Mining Overlay zone, with other industrial and commercial zones occurring in scattered locations throughout the unincorporated County.

PARKS AND RECREATION, OPEN SPACE AND GREEN INFRASTRUCTURE

Park and Recreational Facilities

In February 2002, Campbell County completed its Parks and Recreation Master Plan, which included a detailed inventory of the County's existing parks and recreational facilities. The Plan identified a total of 999 acres of County-owned park facilities, as well as 47 City parks and 12 school sites that provided recreational opportunities. The Parks and Recreation Master Plan identified community parks, neighborhood parks and mini-parks. The assessment of the Park and Recreational Facilities is very detailed, and includes the following points.

- A.J. Jolly Park contains 900 acres, accounting for nearly nine-tenths of the County's available parkland. A.J. Jolly Park includes a wide variety of community-scale and regional destination facilities, including:
 - The newly-opened Environmental Education Center operated by University of Kentucky Extension – Campbell County;
 - A 175-acre golf course,
 - A variety of sports facilities, including several baseball fields, three soccer fields, a disc golf course and volleyball and tennis courts;
 - Camping facilities for private rental and a Boy Scout camping facility;
 - Reservable group picnic areas;
 - A 200 – acre lake with fishing and boating facilities, and
 - Horseback riding trails.
- Morscher Park Sports Complex, south of Route 8 in Spring Grove, encompasses 17 acres and provides soccer fields, baseball fields and a playground.
- Pendery Park is located to the east of the City of Melbourne along the Ohio River north of State Route 8. This relatively new park includes baseball fields, a basketball court, a walking trail, picnic facilities, six soccer fields and a playground. The park's baseball and soccer facilities are maintained by private organizations.





- Lakeside Commons is a three-acre facility that is managed by the University of Kentucky Cooperative Extension. The site provides passive recreational facilities and demonstration gardens.

Approximately 350 acres of additional park facilities are provided within Campbell County's incorporated areas. As inventoried by the 2002 Parks and Recreation Master Plan, these range in size and use from 87-acre Tower Park in Fort Thomas, which includes several active sports facilities and an outdoor theater, to the 0.2-acre Bon Jan Tot Lot in the City of Highland Heights.

The Parks and Recreation Master Plan identifies specific recommendations for improvements to many of the inventoried parks, evaluates demand for various recreational activities and projected existing and future need for additional park facilities in non-specific areas of the County. The Parks and Recreation Master Plan also include a consensus-based ranking of proposed improvements and new facilities. The reader is encouraged to review this Parks and Recreation Master Plan in conjunction with the recommendations of the County Comprehensive Plan Update. **Figure 2-11** identifies the parks and recreation facilities available in Campbell County.

Open Space

One of the major challenges with the term "Open Space" is that term does not have a commonly accepted definition. Further it is likely that each person regards the use or purpose of open space a little differently. Open Space may be broadly defined as any land that exists in an undeveloped or "natural state." For the purposes of this Plan Update, open space is defined as land that is not dominated by buildings and is primarily characterized by some form of vegetation. Although this definition appears to echo the sentiments expressed in the public feedback gathered as part of this Comprehensive Plan Update's development, this extremely broad definition potentially encompasses a very broad range of landscapes, ranging from carefully-landscaped buffers and gateway parks to fallow agricultural fields and undeveloped hillsides. Additionally, since a viewer determines whether a landscape is open space based on what it visually looks like, parcels that are perceived as open spaces may be either privately or publicly owned.

Within Campbell County, several types of open spaces may be noted. For the sake of clarity, park and recreational facilities and active agricultural fields are not classified here as open spaces, although some readers may choose to consider such landscapes as more active types of open spaces. Although these categorizations are not absolute, they are provided in order to indicate the scope and variety of open spaces found in the County:

- **Small, highly landscaped public spaces**, such as gateway gardens, "pocket parks," streetscaping elements and others. These features are generally located on small plots in urban or suburban areas, and have been consciously designed and maintained to present a positive, attractive appearance for the site and the surrounding municipality or neighborhood. These open spaces usually account for between a few square feet to a fraction of an acre in area. These spaces are



highly visible and are designed to be viewed, either by pedestrians or motorists; they provide little, if any, opportunity for passerby to enter the space or actively use them. These spaces are found primarily in Newport, Fort Thomas and other municipalities.

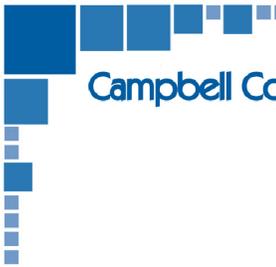
- **Small, highly landscaped private spaces.** These types of spaces are usually developed in association with newer construction. These spaces may include intensively-designed gateways or other landscape features intended to project a positive appearance for the development, or they may include less demanding landscape features that are intended to meet regulatory open space requirements, buffer the development from other land uses, meet stormwater detention requirements or address other site development needs. Like similar public spaces, these features are usually in high-visibility locations and are designed to create a positive visual perception of the associated property for pedestrians and/or motorists, but provide few, if any, opportunities for people to enter the space. These spaces are found primarily in association with new construction, including recent developments in the Cold Spring vicinity.
- **Undevelopable urban/suburban public or private spaces.** In Campbell County, these types of open space are most commonly found on steep hillsides in the northern municipalities and may also be referred to as Physically Restricted Development Areas. These areas have generally not experienced development, or the development that may have occurred in a previous period has disintegrated due to soil shifting, new construction, building and site deterioration or other factors. Vegetation on these sites may be robust or consist primarily of volunteer trees and plants. Although the site may present a “natural” appearance, some spaces of this type may appear messy and uncared-for due to the nature of the plants that have taken hold in the absence of more formalized planting. A small number of such hillsides may be publicly-owned, but the majorities are likely to represent unused portions of private property holdings. Spaces of this type may remain undeveloped for decades, but as development pressures intensify and construction technologies evolve, such sites may become candidates for future development. These hillside sites are usually less visible than the highly landscaped areas described previously, but are likely to have a stronger visual impact on their surroundings than their rural counterpart because of their proximity to higher-traffic roadways, developed neighborhoods and commercial districts.



