COMPREHENSIVE PLAN 2018

City of Dayton, Kentucky

Acknowledgments

MAYOR OF DAYTON

Virgil Boruske

CITY COUNCIL

Ben Baker

Bill Burns

Denny Lynn

Jeff Haas

Jeff Volter

Joe Neary

CITY STAFF

Michael Giffen, *City Administrator*

ADVISORY COMMITTEE

Scott Beseler

Virgil Boruske

Jay Brewer

Polly Carr

Barbara Cook

Austin Klosterman

Christopher Kubik

Joe Neary

Tom Ranson

Bob Schrage

Jeff Volter

Robert Yoder

SPECIAL THANKS TO

All who participated in the community outreach efforts

PREPARED BY

Northern Kentucky Area Development District

Table of Contents

CHAPTER 1: Introduction.....4

CHAPTER 2: Population.....6

CHAPTER 3: Housing.....10

CHAPTER 4: Economy.....14

CHAPTER 5: Transportation.....18

CHAPTER 6: Community Facilities.....22

CHAPTER 7: Land Use.....25

APPENDIX.....32

Create new chapter "Stewardship" focusing on sustainability/green initiatives, historical preservation, and fiscal responsibility.

Identify partners to achieve objectives in each section.

Introduction

BACKGROUND

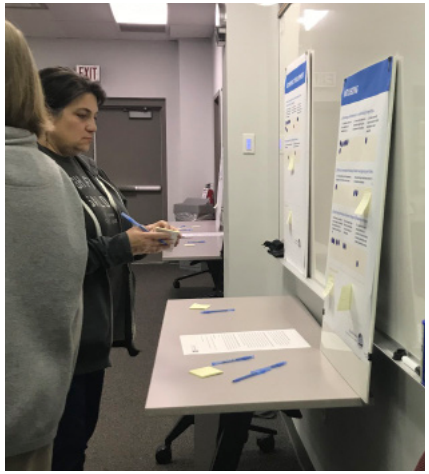
Comprehensive plans are long range policy documents that serve as a guide for public officials and citizens in making informed decisions that will affect their community. The plan should be an open and concentrated effort by the community to determine needs and to set goals and priorities for the future. Being proactive and planning for the future is the best way to ensure long-term success and increased competitiveness.

PURPOSE

The City of Dayton is required under Chapter 100 of the Kentucky Revised Statutes (KRS) to update the comprehensive plan every five years. The comprehensive plan is required to include at least the following four elements; goals and objectives, land use, transportation, and community facilities. As demographic, economic, and social conditions shift, it is important to reassess and identify anticipated issues, projected needs, and community priorities for the future.

PROCESS

To ensure an open and inclusive process the City of Dayton created an Advisory Committee comprised of Dayton residents, business owners, and local officials to lead the development of the plan. Members of the Committee provided valuable input regarding the vision of the community and carrying out public outreach efforts. The Committee met periodically throughout 2018 to discuss Dayton's opportunities and challenges, create and distribute a public survey, develop goals and objectives, and host a public meeting. The public meeting was held on May 6th, 2018 and provided a draft of the goals and objectives for the public to review, comment on, and select their top priorities. The top five priorities selected by the community are identified throughout the plan with a yellow asterisk.



Include health statistics for Dayton's population.

Population

The City of Dayton is located along the Ohio River and is considered one of the three river cities in Campbell County. According to the U.S. Census 2017 American Community Survey, Dayton has a population of 5,378 people, which is approximately six percent of the total population within Campbell County. While the population has seen little change since 2010, there has been an 18 percent decrease since 1990. Dayton's population has been slowly declining since the 1960's. This trend can be seen across all three river cities (Dayton, Bellevue, and Newport), while the three cities to the south (Wilder, Highland Heights, and Cold Spring) surrounding Northern Kentucky University have nearly doubled or tripled its population since 1990.

