

KENTUCKY PLANNER



American Planning Association
Kentucky Chapter

Making Great Communities Happen

A Publication of the Kentucky Chapter of the American Planning Association

Summer 2008

PLANNING OUR LEGACY



American Planning Association
Kentucky Chapter

Making Great Communities Happen



National



INSIGHT:

Bowling Alone in Urbanistaville

Is living in suburbia the social antidote? p. 8

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A Word From The President

Greetings from maternity leave! It's that time of year again to start thinking about KAPA elections. This year's ballot will include president, vice president, treasurer and secretary.

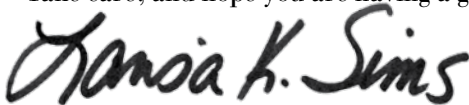
I will not be running for re-election this year, not because of lack of interest, but because my new schedule demands my attention and I felt it was best for the Chapter and for myself if I took a step back and re-prioritized my activities. Serving as president has been a pleasure. For those of you who have an interest, I would like to encourage you to run for office this year. It is a great experience.

That said, the last great occasion for me during my term is our biannual Ohio-Kentucky-Indiana Regional Conference. This year the conference will be held in Louisville (see article later in this newsletter). The conference committee has worked hard, and is in fact still working, to make this a stellar event. At the same time, the committee has continued to recognize the fiscal constraints of many planning departments throughout the Commonwealth and has tried to keep costs down. We were successful at keeping the increase in price at only \$15 (including hotel and registration) compared to the last conference in Cincinnati two years ago.

The committee has also planned to submit all of the conference sessions to AICP for Certification Maintenance credit approval, which is something that we were unsure of at the beginning due to the costs. We have secured national speakers, authors, and AICP National leadership to attend and present and have a plethora of session topics. Also, we were able to secure a \$1,000 grant to put together a training program designed especially for Planning Commissioners.

There will be many activities and educational opportunities to reach a wide range of planning professionals and citizen planners, and plenty of chances to network. I hope to see you at the conference in October. For more information go to www.kapa/okiconference.htm.

Take care, and hope you are having a great summer!



Larisa K. Sims, AICP



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Deadlines

Please observe deadlines in consideration of the editor, who does this in his spare time. Late entries will appear in a later issue.

Next Deadline

October 10, 2008

Submissions

The Kentucky Planner publishes quarterly, and contributions from current or past members and other interested parties are encouraged. Articles, letters, comments, announcements, etc. submitted for publication are accepted via e-mail or on tree ware. Material accepted for publication may be edited to conform to space, readability, and basic grammar requirements. Interested persons should contact the editor via email at rjonas@boonecountky.org.

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From The Editor's Desk

by Robert A. Jonas, AICP,
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Why do some of our public hearings turn into crazed, angry mob fests where the public grabs their torches and act like they are storming the Bastille in Frankenstein-like fashion? What has made these folks so mad? Most of the time it's because something (anything) is being proposed in or near their backyard. NIMBYs on display. I doubt they realize that there were people who were just as angry when the farm that became their subdivision came up for a zone change but I digress. Back to the angry mob. A lot of the time the issue that they bring to the table at these Public Hearings



is not germane to the request at hand. In other words, they have had a beef with the Commission in the past and therefore will continue to bring it forward at any and all public meetings they can attend. While the participation of the masses should be applauded, if it is not done in an orderly manner, it only throws a monkey wrench into the planning process which is actually set up to protect the residents. Instead of posting flyers on the town telephone poles, angry residents simply create a webpage that will often misrepresent the process to those not familiar with the process. Things can get very ugly as a result. That's why whenever I have a chance to talk to the public prior to a potentially contentious meeting I will reinforce the fact that in order for them to be more effective in the public hearing process they need to be organized, courteous, and on-point or else their valid concerns may not be properly heard or addressed. In other words, I tell them to leave the torches at home.

URBANE PLANNING

by Robert A. Jonas, AICP



Public Hearing Night!

