

## 1. INTRODUCTION

Ultra Technic services was contracted by the City of Dayton to perform an environmental assessment of their proposed parkland conversion. The parkland in question is named the Jamestown Park (referred to hereafter as JTP) and it is located along Dayton Pike in the City of Dayton, Kentucky. The City plans to convert this parkland to an LWCF parkland to replace the Secretary of Interior's Easement restricted parkland located along the City's Riverfront. See Figures 1 and 2 for the locations of the two parklands in question. Specifically, the City is requesting that the existing Secretary of State's parkland easement restriction on the City's 6.6 acres of their land along their riverfront be vacated to allow the execution of the proposed comprehensive development of the riverfront. In exchange, the Secretary of State's easement on this land be transferred onto or imposed on their proposed JTP land on Dayton Pike. The impact of this conversion on the human environment in the two park areas is therefore the subject of this study.

As a background information, the City of Dayton, Kentucky is located at Latitude 39° 6'42" N, and Longitude 84° 28'13" W in Campbell County, Kentucky. The City lies in the upland area along the base of the hills on the South shore and at the bend of the Ohio River. According to the U.S. Census Bureau, the city has a total area of 1.9 square miles (5.0 Km<sup>2</sup>) consisting of 1.3 square miles (3.3 Km<sup>2</sup>) of dry land and 0.7 square miles (1.7 Km<sup>2</sup>) of water. Dayton, Kentucky is located within Kentucky's Outer Bluegrass of the United States of America.

Historically, the City of Dayton was formed in 1949 from a merger of two communities – Jamestown and Brooklyn, both founded in 1948. Dayton had a large sandbar just off its shore and a popular beach, known as Manhattan Bathing Beam, in its early years until the U.S. Army Corps of Engineers raised the level of the Ohio. The City of Dayton Kentucky is located across The Ohio River and immediately south east from the City of Cincinnati Downtown area.

Demographically, the 2010 U.S. Census placed the population of the city at about 5,338 with a population density of about 4,147 per square mile (1,601/Km<sup>2</sup>). There were about 2,400 housing units at an average density of about 1,810 per square mile (700/Km<sup>2</sup>).

The City is protected from the Ohio River floods by a levee system located near its southern boundary. The Levee was designed and construction by the U.S. Army Corps of Engineers (USACE) in 1981. This levee was designed to protect the land upslope of the levee only leaving the riverside of the levee unprotected and in the flood plane. The levee is about 1.5 miles long and up to 25' high on the landside and 35' high on the riverside. The levee has only one opening to the riverside, which is located at its east end (State Route 8 intersection). With the

present state of development in the City, it appears that most of the land area of the city on the protected side of the levee had been developed. The only undeveloped sizeable land remaining is the unprotected 142 acres of land on the riverside of the levee. The 6.6 acres of easement-restricted parkland in study is located within this parcel. This park was essentially underutilized because of the incessant flooding of the river, the danger of drowning of park users posed by the rapidly flowing Ohio River and the lack of easy and direct access to the park due to the levee restriction. It is understood that Land and Water Conservation Fund was used to build a boat ramp and playground equipment in 1987 when the park was transferred to this location from another location.

The City signed an agreement with a Developer- DCI, Inc., in 2005 to have this river front area developed. The developer proposed to raise the ground in this flood prone parcel above the 100-year flood elevation and developed the parcel into a high-scaled residential and commercial estate. This parcel of land had since been filled as planned before it was discovered that the Secretary of State's easement restricted parkland forms a portion of this parcel. Thus, for this development project to proceed as planned and in accordance with development agreement, this easement needs to be vacated.

In addition, due to the inability of utilizing the existing riverfront NPS Park as planned, the City decided to build a new park- the Jamestown Park in a more accessible up land area, which is out of the flood plane to meet the need of the residents. This new park location is more central to the City, it is located along a major road and removed from immediate residential area and is therefore more accessible and conducive to the Dayton's residents than the NPS Park.

## **2. PURPOSE AND NEED FOR THE PARK CONVERSION**

From the foregoing, the purpose of the conversion being requested by The City of Dayton is of two folds:

- The first is to allow the 142 acres of riverfront land of the City to be development as planned. According to the City, this development is part of an \$800 million mixed land use project. As expressed by the City and as will be seen later, this development will mean a great deal to the City as over 1,500 residences together with commercial facilities, walking and bike trails are planned which will be a big boost to cities population, its tax base, employment opportunity and the standard of living of the residents.
- The second is to allow the City of Dayton to construct the proposed Jamestown Park at a suitable location to fulfil the purpose that the existing NPS Park has not been able to fulfil. This new park can then be converted to Land and Water Conservation Fund land with the NPS park easement on the riverfront vacated and imposed on the JTP Park to allow the proposed riverfront development to proceed as planned.

Thus, this Environmental Assessment (EA) has been requested by the National Park Service to help evaluate the environmental consequences of the proposed action on the human environment, and to allow the affected public to understand the reasoning for the proposal.

Again, the need for the conversion of the LWCF parkland stems from the desire to meet the recreational needs of the city's populace. Due to incessant flooding, the NPS Park could not be developed with outdoor recreation resources such as restrooms and other amenities that are essential for a recreational park. The new park will meet and exceed these needs.

### 3. ALTERNATIVES

The following alternatives were considered.

**3.1. The Park Conversion Option 1:** The park conversion option is what the City is proposing and it entails moving the NPS Park and its easement from the riverfront to the proposed JTP location through property conversion. The JTP land is located on an open land at the west side of Dayton Pike between 7<sup>th</sup> and Chateau Avenues as shown below. This land is surrounded by woodland; it is very quiet as it is removed from heavy commercial and residential areas of the City. It is more centrally located and readily accessible by car or on foot than the existing NPS Park. Traffic on Dayton Pike where the JTP is located is light and the road has no truck traffic. The site is gently sloping. This location is therefore ideal for a recreational park.