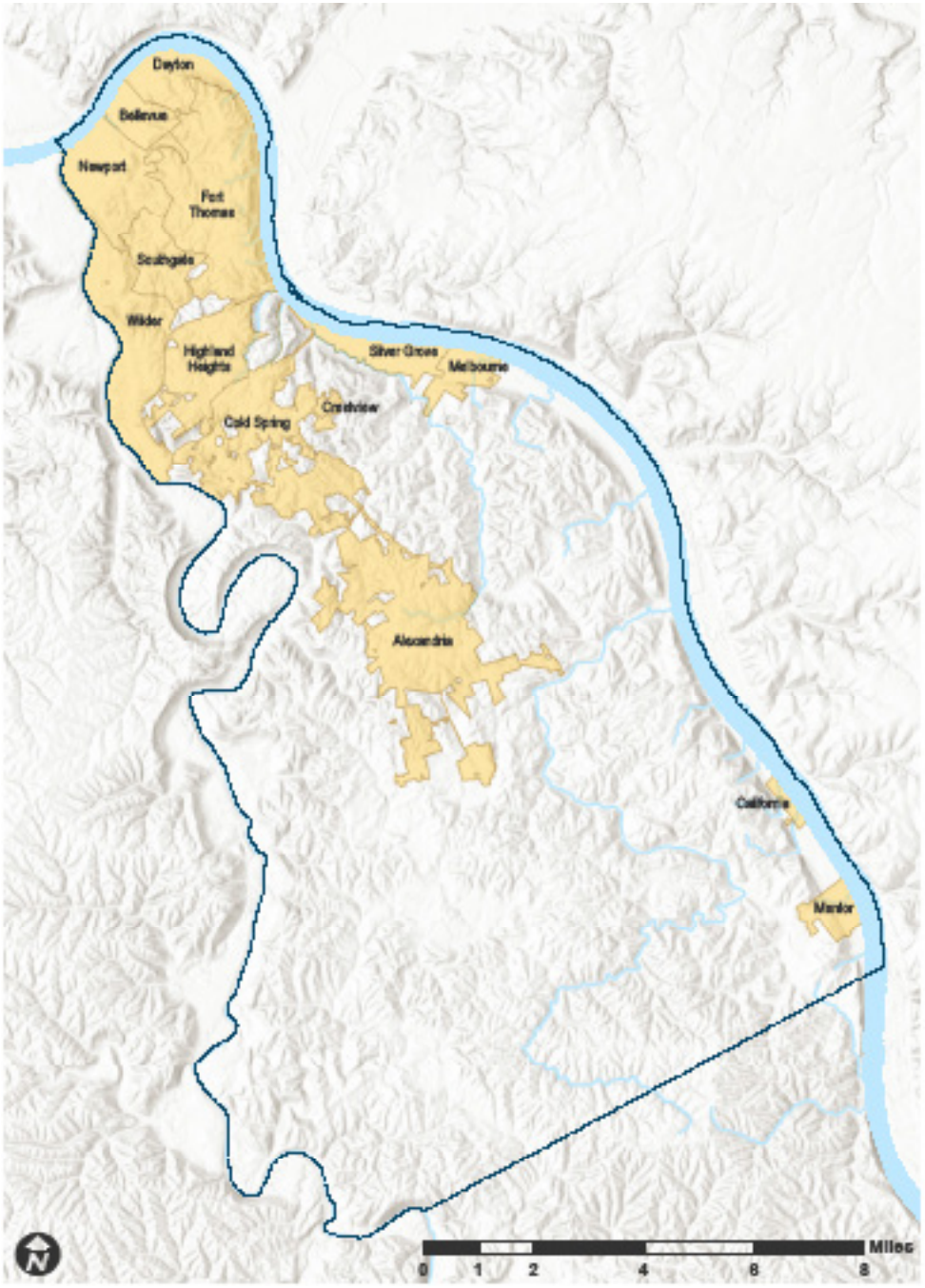


Fig 2.1 Population Change of Campbell County Cities

	1990	2000	2010	2017 *	% Change
Dayton	6,576	5,966	5,338	5,378	-18.2%
Bellevue	6,997	6,480	4,955	5,838	-16.6%
Newport	18,871	17,048	15,273	15,219	-19.4%
Fort Thomas	16,032	16,495	15,270	16,254	1.4%
Southgate	3,266	3,472	3,291	3,831	17.3%
Wilder	691	2,624	3,035	3,093	347.6%
Highland Heights	4,223	6,554	6,923	7,128	68.8%
Cold Spring	2,880	3,806	5,912	6,283	118.2%
Silver Grove	1,102	1,215	1,156	1,292	17.2%
Alexandria	5,592	8,286	8,477	9,022	61.3%

Source: U.S. Census 1990, 2000, 2010, 2013-2017 ACS

While you can see a shift of the population moving to the southern portion of the county, as a whole Campbell County has grown by almost ten percent since 1990. Future population projections expect Campbell County to continue a slow growth rate into 2025. However, by 2040 forecasters believe the population will shrink back down to it's 2020 population. This will not follow the trend of the State or neighboring Boone and Kenton Counties. Both Kenton County and the State are expected to see an increase in population but at a gradually decreasing rate of growth into 2040. Meanwhile, Boone County has doubled in population over the past 20 years and will continue to see an average eight percent growth rate every 5 years up until 2040.

AGE DISTRIBUTION

Dayton's median age (35.5) has slightly increased since 2000 but it is still a younger community than both the County and the State. Nearly half of the population is between the ages of 25 and 54. The largest change in age distribution can be seen in the 35 to 44 age category with a 25 percent loss, as well as a 50 percent decrease in those 14 years and younger. The decrease in these age categories most likely account for the increase in median age. Despite the loss in those 35 to 44 years of age, the 25 to 34 age category is the largest age group and has increased by 5 percent since 2000. Age distribution can provide indications of a communities needs and demands for facilities and services, housing, economic development, and transportation.