Jonas@one.net

The Floyd's Fork Initiative:

Density Reshaped

by Charles C. Cash, Jr. AIA

Director, Louisville Metro Planning
Louisville, KY

Located at the Falls of the Ohio River, Louisville dates its founding from the expedition of George Rogers Clark to explore the west in 1778. A river town active in trade and manufacturing, Louisville became the 16th largest city in the United States following the Civil War, when its industry fueled Southern Reconstruction. As home to the Kentucky Derby, Louisville appears in the national spotlight every year on the first Saturday in May, luring hundreds of thousands of racing fans. In 2003, Louisville made the news another way: It became the first community its size in 30 years to merge city and county governments, creating a new consolidated local government. The new city of Louisville doubled its population to 700,000 and increased its geographic area six-fold to about 386 square miles.

Louisville, like most American cities, experienced rapid suburbanization following World War II, sprawling outward from its compact core. Throughout the last 50 years, it has grown at a consistent rate, about a half percent per year. This suburban growth pattern now extends into the surrounding eight counties. The majority

of the land area within Louisville Metro remains zoned for single family residential development, following the post-war model conceived in the 1940s – 4.8 dwelling units to the acre. As a result our landscape became carpeted in quarter-acre lots with commercial and residential development following major radial highways. The Floyd's Fork area offers an opportunity to rethink this suburban paradigm and provide an alternative pattern for the future.

After the Ohio River, Floyd's Fork could be counted as Louisville's greatest remaining environmental asset. Part of the tributary network of creeks and small rivers feeding the Ohio, Floyd's Fork is a beautiful, meandering waterway winding through hills and farmland from the eastern part of Louisville to the south. The natural terrain is rolling countryside with some steep, forested slopes as well as a considerable amount of land in the flood plain. This area of some 47,000 acres of semi-rural countryside forms the majority of the Floyd's Fork drainage basin and lies within 20 minutes of Louisville's

Continued on next page.



Professional Development Officer's Report

by Megan De Sola, AICP,
mdesola@vioxinc.com

What an exciting time for KAPA! We are looking forward to hosting the upcoming OKI Fall Conference in Louisville this October. It is always fun to be able to show off what we Kentucky planners have accomplished. I



encourage all members of KAPA to get involved with this fantastic event; it is shaping up to be one of the best!

According to APA, nationally, a record number of candidates sat for the AICP Comprehensive Planning Exam in May. This is great news for APA and AICP and all the more reason to ensure that our future AICP members get the study help they need. As part of the OKI Conference, a one-day AICP workshop will be offered on Friday, October 17th at the conference center. The workshop will be taught by Jennifer Evans-Cowley, PhD, AICP, Associate Professor of City and Regional Planning at The Ohio State University. Tentative registration fees have been set at \$40.00 for the base on-site course, \$35.00 for optional keynote conference luncheon, and \$60.00 for optional exam prep online subscription.

The workshop will cover the latest changes to the AICP exam, as well as key exam topics. The course will also include effective strategies for exam preparation and

hints on answering tricky questions. The online exam prep subscription includes audio/video lectures, reading materials, seven full length practice exams, a discussion board to post questions and comments, and the ability to e-mail the instructor through the exam period. Participants have access through the November exam period and then can choose to extend their subscription if they decide to wait to take or retake the exam in May 2009. Don't miss out on this worthwhile opportunity to prepare for the AICP exam! Registration details will be available in the preliminary conference program.

The 2008 KAPA Spring Conference at Cumberland Falls was a huge success. Thanks to all who worked so hard to organize the event! I am happy to report that all of the sessions at the conference are eligible for CM credit. If you attended the conference, don't forget to log on to www.planning.org to log your CM credits.

This year at the conference, KAPA awarded the final 60-Hour Club awards. Recipients of the award were: Michael Galbraith, AICP (H.W. Lochner in Lexington); Craig Kowalski, AICP (ENTRAN in Covington); Ryan Libke (Triple S Planning Commission in Shelbyville); and Angela Satterlee (Hopkinsville-Christian County Planning Commission). Congratulations to everyone!

I hope everyone has been enjoying their summer! As always, please do not hesitate to contact me with any questions regarding professional development.

Sincerely,
Megan

Continued from previous page.

metropolitan core. The area has seen sparse development in prior years due to its challenging terrain, inadequate roadway systems and lack of sewers.

