

BOONE COUNTY PUBLIC LIBRARY

A VISION FOR THE HEBRON BRANCH PROPERTY

LAND USE MASTER PLAN







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November 9, 2011

Boone County Public Library
1786 Burlington Pike
Burlington, KY 41005

ATTN: Ms. Greta Southard,
Executive Director

RE: Hebron Library Land Use Study
and Master Plan

Dear Ms. Southard:

Thank you for allowing Viox & Viox the opportunity to conduct the Hebron Library Land Use Study. This report is the culmination of seven months of in-depth research which included two public workshops and numerous meetings with the Boone County Library Board, local officials, and various other stakeholders. Our staff understands the importance of this project. We believe the future Hebron Library and surrounding property has the potential of becoming a valuable community asset.

It is our hope that the findings of this study and resulting land use plan will be a vital tool in providing a thoughtful and cohesive design for the library property. We are confident the plan will blend with the surrounding residential neighborhoods, promote activity, complement library programming, and improve the quality of life for the Hebron residents.

Again, thank you for the opportunity and we look forward to the progression of the Hebron Library project.

Sincerely,

Megan V. de Sola, AICP
Director of Planning Services



ACKNOWLEDGEMENTS:

Boone County Public Library Board of Trustees

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Chris Grubbs
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Nancy Grayson (at project initiation)

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EXECUTIVE SUMMARY

Hebron Library Land Use Study – Introduction

The Boone County Public Library Board of Trustees contracted with Viox & Viox to conduct a land use study of an approximately 50 acre parcel of land located on KY 237 in North Hebron. The property was purchased by the Library Board in 2005 after it was determined that the existing Lents Branch was no longer able to meet the needs of the more than 12,000 registered library users in Hebron. The new library building will be 12,000 square feet, doubling the size of the current 6,000 square foot Lents Branch. The library will be sited on 10 acres, leaving approximately 40 acres of remaining land. The purpose of this study was to determine possible land uses that would be both compatible and complementary to a new library.

The goal of the Hebron Land Use Study was to take a holistic and thoughtful approach to create a plan that would become an asset to the community of Hebron. The Study was conducted over a seven-month period of time and included two public workshops and numerous meetings with the Library Board and local public officials. The workshops were a crucial step in the library study process. The purpose of the workshops was to gather data and input from Hebron residents and library users as to the types of land uses they would prefer to coincide with a library. By utilizing the data collected from public input, along with an analysis of existing conditions, a final land use master plan was formed.



Existing Conditions and Public Workshop Analysis

Viox & Viox conducted a thorough investigation of the existing demographics in Hebron, including population, age, and housing trends, as well as an analysis of existing businesses, schools, and park space. Highlights of the results were as follows:

- The Hebron area, especially North Hebron (area north of I-275), experienced a substantial population and development boom over the past two decades.
- Hebron is a desirable community for young families with small children.
- The Northern Kentucky region, including Boone County, has a growing senior population.
- Public schools in the Hebron area are currently at or above student capacity.
- There are currently 4,430 housing units in Hebron and another 3,349 units that have been approved for construction.
- Retail and Industrial businesses in Hebron are clustered around the KY 20/KY 237 intersection and the area surrounding the I-275 interchange on KY 237. There are currently several vacancies.
- The 2006 Boone County Comprehensive Parks and Recreation Master Plan identified the area just north of the I-275 interchange on North Bend Road as an ideal location for a community park.
- There is an increased amount of pedestrian traffic along KY 237 following the installation of new sidewalks which was part of the KY 237 Road Reconstruction Project.

The input gathered from the two public workshops indicated the desire for more park space/green space. The public spoke out against commercial and residential uses on the 50 acre library property; there was a general reluctance to lose prime wooded acreage to development. Data collected from the workshops also indicated that Hebron lacks a community gathering space for its residents.



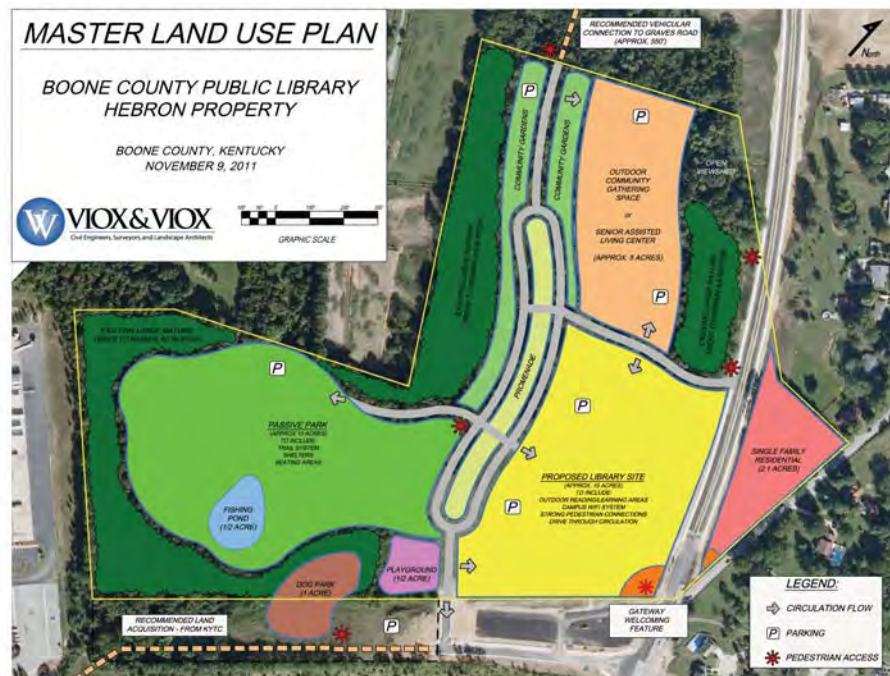
Birds Eye View of Property at Cardinal Way Roundabout



The Master Land Use Plan

The Master Land Use Plan emerged through a process encompassing stakeholder input, environmental factors, economic factors, and overall planning needs of the community. The Master Land Use Plan aims to create spaces that complement the library, while maximizing the potential of the land. The primary aspects of the plan are as follows:

1. The Library – the proposed library will be positioned in the southeast corner of the property, fronting on KY 237. The site will require approximately 10 acres of land for a 12,000 square foot building, parking, outdoor learning space, and room for possible future expansion.
2. Passive Park – The existing landscape characteristics in the western portion of the property can be utilized to develop a community park. The rolling hills, mature woods, and existing farm pond can be incorporated into amenities that may include trails, fishing pond, seating areas, shelters, dog park, and playground.
3. Community Gardens – Community garden plots in other Boone County Parks have been highly successful. The gardens would be located along both sides of the future primary thoroughfare within the property. The gardens can add beauty to the site, increase community interaction and become an educational opportunity for the library.
4. Outdoor Community Gathering Space or Senior Assisted Living – The northern part of the property could be designated as either an outdoor community gathering space or be marketed as a site for a future senior living center. Both uses would be compatible with a library. The topography lends itself to become an ideal spot for social activities and/or special events.
5. The Promenade – This area is centrally located within the primary thoroughfare in the property. The open space will enhance the sense of arrival into the property and create a “Town Square” character. The Promenade should include landscaping elements, architectural or sculptural components, or other forms of public art.
6. The Single-Family parcel – The 2.1 acre tract of land located on the east side of KY 237 should be marketed and sold for single-family housing lot/lots.
7. Gateway - The Cardinal Way roundabout is a natural deliniation between Hebron’s business district and its residential neighborhoods. A gateway feature could be incorporated near the roundabout to strengthen the sense of arrival.



SECTION 1: THE HEBRON LIBRARY LAND USE STUDY

1.0 Introduction



Figure 1.1 - Large Scale Aerial Photograph of Library Property Area
(outlined in red)

The Hebron Library Land Use Study was conducted by Viox & Viox (The Consultants) at the request of the Boone County Public Library Board of Trustees. The purpose of the study was to generate ideas, create conceptualizations and present focused possibilities for the future use of a ~50 acre parcel of land in Hebron. The Library Board owns the property and has future plans to build a new Hebron Branch of the Boone County Library on approximately 10 acres. Specifically, the study focused on what land uses could exist on the remaining 40 acres that would be compatible and complementary to the library, and be embraced by the surrounding community. (Fig. 1.1)

The study began in February 2011 and was completed over a period of seven months. The study included two public workshops, at which stakeholder participation and survey activities were used to gather insight and ideas. Information gathered from the community, local library users, and local public officials was crucial to the creation of the resulting Land Use Master Plan for the library property. The Library Board wanted to take a holistic approach to the potential use of the excess property and create an asset for the Hebron community. (Fig. 1.2)

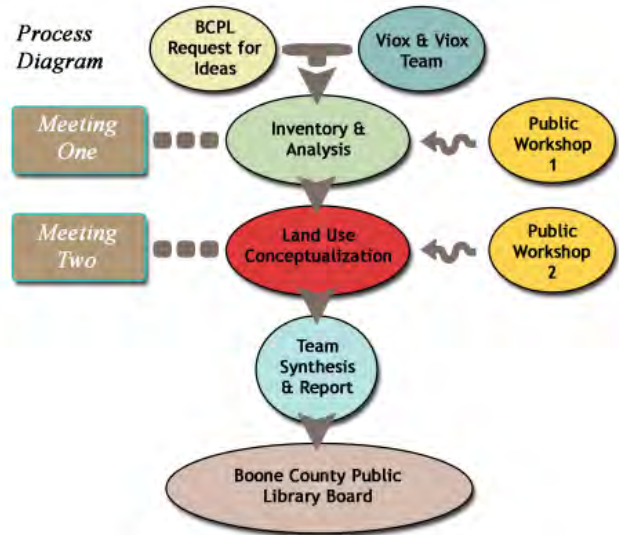


Figure 1.2 - Process Diagram of Study

1.1 Workshop One Overview

The first public workshop was held on March 3, 2011 at the Lents Branch Library. The purpose of this workshop was to reach out to the local community and begin to understand the needs, concerns, and ideas for the future of the library property. The goal of this workshop was to collect input that would give the staff at Viox & Viox a direction as the planning process progressed to the conceptualization stage. The workshop included an open-ended survey which asked responders to discuss their thoughts and concerns for both the excess land and the future library itself.

1.2 Workshop Two Overview

The second public workshop was held on May 17, 2011 at the Lents Branch Library. The purpose of this workshop was to present broad conceptualizations driven by the results of the comments from the first workshop and survey. Public participation again played a crucial role in Workshop Two. Participants were asked to study eight schematic land use plans of the site and score each drawing while providing feedback. Participants could consider each schematic as a whole or in parts by considering specific aspects of each concept. The goal of this workshop was to further focus on potential uses for the library property and to understand what amenities could coexist with the library and be widely utilized by local residents.



1.3 The Hebron Library Land Area Defined

The Hebron Library parcel is located on KY 237 (North Bend Road), approximately .88 miles north of the interchange of KY 237 and I-275. In 2005, the Boone County Library Board of Trustees purchased 51.663 acres on KY 237 in Hebron. In 2007, the Kentucky Department of Highways purchased 1.77 acres of this land for the KY 237 road reconstruction project, leaving the Library Board with 49.893 acres.

This reconstruction of KY 237 severed the Library's tract of land into two pieces. The large piece, located on the west side of the new KY 237, is approximately 47.7 acres. The new library will be constructed on the southwest corner of this tract, fronting on the new KY 237 and adjacent to the new TANK Park & Ride lot. The second piece is approximately 2.2 acres and is located between the new KY 237 and "Old North Bend Road". The 2.1 acre parcel has direct access to public utilities along Old North Bend Road. This tract is triangular in shape with restricted access to KY 237. (Fig. 1.3)



Figure 1.3 - Aerial Photograph of Library Property

The 47.7 acre property is made up of a variety of physical characteristics, plant life, and wildlife. A ridge runs northwest through the middle of the property, which falls off to drainage ways along the east and west edges of the property. The property is largely populated by mature hardwood trees with a vigorous understory consisting primarily of wild Japanese Honeysuckle. The tree cover is much denser along the slopes of the property with less tree cover along

the ridge. There is one open area at the south end of the property and west of the former residence on the site. An approximately .25+/- acre pond exists in the south west corner area of the property. There is evidence of deer, turkey, and other small wildlife passing through the site. (Fig. 1.4)



Figure 1.4 - Birds Eye Photograph of Library Property at Cardinal Way

1.4 History of the Lents Branch Library and Future Hebron Library Land Acquisition

The current Lents Branch Library located at 3215 Cougar Path in Hebron was opened to the public in April 1989. The Lents Library property was donated to the Library District by the Lents family. The Lents Library site is 3.87 acres and the existing facility is 6,100 square feet. The adjoining parking lot can accommodate 40 cars (Boone County Public Library, 2010). (Fig. 1.5 & 1.7)

The primary service area of this branch is the northern area of Boone County, including Burlington, Hebron, Bullittsville, and the rapidly growing Northbend Road/ KY 237 area. The current Lents Branch serves primarily to provide convenient access to popular materials (print and nonprint) for all ages and curriculum support materials for children in grades K-8. Curriculum support is particularly important at the Lents Branch because of its proximity to Conner Middle School, Conner High School, Goodridge Elementary, Stephens Elementary, Burlington Elementary, North Pointe Elementary, and Immaculate Heart of Mary School. The Lents Branch is linked to all other Boone



County Public Library facilities via telephone, fax, computer and inter-branch delivery service (Boone County Public Library, 2010).



Figure 1.5 - Current Lents Branch

According to the 2005 Boone County Comprehensive Plan, the North Boone County (North Bend Road) area was identified as one of the fastest growing regions of the County; with a population increase of over 150% between 1990 and 2000. The Comprehensive Plan also projected that significant future County growth would continue to occur along KY 237 north of I-275 (Boone County Planning Commission, 2005).



Figure 1.6 - Hebron Census County Division Map

The “Hebron Census County Division” (CCD) map designates the Boone County area commonly serviced by the Lents Branch. According to the U.S. Census Bureau, this area had a population of 10,066 in 2000 (U.S. Census Bureau, 2000). In 2010, the same area had a population of 16,820, an increase of 67% (U.S. Census Bureau, 2010). (Fig. 1.6)

Traffic at the Lents Branch averages 240 people per day; 50 of them use one of the seven public internet stations at some point during their visit. There are 12,113 registered borrowers who use the Lents Branch. Last year the Lents Branch circulated 134,994 library materials; nonprint materials such as DVD, audio, etc. make up an ever-increasing percentage of that circulation. With more than 49,500 books and 7,900 audiovisual items, the branch has reached its physical capacity for collection growth. Increasing reliance on internet access demands additional public access computer stations. However, the facility cannot physically or technologically accommodate additional stations. Wireless internet access is not available for the aforementioned reason. Although interest in both adult and children’s programs is growing, attendance is limited by the small size of the single public meeting space with a maximum capacity of 49, and a small parking area of just 40 spaces. Space constraints preclude such amenities as lounge seating, refreshment area, study rooms for small group use, exhibit/display space, and other desirable customer service features. The space limitations at the Lents Branch may deter some patronage from local residents who prefer instead to travel to Burlington to visit the larger Main Branch (Boone County Public Library, 2010).



Figure 1.7 - Current Lents Branch

After carefully considering an expansion of the existing facility to its maximum of 10,000 square feet, the Library Board determined that construction of a new facility will best meet the current and future needs of the service area. A site for the future library was selected



by the Board of Trustees. The site was located on a 51 acre parcel in Hebron which was owned by one landowner. The landowner declined to sell the parcel in pieces. As a result, on March 15, 2005, the Boone County Library Board of Trustees purchased 51.663 acres on KY 237. In 2007, the Kentucky Department of Highways purchased 1.77 acres from the Library for the KY 237 road reconstruction project (Boone County Public Library, 2010).

The new library will be approximately 12,000 square feet, doubling the size of the current 6,000 square foot Lents Branch. The existing Lents Branch will be closed after the opening of the new Hebron Library is opened. The new library will be designed to accommodate significantly larger print and nonprint collections, to provide larger and more attractive public seating and study areas, to accommodate a significantly larger number of public computer stations, and to provide a larger and more attractive youth services area. Parking will be expanded to accommodate in excess of 100 vehicles. The new library is projected to use approximately 8 to 10 acres of land. (Fig. 1.8) Through the use of a collaborative community planning process, this study seeks to provide the Board of Trustees with a direction for the future land use of the ~40 remaining acres (Boone County Public Library, 2010).



Figure 1.8 - Aerial Photograph of Library Property with Shading



SECTION 2: HEBRON - BOONE COUNTY, KY - EXISTING CONDITIONS

2.0 History



Figure 2.1 - Historic Hebron (photo courtesy BCPC)

In order to determine the best path for future development of the ~50 acre parcel in Hebron, it is important to first have an understanding of the evolution of the area. The transition of Hebron from a rural farming outpost to a suburban residential community has occurred over a relatively brief period of time and is continuing.

Hebron is an unincorporated “village” located in northern Boone County, Kentucky. The first settlers in this area migrated from the Madison County area of Virginia, and in 1854, established Hebron Lutheran Church; the namesake of the original Hebron Lutheran Church in Hebron, Virginia. The surrounding rural farming community grew and came to be known as Hebron (Boone County Fiscal Court). (Fig. 2.1 & 2.2)

The population of both Hebron and Boone County saw little growth during the mid to late 1800s. However, with the advent of the automobile age in the 1940s, population began to increase. In 1946, the Cincinnati Airport opened in Hebron (although it is owned and operated by Kenton County). The 1950 population of Boone County was 13,015 and with the construction of Interstates 71, 75 and the I-275 loop during the 1960s and 70s, Boone County started to see a steady population growth. By 1970, the population of Boone County was 21,940 (Boone County Planning

Commission, 2005). To accommodate the growing population of students in this area and to alleviate the overcrowding at Boone County High School in Florence, Conner High School was opened in 1970.

Originally, the main Central Business District in Hebron was located along KY 20 (Petersburg Road) between the Airport and KY 237 (North Bend Road). During the 1990s, the Greater Cincinnati/Northern Kentucky International Airport went through a large expansion. By the early 2000s, construction on two new runways was completed. The stretch of KY 20 between the Hebron Post Office and the I-275 Bridge was realigned and the airport purchased large parcels of existing residential and commercial properties. With the expansion of the airport, new businesses and residential housing began flourishing in the northern part of Hebron, along KY 237 (North Bend Road), north of I-275.

As growth expanded northward, Hebron's commercial center began to shift from its historic roots along KY 20. There are currently two concentrations of retail businesses along KY 237. A small commercial area is situated along KY 237 at the intersection of KY 20. A larger commercial concentration is also located along KY 237 surrounding the I-275 ramps and moving north to Cardinal Way. This northern commercial district also includes three industrial parks; Parkwest, Parkwest International and Southpark.



Figure 2.2 - Historic Hebron (photo courtesy BCPC)

Additionally, Hebron saw a rapid population growth over the past two decades. Prior to the early 1990s, the area along KY 237 and north of I-275 was comprised of mainly farms and estate lot housing. Today, the areas



identified as “North Hebron” and “Hebron” by the Boone County Planning Commission contain approximately 49 residential subdivisions with approximately 4,430 housing units (Boone County Planning Commission, 2011). Both Conner Middle School and Conner High School expanded their facilities during this time period. North Pointe Elementary School was opened in 2000 to accommodate the growing population. A new elementary school is currently under construction in Thornwilde subdivision.