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Campbell County, Kentucky

Figure 2-11 - Existing Parks and Recreation Facilities



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Campbell County, Kentucky





- **Rural open spaces.** These spaces are likely to represent the majority of open spaces in terms of total land mass in Campbell County and are found primarily in the Camp Springs area and in the southern third of the County. These spaces consist primarily of fallow farmland (including both farmland that is fallow for a short period as part of a crop rotation plan and farmland whose use has been discontinued) and land within farmed parcels that has slope or soil characteristics that are not usable for farming. In a relatively small number of cases, these open spaces may also consist of rear acreage associated with ridge top residential developments, in which case the property may be intentionally maintained in an undeveloped state in order to maintain the rural character and isolation of the home site. Outside of certain undeveloped portions of A.J. Jolly Park, these spaces are almost exclusively privately owned. Vegetation may include fields and forests, and vegetation patterns are likely to be more mature and less unattractive than urban or suburban undeveloped spaces. Although the overall presence of these spaces plays a key role in the perception of southern Campbell County and Camp Springs as rural areas, most individual sites are not visible to high numbers of passerby, since they are likely to be located at a further distance from high-volume transportation routes and are at a distance from centers of human activity.

Green Infrastructure versus Open Space

Within the auspices of this Comprehensive Plan, the term “Green Infrastructure” is recommended instead of “Open Space”. “Green” indicates that the area has a specific intended purpose while “open” indicates that the area may be leftover or temporary for which no plan exists. The term infrastructure implies that this 1) is an essential and functional component of community, equal in importance to utilities or roads, and 2) is a system that includes individual areas and the connections between them. Conversely, the term “space” is vague, isolated, and lacks a dynamic connection to other elements. With green infrastructure, all the areas have either natural or purposefully planted vegetation to provide a benefit to the greater community.

The definition of “Green Infrastructure” used here is adapted from the definition proposed by the Ohio-Kentucky-Indiana Regional Council of Governments (OKI):

A network of vegetated or non-paved areas(s) that sustains the diversity and quality of natural systems and that contributes to the health, economic vitality, and quality of life for communities and people.



Five types of green infrastructure are proposed: Public Access Land, Private Reserves, Fee Access Land, Private/Restricted Land, and Transportation Rights-of-Way. Each type is described below:

- **Public Access Land:** publicly owned or leased land with the following uses: parks, athletic fields, paths/trails, horse trails, woodlands, fields, stream valleys, playgrounds, disc golf courses, open nature preserves, and schools.
- **Private Reserves:** areas that require permission from an organization to access, including: closed nature preserves, privately owned camps and retreat properties, hunting/fishing clubs, historic properties, other easement protected properties (e.g., properties with easements owned by Kentucky Heritage Council, Hillside Trust, etc.), and other privately owned green spaces (e.g., HOA properties, etc.).
- **Fee Access Land:** developed private or public recreational areas accessible by fee including golf courses, race tracks, fairgrounds, pay lakes, and similar properties.
- **Private/Restricted Land:** the largest acreage category, which includes active farmland, privately-owned woodlands, airports, gravel pits, utility corridors, etc.
- **Transportation Rights-of-Way:** road, rail, or water routes where the ROW has been improved through landscaping/design (e.g., landscaped boulevards, paths, parkways, urban forestry projects). Ownership may be public and/or private.



PUBLIC FACILITIES

School Districts and Schools

The Campbell County Schools district serves the majority of Campbell County's unincorporated territory and the cities of Alexandria, California, Cold Spring, Melbourne, Highland Heights, Wilder and Woodlawn.



OUR COMMUNITY. OUR SCHOOLS.
OUR COMMITMENT.

Campbell County Schools is the third-largest school district in Northern Kentucky, offering educational opportunities to the students it serves in preschool through 12th grade. There are five elementary schools in the district: Campbell Ridge, Cline, Crossroads, Grant's Lick, and Reiley serving approximately 2,200 students in Preschool-5th grade.

Campbell County Middle School serves over 1000 students in grades 6-8 and Campbell County High School serves 1500 students in grades 9-12. Each school is managed by site based decision-making councils (SBDM). The school district employs 750 people and has a working budget in excess of \$34 million. Building renovation is completed on a continual basis, ensuring well-maintained and quality facilities throughout the entire district. **Figure 2-12** identifies the location of the public schools in Campbell County.