The first major initiative to focus on the Floyd's Fork corridor was the creation of the City of Parks plan, announced by Mayor Jerry Abramson in February, 2005, in partnership with civic leader, David Jones Sr., CEO of one of the community's largest and most successful companies, Humana. The City of Parks, Louisville's Greenprint for future recreational needs, called for the single largest acquisition and development of new parks to occur along what will be called the Floyd's Fork Greenway. A partnership with Jones' non-profit, 21st Century Parks, the project has raised over \$60 million in private, federal, local and state funds to acquire, plan and develop over 4,000 acres of new parkland which

will form three new parks connected by a 27-mile trail along Floyds Fork Creek. The trail will be part of the Louisville Loop, a 100 mile trail system that connects to the existing Olmsted Parks and Parkway system bringing suburban and urban areas together.

The second factor affecting growth patterns is the current effort to coordinate the provision of infrastructure. To deal with inadequate, unsafe roadways, in 2006 a System Development Charge was instituted within benefit districts throughout the corridor. The charge provides a fee per residential unit to fund safety improvements on a prioritized basis. Previously, sewer, water, and other utility service had been expanded independently, with little coordination, reinforcing the need for a coordinated capital investment strategy to meet future needs.

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INSIGHT: Bowling Alone in Urbanistaville

Is living in suburbia the social antidote?

by Richard Carson

Much has been written in recent years about the negative impacts of “sprawl.” It is said to increase traffic congestion, commute time, and air pollution. It gobbles up agricultural lands and open space. It is also said to have serious social implications like bowling alone.

The his book *Bowling Alone: The Collapse and Revival of American Community* (2000), Robert D. Putnam puts forward the hypothesis and research to say that today, we Americans sign fewer petitions, belong to fewer organizations, know our neighbors less, meet with friends less frequently, and even socialize with our families less often. According to Putnam, we even bowl alone more. The author presents the theoretical conclusion – and is the progenitor of the theory – that this new loneliness may be caused, in part, by suburban sprawl. Let me be clear about this. Putnam researched the hypothesis of a less involved nation and backs it up with researched facts. But he did not research the possible reasons this may be so.

Other academic researchers, like Jan Brueckner and Ann Largey, did investigate this hypothesis, and their research says just the opposite is true. A major nationwide study done by these professors from Dublin City University and the University of California (*Social Interaction and*

Urban Sprawl, CESifo Working Paper Series No. 1843, November 2006) – of some 15,000 individuals in average urbanized-area and MSA (metropolitan statistical areas) populations – finds that:

- “The frequency of interaction with neighbors is lower in high-density census tracts.”
- “That residents living in dense census tracts have fewer confidants.”
- “High tract density reduces the number of friends.”
- “Interactive individuals sacrifice something by locating in dense tracts.”
- “Membership in hobby-oriented club is less likely [in low-density tracts].”
- “Group involvement tends to be weaker [in low-density tracts].”

The statistical revelation behind all of these findings is that for every 10% increase in density, there is a 10% decrease in socialization. That’s a simple, one-to-one inverse relationship that everyone can understand.

Of course this scientifically researched revelation begs the question, “Why is this so?” The authors of the study suggest that “*crowding associated with a dense environment might spur a need for privacy, causing people to draw inward. Such behavior could reflect the old saying: ‘good fences make good neighbors.’*” The authors’ conclusion is that “*density has been shown to exert a negative influence on social interaction, undermining an important line of attack used by critics of urban sprawl.*” This may be an inconvenient truth for the New Urbanist movement, but this negative view of density is hardly new. In fact, it is one supported by such scientific legends as the late Carl Sagan and Ian McHarg.

The most interesting aspect of the research put forward by Brueckner and Largey is not that it finds suburban





sprawl innocent of the charge of creating loneliness in American society. What is amazing is that the research finds just the opposite. People reported being **more** civically engaged in suburbia! This fact has drawn a lot of criticism from the New Urbanism devotees.

Robert Steutville, the publisher of the New Urban News, wrote an editorial about this research. In it, he took the apologist, rationalization that *"New urbanists advocate higher densities, but not increased socialization - rather because it brings more activities within walking distance."* He then goes on to say, *"The authors manipulate the findings..."* and says that *"Although unproven, that may be partly true..."*

Are we to believe that these academic researchers manipulated the data? Or are we to believe the research does not conform to the belief system of New Urbanism? The fact is that the Congress for the New Urbanism charter says that

they are *"committed to reestablishing the relationship between the art of building and making of community..."* Is not increased socialization a key aspect of community-making? Without increased socialization, are the New Urbanists promoting soulless place-making?