A large road reconstruction project was completed in 2010 to accommodate the rapid residential and commercial growth along the northern section of KY 237. The road was rerouted and widened to five lanes from Litton Road to Cardinal Way. KY 237 was widened to three lanes from Cardinal Way to just north of North Pointe Elementary School. These improvements also introduced pedestrian sidewalks which allowed residents the opportunity to safely walk along the roadway.

2.1 Demographics

The population in Boone County, Kentucky has grown exponentially over the past 20 years. According to the U.S. Census, the Boone County population in 1990 was 57,589, growing to 118,811 in 2010; an increase of 106%. The U.S. Census stated that the 2000 population of the Hebron Census County Division (CCD) was 10,066 (U.S. Census Bureau, 2000). The 2010 population of the same area was 16,820, demonstrating the rapid growth in Hebron over the past decade (U.S. Census Bureau, 2010). According to the 2005 Boone County Comprehensive Plan, “Boone County’s greatest areas of future population growth are anticipated to occur along KY 237, north of I-275, east of Camp Ernst Road and west of U.S. 42 through the Union and Richwood west areas.” (Boone County Planning Commission, 2005).

For the purposes of this study, it was important to note not only the increase in population in the Hebron area, but specifically, the demographics of the growing community. The 2005-2009 American Community Survey listed the median age of the Hebron CCD at 32.3 years old. The median age of the Hebron CCD was younger than the median ages of both Boone County and the Commonwealth of Kentucky which

were 35.0 years and 37.3 years old, respectively. Additionally, of the 5,473 total households in the Hebron CCD, 48.5% consisted of at least one or more persons under the age of 18 years old, compared to 41.3% in Boone County and 33.6% in the Commonwealth. Finally, only 19.8% of households in the Hebron CCD consisted of persons over the age of 60 years, compared to 23.7% in Boone County and 31.6% in the Commonwealth (U.S. Census Bureau, 2005-2009). Based on these statistics, it appears that the Hebron area is attracting a young population and is particularly enticing to families with children. (See fig. 2.3)

	Median Age	Total Households (2005-2009 American Community Survey - ACS)	Percentage of Households with one or more persons under the age of 18 (2005-2009 ACS)	Percentage of Households with one or more persons over the age of 60 (2005-2009 ACS)
Kentucky	37.3	1,674,738	33.6%	31.6%
Boone County	35.0	40,722	41.3%	23.7%
Hebron Census County Division (CCD)	32.3	5,473	48.5%	19.8%

Figure 2.3 (U.S. Census Bureau, American Community Survey, 2005-2009)

However, as the nation sees the first group of “baby-boomers” (those individuals born between 1946 and 1964) now turning 65 years old, we know that there is an increased need for facilities and amenities catering to seniors. The 2010 U.S. Census data stated that 19.1% of the population of the Commonwealth of Kentucky was over the age of 60; up from 16.6% in 2000. Similarly, in Boone County, the 2010 senior population was 14.5% of the population compared to 11.3% in 2000. (See fig. 2.4)

	2000 Percentage of population aged 60 or over	2010 Percentage of population aged 65 or over	Percentage Change
Kentucky	16.6%	19.1%	2.5%
Boone County	11.3%	14.5%	3.2%

Figure 2.4 (U.S. Census Bureau, 2000 & 2010)

Generally, there is a need for more senior assisted living housing in Northern Kentucky. Specifically there is an increasing need in Boone County. Census data suggests that Hebron has a need for amenities that will cater to all age groups; from young children to the elderly.



The original North Bend Road (KY 237), north of the I-275 interchange, was a curved two-lane country road. As development boomed in this area, the two-lane road became inefficient and unable to appropriately manage the vehicular traffic. In 2007, work began on the KY 237 reconstruction project. The project included widening the road to five lanes from Litton Road south of I-275 to Global Way. KY 237 was widened to three lanes from Global Way to just north of North Pointe Elementary School, with the exception of a grass median in lieu of the third lane between Cardinal Way and Graves Road. The improvement features two roundabouts; one located at Cardinal Way, the other at Graves Road. Other improvements include the addition of bike lanes and 8-foot wide sidewalks. The new KY 237 was completed in 2010. The newly constructed TANK “Park and Ride” lot is accessible off of the Cardinal Way roundabout and adjacent to the library property.

According to the Kentucky Transportation Cabinet, “partially controlled access” was established between the two roundabouts with the construction of a permanent median. A single 40 foot curb cut has been granted to allow for future access to the property. The

curb cut will be located on the west side of KY 237, between the two roundabouts, which includes the library property. This access point will only allow for a “right-in/right-out” scenario. The primary access point to the library will be located on Cardinal Way with access via the roundabout.

The smaller two-acre piece of land, located on the east side of KY 237, may only be accessed from Old North Bend Road via the Graves Road roundabout. Essentially, to access this property, one will need to go to the Graves Road roundabout, turn east onto Old North Bend Road and go south.

The Kentucky Transportation Cabinet has stated to the Consultants that they do not currently have plans for the excess land which the Cabinet acquired west of the Park and Ride. The excess land is available to be purchased from the Cabinet. As adjacent property owners, the Boone County Public Library would have first rights to request a desire to purchase the property.



Figure 2.5 - Boone County Zoning Map

2.3 Utilities

Utility connections are an important consideration for any type of future development on this site. All of the adjacent developed properties to the library site have access to public utilities. As progress moves forward on the development of the library site, utility connections must be determined. Careful review of all future development intent of the vacant properties adjacent to the library must occur related to sharing utility connectivity. The Boone County Planning Commission staff can assist in this regard. In addition, consultation with the utility companies should occur upon the adoption of a land use plan and subsequent design and phasing to determine the best connectivity and implementation solution (See Utility Map in Appendix).

2.4 Current Zoning and Future Land Use

The entire +/- 50 acre parcel of land owned by the library is currently zoned RSE or Rural Suburban Estates. The Boone County Planning Commission defines the RSE zone as having a maximum of one dwelling unit per acre. (Fig. 2.5) According to the current edition of the Boone County Zoning Regulations, the purpose of the RSE district "is to provide a residential environment whose dwelling types and densities are typical of a semi-suburban character." (Boone County Zoning Regulations, November 2008)

An essential aspect of this study is determining possible compatible uses to a public library. The RSE zone not only allows for suburban housing, but also allows several principally permitted uses that would be compatible with a library. Two of those uses are listed as follows:

- Garden plots and other similar forms of communal or organizational farming practices;
- Recreation defined in this district to be playgrounds, open space parks, hiking areas and trails, bikeway systems, and picnicking areas. (Boone County Planning Commission, 2008).

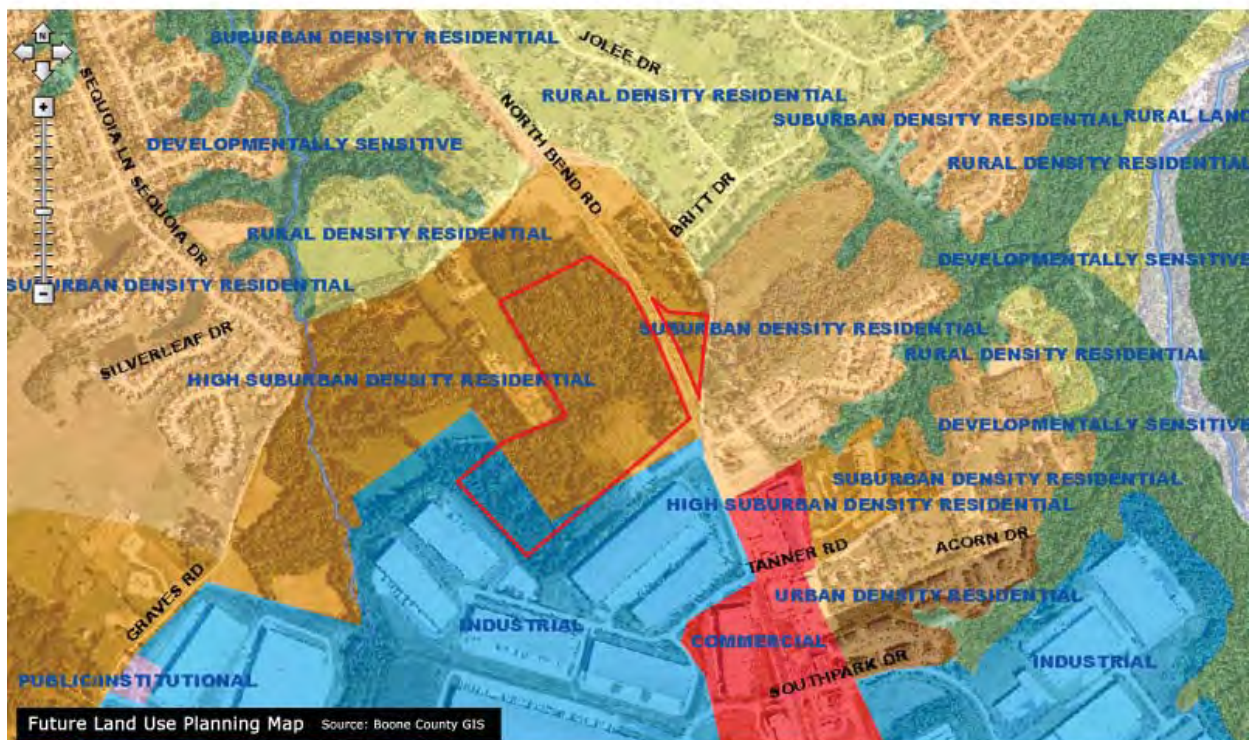


Figure 2.6 - Boone County Future Land Use Planning Map

According to the 2030 Boone County Future Land Use Map, approximately 40+ acres of the 47.7 acre parcel on the west side of KY 237 (including all of the land fronting on KY 237) and the 2.1 acre tract on the east side of KY 237 is designated as High Suburban Density Residential. The remaining approximate 7 acres located in the southwest portion of the tract is designated as Industrial. (Boone County Planning Commission, 2005). (Fig. 2.6)

The Boone County Planning Commission defines High Suburban Density Residential as, "Single-family housing and/or attached housing of up to 8 dwelling units per acre. This classification is typified by townhouse, condominium, and zero-lot line developments and also pertains to existing mobile home parks." (Boone County Planning Commission, 2005). The Boone County Planning Commission defines Industrial as, "Manufacturing, wholesale, warehousing, distribution, assembly, mining and terminal uses." (Boone County Planning Commission, 2005).

2.5 Housing

The rapid residential growth in Hebron has been primarily concentrated in two areas. New housing developments have been focused along KY 20 in the central and western parts of Hebron and along KY 237 in the northern part of Hebron.

The areas identified as "Hebron" and "North Hebron" by the Boone County Planning Commission have experienced sustained growth of residential housing over the past several years. Hebron is identified as the area surrounding the KY 237 and KY 20 intersection, west of the airport, south of the I-275 interchange and north of Burlington area boundary. North Hebron is identified as the area along KY 237, north of the I-275 interchange. The Boone County Planning Commission provided the Consultants a list of all residential subdivisions in the "Hebron" and "North Hebron" areas. This list includes all active subdivisions; those that have remaining lots and all in-active subdivisions; those that are completely built out. The active subdivisions include four communities which have been approved by the Boone County Planning Commission but currently do not have any homes; Hargrave, North Bend Woods,

Rivers Pointe Estates and Sawgrass (Boone County Planning Commission, 2011).

There are currently 4,430 housing units built in the existing 49 subdivisions. However, a total of 7,779 housing units are planned, meaning that there are 3,349 units that have been approved for construction but have not yet been built. Of the total 7,779 planned housing units in Hebron and North Hebron, approximately 24% are multi-family units (Boone County Planning Commission, 2011). (Fig. 2.7)

HEBRON RESIDENTIAL SUBDIVISION TABLE			
*Through August 11, 2011		HOUSING UNITS	
SUBDIVISION		TOTAL PLANNED	TOTAL BUILT*
AYLOR		7	7
BRENTWOOD		112	112
BROWN SUBDIVISION		6	6
CARDINAL COVE		75	75
CAROLEE ESTATES		12	12
CONNER & SCHWIER		42	42
CONWAY HILLS		22	22
CORNERSTONE ESTATES		42	18
CUTTERS RIDGE		18	18
DEER CREEK		258	258
FISTER PLACE		52	52
HARGRAVE		55	0
HEBRON GARDENS		91	91
HELMERS LAND DIVISION		10	4
HICKORY GLEN		2	2
HICKORY GLEN II		83	83
HODGE SUBDIVISION		12	12
HORIZON WEST		119	119
KIMMIS SUBDIVISION		77	77
KINGSLEY CHASE		28	16
LAUREN MEADOWS		68	65
LIBERTY CROSSING		175	163
MARS HILL		86	86
MASTERS DIVISION		7	6
MICHELS & SCHWIER		46	46
MILLAKIN PLACE		57	56
NORTH BEND WOODS		115	0
NORTHPOINTE		1275	249
ORCHARD ESTATES		373	202
PARLOR GROVE		238	237
PEEL SUBDIVISION		29	29
POWERS FAMILY		6	3
RIDGEFIELD		449	449
RIVERS POINTE ESTATES		864	0
RIVERSHORE FARMS		126	108
SANCTUARY PLACE		250	250
SAWGRASS		225	0
SETTLERS POINTE		111	87
SUNCHASE MEADOWS		43	22
SUNDANCE ESTATES		57	33
TANNERS COVE		90	25
TAYLOR RIDGE ESTATES		10	9
TAYLORSPOINT		30	30
THE SHORES		9	1
THORNWILDE		1037	555
TREE TOPS		430	430
TREETOPS ESTATES		324	141
WESTVIEW		7	3
WYNDEMERE PLACE		119	119
		7,779	4,430
		TOTAL PLANNED	TOTAL BUILT*

Figure 2.7 - Hebron Residential Subdivision Table



2.6 Schools

There are four existing schools located within the Hebron Census County Division (CCD) area and one additional school will be opened for the 2012-2013 school year. The four schools are: Conner High School, Conner Middle School, Goodridge Elementary School and North Pointe Elementary School. Thornwilde Elementary School is currently under construction and will open by August 2012. The Lents Branch serves much of the student population of these schools. In addition, there are at least two other schools that reside just outside of the Hebron CCD area; Stephens Elementary School and Immaculate Heart of Mary School. Some students attending Stephens or Immaculate Heart of Mary may currently use either the Lents Branch or the Main Branch in Burlington, depending on where they reside.

According to the enrollment numbers from the Boone County Board of Education (as of July 2011), the total combined enrollment of Conner High School, Conner Middle School, Goodridge Elementary School and North Pointe Elementary School is approximately 4,084. (Conner High School = 1187; Conner Middle School = 991; Goodridge Elementary School = 836; North Pointe Elementary School = 1070). With a current 2011-2012 enrollment of approximately 1,070 students, North Pointe Elementary is the largest elementary school in the Commonwealth. (Fig. 2.8) With the addition of Thornwilde Elementary School in 2012, there may be a need for redistricting to alleviate capacity issues at North Pointe Elementary School and possibly other schools in the area. Stephens Elementary School has an enrollment of 708 and Immaculate Heart of Mary School has an enrollment of 713 (based on IHM end of 2010-2011 school year), bringing the total number of students located within the general Lents Branch service area to approximately 5,505.



Figure 2.8 - North Pointe Elementary School

2.7 Retail Space/ Office Space



Figure 2.9 - An Existing Commercial Center In Hebron

The original Central Business District (CBD) in Hebron was primarily located along KY 20, east of the KY 237 intersection. During the 1980s and 1990s, the CBD expanded to include some commercial space on KY 20 near the KY 237 intersection. Several factors, including the 1990s airport runway expansion, pushed development to the north. As the population continued to rapidly increase in Hebron and more residential housing was constructed to the north, commercial and office space also began shifting to the north. Today there are two concentrations of retail and office space in Hebron. The first is an area of commercial businesses located along KY 237 at KY 20, which includes a large grocery store and several smaller commercial businesses and offices.

The second, and larger, concentration of retail and office space is in North Hebron on KY 237. The retail in this area includes a grocery store, a few banks, restaurants, gas stations and other commercial and office spaces. The commercial and office space is a mix of both strip centers and stand-alone facilities. (Fig 2.9) In addition, there are at least three commercial developments that are approved and have yet to be built in this area. The first is at the entrance of Thornwilde subdivision. The second is included as part of the not-yet-constructed Rivers Pointe Estates. The third is located as an extension of the existing commercial development near the entrance to Cardinal Cove subdivision.

It should be noted that both of the primary commercial districts in Hebron currently have vacancies. One of the more noticeable vacancies is the 35,000 square foot building on KY 237 which previously housed another grocery store.



2.8 Industrial



Figure 2.10 - Park West International Industrial Development

There are several industrial developments in Hebron located on both the east and west side of KY 237 and also along KY 20, near the Airport. Specifically, there are three industrial parks located in North Hebron along KY 237, near the library property.

The largest industrial development is called Parkwest International Industrial Park. It is approximately 394 acres and is located on the west side of KY 237 between I-275 and the TANK Park and Ride. This site includes all businesses located along Worldwide Boulevard and Global Way. This development abuts the library property along the west side. (Fig. 2.10)

Across KY 237 from Parkwest is Southpark Industrial Park. This development is located on the east side of KY 237, between I-275 and Southpark Drive. The third industrial development in this area is called Hebron Industrial Office Complex. It is located on the west side of KY 237, from Litton Lane to I-275. Vacancies are also common among the Industrial developments in the area.

2.9 Parks and Recreation



Figure 2.11 - Giles Conrad Park

The only existing County Park located within the Hebron CCD is Giles Conrad Park on River Road. Giles Conrad Park is a 43 acre park overlooking the Ohio River. The Park was opened in 2004 and provides 1.3 miles of paved walking/hiking trails and a large open green space. Other amenities at the park include a shelter, basketball court, fitness stations, and a playground. (Fig. 2.11 & 2.12) There are a few other recreational areas in the Hebron CCD area. These areas include the following:

- Rivershore Sports Complex, a privately run softball complex located on River Road. The facility includes six softball diamonds to accommodate both slow-pitch and fast-pitch softball and youth baseball.
- Traditions Golf Course, an 18-hole golf course and private golf club located on Williams Road.
- Conner High School campus on Cougar Path. The campus includes sports fields, running track and tennis courts of which some are available at certain times to the public.

The most recent version of the Boone County Parks and Recreation Master Plan Update was approved in 2006. This document replaced both the 2000 Boone County Parks and Recreation Master Plan and the 1989 Boone County Open Space Master Plan. The goal of the plan is to provide a vision for the long-term future of the parks system in Boone County. The update included a public participation process using two public workshops and a web based survey. The data collected from the workshops and surveys were used to formulate the goals of the Master Plan.

Based on the survey results, the 2006 Plan concluded the following:

- There is a general shortage of park land in the areas of Hebron and north of I-275, the southern part of Florence to Richwood and the Union and Verona areas.
- There is a need for a wide variety of specific recreation facilities in primarily the same locations.
- There is a strong desire for more open space and land to be preserved as future green



- space and some land to remain as natural areas.
- There is a desire for the development of non-traditional activities such as a dog park, hobby park and others.
- There is a realization that, as population grows dramatically, the demand for park land, recreation facilities and programs will also need to expand dramatically to meet the County's demands and expectations.
- There is a high demand for all types of trails including jogging, walking, bicycle and horseback.
- There is a demand for open space for the future.
- There is a demand for indoor activities including an indoor swimming pool, youth center, gymnasium and other activities. (Brandstetter Carroll, Inc., 2006)

The 2006 Master Plan concludes with several long-term recommendations. Included among the recommendations are the following:

- Creating 1,668 acres of new parks throughout the County.
- Establishing a goal of developing 50% of County owned land and leaving the remainder as open space and green space for the future.
- The new proposed parks would be a mixture of neighborhood parks, community parks, county parks and special use parks.
- Among the recommended parks to be developed: four new neighborhood parks and 11 community parks located throughout the County.