This district's schools include the following facilities:

Campbell County High School
909 Camel Crossing, Alexandria, KY 41001

Campbell County Middle School
8000 Alexandria Pike, Alexandria, KY 41001

Crossroads Elementary (New)
475 Crossroads Blvd., Cold Spring, KY 41076

Campbell Ridge Elementary
2500 Grandview Road, Alexandria, KY 41001

Donald E. Cline Elementary
20 East Alexandria Pike, Cold Spring, KY 41076

Grant's Lick Elementary
944 West Clay Ridge Road, Alexandria, KY 41001

John W. Reiley Elementary
10631 Alexandria Pike, Alexandria, KY 41001

Campbell County Central/Day Treatment
51 Orchard Lane, Alexandria, KY 41001

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Campbell County, Kentucky

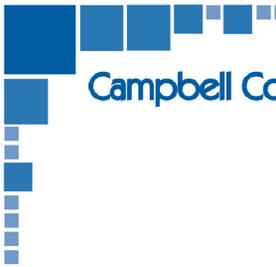




Comprehensive Plan Update

Campbell County, Kentucky

Figure 2-12 – School Locations and Districts



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Campbell County, Kentucky





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In December 2005, the Kentucky Board of Education approved construction of a new elementary school near the AA Highway in the Cold Springs Crossings vicinity. In July 2006, the school district sold the former A.J. Jolly Elementary School in California and the Highland Heights Elementary School building to partially fund the new construction. In August 2007, the Crossroads Elementary School was opened for students.

A.J. Jolly Elementary School closed in May 2005 and merged with Alexandria Elementary. The merged facility was renamed Campbell Ridge Elementary School. The Highland Heights Elementary School was closed after the 2006 – 2007 school year. In 2007, the Campbell County School District completed its facilities plan.

As required by Commonwealth law and described in the *Kentucky Comprehensive Improvement Planning Guidebook*, the District completes a Comprehensive District Improvement Plan (CIP) for each three-school year period. The most recent CIP was approved by the Kentucky Board of Education in June, 2007, and evaluated issues that ranged from current and long range plans of school organization (grade levels provided at individual schools) and capital construction priorities. The resulting Plan identified the need for replacing the Area Tech Center with a new building on the High School Campus and a new High School/Middle School combined facility (\$29,433,250.00). Similar School Improvement Plans were developed for each individual facility and also included items such as increasing student achievement goals, curriculum changes and reducing “barriers” between parents and the school system.

The remaining municipalities in Campbell County maintain their own school districts. These include the following:

- Newport Independent Schools (one high school, one middle school, three elementary schools, one adult learning center and one preschool).
- Dayton Independent Schools (one elementary and one high school)
- Fort Thomas Independent Schools (one high school, one middle school and three elementary schools)
- Southgate Independent School District (one pre K – 8 school).
- Bellevue Independent School District (one high school and one elementary school)
- Silver Grove Independent School District (one pre K-12 school)



In addition, Campbell County includes a wide variety of private and parochial schools. These include the following schools, although this list is not exhaustive:

- Holy Trinity School, Bellevue
- St. Catherine of Siena, Fort Thomas
- St. Joseph School, Camp Springs
- St. Joseph School, Cold Spring
- St. Mary Elementary, Alexandria,
- St. Peter and Paul School, California
- St. Phillip Elementary, Melbourne
- St. Therese Elementary, Southgate
- St. Thomas, Fort Thomas
- Bishop Brossart High School, Alexandria
- Churchill Academy, Wilder
- Newport Catholic High School, Campbell County



Higher Education

Although Campbell County residents have access to a wide variety of higher education resources throughout the Greater Cincinnati area, the largest and most prominent higher education facility in Campbell County is Northern Kentucky University (NKU), founded in 1968. NKU currently serves approximately 14,000 students at the Highland Heights campus, as well as the Covington and Grant County branch locations, and offers state of the art classrooms and research facilities. NKU offers 60 bachelors, 12 associate and 12 graduate degree programs. NKU also offers co-op programming and internships for many of their undergraduate programs.



Of those who attend this 4 year accredited college, 74% of the students are from Kentucky. Over 1,400 students live on campus in student housing.

NKU offers graduate and undergraduate degrees through the following colleges, as well as the Salmon P. Chase School of Law:

- College of Arts and Sciences
- College of Business
- College of Education and Human Services
- College of Informatics
- School of Nursing and Health Professions