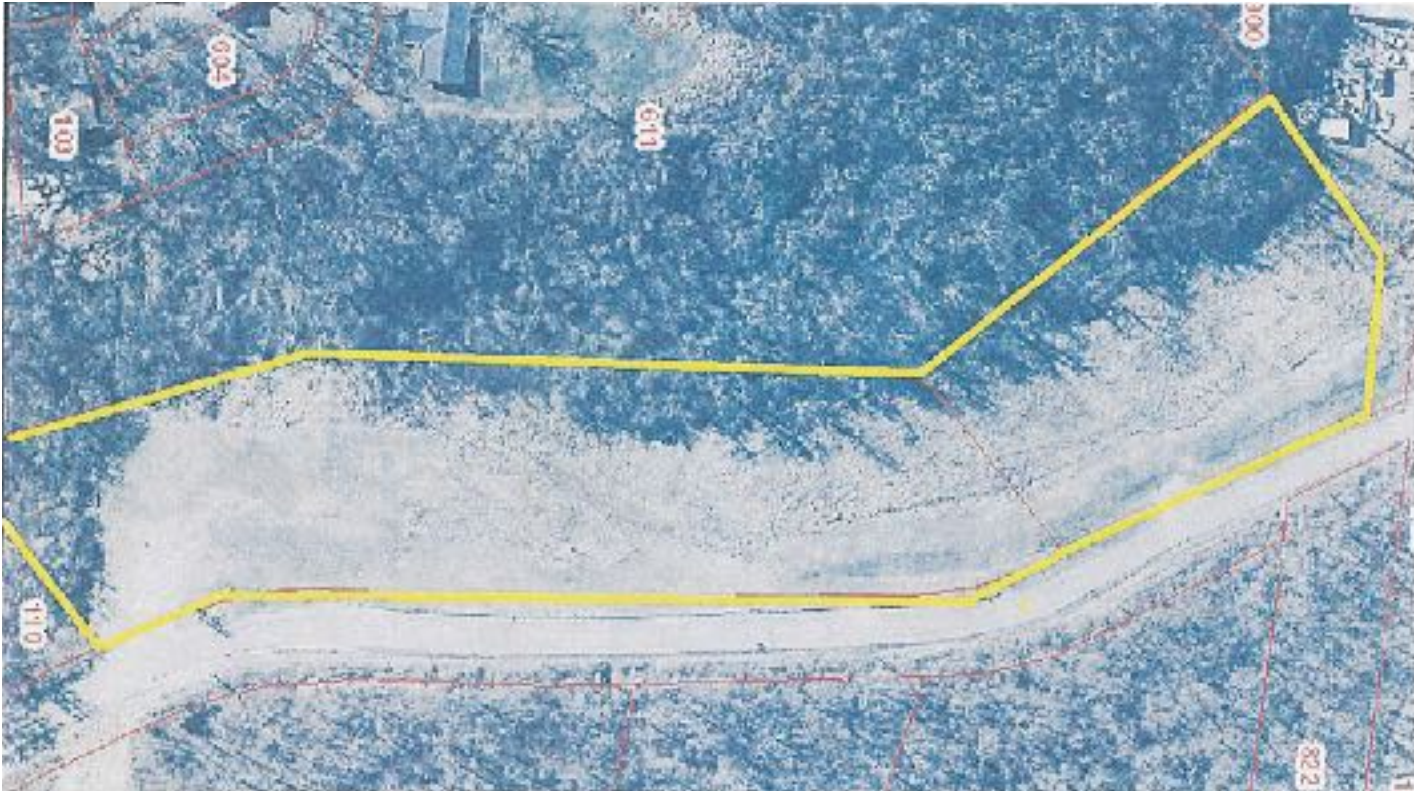
The development plan of this park shows the following amenities and new opportunities for outdoor recreation:

- 1) Indigenous trees and flowers
- 2) A walking labyrinth/maze
- 3) Sensory Garden
- 4) Green Roofing Shade Structure
- 5) Walking and bicycling path
- 6) Walking bridge with stream
- 7) Car Parking
- 8) Bicycle Rack
- 9) Emergency Call Station

In order to provide these amenities, the proposal calls for terraforming to occur on the northern half of the site to create a level surface for the construction of the park.



Figure 3.1 – Site Plan Showing the Proposed Jamestown Park Boundary, Proposed Sidewalk, and existing Sanitation District easement.



*Figure 3.2 – Another view of the proposed LWCF boundary, aligned with the orientation of proposed Jamestown Park Site Plan A (As seen below)*





Figure 3.3 – Jamestown Park Site Plan A

**3.2. No Action Option 2:** This option refers to a situation where no transfer or conversion of the NPS Park and its easement to the proposed JTP would occur and the existing status quo is maintained. That is, the existing NPS Park would remain as is, and there would be no creation of the Jamestown Park on Dayton Pike. This alternative is however not tenable because the City that owns the land on which the NPS park is situated had committed the land to a developer who had committed a large sum of money into filling the site to raise the land out of the flood zone.

Moreover, as clearly expressed by the City, the existing NPS park was rarely used by the general public because it was difficult to access due to the restriction by the levee and it was prone to constant flooding being in the flood plain. There is also a high risk of exposure to the contaminated river water and in extreme cases, drowning, particularly for little kids, in the rapidly flowing Ohio River. Furthermore, the park is at the extreme north end of the city furthest from most residents, it has no motorable access, and there is no suitable walking trail to the

park. This park, at its present location, does not satisfy the recreation needs of the residents. That is why the City has decided not to pursue this option but to look for a suitable parkland, which can replace the NPS Park and then pursue the park conversion option.

### **3.3. Establishment of a replacement park at some other location- Option 3:**

This option is also not tenable because as mentioned earlier, most of the City land have been developed and there are no longer any sizable vacant flat land fit for a recreation park the City. Any vacant land that would be available would be on either steep hills or deep valleys or too small or wrongly shaped for situating a viable recreation park. Even if this option is available, a park conversion as planned for Option 1 will be required.

**3.4 Selected Alternative:** Option 1 discussed above is preferred alternative for the following reasons:

- 1) The existing NPS park location was unsuitable for the development of a viable recreation park for the so many reasons enumerated earlier. If left in its current state as Option 2 will imply, this property will provide no reasonable value to the citizens of Dayton. It is for this reason that Option 2 was rejected.
- 2) While in theory one can look at the possibility of developing a park at a different location than the Jamestown Park location, as Option 3 will imply, this option would come at great costs. This is because, as mentioned earlier, there may no longer be any sizeable flat land left within City of Dayton that can be used for a park. The few vacant land remaining are either on steep hillsides or in deep valleys that would not be suitable for any viable recreation park. Built up areas may need to be acquired at an astronomically high cost and great difficulties for this option. The houses or buildings acquired with the land will have to be removed at great cost for the building of the park facilities. This option may also require major road and other infrastructural construction to make such a park accessible for public use. Such massive construction will have negative impact on the livelihood of the surrounding human environment and put a huge financial burden on the City. It is for these reasons that Alternative C was rejected.
- 3) Whereas, the proposed JTP lies along a major road so no new road and infrastructure will need to be constructed. The site is an open field devoid of trees and forestation. The City will have no expense in grubbing and clearing any trees. The JTP site is centrally located and it is accessible by road and foot so the residents will not need to travel



far and wide to reach the park. The City already owns property so there will be no expense for any land acquisition and the City is relieved of the associated difficulties. The site is in a more remote location removed from immediate residential and business areas, so installing the proposed park facilities will not pose any significant impact on the surrounding neighborhood. The site is more peaceful, surrounded by trees and nature and it is therefore an ideal location for a recreational park. Interviews conducted with a cross-section of Dayton's residence have generally revealed a positive response to the conversion option. Based on all these reasons, it is believed that the proposed park conversion should not have any significant negative impact on the City's residents, any impact that it would have should all be mostly positive. It is therefore recommended that Option 1, the park conversion option be approved.