The researchers state that *"social interaction tends to be weaker, not stronger, in high-density census tracts."* Said another way, could social interaction tend to be stronger, not weaker in low-density census tracts? This counter argument interested me enough to actually contact one of the authors of the study. When asked if this were not so, researcher Jan Brueckner's response was short and to the point: *"Yes, that's exactly what the paper says."*

Putnam's research shows that, as a nation, we are becoming more individually isolated, and some of us may even be bowling alone. However, the disease of rampant "sprawl" is not to blame. Indeed, the question now is whether the problem is "urbanism." Putnam's hypothesis puts forward some other possible reasons like the popularity of the Internet and television, and the substitution of financial capital for social capital. But, I will leave these assertions to some other university researchers to study and some other writers to essay.

Richard Carson is a Pacific Northwest writer, practicing planner, and doctorate student at Washington State University. A collection of his essays are on the web at www.carsonessays.org.

Drafting Staff Reports: Your Role as a Professional Planner

by Theresa Senninger
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You are the professional. You are the expert. You are the first person that the administrative body looks to for the answers. You are often the first person that the public looks to for the answers. And you are the person in the hearing room who knows the most about the zoning regulations and comprehensive plan. Say it as many times as it takes for you to believe it. Too frequently, planners working for a local government forget how critical a role they play in the development review and planning process, and thereby lose sight of how best to serve the administrative body they staff. This role starts with the staff report and ends at the close of the public hearing. So how do you write a staff report that is worthy of your role as the expert?

First, remember that your staff report is not just an exercise in spelling out the standard of review. Your staff report should be written as though it is the reader's first introduction to the case, because often, it is just that. Include all the details about the proposal—don't leave the reader wondering what the case is all about, and don't assume that the reader knows anything at all about the project, or you will inevitably leave someone, and quite possibly the decision-maker, behind. Your staff report should contain the basic information about a project, such as a complete summary of the request, the property address and size, and more specific information, such as the details of the request and an analysis based on the zoning regulations and comprehensive plan. It should be laid out clearly so that information can be easily identified. Your goal in writing the staff report is to give the decision-maker the facts necessary to understand the proposal.

Second, remember that your staff report needs to contain findings of fact, and not just a pasted-together version of what the applicant submitted. In many places, the applicant will submit proposed findings of fact to support the request. And in many cases, planners will simply cut and paste from these proposed findings into the staff report, as though the applicant's findings are the end of the line for the analysis. The applicant has a vested interest in making sure that the findings are thorough and detailed, and so it seems as though the findings submitted by the applicant are the most likely to be useful to the administrative body, right? Not necessarily so. The applicant is interested in obtaining an approval,

and not in giving the administrative body an unbiased analysis, and the result is often a set of findings with a particular lean to them—the lean that will get the project approved.

Rather than inserting these possibly slanted findings into your staff report, you should rely on your own good judgment and professional training to craft findings that are fair to the request and true to the regulations and applicable plans. After all, you are the planner—the expert on how the regulations and plans were meant to be applied to guide the development of your community. In many cases, the administrative body will look to the well-written findings in your staff report as the basis for its own findings of fact. The body may also choose to supplement your findings with additional evidence presented during the hearing, and this should be strongly encouraged. Your findings must be legally defensible, which means they need to point to specific facts in the record as the justification for why the statutory standards for granting a request are or are not met. Findings of fact start with the standard of review and then answer “Who?” “What” “Where?” “Why?” and, most importantly, “How?”

Third, remember that your staff report should contain a recommendation to the administrative body on the action to be taken. This is the logical extension of making well-reasoned findings of fact in your report, and is a

Continued on next page.



Planners Convene at State and National Conferences

by Amy Williams, AICP
awilliams@hntb.com



Kentucky, Indiana, and Louisiana planners in Vegas.

Almost 6,000 planners traveled from across the country to attend the 100th National Planning Conference in Las Vegas. The conference was held from April 26th to May 1st with many opportunities to attend sessions, mobile workshops, training sessions, and receptions. Over 60 Kentucky planners attended the National Planning Conference and the Kentucky chapter held a joint reception with the Indiana and Louisiana chapters.