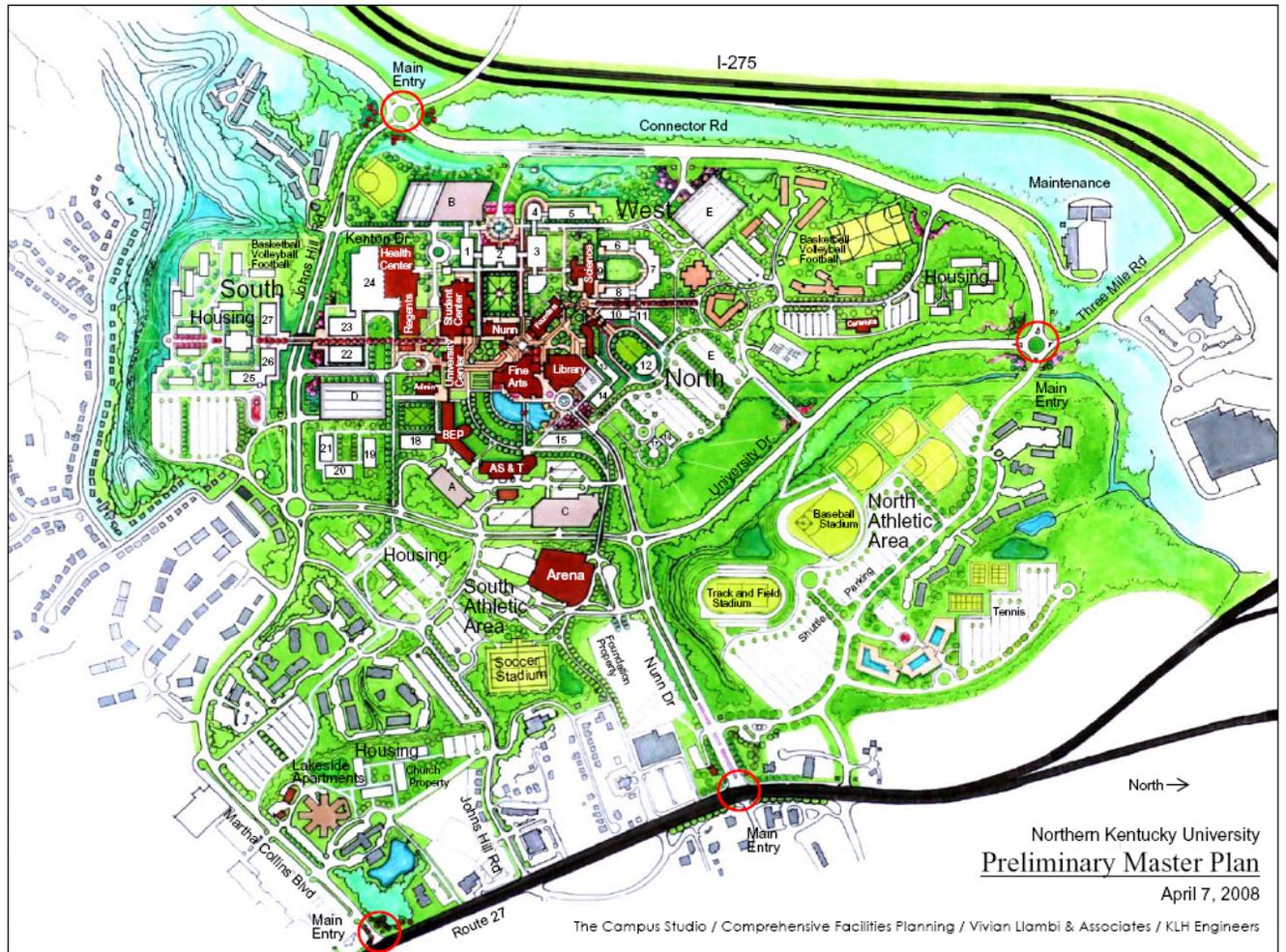
Figure 2-13 on the following page identifies the preliminary NKU Campus Master Plan.

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Campbell County, Kentucky



Figure 2-13 - Northern Kentucky University Campus





NKU Bridge to Success

NKU and Gateway Technical and Community College Partnership

Northern Kentucky University and Gateway Technical and Community College have entered into a Dual Admission Program Agreement to benefit students from both institutions. The purpose of the agreement is to:

- Encourage Gateway students to pursue a baccalaureate degree after completing an associate degree.
- Ensure a smooth transition from Gateway to NKU for students continuing post-secondary education after earning an associate's degree at Gateway.
- Enable NKU to track educational progress of prospective students.
- Enable Gateway to track educational achievement of its graduates.
- Make selected educational resources and co-curricular events available to students of both institutions.



Fire Districts

Campbell County's fire protection needs are covered by a variety of full time, part-time and volunteer agencies. Each of the fire district areas identified below are fully equipped for fire suppression and emergency medical services needs. Agencies provide assistance to each other on an as needed basis. Fire districts include the following:

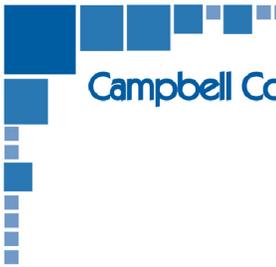
<u>Name of Agency</u>	<u>Coverage Area</u>
Fire District No. 1	Camp Springs, Silver Grove, and eastern Campbell County
Central Campbell County Fire District	Cold Spring, Crestview, and Highland Heights
Southern Campbell County Fire District	Southern Campbell County
Alexandria Fire District	Alexandria
Fire District No. 6	Melbourne

All of Campbell County's emergency calls are dispatched by the Campbell County Consolidated Dispatch Center. The following services are provided by the various fire departments listed above:

- Fire Protection
- EMS and Advance Life Support
- Search and Rescue
- Extraction
- Public Education and Fire Prevention
- Code Enforcement
- Hazardous Materials Mitigation
- Emergency Disaster Services



Figure 2-15 identifies the fire districts serving Campbell County and their respective coverage's.



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Campbell County, Kentucky





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Figure 2-15 - Fire Districts

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Campbell County Office of Emergency Management

The Office of Emergency Management (OEM) is the agency of county government having primary responsibility and authority for:

- The planning and execution of disaster and emergency mitigation, preparedness, response and recovery for Campbell County;
- The coordination of disaster and emergency response by and between county agencies and political subdivisions;
- Coordination and liaison with related agencies of the state and federal government;
- Coordination of recovery operations subsequent to disaster and emergencies;
- Coordination of hazard mitigation planning activities.
- Coordination of local activities relating to Homeland Security, including but not limited to serving as a first responder.

The Office of Emergency Management is further responsible for the preparation and maintenance of a comprehensive plan for the disaster and emergency response of Campbell County. The plan is integrated and coordinated with the disaster and emergency response plans of the state and federal governments.

The Office of Emergency Management is also the agency of county government responsible for the administration and enforcement of the Campbell County Hazardous Materials Control Ordinance. The ordinance was originally adopted by the Fiscal Court in 1986 and revised in 2003. The OEM also provides several annual education and public relations programs designed to educate Campbell County residents on issues such as severe weather, disaster and emergency preparedness.

Campbell County Water Rescue (Station 19)

Campbell County Water Rescue is an independent, all-volunteer 18 member dive and rescue team. Campbell County Water Rescue provides a wide array of services including dive rescue, underwater recovery, ice rescue, swift water rescue and river patrols. Campbell County Water Rescue is a branch of the Office of Emergency Management.