#### **4. AFFECTED ENVIRONMENT**

This section will describe the resources provided by both the existing RFP and the proposed JTP, as well as demographic information pertaining to the populations adjacent to each property, as well as the City of Dayton as a whole. Other relevant environmental conditions that could be impacted by the proposed conversion such as, water and air quality, stream flow, noise, transportation, flooding and wet land, species and biological habitats of special concern, etc will be discussed thereafter.

##### **4.1 Socioeconomics and Demographics of the Environment**

Consider the following while reading this section:

- 1) This document defines populations “adjacent” to each property as Census Block Groups adjacent to or containing said property while maintaining the majority (more than half) of said population within the City of Dayton’s jurisdiction. As a result, Census Block Group 513 is not factored into this section’s analysis, because the vast majority of its population lies outside of the City of Dayton’s jurisdiction. This is to align with the intended service area of both properties.
- 2) Those residing in one property’s service area may be close enough in proximity to take advantage of the other property, and vice-versa. It is for that reason that this section describes demographics for the city as a whole, as well as the individual service areas.
- 3) All demographic information, graphs, and charts were compiled using data provided by the United States Census Bureau, American Community Survey 5-Year Data, 2010-2014.

##### **The NPS Park**

Five Census Block Groups in the two Census Tracts 5111.01 and 512 shown below delineate the population surrounding the NPS park. Within Census Tract 511.01 are Block Groups 1, 2 and 3. Within Census Tract 512 are Block Groups 1 and 2.

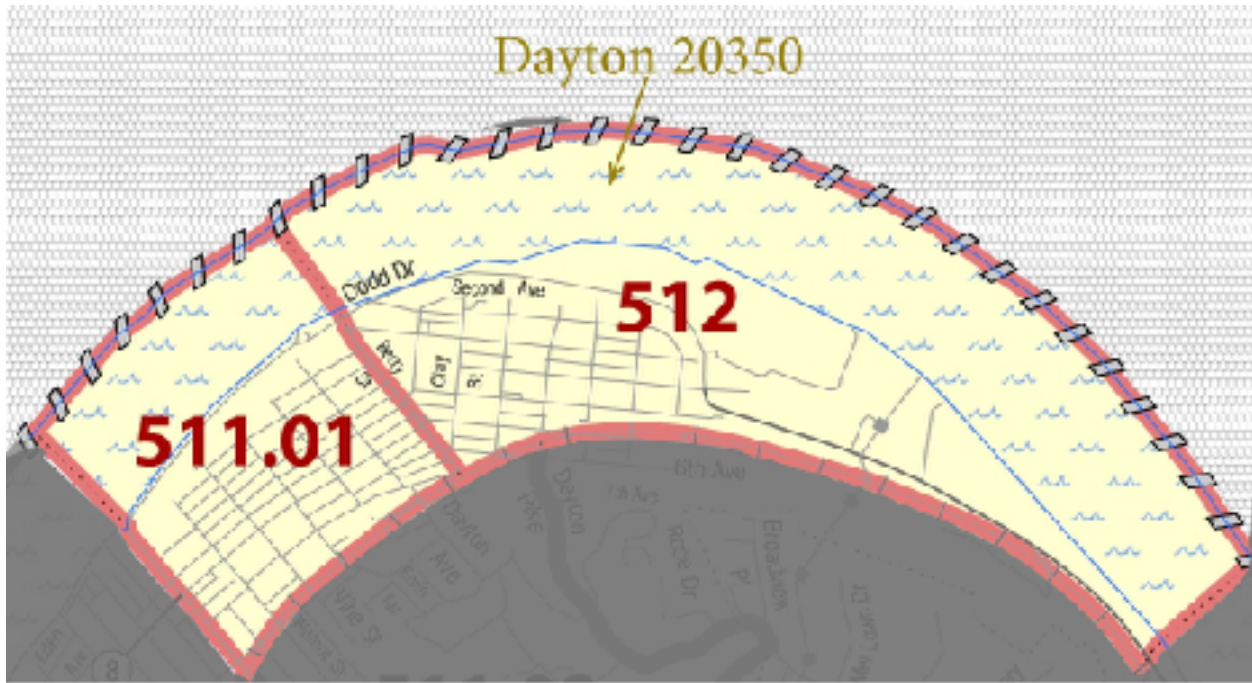


Figure 4.1 – A map displaying the two Census tracks adjacent to the NPS Park



Figure 4.2 – A map displaying the population of the Census Blocks adjacent to the NPS Park

O’fallon Avenue forms the west edge of the west most Census Block Groups (Block Groups 1, 2, and 3 within Census Tract 511.01, the top region being Block Group 1, the middle region is Block Group 2, and the bottom region Block Group 3). The intersection of O’Fallon Avenue and 9<sup>th</sup> Street marks the bottom left corner of the Census Block Region. The east most

edge of Census Tract 512 falls on Mary Inglis Highway (Block Group 1 being the northernmost block group within this census tract, while Block Group 2 is the southernmost).

There are an estimated 3,895 people living in this region<sup>1</sup>, and an estimated 1,420 households. Of the households in this region, about 63% are family households. Approximately 50% of these family households are married-couples, with the remaining households either being led by a male with no wife present, or a female with no husband present. Of the non-family households, about 20% of these householders are not living alone.

The population, with approximately 97% identifying as White alone, is racially homogenous. With the exception of an estimated six American Indian identifying persons, the rest of the non-White population is multi-racial, a population of 58 people<sup>2</sup>.

Among this population, a high percentage garner an income qualifying for poverty status. An estimated 1,248 persons (32%) had an income level in the past 12 months below poverty.<sup>3</sup> Of the households, approximately 16% have an income of less than \$10,000 and 16% garner an income of \$10,000 to \$14,999.

Within these Census Block Groups lie Dayton High School, Lincoln Elementary School and Gil Lynn Park.