While many know members of our neighboring chapter in Indiana, few are familiar with members of the Louisiana chapter. A great advantage of the national conference is the ability to eliminate geographic boundaries. It becomes just as easy to reach out and meet planners that are 600 miles away as it is to meet planners that live just across the Ohio River. With over 100 attendees at the joint reception, members were able to exchange to ideas, challenges, and opportunities with planners they wouldn't be able to collaborate with normally. Partnering with Indiana and Louisiana proved to form a successful relationship!

KAPA Experiences Cumberland Falls

KAPA held its annual Spring Conference at Cumberland Falls State Park Resort on May 21st – May 23rd. Nearly 80 planners from across the state attended the conference to collaborate with other professionals and attend educational sessions. The conference included two days of sessions with social opportunities during the two receptions.

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recognized and widely-used practice in the region. Your recommendation should be stated in clear and finite terms, and should not use conditional words such as “should,” “could,” “might,” or “possibly.” Particularly where final action will be taken by the legislative body, a firm recommendation in the staff report is essential. The administrative body and the legislative actor want to know your professional opinion about the case, and the best way to convey that opinion is through strong and direct language that clearly states your analysis and conclusion.

A well-written staff report can be a resource for the citizen planner serving on an administrative body, the elected official making a final decision on a zoning map amendment, and the individual taking an interest in a development proposal. Have confidence in your ability to provide the support that your administrative boards and commission need to make decisions that will affect the development of your community. Your staff report



is the most important tool the citizen planner and elected official have in making sense of an application. Give them the best guidance you possibly can. As a professional planner, you have the training, the expertise and the ability to make a difference.

2008 Kapa Awards Summary

Outstanding Project/Program/Tool

Hopkinsville-Christian County Planning Commission

What is a neighborhood? How do you revitalize a neighborhood? These and other questions faced the citizens of Hopkinsville as they viewed their downtown and the housing areas surrounding it. Residents' concerns and their involvement led to the creation of the Inner-City Advisory Council and the Inner-City Revitalization Enterprise Zone Program initiative. The Inner-City Advisory Council is a twelve (12) member board representing an array of community leaders from sectors involving housing, downtown development, minority development, education and faith-based development. The Inner-City Revitalization Initiative is based on the elements of: (1) clean and safe neighborhoods; (2) housing stock revitalization; (3) economic infrastructure; and (4) economic opportunity. The initiative is funded through a variety of local, state and federal sources. It includes monies from the U.S. Department of Housing and Urban Development; KY Housing Corporation, Federal Home Loan Bank, local banks, and developers as well as a substantial amount from the City of Hopkinsville. Four target neighborhoods around downtown were brought together through a series of neighborhood planning charrettes that actively involved neighbors, business owners, community organizations and city officials. The program developed model strategies and recommendations for affordable housing (both single and multi-family), business development, design standards, code enforcement, and capital improvements funding. In recognition of their efforts to revitalize their community through targeted and comprehensive efforts of public involvement in the planning process, KAPA is pleased to recognize the Hopkinsville-Christian County Planning Commission with the award for **OUTSTANDING PROGRAM** for its **Hopkinsville Inner-City Residential Enterprise Zone Program**.