Police

Campbell County police force is an accredited, full service, law enforcement agency. In addition to patrol and general investigation the department supports a Child Abuse program, the regional Drug Strike Force and area SWAT unit. Campbell County utilizes Enhanced 911 Service to ensure efficient and professional responses to police, fire and EMS emergencies throughout the county. The recently created Campbell County Consolidated Dispatch Center receives all incoming





emergency calls. Offices for the Consolidated Dispatch Center are located at 998 Monmouth Street in Newport. The Campbell County police department serves the unincorporated areas of the County.

Health Care

Campbell County's residents seek health care at a variety of institutions and agencies, both within and outside of Campbell County. Within the County, the largest health care provider is St. Luke Hospital East located in Fort Thomas in the northern area of the County. St. Luke's is a member of the Health Alliance network of health care providers, and offers a full range of services, ranging from chemical dependency treatment to cardiac care and joint replacement.

The Northern Kentucky Independent District Health Department published the *Master Health Plan for Northern Kentucky* in January 2005. That plan identifies the following Priority Health Issues:

Physical Health

- Low Birth Weight
- Heart Disease
- Cancer
- Diabetes

Lifestyle and Environment

- Healthy Living/Healthy Weight
- Substance Abuse
- Violence and Abuse
- Outdoor Air Quality
- Surface Water Quality

Access to Health Services

- Health and Well-Being
- Mental Health and Depression
- Oral and Dental Health
- Childhood Immunizations
- Adult Immunizations

Public Library

The Campbell County Public Library system currently has branch facilities in Cold Springs, Fort Thomas and Newport. Of these facilities two of the three are located in the northern one-third of the County. The library is in the process of establishing a new branch location at the intersection of US 27 and Parkside Drive. This new branch will provide a variety of services to the residents of southern Campbell County.





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Campbell County, Kentucky

The three branches of the library system serve over 500,000 persons annually and catalogue over 228,000 books. The Campbell County Public Library does provide an Outreach system, which provides materials for residents throughout the County with special needs. The library system also offers interlibrary book loans, speaker events and internet services at all three branches. All branches are open 7 days a week. Several changes since the 2000 Plan Update have occurred to the Library system. In 2004, the Newport Branch moved to a new 27,000 square foot facility on Sixth Street. In 2006-2007, the Cold Spring Branch underwent a complete interior renovation to provide updated facilities for its users.

Cooperative Extension

The Campbell County Cooperative Extension is part of the University of Kentucky and the Kentucky State University. The Cooperative Extension provides technical resources and educational opportunities relating to a wide variety of topics, including agriculture and natural resources management, horticulture, public health



and household management. Campbell County Cooperative Extension also manages the County's 4-H Youth Development program which creates opportunities and supportive environments for youth and adults to become capable, competent and caring citizens with an emphasis on "hands-on" learning that focuses on the youth's area of interest.

The Cooperative Extension currently operates Lakeside Commons, an educational garden for hands-on interactive learning for all citizens in Campbell County and neighboring Greater Cincinnati. Lakeside Gardens promotes the education of various plants and growing techniques which are shown in the gardens on site.

Cemeteries

There are currently 96 cemeteries identified in Campbell County for the interment of human remains. These locations include large and small burial grounds, historic and new areas, public and private cemeteries. The names and locations of cemeteries in Campbell County are located in Appendix C – Cemeteries.



TRANSPORTATION

Existing Roadway Network Functional Classifications

Campbell County's roadway network includes a variety of design, use and access characteristics, and these features have a substantial impact on not only the efficiency and safety of transportation, but also the types of land uses that occur or may be appropriate in a given location. As a means of understanding the presence and potential impact of these factors, the Kentucky Transportation Cabinet and other local and national transportation planning entities classify roads according to functional classifications. **Figure 2-16** illustrates the functional classifications of Campbell County's existing roadways. A description of the classifications that appear on **Figure 2-16** is provided below.

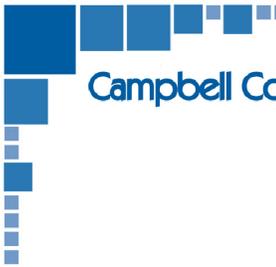
- **Urban Interstates.** These roads are high-capacity, fully-controlled roadways that are part of the national Interstate Highway System. In Campbell County, Interstate 471 and Interstate 275 fit this designation.
- **Principal Arterial – Urban.** These roads are generally non-interstate roadways that carry relatively high volumes of traffic that is entering, leaving, and bypassing the urban area, as well as intra-city travel between the central city, outlying areas and suburban centers. Principal Arterials generally employ a relatively direct route and are connected and with other principal arterials and other major systems. All of U.S. 27 and the State Route 9/AA Highway system south of Mook Road are classified as Urban Principal Arterials.
- **Minor Arterial – Urban and Rural.** Minor urban arterials support trips of moderate length and are designed to provide a higher degree of land access than principal arterials. Within the larger roadway networks, minor arterials connect lower level roads to higher-capacity regional networks. Minor arterials generally provide a somewhat lower level of travel mobility, and are more likely to use traffic signals and other traffic management techniques. Ideally, minor arterials do not penetrate identifiable neighborhoods, but provide connections between communities and neighborhoods and may carry local bus routes. In Campbell County, minor urban arterials include Fairfield Avenue in Bellevue and Dayton; State Route 9 through Newport, Memorial Parkway through Bellevue and Fort Thomas, Johns Hill Road in Wilder, Four Mile Road in Alexandria, State Route 8 through Silver Grove and Melbourne; and a small segment of State Route 536 near its terminus with U.S. 27. The County's only rural minor arterial is Four Mile/Gresskamp Road between Alexandria and Silver Grove.