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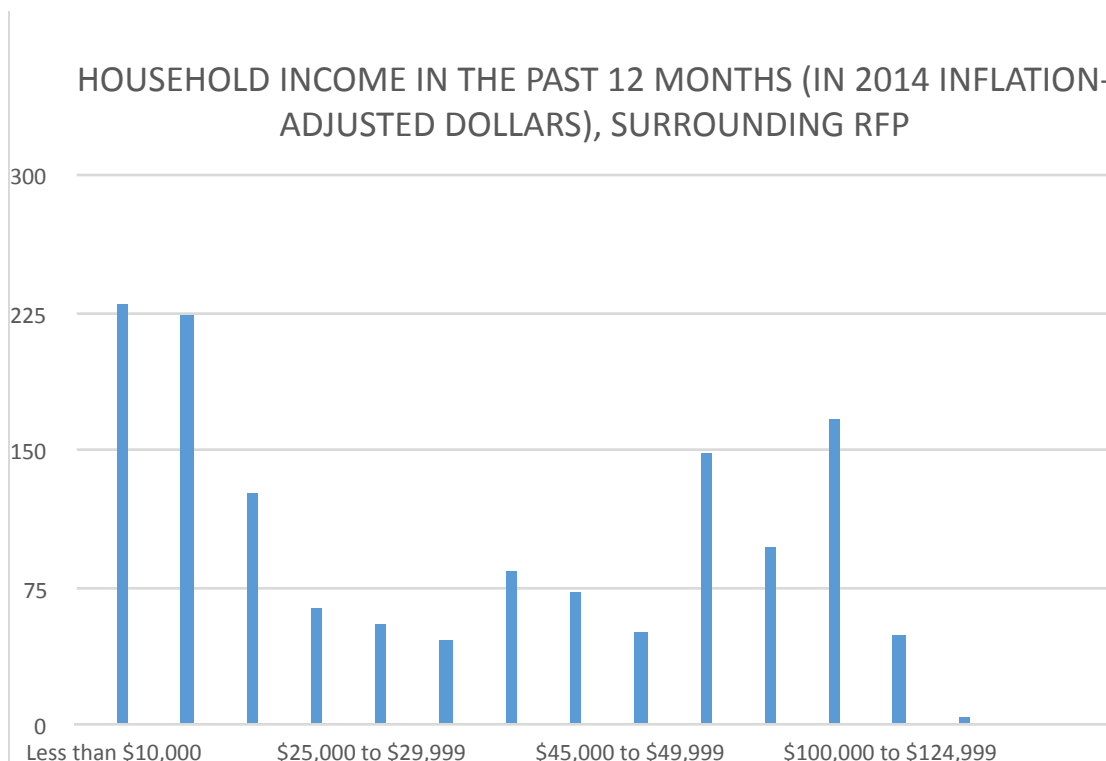


Figure 4.3– Household Income in the Past 12 Months in 2014 Inflation-Adjusted Dollars, Adjacent to the NPS Park



Figure 4.5 – The population of each Census Block with income in the past 12 months below poverty level, Adjacent to the NPS Park

The following section presents in tabular forms the set of information referenced above.

	Block Group 1, Census Tract 511.01, Campbell County, Kentucky		Block Group 2, Census Tract 511.01, Campbell County, Kentucky		Block Group 3, Census Tract 511.01, Campbell County, Kentucky		Block Group 1, Census Tract 512, Campbell County, Kentucky		Block Group 2, Census Tract 512, Campbell County, Kentucky	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total	498	+/-153	783	+/-241	1,196	+/-256	259	+/-105	1,159	+/-134

Figure 4.6 – Total Population Adjacent to the NPS Park

	Block Group 1, Census Tract 511.01, Campbell County, Kentucky		Block Group 2, Census Tract 511.01, Campbell County, Kentucky		Block Group 3, Census Tract 511.01, Campbell County, Kentucky		Block Group 1, Census Tract 512, Campbell County, Kentucky		Block Group 2, Census Tract 512, Campbell County, Kentucky	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total:	155	+/-47	300	+/-66	451	+/-82	103	+/-35	411	+/-53
Family households:	128	+/-46	170	+/-59	269	+/-76	85	+/-35	237	+/-38
Married-couple family	54	+/-21	90	+/-46	142	+/-60	24	+/-18	135	+/-38
Other family:	74	+/-47	80	+/-48	127	+/-54	61	+/-35	102	+/-38
Male householder, no wife present	32	+/-33	7	+/-12	44	+/-37	27	+/-36	18	+/-18
Female householder, no husband present	42	+/-31	73	+/-47	83	+/-44	34	+/-28	84	+/-35
Nonfamily households:	27	+/-21	130	+/-48	182	+/-59	18	+/-13	174	+/-43
Householder living alone	27	+/-21	110	+/-48	143	+/-52	18	+/-13	127	+/-41
Householder not living alone	0	+/-11	20	+/-16	39	+/-29	0	+/-11	47	+/-30

Figure 4.7 – Household Type of Adjacent Population to the NPS Park

	Block Group 1, Census Tract 511.01, Campbell County, Kentucky		Block Group 2, Census Tract 511.01, Campbell County, Kentucky		Block Group 3, Census Tract 511.01, Campbell County, Kentucky		Block Group 1, Census Tract 512, Campbell County, Kentucky		Block Group 2, Census Tract 512, Campbell County, Kentucky	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total:	498	+/-153	783	+/-241	1,196	+/-256	259	+/-105	1,159	+/-134
White alone	478	+/-151	770	+/-244	1,190	+/-254	224	+/-97	1,130	+/-137
Black or African American alone	0	+/-11	0	+/-11	0	+/-11	0	+/-11	0	+/-11
American Indian and Alaska Native alone	0	+/-11	0	+/-11	6	+/-10	0	+/-11	0	+/-11
Asian alone	0	+/-11	0	+/-11	0	+/-11	14	+/-24	0	+/-11
Native Hawaiian and Other Pacific Islander alone	0	+/-11	0	+/-11	0	+/-11	0	+/-11	0	+/-11
Some other race alone	0	+/-11	13	+/-21	0	+/-11	12	+/-19	0	+/-11
Two or more races:	20	+/-24	0	+/-11	0	+/-11	9	+/-15	29	+/-34
Two races including Some other race	8	+/-13	0	+/-11	0	+/-11	0	+/-11	5	+/-10



Two races excluding Some other race, and three or more races	12	+/-19	0	+/-11	0	+/-11	9	+/-15	24	+/-31
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*Figure 4.8 – Race of Adjacent Population to the NPS Park*

	Block Group 1, Census Tract 511.01, Campbell County, Kentucky		Block Group 2, Census Tract 511.01, Campbell County, Kentucky		Block Group 3, Census Tract 511.01, Campbell County, Kentucky		Block Group 1, Census Tract 512, Campbell County, Kentucky		Block Group 2, Census Tract 512, Campbell County, Kentucky	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total:	498	+/-153	783	+/-241	1,196	+/-256	259	+/-105	1,159	+/-134
Income in the past 12 months below poverty level:	122	+/-93	159	+/-99	457	+/-194	160	+/-108	360	+/-165
In family households:	95	+/-92	129	+/-95	277	+/-154	151	+/-107	255	+/-156
In married couple families:	12	+/-18	0	+/-11	13	+/-19	25	+/-41	76	+/-72
In other families:	83	+/-91	129	+/-95	264	+/-152	126	+/-104	179	+/-144
Male householder, no wife present:	53	+/-78	0	+/-11	34	+/-34	55	+/-72	4	+/-6
Female householder, no husband present:	30	+/-38	129	+/-95	230	+/-148	71	+/-94	175	+/-146
In non-family households and other living arrangement:	27	+/-21	30	+/-23	180	+/-123	9	+/-10	105	+/-39
Householder:	27	+/-21	19	+/-14	89	+/-51	9	+/-10	63	+/-35
Living alone	27	+/-21	19	+/-14	77	+/-46	9	+/-10	63	+/-35
Not living alone	0	+/-11	0	+/-11	12	+/-16	0	+/-11	0	+/-11
Other living arrangement	0	+/-11	11	+/-18	91	+/-93	0	+/-11	42	+/-25