The plan also recommends the following future facilities:

- Outdoor aquatic centers at the existing Union Pool and in the Richwood area.
- Multi-generational community and recreation center to serve the southern part of the County.
- Indoor sports complex to serve the central or southern part of the County.
- Indoor aquatic facility in southern part of County.
- Athletic field complexes.

- Additional picnic areas at all new neighborhood, community and county parks.
- County-wide greenway and trails plan. (A Greenways Plan was created by the Boone County Planning Commission in 2009, but failed to be adopted).
- Develop the land across Camp Ernst Road from Central Park for expansion of the Boone County Arboretum. (The Boone County Cooperative Extension recently completed this project as The Boone County Environmental and Nature Center).
- Expand indoor and nature education programming (Brandstetter Carroll, Inc., 2006).

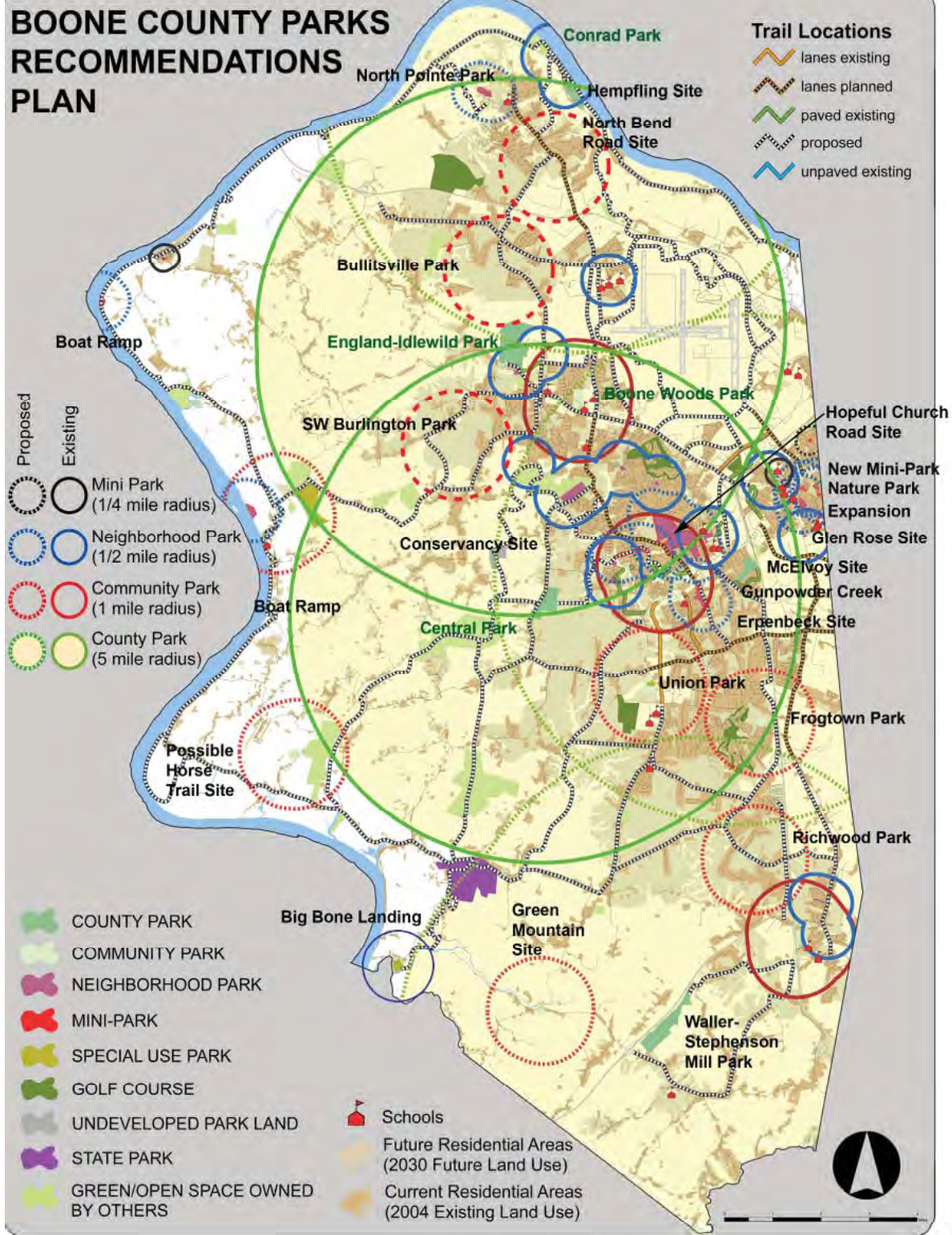


Figure 2.12 - Giles Conrad Park

The 2006 Master Plan identifies three potential sites for future park space in the Hebron area; two community parks and one neighborhood park. (Fig. 2.13) The proposed neighborhood park is identified as the "North Pointe Park" and, according to the Master Plan, should be located within a one-half mile radius area surrounding the North Pointe Elementary campus. The first proposed community park site is identified as the "Bullittsville Park" and should be located within a one-mile radius area to the southwest of the I-275 interchange. The second proposed community park is identified as the "North Bend Road Site" and should be located within a one-mile radius area just north of the I-275 interchange. The 50 acre future Hebron Library property is included within this area. The Parks and Recreation Master Plan classifies a neighborhood park as a park between 5 and 15 acres in size and a community park is classified as a park that is between 25 and 50+ acres in size (Brandstetter Carroll, Inc., 2006).



BOONE COUNTY PARKS RECOMMENDATIONS PLAN



Existing Park
Proposed Park

Hobby Park to be located at an appropriate site - not shown on the map.

Figure 2.13 - Boone County Comprehensive Parks and Recreation Master Plan
(map courtesy of Brandstetter Carroll Inc.)



SECTION 3: STAKEHOLDER INPUT & ANALYSIS

3.0 Method of Data Collection

A crucial step in the process of analyzing the Hebron Library land was to collect and analyze the local public's input. This data was collected through the use of two public workshops. In order to reach as many stakeholders as possible, the workshops were advertised on the Boone County Public Library website and in Boone County's e-newsletter, and a notice was posted at the Lents Branch Library. Local officials including the Judge Executive, County Administrator, the Director of the Boone County Planning Commission and the Director of the Parks Department were also notified of the workshops by email.

Both workshops were conducted with an open-house format; attendees could arrive at any time within the three-hour time frame. Those attending both workshops were given an informational packet, asked to complete a survey and encouraged to discuss and recommend suitable land uses from their perspective. The information derived from the surveys was one of the criteria used as a basis for the final conceptualizations in this document. Other criterion included the analysis of existing conditions and data made available from the Boone County Planning Commission, Boone County Parks Department, Kentucky Transportation Cabinet and the Boone County Public Library.

3.1 Public Workshop One



Figure 3.1 - The Current Lents Branch, Site of the Public Workshops

The first public workshop was held on March 3, 2011 in the meeting room at the Lents Branch Library. (Fig. 3.1) The workshop was organized and run by members of the Viox & Viox staff. Also attending and assisting were Greta Southard, Director of the Boone County Library and R. Ehmet Hayes, Architect with Robert Ehmet Hayes & Associates. The workshop was held from 4:00 to 7:00 p.m. with an open-house format. Those who attended completed a sign-in sheet and were given an informational packet containing a brief explanation of the purpose of the land use study and a one-page open-ended survey. The packet also included two exhibits, an aerial view of the site, and a population map of the Hebron Census County Division (The Workshop One informational packet is included in the Appendix). The first Workshop utilized a large high resolution aerial photograph of the property and additional information related to current zoning and the Boone County future land use plan. The informational packet was also made available on both the Viox & Viox website and the Boone County Public Library website immediately following the workshop for those who were unable to attend.

The purpose of Workshop One was to begin to understand the needs, concerns, and ideas for the future of the library property. The method of acquiring this data was through the use of a written survey that each attendee was asked to complete. The survey asked the following questions:

1. What are the attributes we should consider as a neighbor to the Library? What would be useful to the community? What might add to the quality of life or convenience of the neighborhood?
2. What would you **not** like to see located near the Library?
3. What else do we need to know about the community and its needs that we have not asked?
4. Are there Library services you'd like to tell us about that you would like to see at a new Library?

The goal of this workshop was to collect input that would give the staff at Viox & Viox a direction as the planning process progressed to the conceptualization stage.



Twenty-one people registered as attendees to Workshop One. Members of the Viox & Viox staff were available to answer questions and provide information on the library study to all who attended the workshop. Several of the local officials who were in attendance were able to provide additional information to be used in this study. For instance, Ms. Carol Callan-Ramler from the Kentucky Transportation Cabinet, District 6, was able to provide the project team information on ingress/egress to the property, among other details.

The survey elicited 22 responses. Some surveys were completed by those in attendance at the workshop and others were emailed, mailed, or faxed to Viox & Viox after the workshop by those who were unable to attend.

3.2 Public Workshop One Analysis

The responses in the survey varied, however several recurring trends were derived from the surveys. With regard to the first survey question of what attributes would residents like to see on the library property, overwhelmingly, the respondents expressed their desire for park space/green space. In general, the survey comments revolved around a need for a “community space”; a place for Hebron residents to gather. However, the type of park amenities mentioned was diverse. Many respondents mentioned the need for walking trails and bike paths, especially when accounting for the increase in pedestrian traffic along KY 237 following the completion of the recent reconstruction project. Other passive park amenities mentioned included picnic shelters, playgrounds, nature trails, educational learning areas, community gardens, outdoor art, dog park, benches, outdoor concert space and open space. In addition, there were a large number of responses indicating the desire to preserve wooded land.

There were also several responses which expressed the desire for more active park amenities. Some of the ideas listed in the surveys were an aquatic center/community pool, sand volleyball courts, indoor athletic complex, basketball courts, tennis courts, skate park, baseball fields and soccer fields. It was often mentioned in the surveys that Hebron residents were required to drive long distances in order to enjoy certain family entertainment venues such as

an aquatic park, skate park, ice skating rink, indoor sports complexes, etc. Many citizens expressed a need for more family-geared activities in the Hebron area.

The second question on the survey asked what Hebron residents would not like to see on the remaining library land. Again, a theme evolved with all of the completed surveys. Residents had an aversion for more commercial, retail or office space on the property. Many comments suggested a fear of increased traffic and the acknowledgment that there is plenty of commercial space already existing in the area and several current vacancies. In addition, many surveys included an aversion to housing developments for the similar reasons; a fear of increased traffic and surplus housing. Many residents expressed their concern over the possibility of losing the natural beauty of the land to development, either commercial, residential, or professional offices.

The third question on the survey asked residents to describe any other attributes of the Hebron community that would be pertinent to this study. The majority of surveys expressed the need for park space and/or community gathering place. The residents stated there was a lack of family activity venues in Hebron. The addition of the sidewalks on KY 237 allows more families to walk, jog, ride bikes and walk their dogs. Other comments included a lack of youth opportunities in Hebron, yet Hebron seems to have an increasing number of children. Also mentioned was that traffic around the Cardinal Way roundabout can get backed up during peak hours.

Finally, question number four on the survey asked about preferred services at the new library. The consensus among survey responders was that they were very pleased and excited to have the library move to their new location. Many mentioned that they are frequent users of the Lents Branch library and would love to see more of the services that are currently offered at the Main Branch in Burlington. Ideas mentioned included the following: more community rooms, children’s learning area, self check-out terminals, after school programming, concerts, organized community events, computer/technology training, group study areas, music listening booths, Wi-Fi and areas to display local artwork. Also mentioned was the need



for bike racks to accommodate bikers and a space to drink coffee within the library.

3.3 Public Workshop Two



Figure 3.2 - One of the Visitor-Created Schematic Land Use Plans

The second public workshop was held on May 17, 2011 in the meeting room at the Lents Branch Library. The workshop was organized and run by members of the Viox & Viox staff. Also attending and assisting were Greta Southard, Director of the Boone County Library and Joseph A. Hayes, AIA, LEED AP with Robert Ehmet Hayes & Associates. The workshop was held from 4:00 to 7:00 p.m. with an open-house format. Those who attended were asked to sign-in and then given an informational packet. The packet included a brief explanation of the purpose of the land use study and eight schematic concepts. (The Workshop Two informational packet is included in the Appendix). Larger exhibits were placed on display around the meeting room for public viewing. These exhibits were: an aerial view of the site, a larger aerial photograph of the region as well as current and future zoning maps of the area. The informational packet was also made available on both the Viox & Viox website and the Boone County Public Library website immediately following the workshop for those who were unable to attend.

The purpose of Workshop Two was to continue a dialog with the public in determining the best compatible use for the remaining library property. This workshop was meant to generate a more focused response from the public regarding the future use of the land. The method of acquiring this data was via a survey included in the informational packet. Workshop attendees were asked to rate each schematic concept

using a scale of 1 to 7 (a rating of one represented “dislike very much” and a rating of seven represented “like very much”) The survey also contained an area for general comments or feedback regarding each concept. Public input was further requested through the use of do-it-yourself schematic maps available to be created on a blank canvas. The aerial photograph of the site and all of the individual land use bubbles were provided for guests to use to create their own schematic concept plan. This gave visitors to the workshop a carte blanche option to express their thoughts on potential land use combinations.

The first four schematic concepts (Concepts 1 through 4) were created based on the input received from Workshop One. Those concepts were labeled as follows:

- Schematic Concept 1: Passive Park Trails with Low Activity Amenities
- Schematic Concept 2: Community Recreation and Dog Park
- Schematic Concept 3: Organized Recreation Park System
- Schematic Concept 4: Fine Arts and Community Center

The last four schematic concepts (Concepts 5 through 8) were created based on the library property’s current zoning and the 2030 future land use map from the 2005 Boone County Comprehensive Plan. The property is currently zoned for RSE or Rural Suburban Estates. The Boone County Planning Commission defines the RSE zone as having a maximum of one dwelling unit per acre. The 2030 Future Land Use Map identifies the library property for both High Suburban Density Residential and Industrial uses. The Boone County Planning Commission defines High Suburban Density Residential as single-family housing and/or attached housing of up to 8 dwelling units per acre. Industrial uses can include manufacturing, wholesale, warehousing, distribution, assembly, mining and terminal uses (Boone County Comprehensive Plan, 2005). The last four concepts also included the possibility of other uses including retail and office space. Those concepts were labeled as follows:

- Schematic Concept 5: Future Land Use Plan – Industrial and High Density Suburban



- Residential Maximum 8 Units Per Acre
- Schematic Concept 6: Rural Suburban Estate Lots – Maximum of 1 acre Lot Sizes
- Schematic Concept 7: Commercial Development
- Schematic Concept 8: Professional Offices

The goal of this workshop was to achieve a more focused-driven “theme” of the future land use of the library property. The public data from Workshop One steered the concepts presented in Workshop Two toward public space. Workshop Two helped determine what combination of land uses would maximize the library’s potential. The question to be answered was this: What amenities are most desired by the Hebron community and are they compatible with a library?

Seventeen people registered as attendees to Workshop Two. Members of the Viox & Viox staff were available to answer questions and provide information on the library study to all who attended the workshop. Of the seventeen people who attended Workshop Two, seven had also attended Workshop One.

The survey elicited 139 responses. Some surveys were completed by those in attendance at the workshop, but most were emailed, mailed or faxed to Viox & Viox after the workshop by those who were unable to attend. It should be noted that the discrepancy in the large amount of survey responses received following Workshop Two as compared to the amount received from Workshop One is believed to be a result of an “email blast” reminder that was sent out to Lents Branch library users from the Library Director.

3.4 Public Workshop Two Analysis

The surveys from Workshop Two were analyzed in two ways. First, the Consultants tabulated the average rating of each concept which essentially ranked the concepts in order of preference. Second, the Consultants summarized the general comments made regarding each concept. Although there were 139 survey responses, not every responder rated each concept or gave comments. The average score from each concept is based on only the number of surveys that responded to that particular concept

(Fig 3.3). The findings from each concept are as follows:



Figure 3.3 Public Opinion Ratings of the Schematic Concepts

Schematic Concept 1: Passive Park Trails with Low Activity Amenities

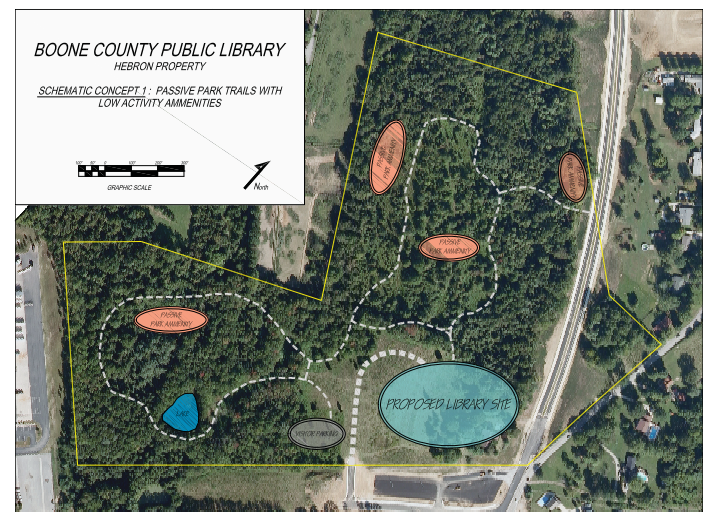


Figure 3.4

This concept was rated by 124 people. The average score was a **5.63** out of a possible 7.00. Sixty-one percent of respondents rated this Concept with either a 6 or a 7. The ratings were broken down as follows: Forty-four (44) people responded with a score of 7 (Like Very Much); Thirty-two (32) people responded with a score of 6 (Like Most Aspects); Twenty-five (25) people responded with a score of 5 (Like Some Aspects); Twelve (12) people responded with a score of 4 (Indifferent); Four (4) people responded with a score of 3 (Dislike Some Aspects); Six (6) people responded with a score 2 (Dislike Most Aspects); and One (1) person responded with a score of 1 (Dislike Very Much). (Fig. 3.4)

This Concept had the highest average score of the eight concepts. It was generally praised in the surveys.



Many mentioned that they liked the idea of leaving the land wooded and rural in character and preferred that there be minimal environmental impact. Comments were made that this Concept was complementary to the library and beneficial for all ages; a way to improve life both physically and mentally. Some felt that a passive park environment with the inclusion of outdoor reading areas would provide educational opportunities for the library (nature lectures, children's programming, etc.). Many surveys mentioned that there was a need for a community park in this area as it is within easy walking distance of many residential communities. Finally, some surveys indicated that the cost to implement Concept One seemed to be drastically less than some of the other Concepts and leaves room for other amenities to be added in the future.

The few negative comments regarding this concept revolved around the lack of active amenities. Some felt there are several passive parks with walking trails in Boone County and Hebron would benefit more by including active recreational family space to promote fitness.