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Campbell County, Kentucky

Figure 2-16 - Functional Classification



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- **Collector-Urban.** Urban Collectors facilitate the movement of traffic within the geographic area and conduct traffic with destinations elsewhere to the arterial and interstate networks. Collectors also provide a higher level of land access and traffic circulation options, and may connect or pass through centers of activity, including neighborhoods and industrial or commercial areas for urban collectors and county seats or large towns for rural major collectors. There are several urban Collectors in Campbell County, including State Route 8 through Dayton and Fort Thomas, Mook Road, Poole's Creek Road, Main Street in Alexandria, Creek Trace Road, Licking Pike and State Route 8 south from Melbourne.
- **Rural Minor Collector.** Minor Collector Roads provide service to small rural communities and link locally-important traffic generators to rural areas. Rural Minor Collectors should be distributed across the geographic area according to population density to collect traffic from local roads. Minor collectors occur only in the southern two-thirds of the County, and include Stonehouse Road, Oneonta Road, and State Route 10 south of Alexandria, and Race Track Road, as well as segments of a few other roads.



Existing Roadway Network

The degree to which a roadway segment functions acceptably for traffic movement is commonly described as its Level of Service (LOS). LOS is a composite measure derived from an evaluation of a road segment's traffic volumes as compared to its available capacity, which is determined on the basis of its geometric characteristics and traffic control measures, such as traffic signals. LOS is commonly presented as a letter grade ranging from A to F. In general, a rating of A, B or C is considered an acceptable LOS, while ratings of D, E, or F are considered inadequate. **Table 22** below presents the definitions of the LOS used in Campbell County.

Table 22

Level of Service Descriptions	
LOS	Description
A	Represents the best operating conditions. Traffic is free flowing and drivers are able to drive at their desired speed. Delays are minimal.
B	Traffic flow is stable, but the presence of other vehicles in the traffic stream becomes noticeable. Freedom to select a desired speed is not affected, but freedom to maneuver slightly declines. Delays remain minimal.
C	Traffic flow is stable, but interactions with other vehicles in the traffic stream begin to affect operations. Speed selection and maneuvering are affected by the presence of other vehicles. Delays become noticeable and general levels of comfort and convenience decline noticeably as well.
D	This represents high density, but stable, flow. Speed and freedom to maneuver are severely restricted, but traffic flow remains high. Delays are more substantial and intersection queues form frequently. Though driver comfort and convenience generally are poor, the utility or productivity of the facility is high. This is often considered to be the limit of acceptability for planning purposes in urban areas.
E	Operating conditions are at or near capacity. All speeds are reduced to a low, but relatively uniform value. Freedom to maneuver is extremely difficult and driver comfort and convenience levels are extremely poor. Delays approach an unacceptable level and operations are usually unstable.
F	Oversaturated conditions exist when demand exceeds capacity, resulting in forced or breakdown flow. Operations are characterized by stop-and-go conditions and are extremely unstable. Delays generally exceed limits of driver acceptability. Though undesirable, LOS F conditions are commonplace during peak traffic periods in major urban areas.

Source: Campbell County Transportation Plan / 2000 Highway Capacity Manual



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According to the 2003 Campbell County Transportation Plan, the following State Routes within Campbell County generally operated at a LOS of C or higher in 2002.

- Kentucky State Route 8
- Kentucky State Route 9
- Kentucky State Route 10
- Kentucky State Route 547
- Kentucky State Route 824
- Kentucky State Route 915
- Kentucky State Route 1121
- Kentucky State Route 1997
- Kentucky State Route 1998
- Kentucky State Route 2288
- Kentucky State Route 2345
- Kentucky State Route 2924

Certain short segments, such as the northernmost segment of KY 8 and the northernmost segment of KY 2345), had lower LOS due to specific local characteristics, although the remainder of the route had an acceptable LOS.

The 2003 Campbell County Transportation Plan also evaluated the LOS of certain locally-maintained roads; all segments of these roads were identified as having LOS of C or greater at that time. The streets evaluated include the following:

- 4th Street, Newport
- 5th Street, Newport
- 6th Street, Newport
- 7th Street, Newport
- 11th Street, Newport
- 6th Avenue, Dayton
- Old Dodsworth Pike,
- Highland Avenue, Fort Thomas
- Fort Thomas Avenue, Fort Thomas
- Dayton Road
- Main Street, Alexandria
- Washington Street, Alexandria
- Saratoga Street, Newport
- Patterson Street, Newport
- Brighton Street, Newport
- Glazier Avenue
- Taylor Avenue, Bellevue
- Grand Avenue, Fort Thomas
- Covert Run Pike, Bellevue



In 2004, the Ohio-Kentucky-Indiana Council of Governments (OKI) completed a Traffic Analysis for the Alexandria Pike (U.S. 27) corridor through central Campbell County. This study determined that year 2000 LOS for segments of U.S. 27 between the I-471 interchange and the intersection with KY 536 varied from B to F depending on the location. Areas with LOS in 2000 of D or greater included the following:

- U.S. 27 between the I-275 southbound ramps and (LOS F)
- U.S. 27 between KY 3490 and KY 1998 (LOS E)
- U.S. 27 between KY 1998 and KY 2925 (LOS C)
- The on- and off-ramps from KY 9 to I-275 (LOS F)
- Two of the four ramps at the interchange of KY 9 and U.S. 27
- State Route 10 (Main Street) from U.S. 27 and continuing approximately 1 mile west from the intersection (LOS F and D, and
- State Route 10 between Upper Lick Bridge and Barrs Bridge.