*Figure 4.9 – Poverty Status of Individuals in the Past 12 Months by Living Arrangement (Below Poverty Level), Adjacent Population to the NPS Park*

	Block Group 1, Census Tract 511.01, Campbell County, Kentucky		Block Group 2, Census Tract 511.01, Campbell County, Kentucky		Block Group 3, Census Tract 511.01, Campbell County, Kentucky		Block Group 1, Census Tract 512, Campbell County, Kentucky		Block Group 2, Census Tract 512, Campbell County, Kentucky	
	Estimate	Margin of Error	Estimate	Margi n of Error	Estimate	Margi n of Error	Estimate	Margi n of Error	Estimate	Margi n of Error
Total:	498	+/-153	783	+/-2 41	1,196	+/-25 6	259	+/-10 5	1,159	+/-13 4
Income in the past 12 months at or above poverty level:	376	+/-126	624	+/-2 37	739	+/-24 8	99	+/-62	799	+/-17 5
In family households:	376	+/-126	494	+/-2 41	629	+/-25 4	90	+/-62	643	+/-17 5
In married couple families:	174	+/-86	373	+/-2 39	459	+/-21 8	56	+/-49	471	+/-17 5
In other families:	202	+/-119	121	+/-9 4	170	+/-14 2	34	+/-41	172	+/-96
Male house- holder, no wife present:	77	+/-78	18	+/-2 8	93	+/-10 8	0	+/-11	50	+/-45
Female householder, no husband present:	125	+/-90	103	+/-9 1	77	+/-94	34	+/-41	122	+/-84
In non- family households and other living arrangement:	0	+/-11	130	+/-5 2	110	+/-57	9	+/-10	156	+/-60
Householder :	0	+/-11	111	+/-4 5	93	+/-39	9	+/-10	111	+/-37
Living alone	0	+/-11	91	+/-4 6	66	+/-30	9	+/-10	64	+/-28
Not living alone	0	+/-11	20	+/-1 6	27	+/-26	0	+/-11	47	+/-30
Other living arrangement	0	+/-11	19	+/-1 9	17	+/-24	0	+/-11	45	+/-32

*Figure 4.10 – Poverty Status of Individuals in the Past 12 Months by Living Arrangement (At or Above Poverty Level), Adjacent Population to the NPS Park*

	Block Group 1, Census Tract 511.01, Campbell County, Kentucky		Block Group 2, Census Tract 511.01, Campbell County, Kentucky		Block Group 3, Census Tract 511.01, Campbell County, Kentucky		Block Group 1, Census Tract 512, Campbell County, Kentucky		Block Group 2, Census Tract 512, Campbell County, Kentucky	
	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error	Estimate	Margin of Error
Total:	155	+/-47	300	+/-66	451	+/-82	103	+/-35	411	+/-53
Less than \$10,000	22	+/-19	17	+/-14	90	+/-51	14	+/-14	87	+/-41
\$10,000 to \$14,999	11	+/-12	53	+/-33	69	+/-46	33	+/-36	58	+/-31
\$15,000 to \$19,999	10	+/-12	18	+/-22	59	+/-43	23	+/-27	16	+/-15
\$20,000 to \$24,999	0	+/-11	11	+/-12	10	+/-12	5	+/-9	38	+/-27
\$25,000 to \$29,999	0	+/-11	0	+/-11	55	+/-42	0	+/-11	0	+/-11
\$30,000 to \$34,999	0	+/-11	35	+/-39	6	+/-11	5	+/-9	0	+/-11
\$35,000 to \$39,999	5	+/-7	11	+/-12	28	+/-28	6	+/-9	34	+/-26
\$40,000 to \$44,999	14	+/-15	42	+/-39	4	+/-6	0	+/-11	13	+/-15
\$45,000 to \$49,999	10	+/-12	6	+/-10	9	+/-11	0	+/-11	26	+/-17
\$50,000 to \$59,999	42	+/-35	49	+/-33	26	+/-21	4	+/-6	28	+/-22
\$60,000 to \$74,999	24	+/-28	12	+/-13	36	+/-24	0	+/-11	26	+/-19
\$75,000 to \$99,999	17	+/-14	46	+/-36	45	+/-39	3	+/-5	56	+/-34
\$100,000 to \$124,999	0	+/-11	0	+/-11	14	+/-23	10	+/-11	25	+/-24
\$125,000 to \$149,999	0	+/-11	0	+/-11	0	+/-11	0	+/-11	4	+/-6
\$150,000 to \$199,999	0	+/-11	0	+/-11	0	+/-11	0	+/-11	0	+/-11
\$200,000 or more	0	+/-11	0	+/-11	0	+/-11	0	+/-11	0	+/-11

*Figure 4.11 – Household Income in the Past 12 Months (In 2014 Inflation-Adjusted Dollars), Adjacent Population to the NPS Park*

From the above income and demographic break down, the conversion Option 1 will positively impact the residents in the vicinity of the NPS park is this conversion is approved and the large development planned at their door steps is allowed to go forward. There will be employment for those unemployed. There will be better and

higher paying jobs for many of those employed. The standard of living of the people will be raised and those below poverty levels will have a chance to improve their situation. In terms distance, the average distance from anywhere in the City to proposed JTP is less than that to the existing NPS park due to the protective levee restriction. This is another positive impact expected if the Park conversion is approved.

## THE JAMESTOWN, JTP, Park, Dayton Pike

Census Tract 511.02 (containing only one Census Block Group) delineates the adjacent population already existing at the proposed site, which would be in the immediate service area of the park.