Fig 2.2 County Population Projections

	U.S. Census			Projections				
	1990	2000	2010	2020	2025	2030	2035	2040
Campbell Co. *Growth Rate*	83,866 *0.7%*	88,616 *5.7%*	90,336 *1.9%*	92,898 *2.8%*	93,427 *0.6%*	93,473 *0.0%*	93,028 *-0.5%*	92,192 *-0.9%*
Kenton Co. *Growth Rate*	142,031 *3.6%*	151,464 *6.6%*	159,720 *5.5%*	169,386 *6.1%*	173,041 *2.2%*	176,039 *1.7%*	178,392 *1.3%*	180,412 *1.1%*
Boone Co. *Growth Rate*	57,589 *25.6%*	85,991 *49.3%*	118,811 *38.2%*	139,018 *17%*	150,928 *8.6%*	163,722 *8.5%*	177,141 *8.2%*	191,093 *7.9%*
Kentucky *Growth Rate*	3,685,296 *0.7%*	4,041,769 *9.7%*	4,339,367 *7.4%*	4,533,464 *4.5%*	4,634,415 *2.2%*	4,726,382 *2.0%*	4,808,682 *1.7%*	4,886,381 *1.6%*

Source: U.S. Census 1990, 2000, 2010, Kentucky State Data Center, Population Projections, 2016

A projection is an estimate of the future population based upon current demographic trends including fertility, mortality, and net migration rates, and the assumption that such trends will continue into the future.

RACIAL & ETHNIC COMPOSITION

Dayton is largely white in racial composition with little fluctuation throughout the years. While the African American and Hispanic populations are rather small, it is worth noting that both populations have increased by more than fifty percent since 2000. Both Dayton and Campbell County are less racially and ethnically diverse than the State of Kentucky.

HOUSEHOLD & FAMILY STRUCTURE

Due to the population decrease in Dayton, you will also notice the decrease in total occupied housing units. Despite this decrease, the composition of Dayton's household types has stayed relatively the same since 2000. The most prevalent family type is married couples, accounting for 46 percent of total households. In both Campbell County and Kentucky, non-family households have increased at a greater rate than family households since 2000. This reflects the national trend that families are having fewer children, an aging population tends to have more single person households, and young adults are postponing marriage.

EDUCATIONAL ATTAINMENT

The proportion of Dayton residents over the age of 25 who are high school graduates or higher has increased from 69 percent in 2000 to 83 percent in 2017. Despite the increase in high school educational attainment in Dayton, the city remains below the county, state, and

Fig 2.3 Median Age

	2000	2010	2017*
Dayton	32.0	37.0	35.5
Campbell County	35.2	37.2	38.0
Kentucky	35.9	38.1	38.6

Source: U.S. Census 2000, 2010, 2013-2017 ACS

Fig 2.4 Race and Ethnicity

	Dayton	Campbell County	Kentucky
White	96.1%	93.8%	87.3%
African American	0.9%	3.2%	8.0%
Asian	0.0%	1.0%	1.3%
Hispanic (of any race)	1.7%	1.9%	3.4%
Two or more races	2.2%	1.5%	2.2%
Some other race	0.8%	0.6%	1.2%

Source: U.S. Census 2013-2017 ACS

Ethnicity and race are sometimes - but not always - synonymous. A person may identify with one or both. An ethnicity is often a social classification whereas race is primarily defined by physical characteristics.

Fig 2.5 Change in Household Type

	Dayton		Campbell County		Kentucky	
	2017*	change 2000-2017	2017*	change 2000-2017	2017*	change 2000-2017
Total Households	(2,039)	-7%	(35,870)	3%	(1,724,514)	8%
Family Households	69%	-9%	64%	0%	66%	3%
with children under 18	*35%*	*-8%*	*29%*	*-8%*	*31%*	*3%*
Non-Family Households	31%	-7%	36%	10%	34%	21%
living alone	*26%*	*-7%*	*29%*	*5%*	*28%*	*18%*

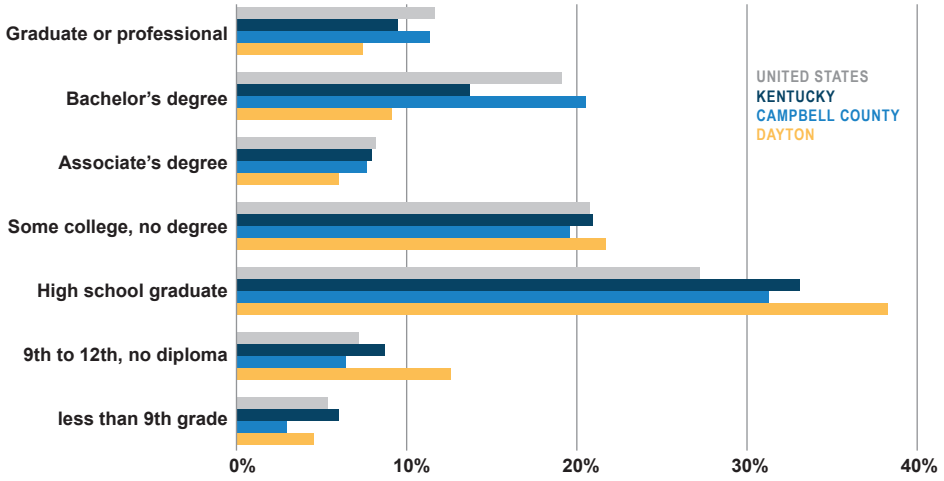
Source: U.S. Census 2000, 2013-2017 ACS

national high school graduation rates. The population in Dayton who has obtained a bachelor's degree has also increased since 2000 to 17 percent in 2017. While this rate is only slightly lower than the state (23%), it is significantly lower than the county (32%) who is above the national rate (31%). Educational attainment within a community can be directly linked to economic growth, income, and the development of a region.