Finally, the 2003 Campbell County Transportation Plan identified several locations on the state-maintained routes whose crash rates between 1999 and 2001 had exceeded expected levels based on the average of surrounding roadways. These segments included the following:

- KY 8 from the Licking River to I-471;
- KY 8 through Silver Grove and Melbourne;
- US 27 from E. 5th Street to 19th Street;
- US 27 from the Ohio River to 5th Street;
- KY 1120 from the Licking River to Washington Avenue.; and
- KY 547 in Alexandria;

The Transportation Plan also identified several High Vehicle Crash Spots. These included seven locations in Newport, Bellevue, Dayton, Fort Thomas and Wilder, as well as the following:

- The intersection of KY 1998 and KY 8 in Silver Grove;
- The intersection of Three Mile and University in the unincorporated County near Highland Heights;
- The intersection of Tollgate and Licking Pike in the unincorporated County;
- The intersection of Main and Licking Pike in the unincorporated County;
- The intersection of Gilbert Ridge and Main Street in Alexandria;
- The intersection of Persimmon Grove and Main Street in Alexandria;
- The intersection of Licking Pike and U.S. 27 in the unincorporated County;
- The intersection of Race Track and Woeste Road in the unincorporated County;
- The intersection of KY 10 and KY 1121 in the unincorporated County;
- The intersection of KY 547 and KY 1997 in the unincorporated County; and
- The intersection of Lower Tug Fork and KY 547 in the unincorporated County



Programmed Roadway Network Improvements

The 2030 OKI Regional Transportation Plan identifies needed roadway capacity improvements throughout the OKI region, including Campbell County. The recommended projects below are classified as Committed or Recommended improvements, based on whether or not the project has been included in the most recent Transportation Improvement Program (the schedule of projects to be funded in the OKI region) for federal funding assistance.

Table 23 below lists the projects located in Campbell County. **Figure 2-17**, Programmed Roadway Network Improvements, indicates each project’s proposed location within the County.

Table 23 – Programmed Roadway Network Improvements 2030 OKI Regional Plan (2007 Dollars)

Campbell: Transportation Improvement Program-Committed Funding					
Project ID	Plan ID	Facility	Location	Description	Cost \$(M)
8105.00		NKU Loop Rd.	AA Highway to I-275 Loop Rd.	Construct a new connector (NKU Loop Rd.)	1.9
8104.00	303	IR 471	I-471 at KY 8	Construct a new southbound off-ramp from I-471 to KY 8	1.9
8101.00	318	KY 9	From 11th St. to 4th St.	Construct a new route with 4 through lanes	3.5
352.00		KY 536	US 27 to KY 9	Extension of existing roadway	4.9
156.00		KY 547	AA Highway to KY 10	Reconstruction, add climbing lane	1.2
46.20		US 27	KY 154 to Parkside Dr.	Widen to 5 lanes	22.0
46.10		US 27	Parkside Drive to 1.00 mile S of KY 10	Widen to 5 lanes	25.0

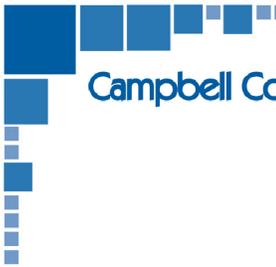
Campbell: 2030 Plan					
Project ID	Plan ID	Facility	Location	Description	Cost \$(M)
	302	IR 471 SB ramp	From I- 471 SB to I-275 WB	Add 1 lane	9.0
	317	KY 8	Riviera Dr. to Hallam Ave. (Bellevue)	Add 1 lane and improve intersection	8.0
	324	KY 9	Southbound KY 9 to KY 709	Add right turn lane	0.1
	320	KY 709	US 27 to KY 9	Reconstruct East Alexandria Connector	3.5
	328	US 27	Intersection at KY 1120 (11th St.)	Reconstruct intersection	0.9

Existing Mass Transit Resources

Finally, **Figure 2-18** identifies the current transit routes available in Campbell County through the Transit Authority of Northern Kentucky (TANK). With the exception of Route 26X route that extends the length of the County along U.S. 27, the majority of TANK routes are concentrated in the northern portion of the County, including one line that serves Northern Kentucky University and several routes to the north of this location. Currently, 8 routes serve Campbell County including: 11, 11x, 12, 16, 20, 25, 25x and 26X. Three of these routes offer express service, denoted by the “x” after the route number. There are also 4 Park and Ride facilities that serve Campbell County. They are located at the following locations:

Newport Shopping Center – 1727 Monmouth Street
 Village Green Shopping Center – 7000 Alexandria Pike

Cold Spring – 4011 Alexandria Pike
 Alexandria – 9000 Alexandria Pike



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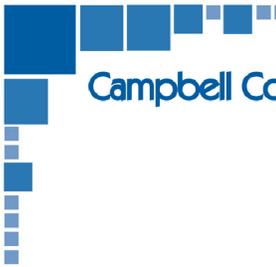




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Figure 2-17 - Programmed Roadway Network Improvements



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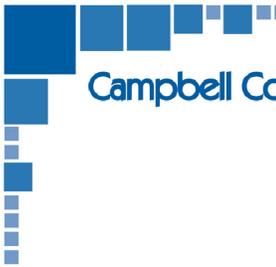




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Figure 2-18 - Existing TANK Transit Routes



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TANK recently completed a Transit Network Study, which included the three Northern Kentucky counties that TANK serves. The Study proposes a major transit way along I-471 between TANK's Newport hub and a regional hub at Northern Kentucky University, as well as a cross-town service connecting the NKU hub to Kenton County and Boone County hubs. The Study does not propose any changes to current Campbell County routing, with the exception of a new NKU circulator to provide access to the campus from the three existing routes that access the campus.