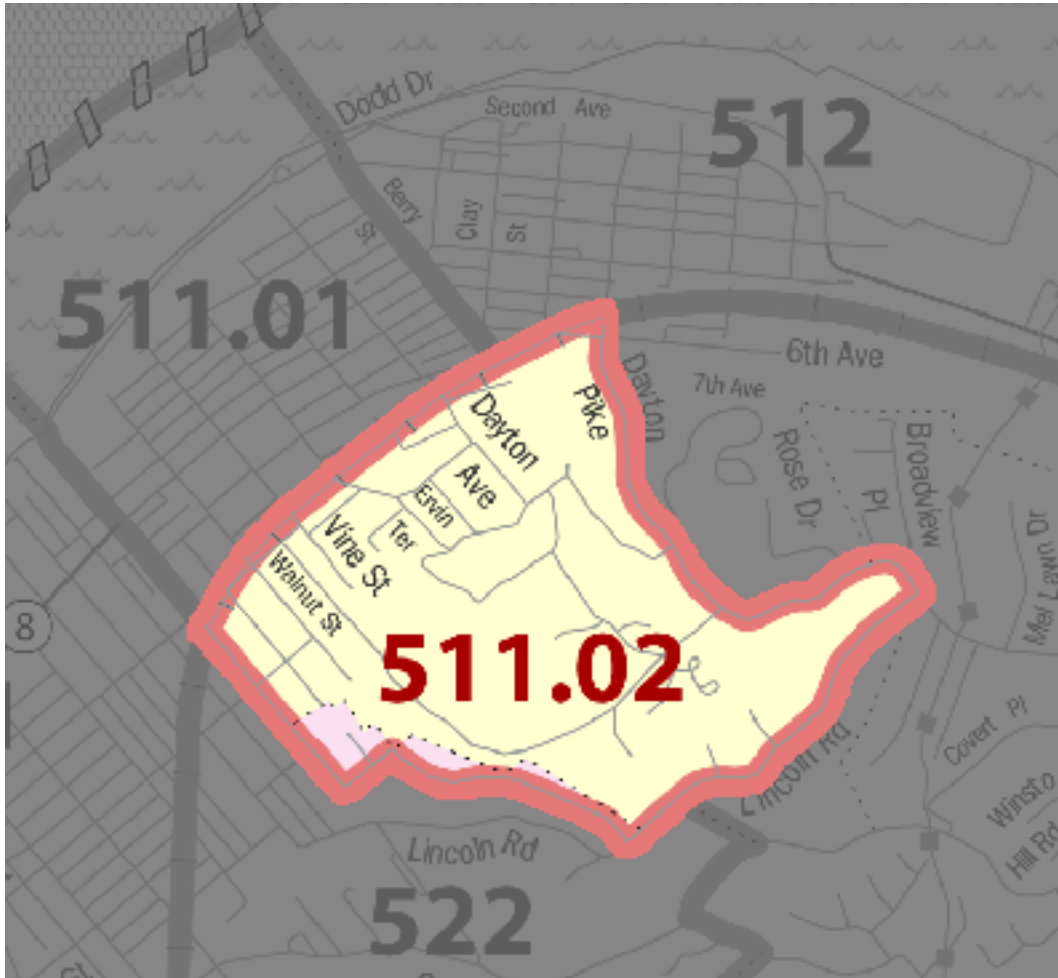


Figure 4.12 - A map displaying the Census tracks adjacent to the Proposed JTP

O'Fallon Avenue, Harrison Avenue, and Lincoln Avenue run along the west and southwest edge of Census Tract 511.02, Dayton Pike runs along the east edge. Sixth Avenue runs along the northern edge, and Lincoln Road runs along the southeast edge as depicted on Figure 4.12 above.

There are an estimated 1,352 people living in this region<sup>4</sup>, and an estimated 565 households. Of the households in this region, about 69% are family households. Approximately 59% of these family households are married-couples, with the remaining households either being led by a male with no wife present, or a

<sup>4</sup>

female with no husband present. Of the non-family households, about 5% of these householders are not living alone<sup>5</sup>.

The population, with approximately 84% identifying, as White alone, is racially homogenous, but to a lesser degree of that of the population adjacent to RFP. The largest racial group outside of White alone is Asian alone, with a population of 137 people (approximately 10% of the total population). Outside of those identifying as White alone or Asian alone, the only other racial identity present in this population is biracial. From 100% of those identifying as two or more races including their racial identity “Some other race”, rather than the specific races surveyed<sup>6</sup>.

Among this population, a low percentage garner an income qualifying for poverty status. An estimated 84 persons (6%) had an income level in the past 12 months below poverty.<sup>7</sup> Of the households, approximately 3% have an income of less than \$10,000 and 7% garner an income of \$10,000 to \$14,999.<sup>8</sup>

No notable structures or public facilities lie within this Census Block Group.

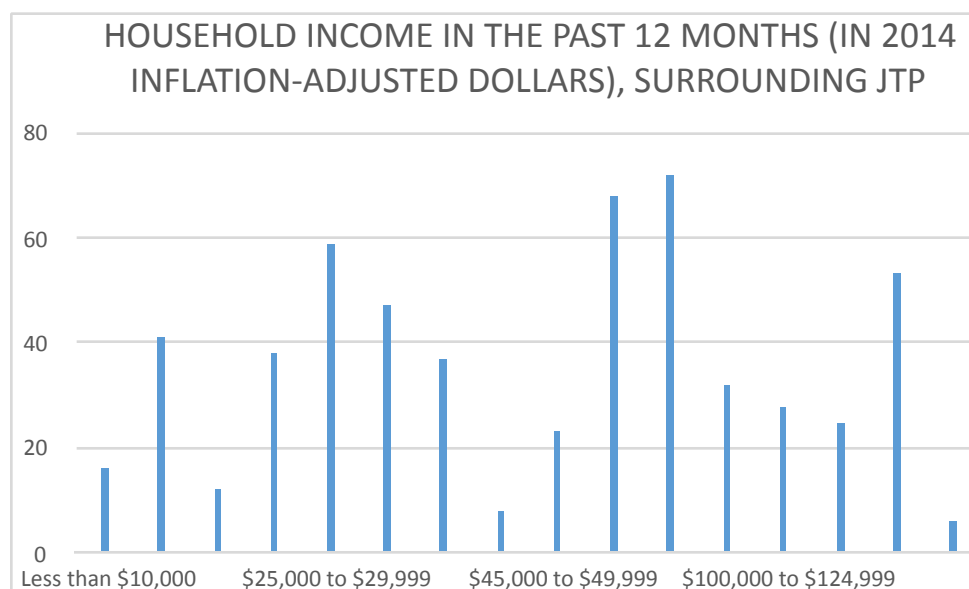


Figure 4.13 - Household Income in the Past 12 Months in 2014 Inflation-Adjusted Dollars, Adjacent to the JTP

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The following section displays the set of information referenced above.