Outstanding Plan

City of Frankfort & Franklin County/WalkBike Frankfort

Many communities have developed a plan for incorporating pedestrian and bicycle facilities into their transportation system; however, the plan developed for the City of Frankfort and Franklin County came to life in a unique fashion and used a grass roots process and integrated planning tools to make it happen. In 2006, four citizens came together to form the group, WalkBike Frankfort (WBF), to advance the needs of pedestrians and bicyclists within Franklin County. It was soon determined that the first and foremost need was to create a master plan that could be used not just by WBF but by local government, state government, the planning commission, school districts, neighborhood groups, and local utilities. The ultimate goal was to develop a network of walking and biking facilities that connected parks, schools, commercial centers, neighborhoods, and the downtown. In order to gain acceptance for the plan, WBF began meeting with various community groups. WBF realized that it would be critical to inform the public before their support could be enlisted to create the master plan. In early 2007, WBF teamed with City and County staff to host a series of public meetings and charrettes to gather ideas for pedestrian and bicycle connections. Soon after the initial meetings, small groups of volunteers were formed to walk each of the 46 identified routes. Volunteers collected data, took photographs, and ultimately assessed the feasibility and recommend a facility type for each route. The WBF steering committee then mapped the routes and facility types into GIS. Projects were prioritized and a top 10 list was formulated. Each prioritized route has a project information sheet that was developed for the master plan. What truly makes this plan unique and special is that it was driven and developed from the grassroots effort that was then supported by the local agencies and the public as a whole. Both City and County government have passed resolution supporting the plan. The Planning Commission has included it in their Transportation Plan element of their comp plan update. The Health Department has publicly endorsed the plan. City government has used the plan to apply for Transportation Enhancement Funding. The School Districts have used it in applying for Safe Routes to Schools funding. County government used it as justification to convince the KY Transportation Cabinet to redesign the widening of US 421 (which will now include a sidewalk and shared path trail). The Parks and Recreation Department has hired a bicycle and pedestrian coordinator, the first of its kind in a small city in Kentucky. In recognition of their grassroots efforts to increase transportation choices and create a healthier community, KAPA is pleased to recognize WalkBike Frankfort with the award for **OUTSTANDING PLAN** for their **Pedestrian and Bicycle Master Plan for the City of Frankfort and Franklin County**.

Outstanding Use Of Technology **Hardin County Planning and Development Commission**

In working on the new comprehensive plan the Hardin County Planning Commission realized that a number of major issues were facing the county and it was critical to both educate and engage the public in the update process. The Commission also realized that to be successful in involving the public more advanced methods than public hearings were needed. The Commission teamed with a local business, Melloan Creative Services, to develop a communication program for the comp plan update. The primary goal of the communications program was to demonstrate that the comp plan is vital to successful growth. By producing a DVD, the Commission would inform the public of the plan (what it is and what it isn't), develop the vision for the future of the county, reduce fears about the intrusion on private property rights, creates awareness of economic benefits, and bring people with diverse interests and motivations together. The DVD is a series of interviews with farmers, utility personnel, school officials, developers, realtors, engineers and industry representatives. No planners, planning commissioners or elected officials were interviewed. The DVD identifies the issues facing the county and describes planning concepts to address them. It also presents a summarization of the comp plan. The DVD has been presented at open house format meetings on the plan, shown on local cable access channels, and is posted on the county's web page for viewing. In recognition of their efforts to address planning and the impacts of development in a positive manner through the use of technology, KAPA is pleased to recognize the **Hardin County Planning and Development Commission** with the award for **OUTSTANDING USE OF TECHNOLOGY** for its *Planning for Growth: Comprehensive Development Guide 2008 DVD*.



Chris Husinger (left) with Hardin County Planning and Development Commission accepts the award for Outstanding Use of Technology from Ed Poppe.

Outstanding Student Project **University of Louisville Capstone Studio**

When you are a small community with limited resources you search for assistance from many areas. In the case of the City of Hazard the assistance came from a group of four students from the University of Louisville, students from an urban university assisting a small eastern Kentucky community of less than 5,000 in population. In just three, very intense, very busy visits, the students conducted focus group meetings, performed architectural, landscaping, and parking surveys and held a community forum. Additional information for the project was gathered from an on-line community survey and GIS was used to develop the plan. Similar cities reviews, forums, interviews, demographic information, land use analysis, and assistance in working with the media all lead to the development of goals and objectives for the community in its efforts to improve downtown. But the students did not stop at that point. The plan document organized the goals into implementation phases and priorities. Funding mechanisms were identified for each goal and each specific action. Implementation ideas and a resource agency were identified. And finally the next steps in completing each task were detailed. In recognition of their efforts in assisting the City of Hazard, KAPA is pleased to recognize the **University of Louisville Capstone Studio** team of Chris Brown, Edna Kubala, Carrie Beth Lasley and Tammy Lee Mahan and Professor Steve Sizemore, AICP with the award for **OUTSTANDING STUDENT PROJECT** for the Reviving the Heart of Hazard plan.



University of Louisville students Carrie Beth Lasley, Edna Kubala, and Chris Brown accept the award for Outstanding Student Project from Ed Poppe.

Planning Our Legacy

by Dawn T. Warrick

Louisville Metro Planning & Design Services

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Save the date! Mark your calendar and plan to attend the 2008 OKI Regional Planning Conference in Louisville, KY, October 15-17, 2008. The theme for the conference is "Planning Our Legacy." As professional planners, the decisions that we are involved in making today both respect and create the legacies of the communities that we plan.