Schematic Concept 2: Community Recreation and Dog Park

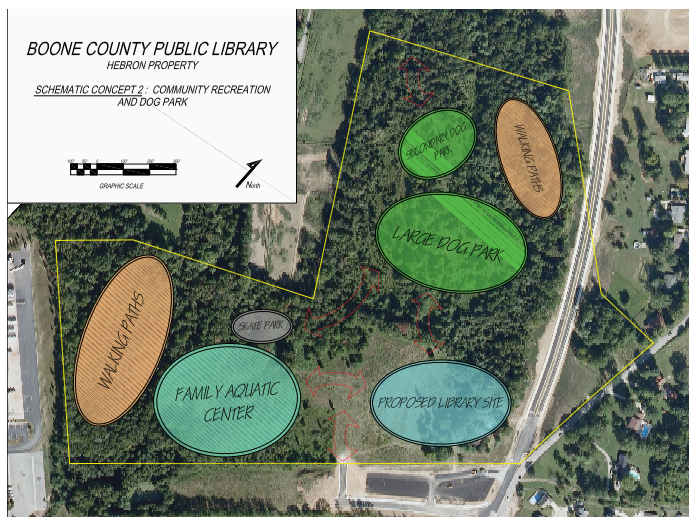


Figure 3.5

This concept was rated by 124 people. The average score was a **5.31** out of a possible 7.00. The ratings were broken down as follows: Thirty-five (35) people responded with a score of 7 (Like Very Much); Forty (40) people responded with a score of 6 (Like Most

Aspects); Twenty-three (23) people responded with a score of 5 (Like Some Aspects); Two (2) people responded with a score of 4 (Indifferent); Ten (10) people responded with a score of 3 (Dislike Some Aspects); Six (6) people responded with a score 2 (Dislike Most Aspects); and Eight (8) people responded with a score of 1 (Dislike Very Much). (Fig. 3.5)

This concept scored the second-highest score following Concept One. Sixty percent (60%) gave this concept a score of a 6 or 7. The responders that preferred this concept generally loved the idea of an aquatic center. However, the type of aquatic center preferred varied greatly. Some preferred an indoor center that could be used for area high school swim team training and meets. Others preferred a community pool that rivaled the Florence Aquatic center and included amenities for families; similar to a YMCA facility. There were also several people who mentioned their preference for a smaller splash park. Several of the surveys cited a splash park that was recently constructed in Lawrenceburg, Indiana as an example. One innovative idea was to construct a community pool for summer use and add an ice skating rink for use in the winter.

The other amenity that was mentioned frequently was the dog park. As a whole, most surveys reacted positively to the possibility of a dog park, however, most felt that the space reserved was too large. There were many surveys that mentioned that if the dog park area was reduced in size then other amenities could be added, such as more walking trails, picnic area, amphitheater, community center, skate park, or sports fields.

Finally, many surveys mentioned that this Concept would provide many great summer employment opportunities. Also, the family entertainment value of this concept would benefit local Hebron businesses.



Schematic Concept 3: Organized Recreation Park System

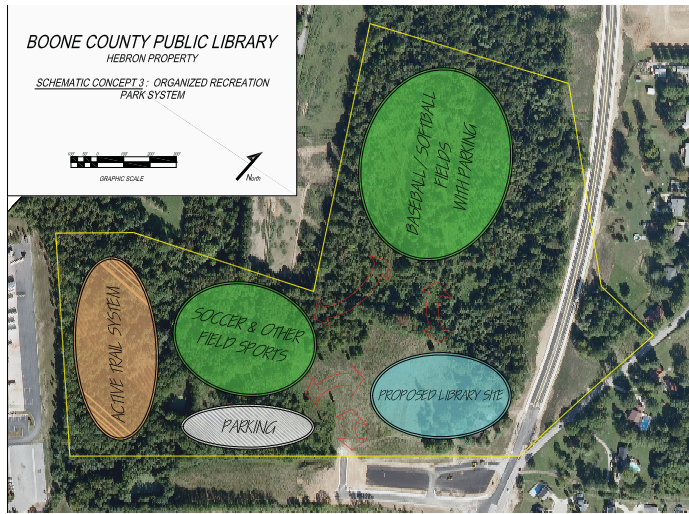


Figure 3.6

This concept was rated by 123 people. The average score was a **4.41** out of a possible 7.00. The ratings were broken down as follows: Twelve (12) people responded with a score of 7 (Like Very Much); Twenty-four (24) people responded with a score of 6 (Like Most Aspects); Forty-one (41) people responded with a score of 5 (Like Some Aspects); Ten (10) people responded with a score of 4 (Indifferent); Eleven (11) people responded with a score of 3 (Dislike Some Aspects); Twelve (12) people responded with a score 2 (Dislike Most Aspects); and Thirteen (13) people responded with a score of 1 (Dislike Very Much). (Fig. 3.6)

This Concept was ranked fourth out of the eight concepts. Opinions regarding this concept were varied. Only twenty-nine percent (29%) of respondents rated this concept with a score of a 6 or 7, and twenty percent (20%) rated the concept with a score of a 1 or 2, leaving the majority of respondents in the middle. Those in favor of additional sports fields mentioned that there were not enough available fields in the area to accommodate the growing need. Some felt this concept would promote overall health and fitness and that organized baseball and soccer has become very important in the County and provides a nice family gathering space.

However, those who reacted negatively to this concept cited the following reasons. The proposed amenities

would increase noise, traffic, and congestion, would not benefit all age groups, would not be used year round, too great of an environmental impact, and there are too many similar facilities nearby.

Because this concept seemingly caters to families, some responders mentioned alternatives. One survey stated that the sports fields would be a viable option if they could also be used outside of organized sports. Another respondent mentioned that if a community center or senior center could be included, this Concept would provide opportunities to all age groups.

Schematic Concept 4: Fine Arts and Community Center

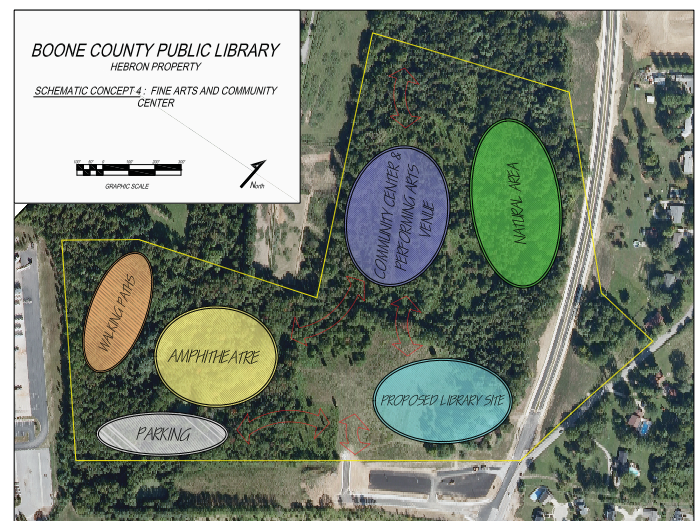


Figure 3.7

This concept was rated by 124 people. The average score was a **5.18** out of a possible 7.00. The ratings were broken down as follows: Twenty-seven (27) people responded with a score of 7 (Like Very Much); Thirty-six (36) people responded with a score of 6 (Like Most Aspects); Twenty-nine (29) people responded with a score of 5 (Like Some Aspects); Twelve (12) people responded with a score of 4 (Indifferent); Eight (8) people responded with a score of 3 (Dislike Some Aspects); Eight (8) people responded with a score 2 (Dislike Most Aspects); and Four (4) people responded with a score of 1 (Dislike Very Much). (Fig. 3.7)

This Concept scored the third highest rating, behind Concepts One and Two. Fifty percent (50%) of



respondents scored this Concept with either a 6 or 7. The main point gleaned from the comments on the concept was that it embodied the definition of “community gathering space”. The amenities would be beneficial to all age groups and could be used year round. Others stated there was a need for these types of amenities and it would be unique to the area.

However, some felt that this concept was impractical and a waste. Many felt that this concept would be greatly enhanced if the arts could be mixed with organized sports by also adding sports fields, an active trail system or a skate park. One survey mentioned the need for an overhead street crossing sign, which would allow for a safe pedestrian connection from the neighborhoods on the east side of KY 237.

Schematic Concept 5: Future Land Use Plan – Industrial and High Density Suburban Residential Maximum 8 Units Per Acre

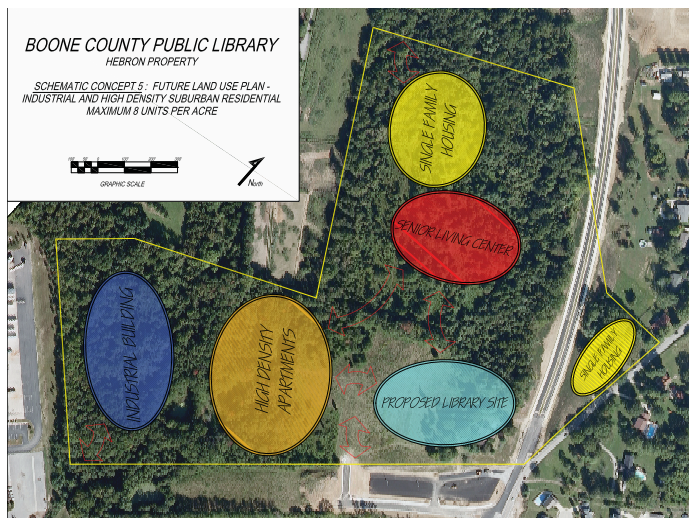


Figure 3.8

This concept was rated by 115 people. The average score was a **1.43** out of a possible 7.00. The ratings were broken down as follows: Two (2) people responded with a score of 7 (Like Very Much); Zero (0) people responded with a score of 6 (Like Most Aspects); Zero (0) people responded with a score of 5 (Like Some Aspects); Three (3) people responded with a score of 4 (Indifferent); Eight (8) people responded with a score of 3 (Dislike Some Aspects); Thirteen (13) people responded with a score of 2 (Dislike Most Aspects); and Eighty-nine (89) people responded with a score of 1 (Dislike Very Much). (Fig. 3.8)

This Concept was ranked sixth out of the eight concepts. Eighty-eight percent (88%) of respondents scored this concept with a 1 or 2. The general consensus was Hebron has a current surplus of housing units and adding more housing would have an adverse impact on the community. In addition, many spoke out strongly against the addition of high density apartments. However, there were a few comments suggesting that a senior living center could be an acceptable use. Some surveys mentioned that an industrial use would not be compatible with a library and would increase traffic. Although, rarely was the small parcel on the east side of KY 237 mentioned, one survey did state that the single-family housing unit could be replaced by a skate park.

Schematic Concept 6: Rural Suburban Estate Lots – Maximum of 1 acre Lot Sizes

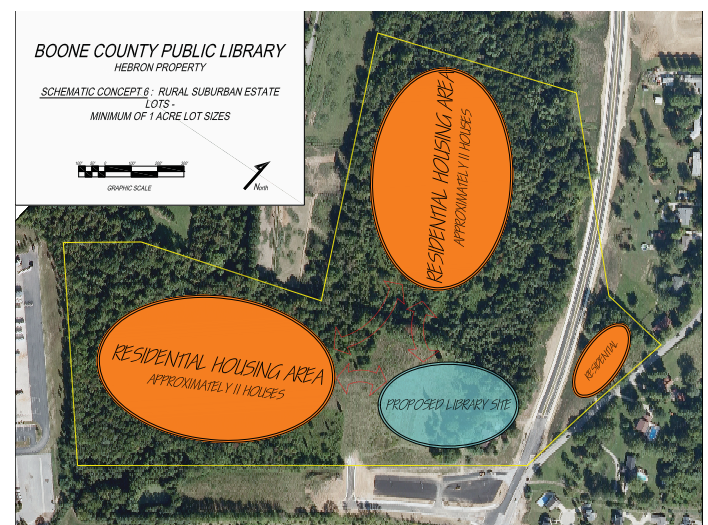


Figure 3.9

This concept was rated by 115 people. The average score was a **1.56** out of a possible 7.00. The ratings were broken down as follows: Two (2) people responded with a score of 7 (Like Very Much); One (1) person responded with a score of 6 (Like Most Aspects); Three (3) people responded with a score of 5 (Like Some Aspects); Four (4) people responded with a score of 4 (Indifferent); Four (4) people responded with a score of 3 (Dislike Some Aspects); Fifteen (15) people responded with a score 2 (Dislike Most Aspects); and Eighty-six (86) people responded with a score of 1 (Dislike Very Much). (Fig. 3.9)

This Concept ranked fifth out of the eight concepts.



Eighty-seven percent (87%) of respondents gave this concept a score of either a 1 or 2. Similar to the comments given regarding Concept 5, respondents mentioned that the area had enough residential housing and that there is an abundance of unsold homes in the current market. Some mentioned that while they prefer the idea of estate lot housing to high-density apartments, they believe this concept misses the opportunity to enrich the community. It was again mentioned that if this property were to be developed as a residential community that perhaps the addition of a senior living center could be a viable option.

Schematic Concept 7: Commercial Development

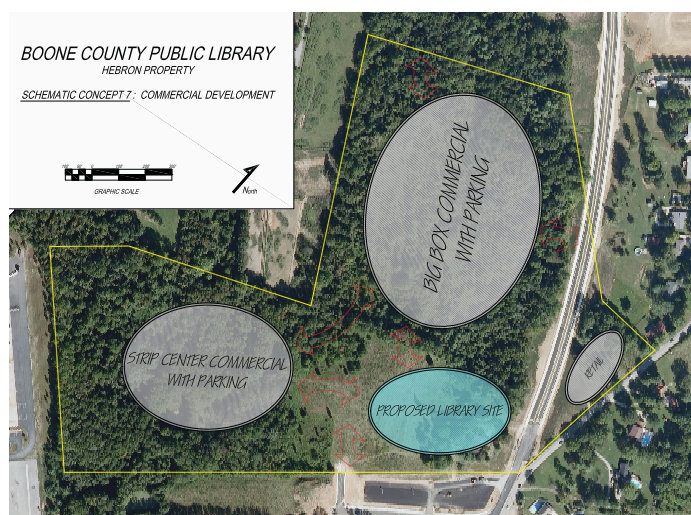


Figure 3.10

This concept was rated by 113 people. The average score was a **1.40** out of a possible 7.00. The ratings were broken down as follows: One (1) person responded with a score of 7 (Like Very Much); One (1) person responded with a score of 6 (Like Most Aspects); Three (3) people responded with a score of 5 (Like Some Aspects); Two (2) people responded with a score of 4 (Indifferent); Five (5) people responded with a score of 3 (Dislike Some Aspects); Six (6) people responded with a score 2 (Dislike Most Aspects); and Ninety-five (95) people responded with a score of 1 (Dislike Very Much). (Fig. 3.10)

This Concept ranked seventh out of the eight total concepts. Eighty-nine percent (89%) of respondents rated this concept with a 1 or 2. This concept drew extremely negative comments. Respondents mentioned that this area of Hebron

has an overabundance of retail strip centers and there are currently many vacancies. Several surveys mentioned that this type of development is placing blight on the landscape. Finally, respondents again stated that this use would not be compatible with a library and would waste an opportunity to turn the property into a community asset.

Schematic Concept 8: Professional Offices

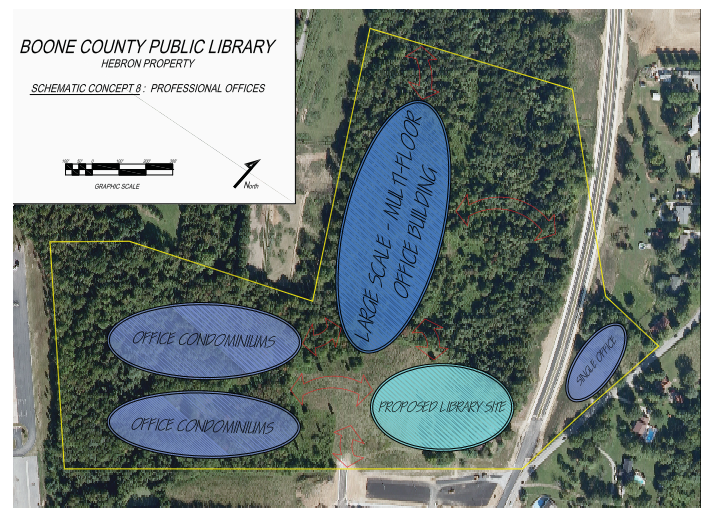


Figure 3.11

This concept was rated by 112 people. The average score was a **1.18** out of a possible 7.00. The ratings were broken down as follows: Zero (0) people responded with a score of 7 (Like Very Much); Zero (0) people responded with a score of 6 (Like Most Aspects); Zero (0) people responded with a score of 5 (Like Some Aspects); One (1) person responded with a score of 4 (Indifferent); Two (2) people responded with a score of 3 (Dislike Some Aspects); Thirteen (13) people responded with a score 2 (Dislike Most Aspects); and Ninety-six (96) people responded with a score of 1 (Dislike Very Much). (Fig. 3.11)

This concept ranked last out of the eight total concepts. Ninety-seven percent (97%) of respondents gave this concept a score of a 1 or 2. The comments again stated that office space was overabundant in Hebron and this type of development is not needed. Respondents stated that the excess library property should benefit the entire community, but this concept benefits only a few.