	Block Group 1, Census Tract 511.02, Campbell County, Kentucky	
	Estimate	Margin of Error
Total	1,352	+/-172

*Figure 4.14 – Total Population, Adjacent Population to the JTP*

	Block Group 1, Census Tract 511.02, Campbell County, Kentucky	
	Estimate	Margin of Error
Total:	1,352	+/-172
White alone	1,139	+/-170
Black or African American alone	0	+/-11
American Indian and Alaska Native alone	0	+/-11
Asian alone	137	+/-120
Native Hawaiian and Other Pacific Islander alone	0	+/-11
Some other race alone	23	+/-33
Two or more races:	53	+/-76
Two races including Some other race	53	+/-76
Two races excluding Some other race, and three or more races	0	+/-11

*Figure 4.15 – Race, Adjacent Population to the JTP*

	Block Group 1, Census Tract 511.02, Campbell County, Kentucky	
	Estimate	Margin of Error
Total:	565	+/-71
Family households:	389	+/-68
Married-couple family	336	+/-74
Other family:	53	+/-35
Male householder, no wife present	16	+/-18
Female householder, no husband present	37	+/-28
Nonfamily households:	176	+/-69
Householder living alone	150	+/-68
Householder not living alone	26	+/-21

*Figure 4.16 – Household Type, Adjacent Population to the JTP*



	Block Group 1, Census Tract 511.02, Campbell County, Kentucky	
	Estimate	Margin of Error
Total:	1,352	+/-172
Income in the past 12 months below poverty level:	84	+/-52
In family households:	53	+/-42
In married couple families:	53	+/-42
All relatives	48	+/-38
Non-relatives	5	+/-8
In other families:	0	+/-11
Male householder, no wife present:	0	+/-11
All relatives	0	+/-11
Non-relatives	0	+/-11
Female householder, no husband present:	0	+/-11
All relatives	0	+/-11
Non-relatives	0	+/-11
In non-family house holds and other living arrangement:	31	+/-28
Householder:	19	+/-25
Living alone	19	+/-25
Not living alone	0	+/-11
Other living arrangement	12	+/-14
Income in the past 12 months at or above poverty level:	1,268	+/-175
In family households:	1,094	+/-182
In married couple families:	924	+/-202
All relatives	924	+/-202
Non-relatives	0	+/-11
In other families:	170	+/-112
Male householder, no wife present:	61	+/-69
All relatives	57	+/-63
Non-relatives	4	+/-7

Female householder, no husband present:	109	+/-79
All relatives	104	+/-78
Non-relatives	5	+/-7
In non-family house holds and other living arrangement:	174	+/-66
Householder:	157	+/-63
Living alone	131	+/-61
Not living alone	26	+/-21
Other living arrangement	17	+/-17

*Figure 4.17 – Poverty Status of Individuals in the Past 12 Months by Living Arrangement, Adjacent Population to the JTP*

	Block Group 1, Census Tract 511.02, Campbell County, Kentucky	
	Estimate	Margin of Error
Total:	565	+/-71
Less than \$10,000	16	+/-16
\$10,000 to \$14,999	41	+/-36
\$15,000 to \$19,999	12	+/-13
\$20,000 to \$24,999	38	+/-28
\$25,000 to \$29,999	59	+/-48
\$30,000 to \$34,999	47	+/-28
\$35,000 to \$39,999	37	+/-29
\$40,000 to \$44,999	8	+/-13
\$45,000 to \$49,999	23	+/-21
\$50,000 to \$59,999	68	+/-42
\$60,000 to \$74,999	72	+/-37
\$75,000 to \$99,999	32	+/-27
\$100,000 to \$124,999	28	+/-19
\$125,000 to \$149,999	25	+/-19
\$150,000 to \$199,999	53	+/-42

\$200,000 or more	6	+/-9
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*Figure 4.18 - Household Income in the Past 12 Months (In 2014 Inflation-Adjusted Dollars), Adjacent Population to the JTP*

From the above income and demographic break down, the conversion Option 1 will continue to positively impact the residents in the vicinity of both the NPS park and the JTP if this conversion. In fact, the proposed new development project along the riverfront should have greater positive impact on the population adjacent the existing NPS Park if the conversion of this park to the JTP is approved to allow the project to proceed. This is because, the population adjacent to the NPS park are at a lower socio-economic level than that near the JTP, so they stand to gain more if the development is allowed to proceed as planned by granting the City the conversion approval.

## **4.2 Physical Environment**

### **Air Quality**

#### *Riverfront Park Property*

Due to the present and future construction activities expected in the area of the NPS Park, there is and will continue to be degradation of air quality in the vicinity of this park for a while. The exhaust fumes produced by construction vehicles and particulate emissions from construction activities degrade the air quality.

#### *Jamestown Park Property*

Low traffic and activity around this location result in the air quality remaining undisturbed and relatively clean. The air quality surrounding this property would be affected temporarily during the construction of the park facilities, specifically the terraforming, changes to the drainage line, park shelter, sidewalk and walking trail. However, these activities will be short-lived and the park area will return to the clean air quality it normally enjoys.

### **Noise**

### *Riverfront Park Property*

There is currently some noise generated by nearby construction activities and the transit of construction vehicles to and from this site. This construction will be ongoing for a protracted period and will be a nuisance to a recreation park.

### *Jamestown Park Property*

This property is relatively quiet, with most noise coming from the traffic on Dayton Pike. There are no notable attractions or venues, and as a result, traffic is consistently low through non-peak hours of the day.

Relevant local noise regulations enforced by the City of Dayton are specified in the City Ordinances, Title IX: General Regulations, Chapter 92:

Excerpt from 92.11

The following acts are declared to be loud, unnecessary and unusual noises in violation of this subchapter, but shall not be deemed to be exclusive:

...

(G) Construction or repair. Construction (including excavation), demolition, alteration or repair work other than between the hours of 7:00 a.m. and 7:00 p.m. on weekdays and Saturdays, except in the interest of public health and safety and, then, only with a permit from the City Inspector which permit may be granted for a period not to exceed three (3) days while the emergency continues and may be extended another three (3) days.

### 92.12 DECIBEL LIMITATIONS.

Without limiting the prohibitions contained in 92.10 and 92.11 above, it shall be a prima facie violation of this subchapter for any person to create a noise measured at street level in excess of the following:

(A) Seventy-five (75) decibels at any time.

(B) Fifty (50) decibels between 11:00 p.m. and 7:00 a.m. or for more than one hour during any 24 hour period. (Ord. 1996-16, passed 10-1S-96) Civil offense, see § 92.98

The above city ordinance will help limit noise pollution at this site thereby making it more conducive for a recreation park.

## **Water Quantity**

### *Riverfront Park Property*

The Ohio River water is known to be dirty and contaminated because raw sewage and other influent is dumped into it. There is therefore the risk of

exposure to such polluted water by the park users if this park is not converted as requested.

*Jamestown Park Property*

The JTP has no such risk and will be suitable for recreation park if the conversion is approved.

**Stream Flow**

*Riverfront Park Property*

The Ohio River water flows rapidly near the NPS Park posing the risk of drowning to park users, particularly, young children.

*Jamestown Park Property*

The JTP has no such risk and will be suitable for recreation park if the conversion is approved.