We will kick off the conference with an update on national APA and AICP activities from AICP President **Graham Billingsley** and a keynote address by **Christopher Duerksen**. Mr. Duerksen, Chairman of the Board of the Rocky Mountain Land Use Institute and managing director of Clarion Associates of Colorado, is recognized nationally for his research and publications relating to a broad range of land use and conservation issues. Both gentlemen also join a very talented cadre of speakers presenting conference sessions throughout the remainder of the week.

This conference will offer continuing maintenance (CM) credits for several sessions. We are submitting material now and will update the conference website with a listing of CM approved sessions as soon as it is available. Ethics and law sessions are included and have been scheduled to allow for the necessary 1.5 hours of contact time to meet minimum requirements for those topics.

Featured speakers during the Friday luncheon will discuss the use of technology to enhance public involvement processes and will show how getting a community involved in a cause can result in an Extreme Makeover for a local family.

Students are encouraged to attend. An open house and poster exhibit and a film festival are currently being organized. If you are interested in participating or if you have questions about student-related conference activities, you may contact **Andrea Pompei** at andrea.pompei@gmail.com or **Greg Nordin** at greg.nordin@gmail.com. We will have more information on the

website soon about volunteering in exchange for a free conference registration.

Special programs also include full day focused workshops for:

- AICP prep
- Professional Development program – Green Development
- Planning Commissioner / Board training

Seven mobile workshops provide opportunities to travel throughout the area, including southern Indiana, to see first hand how planning in the Metro is creating a legacy. An exhibit hall with more than 20 booths will be open throughout the conference allowing attendees the chance to see what is happening in the industry from organizations and agencies that do business with planning professionals throughout the region.

Discover the magic and vitality of a renovated downtown gem in the Henry Clay building and enjoy the interactive and engaging exhibits of the Muhammad Ali Center. Conference and opening receptions will give us all a chance to get to network and discuss the information presented at the conference in a relaxed and entertaining atmosphere.

To access the preliminary program, link to the conference hotel, and to register on-line, visit the conference website at www.kapa/okiconference.htm.



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2008 OKI REGIONAL PLANNING CONFERENCE

PLANNING OUR LEGACY



DOWNTOWN MARRIOTT
LOUISVILLE, KENTUCKY
OCTOBER 15-17, 2008

**"BY FAR THE GREATEST AND MOST
ADMIRABLE FORM OF WISDOM IS THAT
NEEDED TO PLAN AND BEAUTIFY CITIES
AND HUMAN COMMUNITIES."
-SOCRATES**



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So, the planning of the City of Parks system and the availability of improved infrastructure now triggers the first development opportunities of significance within the Floyd's Fork corridor.

A series of studies

In order to be prepared for these opportunities, Planning and Design Services, the Metro planning agency, proposed a series of studies to balance the natural character of the area with the coming pressures of development surrounding the new parks. Louisville had experienced residential demand surrounding parks once before, when the firm of Frederick Law Olmsted planned the original parks system and many of the adjacent neighborhoods in the late 19th century. Those historic neighborhoods have retained their value over time, and the hope is to replicate that retention of value, but in a new and sustainable development pattern capitalizing on the scenic beauty of the Floyd's Fork corridor. Further, it presents a unique opportunity to balance growth and infrastructure with the preservation of open space through an alternative approach to the creation of density.

"Small town" centers: The Comprehensive Plan for the Metro jurisdiction, adopted in 2000, has as one of its primary tenets a more focused growth pattern. The Plan encourages the creation of Centers --Town Centers,

Village Centers and Regional Centers -- where density could and should be encouraged ranging from multifamily apartments and condos to single family homes. These "small towns" would be located at the nexus of major transit and commuter routes and positioned to provide the essentials of daily living to residents. They could become centers of civic life with schools, police and fire service, and libraries, along with religious and cultural institutions. Ideally, in typical small-town fashion, these new communities would have some focal point, a public space or architecturally significant structure, marking the center of town and hopefully providing a distinct character and unique sense of place. The Centers idea finds a natural affinity within the Floyd's Fork corridor, where clustering of development in more compact forms will limit the impact on the land, and work better with the area's steep slopes and flood plains. To these ends, the firm of Wallace, Roberts, and Todd has been engaged by Metro to assist in planning three to four new Town and Village Centers within the corridor. Depending on location and configuration, each of these towns or villages could be home to between 5,000 and 25,000 inhabitants over the next 50 years, so that density could be clustered at a walk-able scale in pedestrian-friendly communities.