SECTION 4: THE PLAN

4.0 Master Land Use Plan

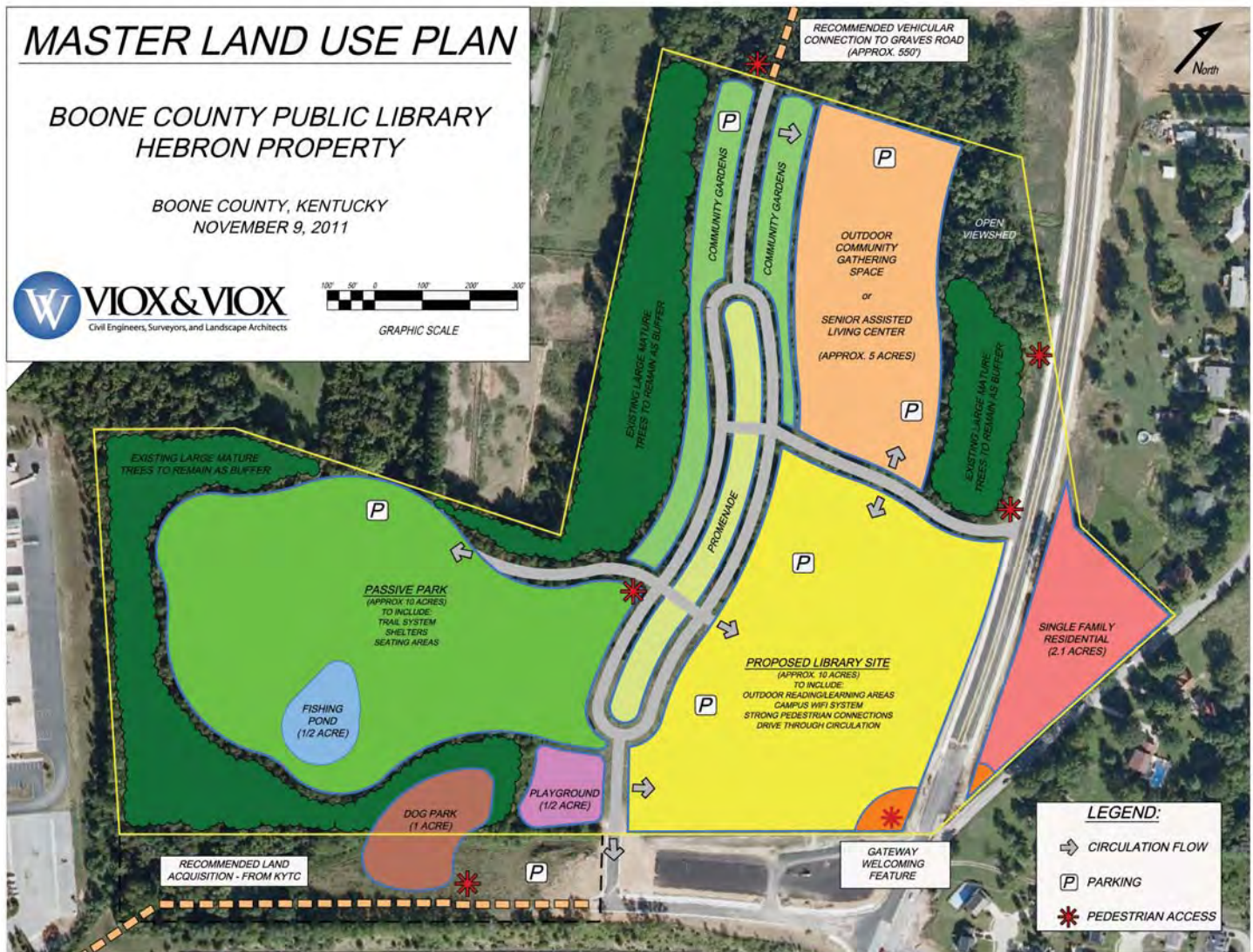
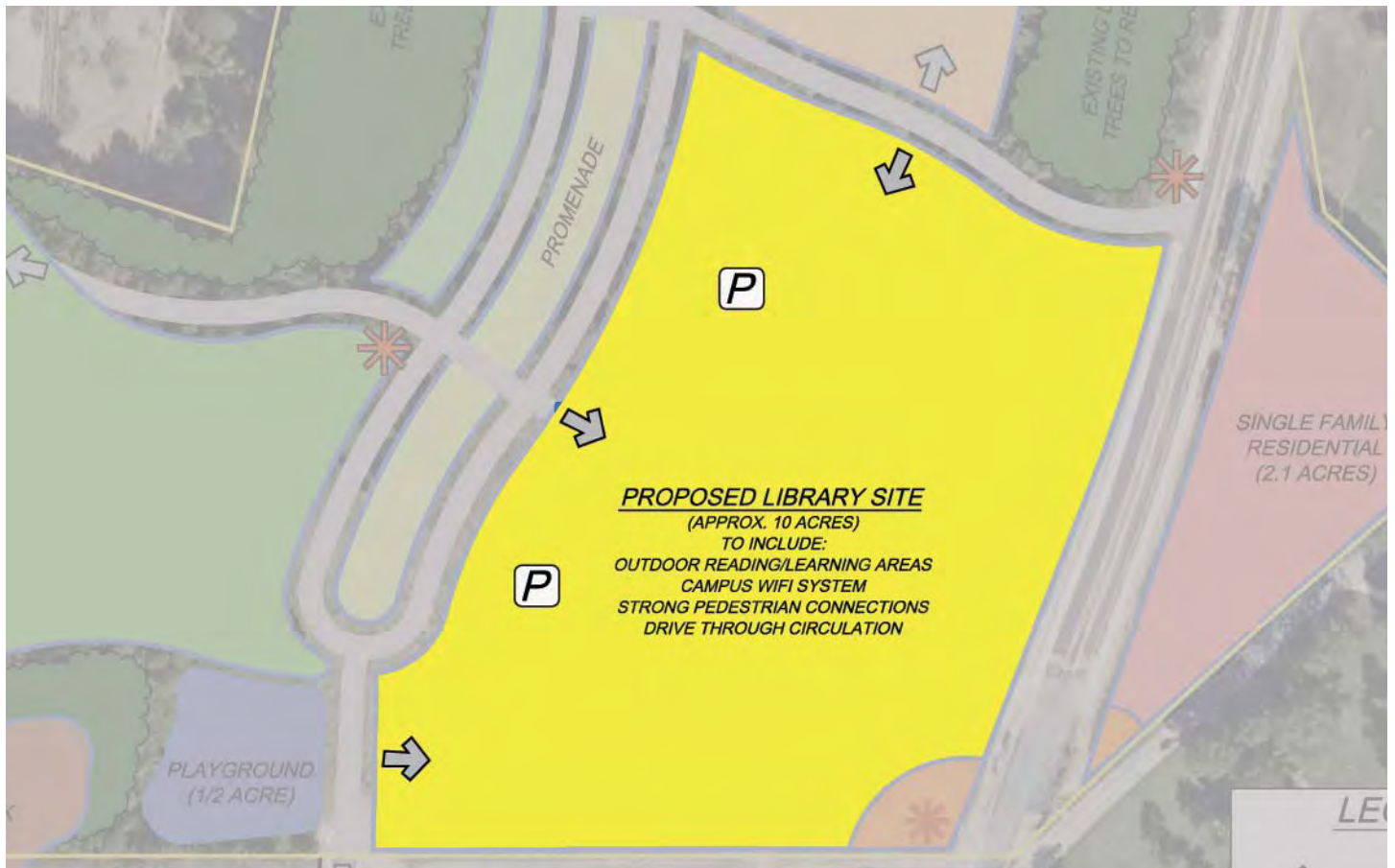


Figure 4.1

The Master Land Use Plan emerged through a process encompassing stakeholder input, environmental factors, economic factors, and overall planning needs of the community. (Fig. 4.1) The Master Land Use Plan aims to create programmed spaces that complement the library and maximize potential of this community asset. It is also intended to be a public activity node for the Hebron community, which is currently lacking designed space that embodies a town identity and its associated social benefits and characteristics.



4.1 The Library Site



The proposed site for the new Hebron Branch of the Boone County Public Library is positioned in the southeast corner of the property with preferred exposure to KY 237 traffic and an elevated site. The library site will require approximately 10 acres of land for its site. Through public workshops, citizens have expressed a desire for specific features that could be included in the site design and programming of the library. These features include an outdoor learning area, community gathering space, pedestrian paths, gardens, and convenient vehicular circulation related to library usage. The selection and design of these features should be addressed during a detailed Master Planning and Site Design Phase of the property. Implementing an integrated plan across the entire property over all land uses will ensure a sense of place that embodies a town identity. The Library will benefit by playing an anchoring role in Hebron's new public activity node.



4.2 The Passive Park Site



A passive park is the recommended land use for the western portion of the property. Positive existing landscape characteristics found on the site for passive park land use include mature woods, rolling topography, and an old farm pond. These same characteristics are developmental site design constraints for an active park. Therefore, the combination of site character, public preference for preserved space, and lower implementation and operating costs led to the recommendation of passive park. Additionally, prior park studies and research conducted by Boone County Parks & Recreation reveal a need for additional park space in the Hebron area relative to population growth. Based on findings during this study, recommended amenities for this passive park include trails, shelters, seating areas, fishing pond, dog park, and a playground. It is also recommended to maintain a substantial vegetative buffer to the adjacent industrial property.



4.3 The Community Gardens



Community garden plots have been successful in Boone County and across the nation. These garden and/or agriculture plots provide gardening opportunities to residents throughout the area. The individually sized plots will be arranged and grouped together in protected areas along the Promenade and Community Outdoor Gathering Area/Senior Living Area. Benefits of community gardens include fresh produce and plants, satisfying labor, neighborhood interaction, sense of community, and connection to the environment. Community gardens may help alleviate a potential negative global relationship of increasing populations and stationary or declining agricultural output. A shortage will make fresh produce increasingly unaffordable and current field to market scenarios may not be sustainable long term. Community gardens can buffer a community's food security by allowing citizens to grow their own food. Community gardens can improve community health and may reduce the community's carbon footprint.



4.4 The Outdoor Community Gathering Space or Senior Assisted Living

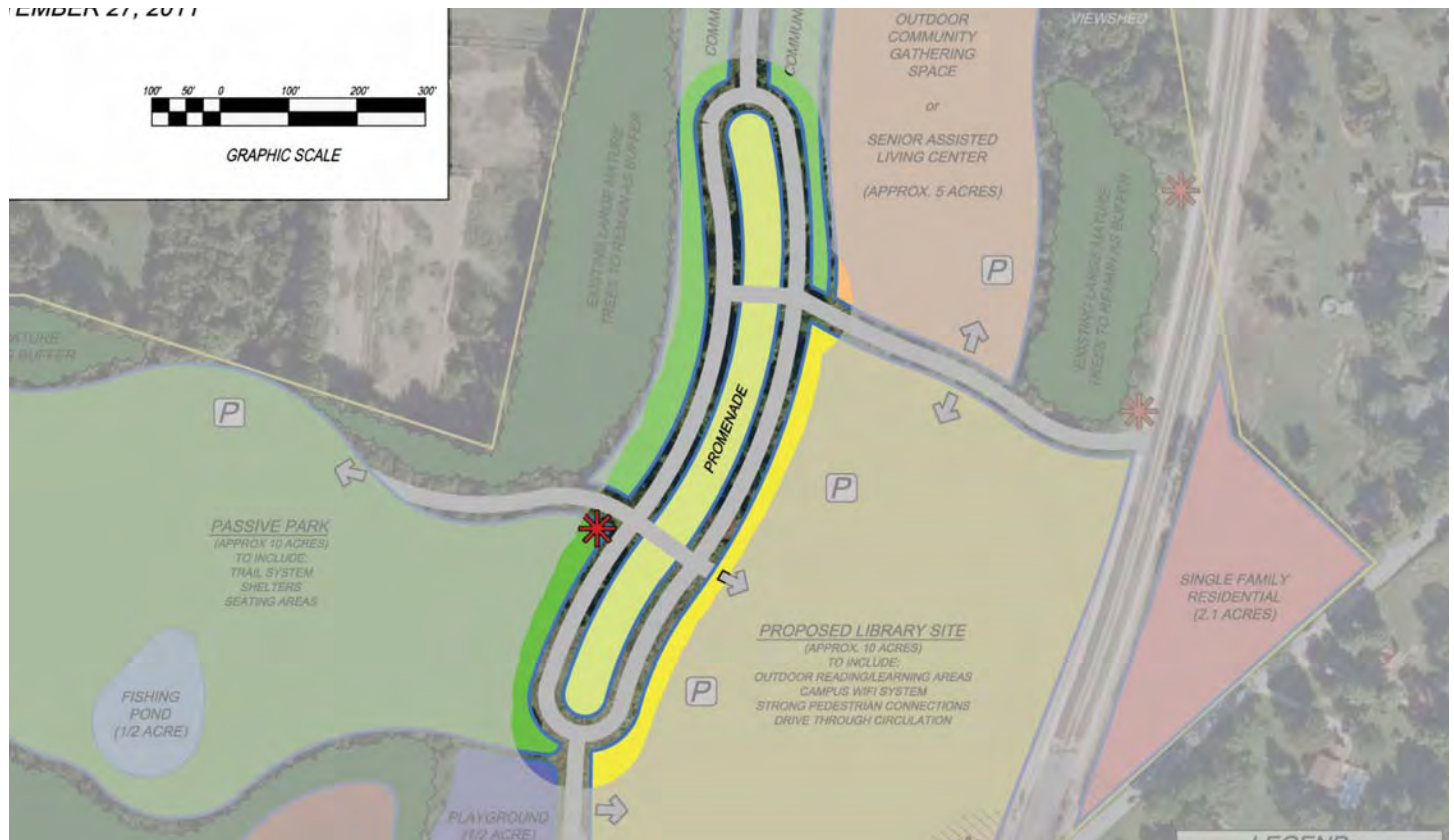


The northern part of the property is designated as outdoor community gathering space or senior assisted living. This space could be a variety of things, but all choices should compliment the library and promote activity. Great public spaces share some common characteristics including: Promotion of human contact and social activities, creation of a safe, welcoming, and accommodating atmosphere, implementation of features high in design quality and architectural interest, promotion of community involvement, reflections of local culture and history, a relationship to surrounding neighborhoods, and the flexibility to sustain a variety of activities (American Planning Association). The design of this land use should embody the identity of the area and compliment the library as a public activity hub within Hebron. Demographics and recent development trends yield senior living as a realistic potential land use that would be positive for the library.



4.5 The Promenade

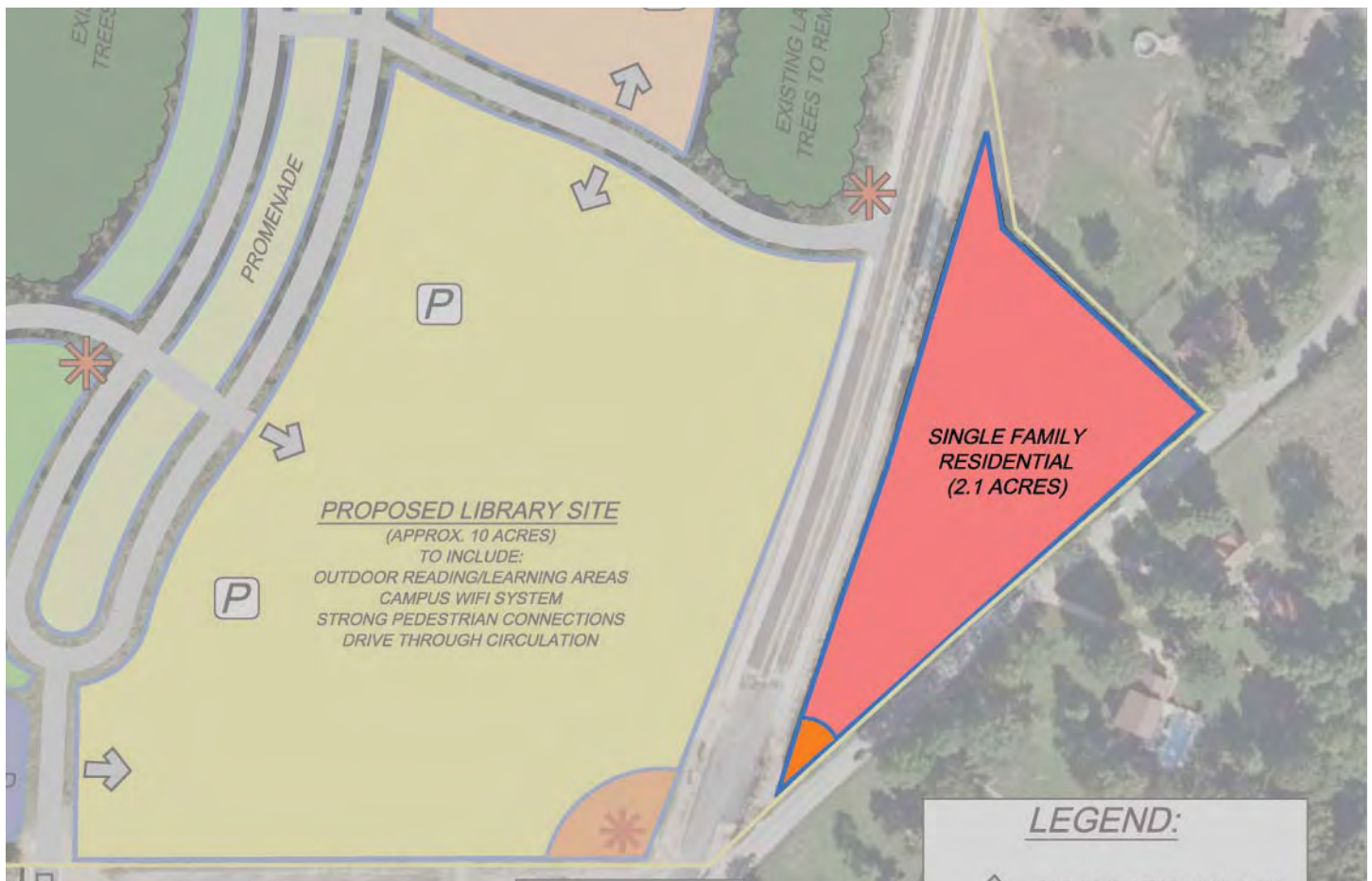
EMBER 27, 2011



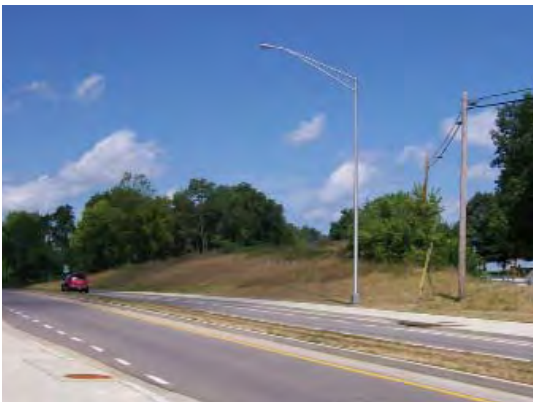
The Promenade is a long open space intended for multimodal circulation to all land uses of the plan. The Promenade enhances the sense of arrival and overall sense of place, while providing traffic calming effects. The goal is to create a Town Square type of character while successfully linking the separate uses to achieve an integrated master plan feel. The reconstruction of State Road KY 237 included bike lanes and sidewalks that provide important connectivity to the site. The Promenade is centralized in the property and should include elements such as landscaping, architectural features, sculptural components, open space for temporary displays, or other forms of public art.



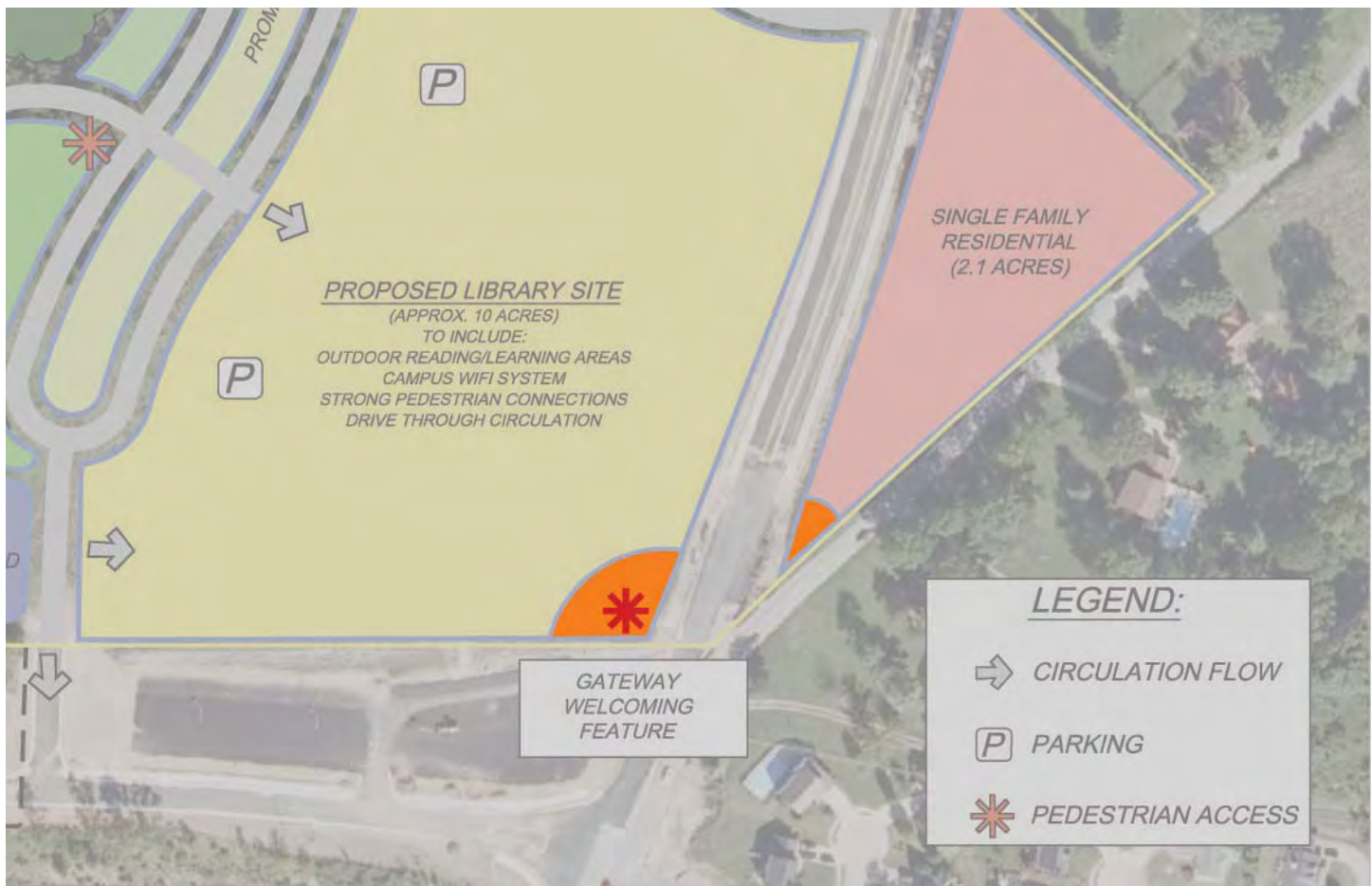
4.6 The Single Family Residential Property



The 2.1 acre tract of land located on the east side of KY 237 was severed from the original piece of property during the KY 237 reconstruction project. This property can be accessed by Old North Bend Road; there is no access point from KY 237. The property is currently zoned Rural Suburban Estates (RSE) which allows for a maximum of one dwelling unit per acre. The surrounding properties along Old North Bend Road are consistent with the current zoning and contain mostly estate lot single-family homes. Essentially, the 2.1 acre parcel lacks a connection to the larger library parcel on the west side of KY 237. Therefore, the ideal use for this property would be for one or two single-family residential lots.