**Floodplains and Wetlands**

*Riverfront Park Property*

This park was in the flood plain of the Ohio River and it was incessantly inundated by the river flood making the park inaccessible during most of the flood seasons. This location is therefore not suitable for a recreation park. This park should therefore be converted to the Jamestown Park, which will be situated at a location suitable for a recreation park.

*Jamestown Park Property*

The Jamestown Park is located well beyond the 500-year flood limits and it therefore has a remote chance of flooding. This location is therefore well suited for a recreation park.

**Land Use and Ownership**

*Riverfront Park Property*

The City had signed a development agreement with a developer who has expended substantial amount funds to have the site raised above the flood level with new residential buildings being built in portions of the land. Technically, the City no longer have the right to this riverfront parcel including the NPS Park land that used to belong to the City.

*Jamestown Park Property*



The City has the ownership of this land. The conversion of this parkland will be beneficial to all parties of interest.

### **Transportation**

The existing NPS Park had no motorable roads leading to it so transportation to the site was non-existent.

#### *Jamestown Park Property*

Dayton Pipe runs along the east end of this park site and it is therefore accessible to all forms of road transportation.

### **Species and Biological Habitats of Special Concern**

The following species are classified by the Kentucky Ecological Services Field Office of the US Fish & Wildlife Service as Endangered, Threatened, Proposed, or Candidate Species in Campbell County, Kentucky<sup>9</sup>:

- 1) *Myotis sodalis*, Indiana bat (legal status: endangered)
- 2) *Myotis septentrionalis*, Northern long-eared bat (legal status: proposed)
- 3) *Pleurobema clava*, Clubshell (legal status: endangered)
- 4) *Plethobasus cooperianus*, Orangefoot Pimpleback (legal status: endangered)
- 5) *Lampsilis abrupta*, Pink Mucket (legal status: endangered)
- 6) *Pleurobema plenum*, Rough Pigtoe (legal status: endangered)
- 7) *Epioblasma torulosa rangiana*, Northern Riffleshell (legal status: endangered)
- 8) *Obovaria retusa*, Ring Pink (*legal status: endangered*)
- 9) *Plethobasus cyphyus*, Sheepnose (*legal status: endangered*)
- 10) *Trifolium stoloniferum*, Running Buffalo Clover (*legal status: endangered*)

The proposed park conversion will not require any deforestation that may endanger any of these species and they should not inhibit the approval of the proposed conversion.

## **Recreational Resources**

As both properties are currently essentially undeveloped, no major outdoor recreation facilities, amenities, or other resources are associated either. However, the NPS Park had some baseball fields and running tracks, which were hardly used due to the incessant flooding of the area, the lack of suitable access and the danger of drowning in the Ohio River.

## **Aesthetics**

### *Riverfront Park Property*

The NPS Park is located in the flood plain of the Ohio River. The park was mostly wet or waterlogged, overgrown and generally unsightly during wet season.

### *Jamestown Park Property*

The land itself is grassy and plain. It harbors no significant amount of foliage or plant life. The park is surrounded by woodland, separating it from nearby residential areas. Along the east edge of this property is Dayton Pike, a two-lane road.

## **Existing Easements, Right-of-ways, Leases, and Other Agreements**

### *Riverfront Park Property*

An easement is granted to the U. S. Secretary of Interior over the 6.6 acres of land belonging to the City of Dayton on the Ohio River front with a restriction to use the land as a park. The City is requesting this easement be removed from this parcel and placed on their proposed Jamestown Park land along Dayton Pike, Dayton, Kentucky. This conversion is required to allow their development agreement signed with DCI, Inc. for the development of the riverfront to be met

### *Jamestown Park Property*

The Jamestown Park consists of a total of 4.02 acres of land owned by the City of Dayton. There is an existing Sanitation District easement within the proposed park as depicted in Figure 2

## **5. ENVIRONMENTAL IMPACTS**

Based on the results of this study, it is concluded that the proposed parkland conversion being requested by the City of Dayton will have no significant adverse effect on the City's residents at this time. All the facts, the data gathered and interviews of a cross-section of the City's residents indicate that rather than having negative impact, the conversion will have mostly positive impact on the human environment at this time. The proposal will not disenfranchise the poor nor the minorities of the City and should not provide any undue advantage to any one rich or poor. If the conversion is approved, the development of the riverfront will go on as planned which will bring over \$800 million of construction project to the City. This project will include over 1500 upscale residences and a mix of commercial and retail development. This project will increase the City's Population and widen its tax base. The high percentage of the residents that are below poverty levels and other residents will have a chance to improve their standard of living. The proposed development will involve raising the riverfront above the flood level by building the area up with engineered fill that will further support the existing levee and increase the level of protection it offered to the city from flooding.

## **6. PUBLIC PARTICIPATION**

This Environmental Assessment will be released for a 30-day public comment period. The proposal will be advertised in the local newspaper to allow awareness of the City's residents. The input from the public will be included in shaping the outcome of the request. It should be noted that interviews of a cross-section of the City's residents were conducted as part of this assessment to sample the residents opinion with respect to the conversion. The response received was generally positive.

## **7. COORDINATION AND CONSULTATION**

The following individuals and firms contributed either indirectly or directly to the creation of this assessment:

- Ultra Technic Services, Inc.- the firm responsible for this study
- Cardinal Architects and Engineers- provided the City Plans
- Environmental Data Resources, Inc. - provided environmental data for the Phase I Environmental Assessment initially performed for the Jamestown Park Site.
- Dr. Olusegun Akomolede P.E., PhD- President/Chief Geotechnical Engineer of Ultra Technic Services, Inc. He was the overall coordinator of this study and help with writing this report.
- Mr. Olutobi Akomolede- Research and Engineering Aid- collected the data for this study and wrote the framework of this report.
- Mr. Kehinde Thompson- Engineering Technician. He conducted the personal interviews of a cross-section of the City's residents.
- Mr. Michael Giffen- City of Dayton Manager- provided the request letter for the parkland conversion.
- Mr. David Imboden- President of DCI, Inc. the developer of the City of Dayton Riverfront.
- The names and addresses of residents interviewed are attached in the Appendix.

## 8. REFERENCES

1. National Park Service U.S. Department of Interior Land and Water Conservation Fund Federal Financial Assistance Manual, Volume 69, October 1, 2008
2. New Bridge for the St. Lawrence, Environmental Assessment Summary Report-Dessau/Cima, 2013.
3. Phase I Environmental Assessment Summary report-Ultra Technic Services, Inc. 2013

**APPENDIX**

FIGURE 1: TEST PIT AND TEST BORING LOCATION PLAN

FIGURE 2: SUBSURFACE PROFILES

TEST PIT AND TEST BORING LOGS

ASFE IMPORTANT INFORMATION REGARDING THE LIMITATIONS OF  
GEOTECHNICAL ENGINEERING REPORT