POVERTY

Poverty levels have a strong relationship with the economy and tend to follow the economic cycle. As you can see in Figure 1.7 the poverty rates both locally and nationally reached a record low in 2000 due to the strong economy during most of the 1990's. Poverty increased from 2001 to 2004 but failed to recede appreciably before the onset of the recession from 2007 to 2009, where you see a noticeably high spike in poverty rates. Poverty is prone to certain groups such as minorities, women and children, the elderly, the unemployed, those with disabilities, and those with low levels of educational attainment. The Small Area Income and Poverty Estimates (SAIPE) doesn't provide data below the county level, however the 2013-2017 American Community Survey estimated that 22.5% of Dayton's population is below the poverty level. Even with a certain margin of error, Dayton's poverty rate is greater than that of county, state, and nation. This is most likely due to a lower level of educational attainment and high unemployment rate within the community.

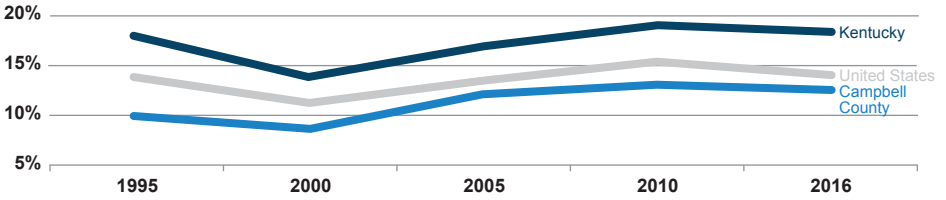
Fig 2.6 Educational Attainment for Persons 25 or older



Source: U.S. Census, 2013-2017 ACS

Fig 2.7 Persons in Poverty

	1995	2000	2005	2010	2016
Campbell County	10.0%	8.6%	12.1%	13.0%	12.5%
Kentucky	17.9%	13.9%	16.9%	18.9%	18.2%
United States	13.8%	11.3%	13.3%	15.3%	14.0%



Source: U.S. Census, Small Area Income and Poverty Estimates (SAIPE) 1995-2016

SAIPE data is model-based, single-year estimates that are more reflective of current conditions than multi-year survey estimates. These estimates are used for the allocation of federal funds to local jurisdictions.

Housing

Promote incentives for combining vacant lots into neighboring occupied lots or consolidating lots to allow for larger homes.

Establish ways to increase market for mid-range value homes ($150k-$250k)

GOALS & OBJECTIVES

Encourage investment in residential properties.

1. Provide incentives for the rehabilitation of existing housing.
2. Review and update city ordinances regarding the maintenance of property.
3. Create community clean-up event to improve distressed or vacant properties.

Strive to increase the rate of owner-occupancy over time.

1. Promote state and local assistance programs for first-time home buyers.
2. Build stronger relationships with area real estate professionals.

Ensure and promote a diverse range of housing choices.

1. Encourage a variety of housing types and densities that meet the needs of residents at all stages of life.
2. Encourage energy-efficiency investments to increase long term affordability.
3. Support the Dayton Housing Authority to provide safe and affordable housing opportunities and related supportive services.

Generalize to "Support the development and preservation of safe, quality, affordable housing." Include Dayton Housing Authority as key partner for achieving this objective.

HOUSING UNITS & TYPES

The overall housing inventory in Dayton is comprised of approximately 2,360 units as of 2017. In Figure 2.1, you will notice that Dayton's total number of housing units has decreased while Campbell County and Kentucky's inventory has increased by eight percent and twelve percent respectively. This is largely a factor of the city being mostly built out and dilapidated homes being torn down to provide new infill housing opportunities. In the next several years, Dayton's number of housing units is expected to increase with the development of Manhattan Harbor along the river. Single-family housing structures have remained the dominant form of housing, accounting for 72 percent of total housing structures. The second most common form of housing is multi-family structures, typically with five to nine units.

HOME OWNERSHIP

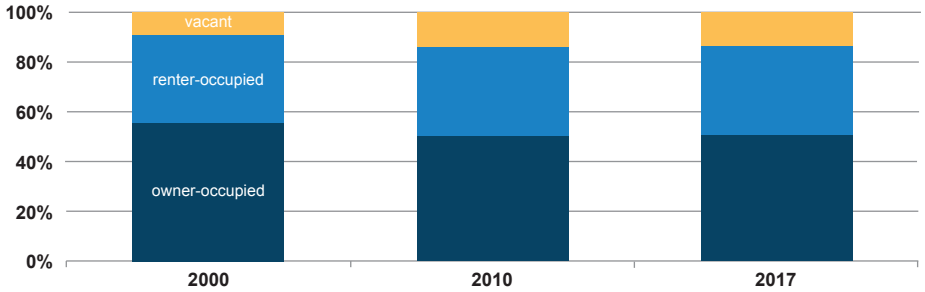
Home ownership rates in Dayton have steadily been dropping since 2000, following the state and national trend. Nationwide, home ownership hit a low in 2016 but has since seen a slight increase that is predicted to continue. Campbell County's home ownership rates exceed the state and nation and has seen minimal change since 2000. This is most likely due to the shift in population out of the river cities. Census data indicates that Dayton had 1,707 single-family housing units in 2017, which are typically built for owner-occupancy, but only 1,210 are owner-occupied. This gap shows a good indication of units that have been converted to rentals.