Conservation subdivisions: Recognizing that the outlying areas between the new villages could retain a more rural

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character, Randall Arendt, the leading practitioner of conservation design in the US, was engaged to craft a Conservation Subdivision regulation. The resulting, recently adopted regulation encourages the preservation of significant environmental features, and in exchange, allows the clustering of homes to minimize their impact on the land, reduce lot size and include attached units such as townhomes and duplexes under certain circumstances. This method of subdivision also encourages developers to provide trails and wildlife corridors that can connect to the proposed Parks system, its 27 miles of trails and greenways, and an alternative means of transportation linkage to a Town or Village Center.

Transportation planning: Lastly, a major transportation study currently underway hopes to encourage all

infrastructure providers to develop a coordinated strategy for the phased provision of utility service and transportation connections. Involving the State Department of Transportation with local providers of highways and utilities, this will truly be the opportunity to efficiently plan and link both land use and transportation.

Working with the land

Overall, the density in the Floyd's Fork area may average the same as more typical suburban patterns, but the concentration of development in Centers and the use of Conservation Subdivisions in the surrounding countryside works with the land. Less infrastructure is required to produce the same or greater yield of density or intensity, while the character, which defined the place and made it desirable in the first place, is preserved. The footprint of man's interventions in the area would be lessened as more sustainable, compact development makes increasing sense in an energy-challenged world.

Many of the current Floyd's Fork residents value their semi-rural way of life, living with the land. Neighborhood leaders in Floyd's Fork have generally responded favorably to this new paradigm, especially if increased density, focused in centers, becomes the development alternative that, in fact, preserves and enhances the area. Hopefully, as the planning work for the Parks system, the Centers Study and the Transportation and Infrastructure components draws to a close in the next year, Louisville Metro can move forward this massive initiative.

This once-in-a-lifetime opportunity to thoughtfully plan 47,000 acres will not come again. Mayor Abramson likes to joke in his speeches about merger: "if you always do what you always did, you always get what you always got." This is Louisville Metro's opportunity to truly plan and not "get what we always got". Redefining density in a semi-rural setting that respects both the village and the countryside has the potential to create a great and valued place to live – a re-creation of The Great American Small Town.



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Some of the conference highlights included:

- Twelve educational sessions;
- A great keynote speaker, Secretary Sparrow from the Kentucky Commerce Cabinet;
- A midnight visit to see the moonbow;
- A historic train ride and cookout at a mining camp;
- An ice cream break to keep up everyone's energy;
- Over 16 hours of CM and HB 55 credits;
- The annual chapter meeting and awards luncheon;
- And let's not forget – Great experiences with other professionals from across the state.

Mark your calendars – the next conference will be the Ohio-Kentucky-Indiana Regional Planning Conference October 15 – 17, 2008 in Louisville. This three-state conference will offer mobile workshops, an AICP prep course, a dedicated session for Planning Board members, Certification Maintenance (CM) credits for AICP planners, and receptions at the Muhammad Ali Center and the historic Henry Clay building. For more information on the OKI conference, visit www.kapa.org/okiconference.htm, or for more information on upcoming state conferences, visit www.kapa.org/PSE_Comm.htm.



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The bus driver!



Big South Fork Railway reception.



Felicia Harper and Amy Williams man the registration table.



Kentucky Commerce Cabinet Secretary Marcheta Sparrow delivers the keynote address.



Big South Fork Railway.

KAPA Calendar Of Events

October 10, 2008

Deadline for Articles for Summer 2008 Newsletter

October 15-17, 2008

OKI Regional Conference - Louisville, KY

October 16, 2008

KAPA Executive Committee - Louisville Marriott

October 19-20 - 2008

Federal Policy & Program Briefing

November 18, 2008

Lorman Education Services seminar - Lexington, KY
David A. Pike, Speaker - "Ethics in Land Use"

December 5, 2008

KAPA Executive Committee



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