4.7 The Gateway



The reconstruction of KY 237 created two roundabouts in proximity to the library property. As the team gathered information from the community, most residents felt like the Cardinal Way roundabout (closest to I-275) was a good delineation point to transition from the commercial and industrial business district to the neighborhoods. The library site and respective land uses outlined in this study could play an integral role in the balance of both segregating and blending a land use transition to comfortably link the neighborhoods and the commercial district. A site specific gateway design could be incorporated to strengthen this procession. The Gateway should promote multi-modal transportation, enhance the arrival experience, and define sense of place. The design should support previous recommendations in this study to best utilize the space and to create an identity for Hebron as a “Town Square”-type activity node.



SECTION 5: CONCLUSION AND NEXT STEPS

5.0 Overview

The Hebron Land Use Study and resulting Master Land Use Plan evolved through an extensive public participatory process over a seven (7) month time period. The study process included public workshops, numerous meetings and/or consultations with the Boone County Library Board, numerous meetings with local public officials, and consultation with experts in the field of real estate and land use planning. Data obtained and analyzed from citizens, consultants, and the public agencies resulted in the final Master Land Use Plan. While the final Master Land Use Plan and report are a synthesis of the collected data, it does not include all possible future development options. This study is a living document, meant to be flexible in all aspects. It is provided as a snapshot of what the future may hold for this property in Hebron and should serve as a guide to future development. The landscape and market conditions are subject to change over time and could present new opportunities not present at this time.

5.1 Design and Construct New Library

The need for an enlarged, technologically-advanced library has been known and felt by the Library Board, library staff, and the Hebron residents. Current demographics and the increase in library card-holders show the area can support a new and larger facility. The findings from the public workshop surveys overwhelmingly show that residents are excited and supportive of the development of a new future branch. Today, the typical functions of a library have expanded. Recently, a report by the International City/County Management Association stated, "In 2009, 169 million people in the United States visited a library to find work, apply for college, secure government benefits, learn about critical medical treatments, and enjoy free internet access. A recent study revealed that approximately 40% of library patrons use computers for career and education needs. Libraries represent a significant community asset that is at risk of being underutilized when limited to its traditional roles." (ICMA, 2011)

5.2 Define a Sense of Place

During the course of this study, it became apparent that the Hebron community had become displaced by road improvements, airport improvements, a development boom, and the location of new schools. As a result, the central core of the community had lost its identity. The library property should become the anchor in creating a new community focal point and activity node. The property will serve as a point of arrival into the neighborhoods of Hebron and provide its residents with a new town center, located at the precipice of the neighborhood area and central business district (CBD) area.

In order to truly define a sense of place in a community, residents must have a public gathering space that is beautiful, useful, convenient, functional, and fun to visit. The library site on the Master Land Use Plan will be the anchor in defining this sense of place, but will need strong connections to its neighboring land uses. Precedent studies should be included in the design process. Architectural, landscape architectural, and engineering plans for construction must be coordinated and design standards should be adopted.

5.3 Preserve Green Space and Designate Park Land

Park-like activities are not available in close proximity to the existing residential communities. This site is centrally located and accessible by mass transit, vehicle, bicycle, and pedestrian traffic. The Boone County Kentucky 2006 Comprehensive Parks and Recreation Master Plan supports the need for a new community park. Additionally, input from the public workshops reflects a preference for more park land.

5.4 Limit Commercial/Retail & Industrial Uses

The North Hebron community has a surplus of commercial/retail and industrial space. There are currently vacant commercial and industrial properties. In addition, the participants in the public workshops unanimously agreed they do not desire more of this type of land use adjacent to the library site. Most residents site the Cardinal Way roundabout as a reasonable spacial limit to the central business district



(CBD) area.

5.5 Provide Amenities for People of All Ages

Senior citizen housing is in short supply throughout Boone County and the region. A senior living center will have a minimal impact on traffic and noise relative to other possible uses; and will be a compatible use for a library. Census data and current construction trends support this potential land use.

The demographics for the Hebron area show the community is desirable to young families. A library is an asset to neighborhoods and benefits all ages. The Master Land Use Plan seeks to maximize the potential of this asset for the community.

5.6 Provide a Safe Vehicular Connection Through The Site

Primary access to the site is via the roundabout at the Cardinal Way intersection, adjacent to the TANK Park and Ride facility. Secondary limited access (right in – right out) is permitted at one location along the KY 237 frontage. A potential through street connection for Cardinal Way is available through a right of way connection to Global Way. (Through the Parkwest International Industrial Park). Potential access may become available through adjoining undeveloped land to the north which connects to Graves Road. This potential connection would be desirable to provide access to Sequoia Drive in the Tree Tops community. A connection to Graves Road would allow participants from Tree Tops and other communities to avoid KY 237. The Promenade feature safely conveys traffic throughout the site to the different land uses.

5.7 Consider Acquiring Surplus Property from KYTC

The Kentucky Transportation Cabinet purchased the adjoining parcel to the south for the purpose of developing a Park and Ride facility. The existing Park and Ride utilizes only the eastern portion of the parcel. Officials at KYTC have informed the consultants that the remaining property will be declared as “surplus property” in the near future. The property would be beneficial to the Boone County Library for additional space and parking.

5.8 Release the Severed 2.1 Acre Property

The existing 2.1 acre parcel on the east side of KY 237 and fronting on Old North Bend Road was severed by KY 237 during the KY 237 realignment construction project. The parcel does not have access to KY 237 and can only be accessed from Old North Bend Road. Currently, this parcel has immediate access to water, but not to sanitary sewer. The parcel should be utilized for single-family detached residential to blend into the existing neighborhood or as a neighborhood gateway feature to delineate the transition from the commercial district to the residential district.

Connection to sanitary sewers could be by individual pump (ejection). A permit from Sanitation District No. 1 would be required. This parcel, however, may allow for connectivity to sewer service for the new library as a lift station/force main corridor. If the library facility is developed before residential construction, a multi-use sewer system could be utilized.

Ultimately, this 2.1 acre site could be sold. It is important to note if the Library Board sells the parcel, reservation of utility easements for access to the public sewer must occur.

5.9 Consider Future Utility Connections to 47.7 Acre Property

Nearby developments provide access to utilities. Water, electric, gas, telephone and cable connections are possible with little effort. Sanitary sewer service, at present, will be a challenge. Installation of a lift station and force main system will be necessary until gravity sewers are extended. It is important to reserve easements for sewer service through the 2.2 acre property on the east side of KY 237 for a possible sewer connection route. At present, sewer connection could be accomplished to Global Way or under KY 237 and along Old North Bend Road. Both of these routes would be accomplished via lift station and force main.

Future development along Graves Road, just west of KY 237 and north of the Library property, would most likely include extension of a gravity system from Sequoia Drive in the Tree Tops community. Review of proposed developments, as they occur,



is necessary to ensure connectivity. The Boone County Planning Commission staff can be helpful in alerting the Library Board of pending development to the north. Discussion of sewer needs should occur with Sanitation District No. 1 after a land use plan is adopted.

5.10 Financial Considerations

The construction of the new Hebron Library Branch and corresponding closing (and possible sale or lease) of the existing Lents Branch will be accomplished according to the Boone County Public Library Board of Trustees procedures and policies. The financing of any other land use on the Library-owned property will depend on the type of use and/or facility designation on the final Master Land Use Plan. If a senior-assisted living facility is included as part of the overall development, the property would be marketed to a developer and the acreage could be subdivided off and sold. All other public uses may be financed partly by the sale of land, including the recommended sale of the severed 2.1 acre parcel. The Library Board may explore creative options to manage any remaining public use development, such as park space. For example, the Board may investigate the possibility of forming a partnership with other county agency/agencies. A partnership could include continued ownership of the land by the Library Board with a term lease for use and development. It is recommended that a dialogue continue among the Boone County Public Library Board of Trustees, public officials, and stakeholders to connect on community priorities, build partnerships, and facilitate innovation.

5.11 Conclusion

The Hebron Library Master Land Use Plan should be used as a framework for utilizing the Library's full potential. The Boone County Public Library Board of Trustees, the Hebron community, and local government officials have played essential roles in the creation of this plan. Each group of stakeholders has a vested interest in the development of this community asset. The Hebron Library land is full of opportunity, and with the support of the community, the new Hebron Library and its grounds could become a focal point in Boone County and a regional destination.



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APPENDIX

Master Land Use Plan	A1
Topographic Aerial Photograph Of Site	A2
Boone County Current Zoning Map	A3
Boone County Future Land Use Planning Map	A4
Hebron Census County Division Map	A5
Regional Sanitary Sewer Utilities Map	A6
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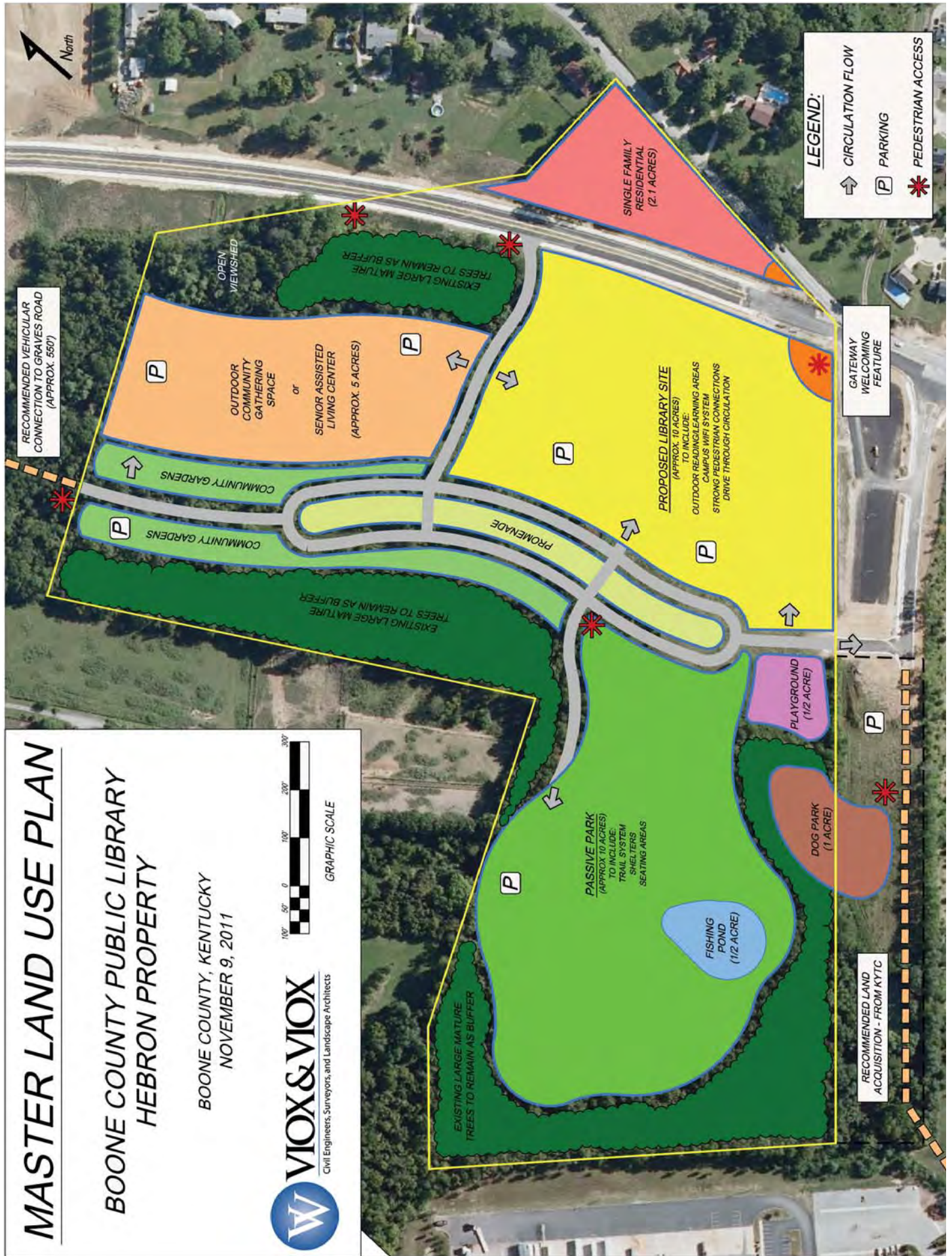
MASTER LAND USE PLAN

BOONE COUNTY PUBLIC LIBRARY HEBRON PROPERTY

BOONE COUNTY, KENTUCKY
NOVEMBER 9, 2011



GRAPHIC SCALE

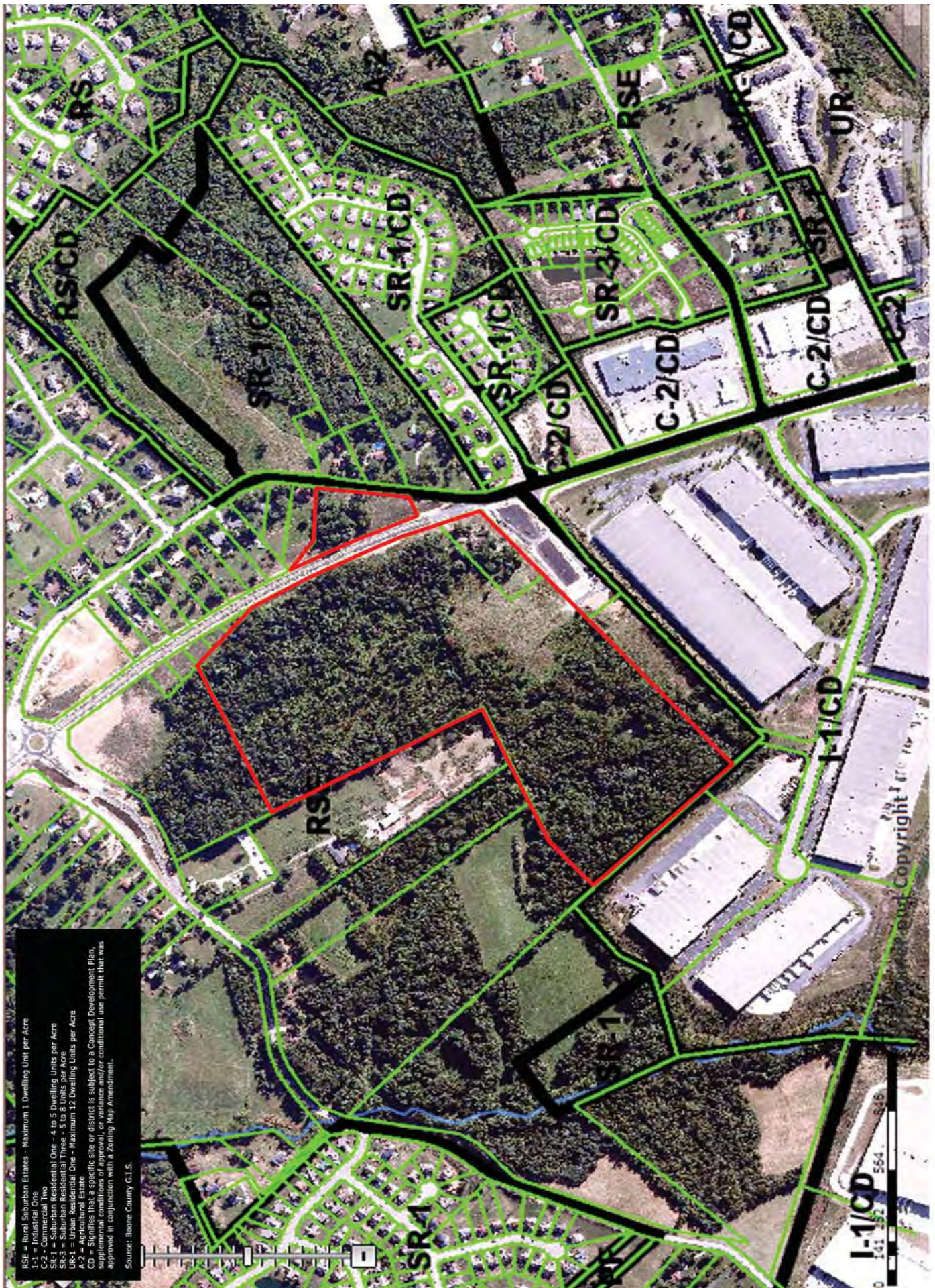


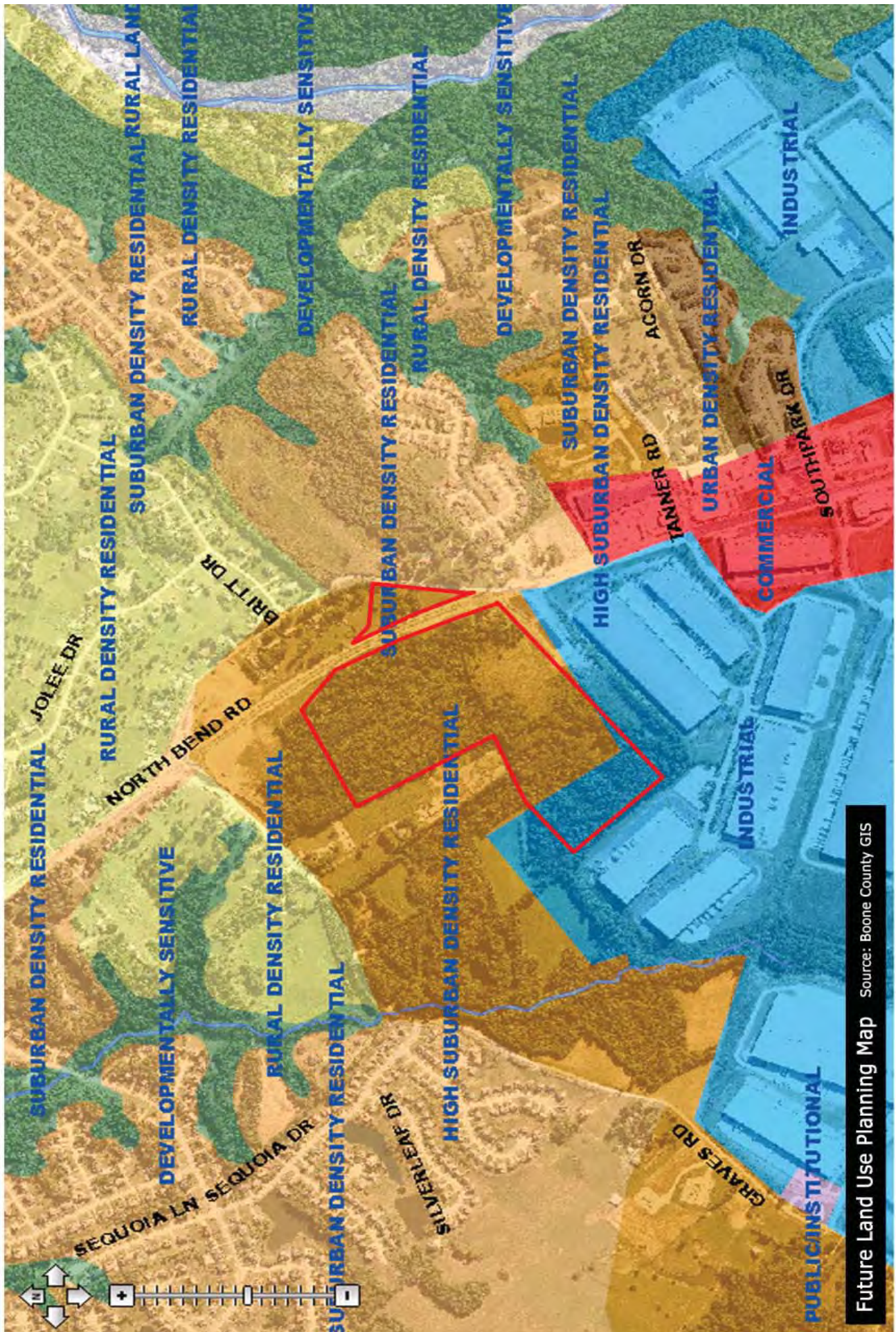
Boone County Public Library
Hebron Branch
Preliminary Conceptual Site Location