INFRASTRUCTURE

Water

Most Campbell County residents obtain potable water through either the Northern Kentucky Water District (NKWD) or private cisterns. NKWD purchased the Newport water system in 2001. NKWD obtains its surface water from the Ohio and Licking rivers, and distributes it via the network identified on **Figure 2-19**. A small portion of unincorporated southern Campbell County is served by the Pendleton County Water District.



Public water infrastructure is in place in all of the County's incorporated areas and in portions of east-central and southern Campbell County, particularly along major roadways. Areas that do not have access to existing water lines are generally those that have steeper slopes which make water line construction more challenging and lessen the density of development in need of service. Public water is generally not available south of A.J. Jolly Park and near the Licking River waterfront. It also should be noted that not every existing property with access to primary water lines may be connected to the public system at this time. Lines indicated on **Figure 2-19** are main lines and do not generally include lateral lines that serve specific properties.

As in many areas of the United States, older portions of Campbell County may face particular challenges in terms of maintaining aging infrastructure and meeting more stringent quality standards. Although the Northern Kentucky Water District constructs, repairs and upgrades its lines and facilities on a regular basis, information on long-range capital improvement planning is not readily available to the public after the events of 9/11.

Sanitary Sewer

Sanitation District #1 is responsible for providing and maintaining the sanitary sewer infrastructure throughout Northern Kentucky, including the northern one-third of Campbell County, the City of Alexandria vicinity and a small area south of Alexandria along U.S. 27. The Sanitation District recently converted to a watershed-based management approach. The western portion of Campbell County is located in the Central watershed, while the majority of the County is located in the East watershed.





At the time of the existing conditions analysis, the City of Alexandria and portions of the surrounding area are served by the public sanitary sewer system, while properties in outlying areas were served by a combination of package plants and septic fields. The area has been under a development moratorium put in place by the Kentucky Division of Water since 1996 as a result of stormwater separation and sanitary sewer overflow issues. The District's 20-year Regional Facility Plan identified a long-term need for a new regional wastewater treatment plant in 1999, and construction began in 2000. The Eastern Regional Wastewater Treatment Plant was completed and went online in October 2007, and provides 4 million gallons daily (MDG) (normal capacity) service for most of Campbell County. The plant also has more than adequate opportunities for future expansion with an ultimate design capacity of 8 million gallons per day. The plant currently provides service for approximately 4,000 residential dwellings and over 500 acres of commercial uses in central Campbell County.

The Plan also calls for:

- Construction of over 10 miles of new sewer line, including approximately 6 miles of replacement of deteriorating lines; and
- Replacement of four existing pumping stations, construction of one new pumping station, and elimination of two pumping stations and four small treatment plants.

These improvements began in Fall 2005 and are in process at this time.

As **Figure 2-19** illustrates, sanitary sewer infrastructure is not available in most of unincorporated Campbell County, with the exception of a limited area near U.S. 27 between Alexandria and A.J. Jolly Park. With the exception of the cities of California and Mentor, all of the incorporated communities appear to have fully-developed sanitary sewer system. Lines indicated are main lines and do not generally include lateral lines that serve specific properties. As noted in the previous section, older developed portions of Campbell County may be served by deteriorating sanitary sewer infrastructure and are likely to contain combined storm and sanitary sewers, an older system that permits stormwater overflows to enter the sanitary sewers, leading to the potential for untreated water to enter the area's ground and surface water supplies. Like most sewer districts, Sanitation District #1 is investing resources in remediating these potential contamination sources and creating a full separation between storm and sanitary sewer systems.



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Figure 2-19 - Sanitary Sewer System



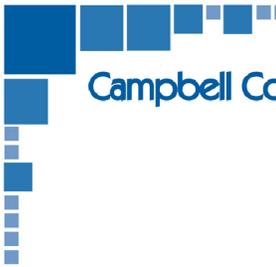


Stormwater Management

Sanitation District #1 is also responsible for stormwater management within its district. Although the cities and counties within the District currently own and maintain their own stormwater systems, these systems are expected at this time to be transferred to Sanitation District #1 management in 2008. To this end, the Sanitation District is currently doing the following:

- Creating an inventory of the open and closed channel storm drainage system throughout the District.
- Building an interactive Storm Water Management model.
- Creating Master Plans for the various watersheds. At this time, the first master plan has been completed for the Woodlawn Creek watershed, which includes portions of five communities and is experiencing stream bank erosion, hillside slippage and the results of an undersized stormwater system.
- Administering a Capital Improvements program. Most of the items in the Capital Improvements program are intended to repair, upgrade or improve existing storm water management facilities. Projects on the current Capital Improvement Plan include:

Viewpoint Drive Reconstruction	Alexandria	Complete reconstruction
Madonna Lane Residential Flooding	Cold Spring	Increase catch basins and pipe sizes
Bonnie Lane	Fort Thomas	Storm sewer improvements
Grand Avenue Storm Drainage System	Melbourne	Construct storm drainage system from Grand Avenue to Latonia Avenue to correct poor drainage and control mosquitoes
Lincoln Avenue Storm Drainage System	Melbourne	Jack and bore under train tracks and construct new storm sewer system along Lincoln Ave to correct street flooding and control mosquitoes



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