Fig 3.1 Housing Units

	2000	2010	2017*
Dayton	2,401	2,365	2,360
Campbell County	36,898	39,523	39,929
Kentucky	1,750,927	1,927,164	1,965,202

Source: U.S. Census 2000, 2010, 2013-2017 ACS

Fig 3.2 Housing Occupancy & Tenure



Source: U.S. Census 2000, 2010, 2013-2017 ACS

Fig 3.3 Ownership of Occupied Housing Units

	2000	2010	2017*
Dayton	61%	59%	59%
Campbell County	69%	68%	69%
Kentucky	71%	69%	67%
United States	66%	65%	64%

Source: U.S. Census 2000, 2010, 2013-2017 ACS

VACANCY RATE

The vacancy rate is a measure of the housing choices available in the community. If vacancy rates are very low, households may have fewer housing choices available to meet their needs and may find it necessary to move outside the community. If vacancy rates are very high, it may be an indication of deterioration of the housing stock. Dayton has seen a significant rise in vacant units since 2010. According to the U.S. Census, Dayton's homeowner vacancy rate was 1.2 percent and the rental vacancy rate was 2.4 percent in 2017. These rates are computed by the census as the proportion of the homeowner or rental inventory which is vacant and for sale or rent. Healthy homeowner vacancy rates are around 2 percent or lower while rental vacancy rates are typically around 7 to 8 percent. Dayton's low rental vacancy rate is an indication there is a supply-demand imbalance and that there is a rental shortage.

AGE OF HOUSING STOCK

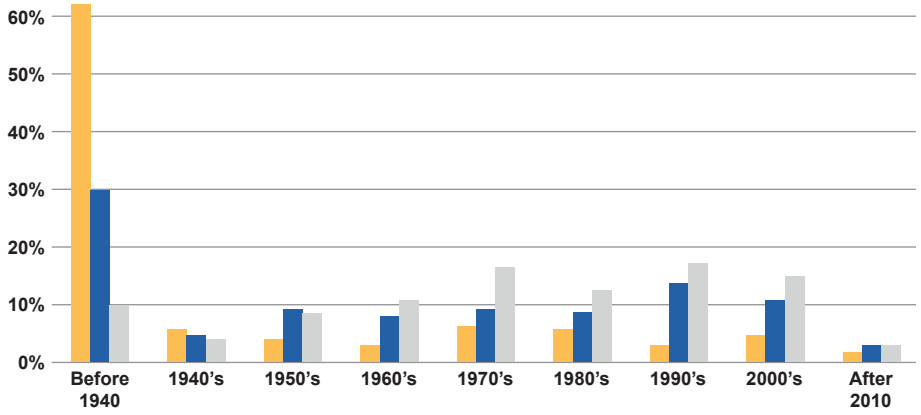
The age of the housing stock is often used as a general indicator of overall quality. Older housing is generally assumed to require more maintenance and upkeep than homes built more recently. Reflected in Figure 2.5, over half of Dayton's housing inventory was built prior to 1940 with very little new housing being built. Whereas in Campbell County there was a spike in new housing being built in the 1990's and 2000's, creating a draw for residents to move south and out of the river cities.

Fig 3.4 Vacancy Housing Units

	2000	2010	2017*
Dayton	8.4%	13.2%	13.6%
Campbell County	5.8%	8.7%	10.2%
Kentucky	9.2%	10.8%	12.2%
United States	9.0%	11.4%	12.2%

Source: U.S. Census 2000, 2010, 2013-2017 ACS

Fig 3.5 Age of Housing Stock



Source: U.S. Census 2013-2017 ACS

Fig 3.6 Median Housing Value

	2000		2010		2017*	
	Owner	Renter	Owner	Renter	Owner	Renter
Dayton	$59,100	$486	$92,300	$624	$96,500	$789
Campbell County	$101,000	$512	$146,300	$672	$160,700	$799
Kentucky	$86,700	$445	$116,800	$601	$130,000	$713
United States	$119,600	$602	$188,400	$841	$193,500	$982

Source: U.S. Census 2000, 2010, 2013-2017 ACS

HOUSING COSTS - VALUE

The median value of owner-occupied housing in Dayton is lower than the county, state, and nation. This may be in part to the age of the housing stock and fewer housing options that are in demand. Median rental rates however are not far behind those in Campbell County and are higher than Kentucky's. These rental values are most likely a reflection of the accessible location to services and amenities.