ARC WHITE
 ARCHITECTS
 10000 E. 10th Ave., Suite 100
 Aurora, CO 80012
 303.755.1100
 www.arcwhite.com







Future Land Use Planning Map Source: Boone County GIS

HEBRON AREA

Boone County Planning Commission
Planning Services Division (2011)

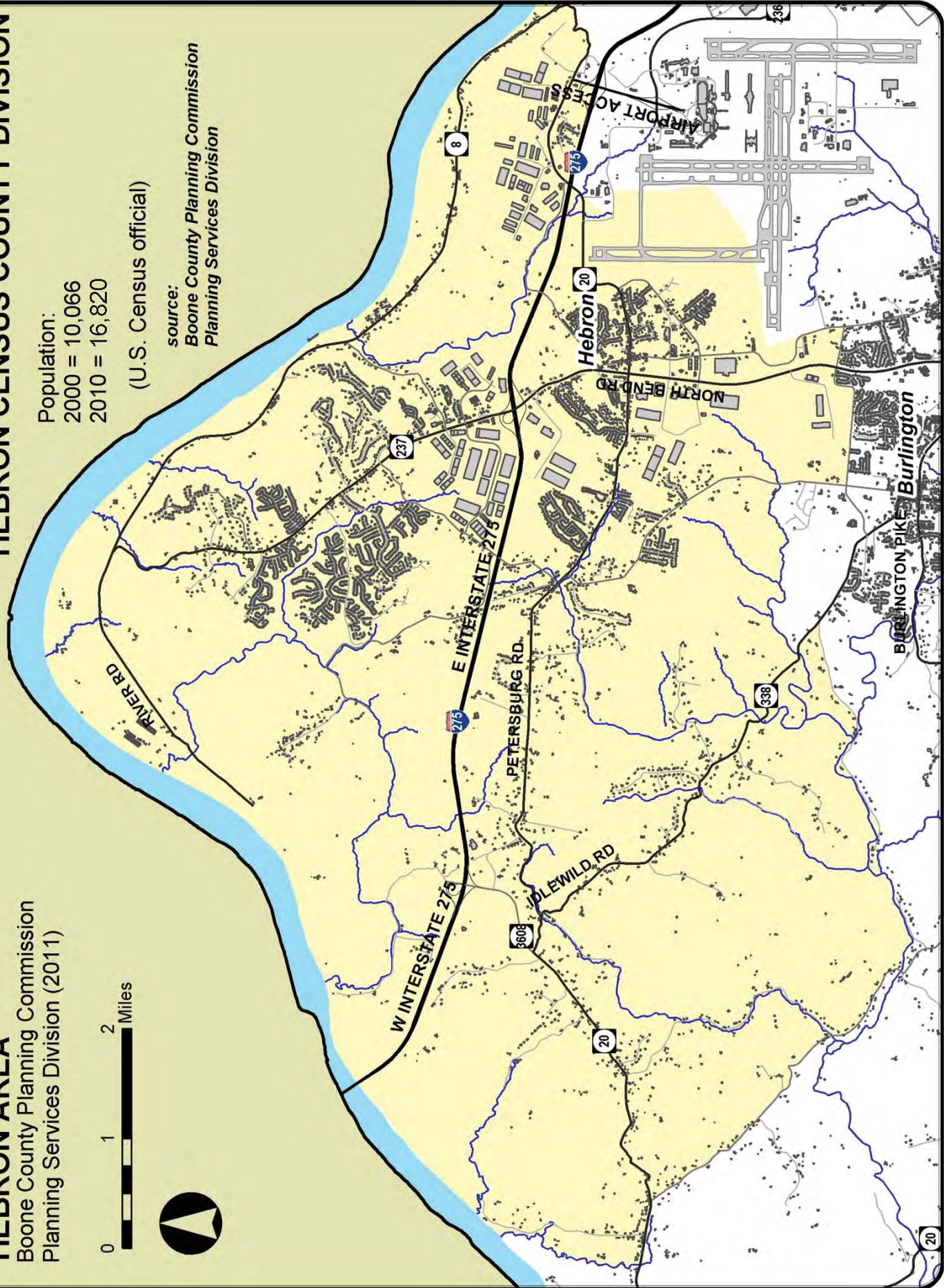


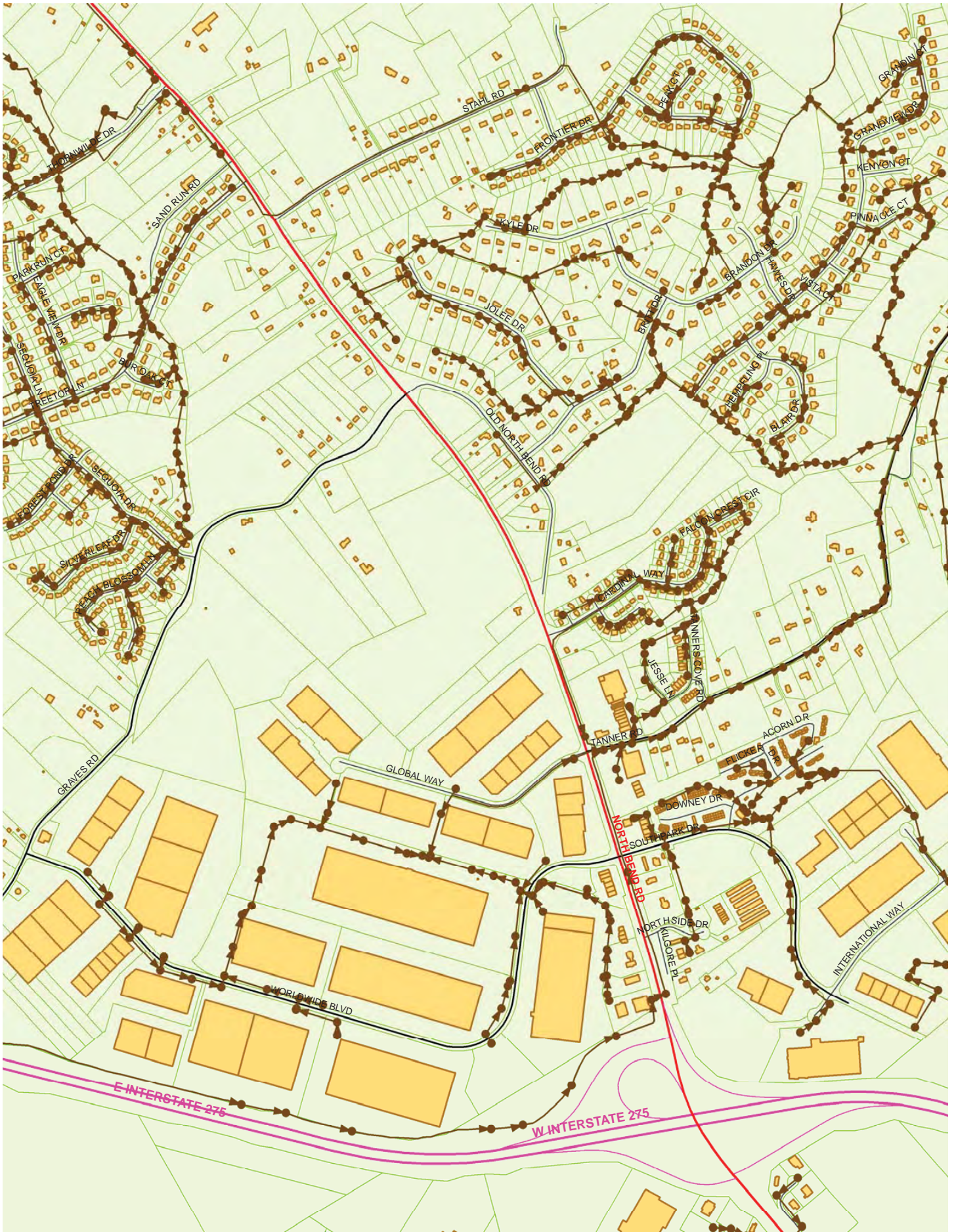
HEBRON CENSUS COUNTY DIVISION

Population:
2000 = 10,066
2010 = 16,820

(U.S. Census official)

source:
Boone County Planning Commission
Planning Services Division







VIOX & VIOX

Civil Engineers, Surveyors, and Landscape Architects

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Ph (859) 727-3293
Fax (859) 727-8452
www.vioxinc.com

On behalf of the Boone County Public Library Board, we would like to thank you for participating in this exciting community forum as we embark on determining the future of the new Hebron library property. We are excited to have the opportunity to work on this important project and look forward to creating a meaningful dialogue between the Library Board, the local residents, the business community, and all other interested stakeholders.

In 2005, The Boone County Library Board purchased approximately 51 acres of land along KY 237, near Graves Road with the intent of building a new and larger library to service the Hebron area. The new Lents Branch Library will be built to replace the existing branch on Cougar Path. The new facility will be approximately 12,000 sq. ft., double the size of the current 6,000 sq. ft. branch. The new library and parking lot will require approximately 8 to 10 acres of the existing 51 acres of land.

The Library Board has employed Viox & Viox to research and prepare a proposed Master Plan for the 51 acres on KY 237. This process must begin by reaching out to the local community and understanding the needs, concerns, and ideas for the property in question. What type of development would the residents and business owners like to see? What need (if any) has not yet been fulfilled in that area? What type of land use would be complimentary to a public library? These questions must be answered as we progress forward through the planning process.

Tonight's forum is part of our fact-gathering phase of this project. We will use your input to formulate our next step, which will be to create conceptual designs for the property. After quantifying the data received at this workshop, we will report our findings to the Board and begin working on the conceptual designs. The findings and concept drawings will be presented at a second public forum later in the spring.

We appreciate your interest in this process and value your feedback. Please take your time in filling out the attached survey and return it to us at your convenience. You may download a copy of this informational packet from our website at www.vioxinc.com or the Boone County Library website at www.BCPL.org. The survey may be returned by mail, fax or email to:

Viox & Viox
466 Erlanger Road
Erlanger, KY 41018
Attn: Megan V. de Sola, AICP

ph: 859.727.3293
fax: 859.727.8452
email: mdesola@vioxinc.com

Sincerely,

Megan V. de Sola, AICP
Director of Planning Services

**BOONE COUNTY PUBLIC LIBRARY
LENTS BRANCH**

Servicing the Growing Community

The current Lents Branch is a 6,100 sq. ft. facility on a 3.87 acre parcel located at 3215 Cougar Path in Hebron. The building was opened to the public in April of 1989. The primary service area of this branch is the northern area of Boone County including Burlington, Hebron, Bullittsville, and the rapidly growing Northbend area.

According to the 2005 Boone County Comprehensive Plan, the North Boone County (North Bend Road) area is identified as one of the fastest growing regions of the County; with a population increase of over 150% between 1990 and 2000. The report also projects that significant future County growth will continue to occur along KY 237 north of I-275. The attached map labeled "Hebron Census County Division" designates the Boone County area commonly serviced by the Lents Branch. In 2000, the population of the area was 10,066. The projected 2011 population is 16,291.

Traffic at the Lents Branch averages 240 people per day; 50 of them use one of the seven public Internet stations at some point during their visit. There are 12,113 registered borrowers who use the Lents Branch. Last year this Branch circulated 134,994 library materials; nonprint materials such as DVD, audio, etc. make up an ever-increasing percentage of that circulation. With more than 49,500 books and 7,900 audiovisual items, the branch has reached its physical capacity for collection growth. Increasing reliance on Internet access demands additional public access computer stations. However, the facility cannot physically or technologically accommodate additional stations. Wireless Internet access is not available for the aforementioned reason. Although interest in both adult and children's programs is growing, attendance is limited by the small size of the single public meeting space, maximum capacity 49, and a small parking area of just 40 spaces. Space constraints preclude such amenities as lounge seating, a refreshment area, study rooms for small group use, exhibit/display space, and other desirable customer service features.

After carefully considering an expansion of the existing facility to its maximum of 10,000 square feet, the library board determined that construction of a new facility will best meet the current and future needs of the service area. As a result, land was purchased in 2005 for this purpose. The new branch (built to replace the existing branch) will be designed to accommodate significantly larger print and nonprint collections, to provide larger and more attractive public seating and study areas, to accommodate a significantly larger number of public computer stations, and to provide a larger and more attractive youth services area. Parking will be expanded to accommodate in excess of 100 vehicles.

In March 2005, the Boone County Library Board purchased approximately 51 acres of land on KY 237, west of I-275 near Graves Road. The land is divided into two separate tracts. The first area is approximately 2 acres located between "Old North Bend Road" and "New North Bend Road" (KY 237). The second tract is approximately 49 acres on the west side of "New North Bend Road" (KY 237). The new library is projected to use approximately 8 to 10 acres of land, leaving 40 acres for a use that is to be determined through a collaborative community planning process.

Thank you for sharing your thoughts and community insights with the Library's Board of Trustees. The Library has more land than it will need for the rebuilding of a new branch in Hebron. The Board would like to take a holistic look at the excess property and its potential use as an asset to the Hebron community. Please help us by sharing your thoughts.

1. What are the attributes we should consider as a neighbor to the Library? What would be useful to the community? What might add to the quality of life or convenience of the neighborhood?
2. What would you **not like** to see located near the Library?
3. What else do we need to know about the community and its needs that we have not asked?
4. Are there Library services you'd like to tell us about that you would like to see at a new Library?

Please return survey to:

Viox & Viox
466 Erlanger Road
Erlanger, KY 41018
Attn: Megan V. de Sola, AICP

ph: 859.727.3293
fax: 859.727.8452
email: mdesola@vioxinc.com



VIOX & VIOX

Civil Engineers, Surveyors, and Landscape Architects

466 Erlanger Road
Erlanger, Kentucky 41018

Tel: 859.727.3293
Fax: 859.727.8452

MEMBERSHIP: 1000+ MEMBERS

On behalf of the Boone County Public Library Board, we would like to thank you for participating in this second community forum as we continue our goal of determining the future of the new Hebron library property. We are excited to have the opportunity to work on this important project and look forward to continuing a meaningful dialogue between the Library Board, the local residents, the business community, and all other interested stakeholders.

In 2005, The Boone County Library Board purchased approximately 51 acres of land along KY 237, near Graves Road with the intent of building a new and larger library to service the Hebron area. The new Lents Branch Library will be built to replace the existing branch on Cougar Path. The new facility will be approximately 12,000 sq. ft., double the size of the current 6,000 sq. ft. branch. The new library and parking lot will require approximately 8 to 10 acres of the existing 51 acres of land.

The Library Board has employed Viox & Viox to research and prepare a proposed Master Plan for the 51 acres on KY 237. This process began by reaching out to the local community and understanding the needs, concerns, and ideas for the property in question. On March 3, 2011, Viox & Viox conducted the first public workshop which provided an opportunity for the community to express their opinions and give suggestions on the future development of the land. Specifically, we needed to know the following: What type of development would the residents and business owners want to see? What need (if any) has not yet been fulfilled in that area? What type of land use would be complimentary to a public library? The answers to these questions were an essential stepping stone to the process of developing a plan for this property.

Tonight's forum will focus on several conceptual land plans that were, A.) created as a direct product of the feedback gathered from the first workshop (Schematic Concepts 1 through 4) and, B.) created to represent development based on the property's current zoning and projected future land uses (Schematic Concepts 5 through 8). We again ask that the community be our guide by ranking each of the eight conceptual plans in order for us to gain a better focus on the highest and best use for this property. After quantifying the data received at this workshop, we will create a finished report which will be presented first to the Library Board and then to the community at a final public forum later this year.