HOUSING COSTS - AFFORDABILITY

Affordable housing ~~generally~~ refers to any type of housing where the residents are paying less than 30 percent of their total income for their mortgage or rent, and other associated housing costs, such as home insurance, utilites, and taxes. It is important to have a range of housing prices available to meet the needs of residents in all stages of life. Providing adequate affordable housing will ensure that residents are able to stay in Dayton. In Dayton, 20 percent of homeowners and 50 percent of renters are spending over 30 percent of their income on housing.

ASSISTED HOUSING

As of February 2019 the Kentucky Housing Corporation recorded 138 units of assisted housing in Dayton. Project-Based Section 8 accounts for 91 units, all of which are reserved for the elderly. The Section 8 project-based program requires tenants to pay the higher of either 30 percent of their adjusted income or 10 percent of their gross income for rent. This program attaches a section 8 subsidy to a particular housing unit, so that as tenants come and go, that housing unit always has a rent subsidy. Public Housing accounts for 47 units in Dayton. Public Housing rents are based on the same formula used for project-based section 8 assistance. Housing agencies, administered by the Department of Housing and Urban Development (HUD), set income limits to determine who is eligible. HUD sets the lower income limits at 80 percent and very low income limits at 50 percent of the median income for the county or metropolitan area that you are located within.

Fig 3.7 Monthly Housing Costs as a Percentage of Household Income

Percentage of Income Spent on Housing	Occupied Units	
	Owner	Renter
Less than 20%	52%	21%
20 - 40%	17%	11%
25 - 29%	8%	13%
30 - 34%	3%	6%
More than 35%	20%	50%

Source: U.S. Census 2013-2017 ACS

Economic Development

GOALS & OBJECTIVES

Promote investment in the central business district to attract and retain businesses.

1. Develop a marketing strategy to attract visitors and advertise Dayton's local businesses.
2. Create developer packages that illustrate the potential of available sites.
3. Utilize the city's Commercial Community Advantage Program (CCAP) to implement uniform signage and facade improvements.

Eliminate CCAP reference and replace with "continued strategic investment of economic development funds."

Create a supportive entrepreneurial network.

1. Create a monthly economic update E-newsletter.
2. Streamline the process to obtain an occupational/business license.

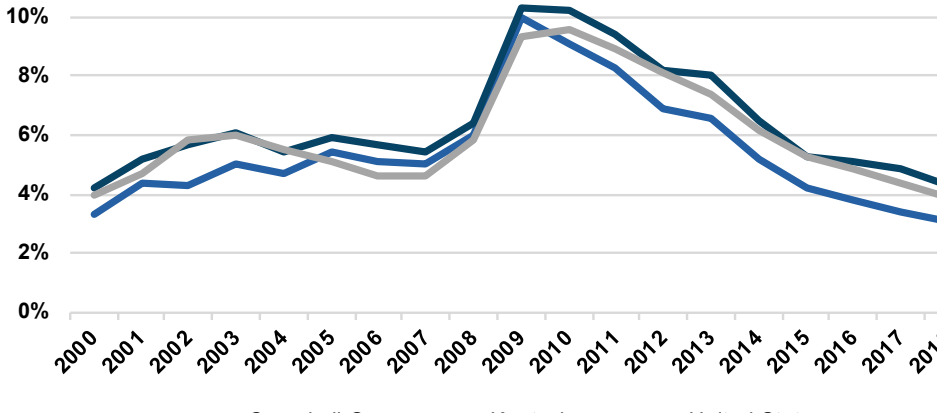
UNEMPLOYMENT RATE

Rates of unemployment illustrate the overall strength of the local employment market and the availability, or lack of labor. High unemployment rates indicate that there is an excessive supply of working age persons and a demand for jobs in that area. A low unemployment rate shows that there is an adequate number of jobs to support the local population. The annual average unemployment rate for 2018 in Campbell County was 3.1 percent, compared to 4.3 percent statewide and 3.9 percent nationwide. The U.S. Bureau of Labor Statistics states that an unemployment rate around 5 percent is natural as a certain percentage of individuals are always in a transitional period between jobs. The U.S. Census provides labor data at the local level. The 2013-2017 ACS reported 2,668 people (50% of the total population) are in the labor force in Dayton, of which 7.5% are unemployed.

INCOME

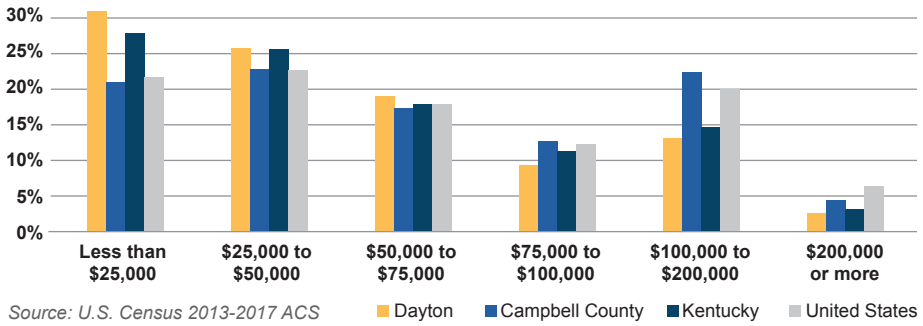
Median family income levels in Dayton are lower than the county, state, and national averages. Meanwhile, Campbell County has remained well over Kentucky's median household income and has followed the same trend as the nation. About three quarters (75%) of households in Dayton reported earning under $50,000 per year. Incomes in the U.S., Kentucky, and Campbell County have all increased by 37 percent since 2000, while income levels in Dayton are growing at a slower rate of 32 percent.

Fig 4.1 Unemployment Rate



Source: Bureau of Labor Statistics, 2000-2018 Annual Averages

Fig 4.2 Household Income Distribution



Source: U.S. Census 2013-2017 ACS

Fig 4.3 Median Household Income

	2000	2010	2017*
Dayton	$32,008	$37,623	$42,436
Campbell County	$41,903	$51,482	$57,208
Kentucky	$33,672	$41,576	$46,535
United States	$41,994	$51,914	$57,652

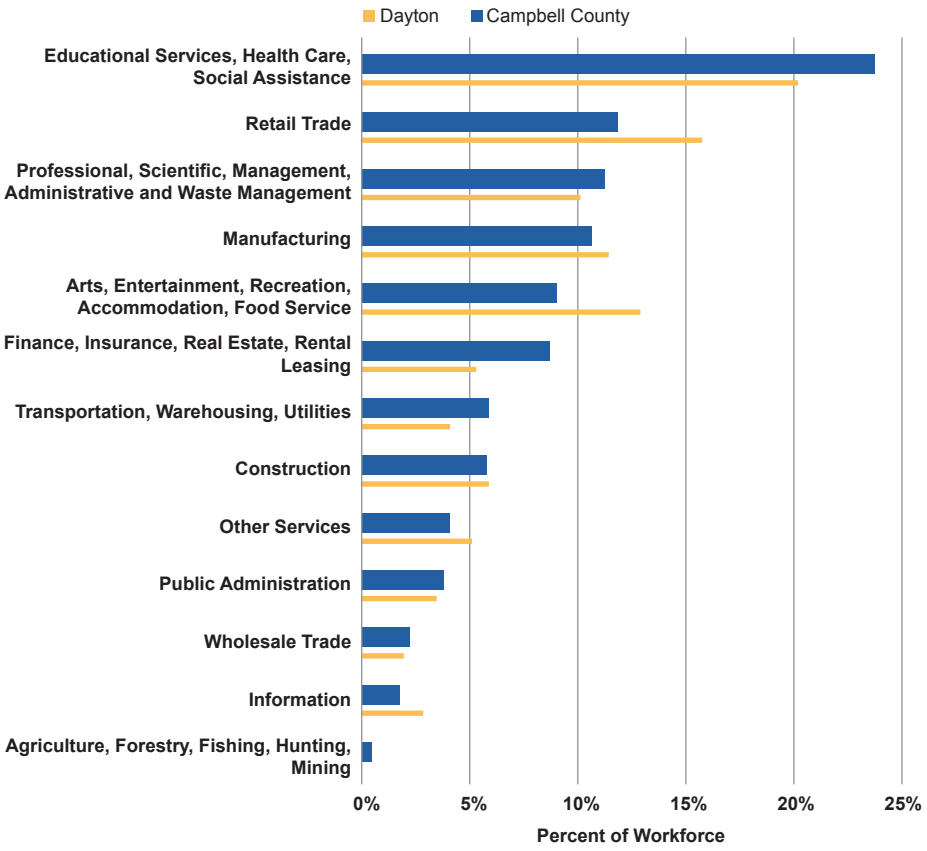
Source: U.S. Census 2000, 2010, 2013-2017 ACS

EMPLOYMENT & INDUSTRY

The availability of local employment is an asset to a community and the surrounding region. An economy based upon a diversity of sectors offers viable employment for people with a variety of educational backgrounds and skill levels. Figure 4.4 displays the industries that Campbell County and Dayton residents are employed in. The majority of both county and city residents work within the education services, health care, and social assistance industry. Retail trade accounts for the second largest occupation for residents. It is important to note that this data is a reflection of what industries city and county residents are employed in, which has no geographic restriction. Figure 4.5 provides insight into where the population works. Only 35 percent of residents work within their county of residence, and almost 41 percent of Dayton residents work outside of Kentucky. This comes to no surprise however considering Dayton's location along the Ohio River and easy access to Cincinnati in Ohio.

The U.S. Census also collects County Business Patterns (CBP), last updated in 2016 for Campbell County. Data is collected on the number of establishments, paid employees, and annual payroll. According to 2016 CBP data, Campbell County had 6,627 companies with 24,638 paid employees. The 2012-2016 ACS reported 46,233 Campbell County residents in the labor force were employed. The difference in the labor force population and the number of paid employees within the county confirms why a good percentage of residents are working

Fig 4.4 Occupation by Industry



Source: U.S. Census 2013-2017 ACS

Fig 4.5 Place of Work

	Dayton	Campbell County
Worked in County of Residence	34.6%	35.3%
Worked outside County of Residence	24.6%	26.0%
Worked outside State of Residence	40.8%	38.7%

Source: U.S. Census 2013-2017 ACS

outside of the both the county and state.