We appreciate your interest in this process and value your feedback. Please take your time in filling out the attached survey and return it to us at your convenience. You may download a copy of this informational packet from our website at www.vioxinc.com or from the Boone County Library website at www.BCPL.org. The survey should be returned no later than June 24, 2011 and may be sent by mail, fax or email to:

Viox & Viox
466 Erlanger Road
Erlanger, KY 41018
Attn: Megan V. de Sola, AICP

ph: 859.727.3293
fax: 859.727.8452
email: mdesola@vioxinc.com

Sincerely,

Megan V. de Sola, AICP
Director of Planning Services

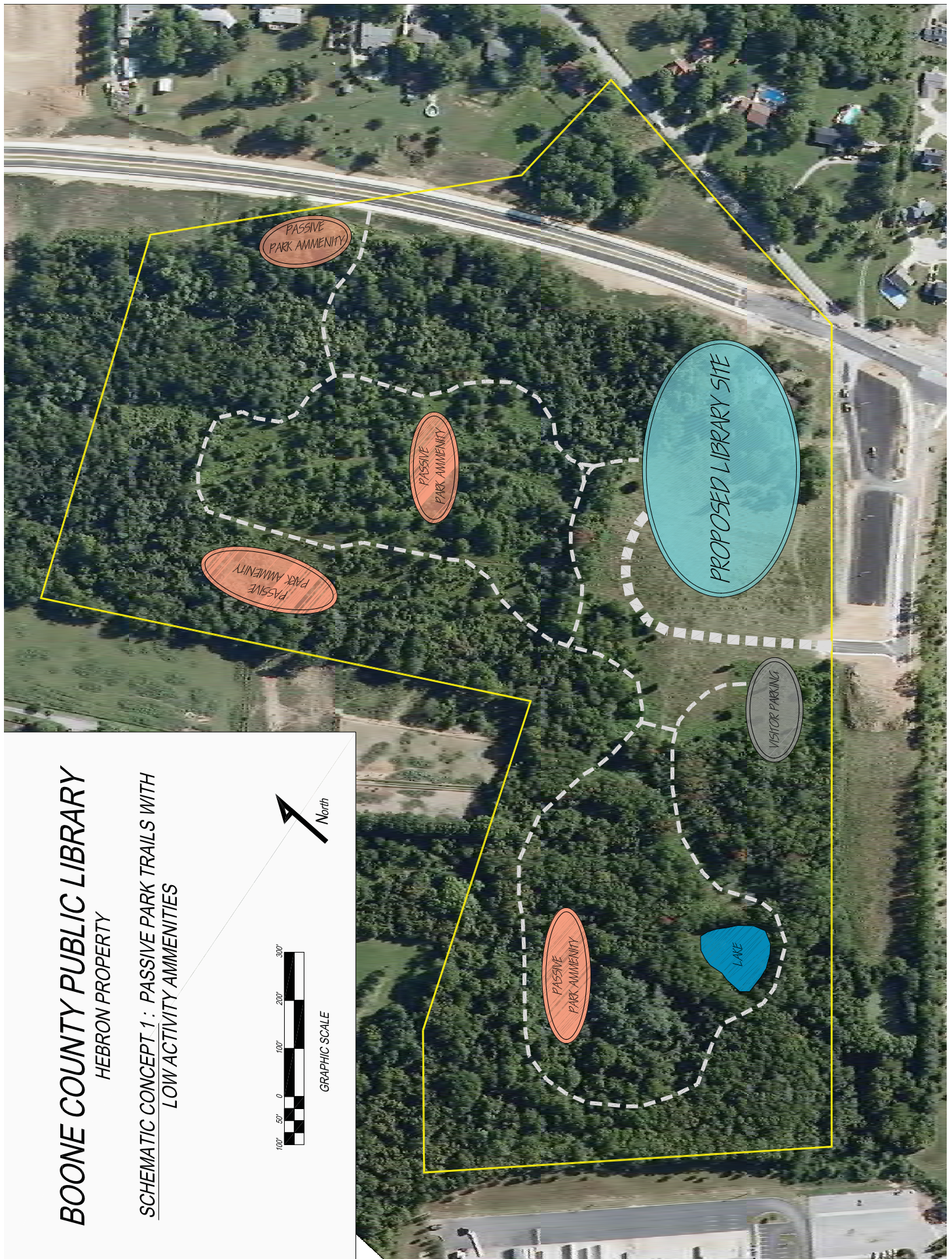
BOONE COUNTY PUBLIC LIBRARY

HEBRON PROPERTY

SCHEMATIC CONCEPT 1 : PASSIVE PARK TRAILS WITH
LOW ACTIVITY AMMENITIES



GRAPHIC SCALE



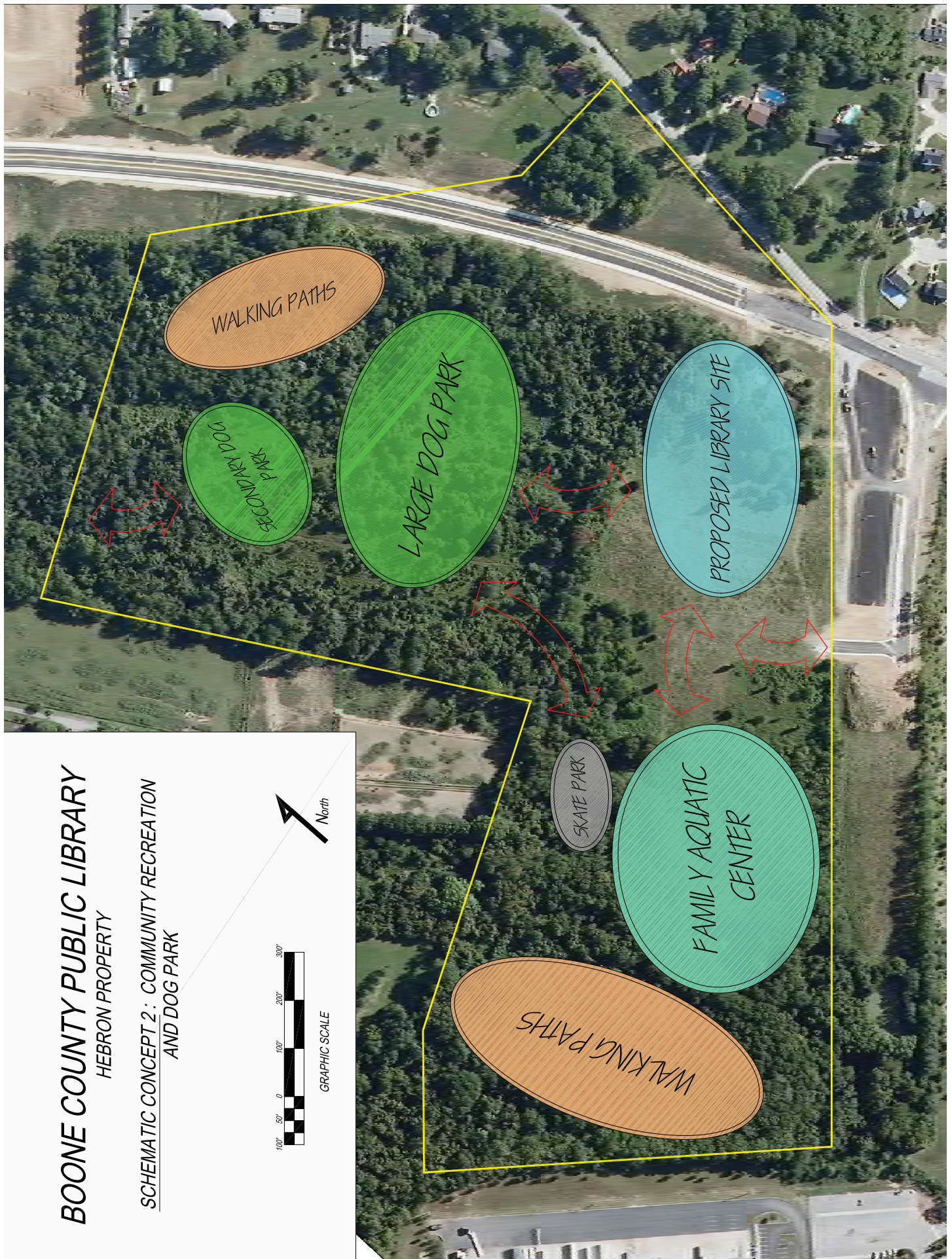
BOONE COUNTY PUBLIC LIBRARY

HEBRON PROPERTY

SCHEMATIC CONCEPT 2: COMMUNITY RECREATION
AND DOG PARK



GRAPHIC SCALE



BOONE COUNTY PUBLIC LIBRARY

HEBRON PROPERTY

SCHEMATIC CONCEPT 3 : ORGANIZED RECREATION PARK SYSTEM



GRAPHIC SCALE



North

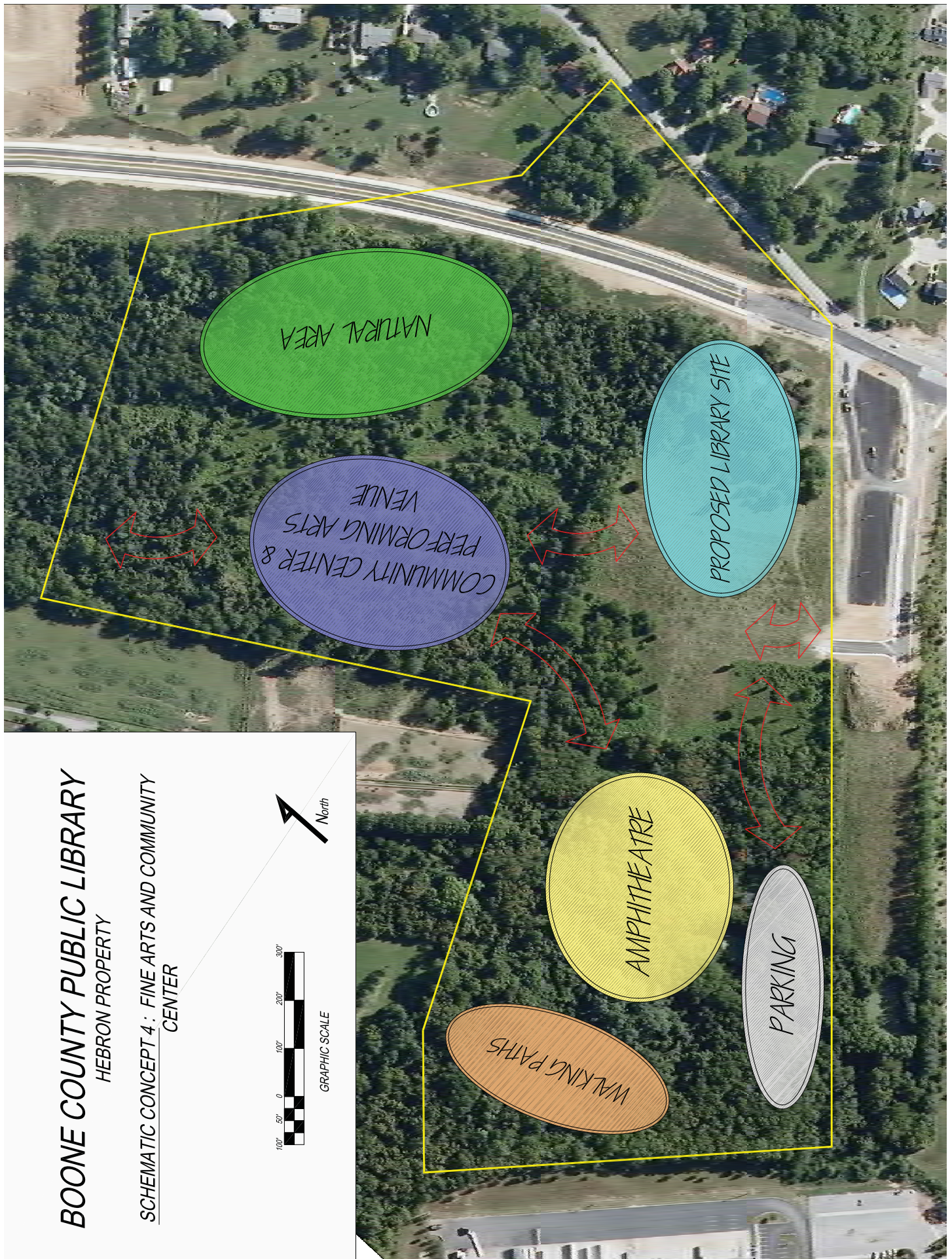


BOONE COUNTY PUBLIC LIBRARY
HEBRON PROPERTY

**SCHEMATIC CONCEPT 4: FINE ARTS AND COMMUNITY
CENTER**



GRAPHIC SCALE



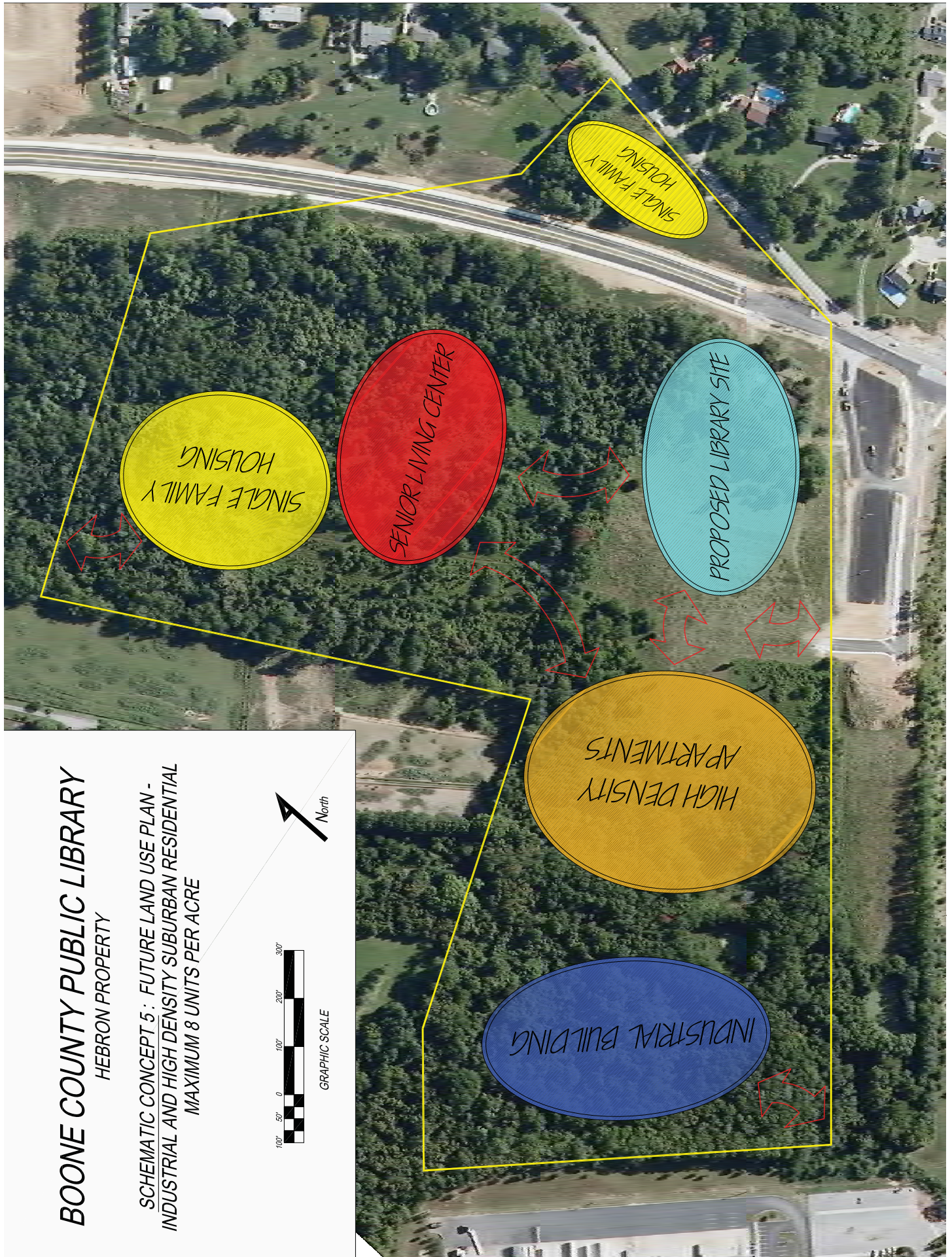
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HEBRON PROPERTY

SCHEMATIC CONCEPT 5: FUTURE LAND USE PLAN -
INDUSTRIAL AND HIGH DENSITY SUBURBAN RESIDENTIAL
MAXIMUM 8 UNITS PER ACRE



GRAPHIC SCALE



BOONE COUNTY PUBLIC LIBRARY

HEBRON PROPERTY

SCHEMATIC CONCEPT 6: RURAL SUBURBAN ESTATE
LOTS -

MINIMUM OF 1 ACRE LOT SIZES



GRAPHIC SCALE

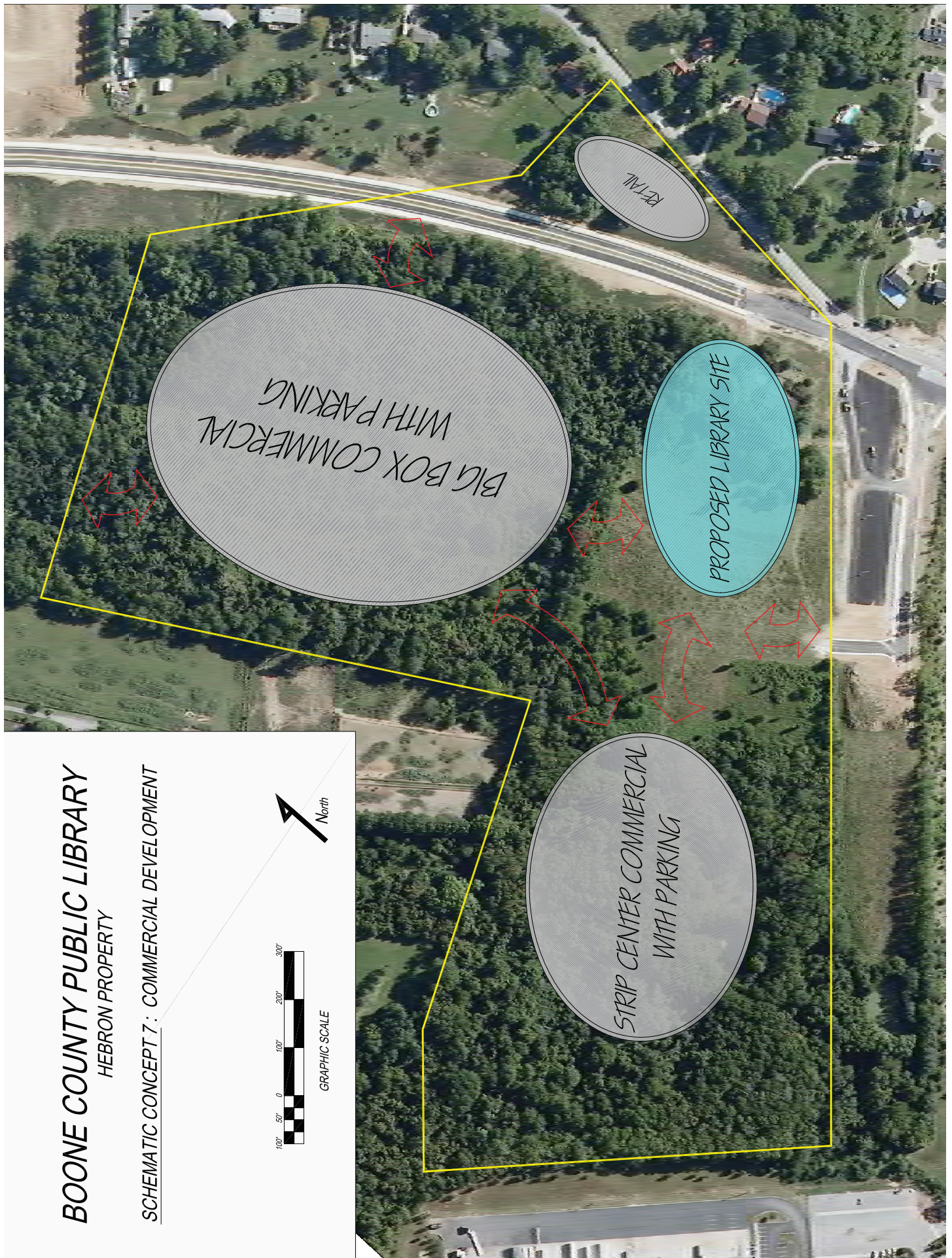


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HEBRON PROPERTY

SCHEMATIC CONCEPT 7: COMMERCIAL DEVELOPMENT



GRAPHIC SCALE



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SCHEMATIC CONCEPT 8: PROFESSIONAL OFFICES



GRAPHIC SCALE