The Community and Economic Development Initiative of Kentucky (CEDIK) at the University of Kentucky has prepared some insightful data at the county level about the retail sector. In a 2015 study, Campbell County had a trade capture of 50,000 to 100,000 retail shoppers per year, which is more than the southern more rural counties but less than Kenton and Boone County. “By dividing a county’s trade area capture by its population, a pull factor measures a county’s ability to attract shoppers in the retail sector. If the pull factor is less than 1, its own residents are shopping in other counties. If greater than 1, the county is pulling in retail shoppers from other counties” (CEDIK Retail Sector Profiles). Figure 4.6 prepared by CEDIK displays the pull factors of retail sub-sectors in Campbell County.

Fig 4.6 Pull Factors by Retail Subsector in Campbell County

	Share of Total Retail	Changes in sales 2005-2015	Pull Factor
All subsectors	100%	9.6%	0.8
Food and beverages	21.2%	14.2%	1.5
Motor vehicles and parts dealers	15.9%	-4.4%	0.7
Eating and dining	14.8%	21.2%	1.2
General Merchandise stores	12.5%	-3.1%	0.6
Gasoline Stations	10.3%	16.0%	0.6
Non-store retail	6.8%	97.6%	1.5
Building materials and gardening stores	6.1%	-13.0%	0.7
Health and personal care stores	5.3%	18.9%	0.6
Miscellaneous	2.2%	2.2%	0.8
Clothing stores	1.5%	-14.0%	0.4
Sporting goods	1.2%	3.4%	0.9
Electronics and appliances stores	1.0%	-0.3%	0.6
Furniture stores	1.0%	9.6%	0.5

Source: http://cedik.ca.uky.edu/CountyDataProfiles, Woods & Poole 2015

Transportation

GOALS & OBJECTIVES

Develop an efficient, safe, and connective transportation system that serves the existing and projected travel needs of the community.

1. Work closely with regional transportation planning agencies to improve accessibility, accommodate traffic volumes, and provide roadway maintenance.
2. Improve safety by ensuring proper signage, striping, lighting, and pedestrian facilities.

Develop an accessible and integrated transportation network that balances the needs of all users.

1. Implement complete streets principles to accommodate pedestrians, bicyclists, and users of mass transit.
2. Enhance streetscape design standards to create inviting environments that encourage walking or bicycling.

Mention sidewalks specifically and upcoming plans for pedestrian spaces.

Transportation is an important element of a community and creates connectivity among neighborhoods and the region. Dayton's existing transportation system is comprised of local streets, collectors, and arterials that connect to the nearby interstate. The local streets serve the majority of needs for residents and are structured in a compact grid network throughout the northern portions of Dayton. This grid pattern allows for easier transportation by car or foot. Transportation elements should provide safe and reliable access for residents traveling to work, home, school, and shopping.

STREET & HIGHWAY SYSTEM

The community's circulation system is made up of two basic elements: land use patterns that generate traffic and the road network that enables movement to and around the city. Residential, commercial, industrial, and other land uses affect the amount and type of traffic on the roads. Land use patterns and the amount of traffic generated by them also affect the kind of road maintenance required. Principal components of the road network consist of location, width, alignment, intersections, street lights, and signs. The capacity of the streets to handle the traffic generated within the city is determined by these factors. The adequacy of the road network in providing for this circulation around and through the community is evidenced either by smooth traffic flow and safe conditions, or by congestion, problem intersections, and accident hazards.

ROADWAY FUNCTIONAL CLASSIFICATION

Roads and streets are categorized by importance using a functional classification system, which explains the role each plays within the total street network. This classification system takes into account a highway's balance between mobility and access. Higher classifications (e.g., highways, arterials) provide a high degree of mobility and have limited access to adjacent land uses. Lower classifications (e.g., local streets) provide access to adjacent land uses but are not intended to serve through traffic. Collectors fall in the middle and balance the functions of mobility and access. Dayton's roadway functional classification system has three categories defined by the Kentucky Transportation Cabinet and are shown in Figure 5.2.

Fig 5.1 Roadway Functional Classification Descriptions

Classification	Description
Minor Arterial	Minor arterials provide service for trips of moderate length, serve geographic areas that are smaller than their higher arterial counterparts and offer connectivity to the higher arterial system. Minor arterials are designed to provide relatively high overall travel speeds, with minimum interference to through movement.
Major Collector	Collectors generally serve primarily intra-county travel rather than statewide and predominant travel distances are shorter than on arterial routes, regardless of traffic volume. The collector system is broken down into two subcategories: major and minor collectors. Major collector routes provide service to any county seat not on an arterial route, to larger towns not directly served by the higher systems, and to other traffic generators of equivalent intracounty importance.
Local Streets	Locally classified streets account for the largest percentage of all roadways in terms of mileage. They provide access to adjacent land and over relatively short distances as compared to collectors or other higher systems. They are often designed to discourage through traffic.

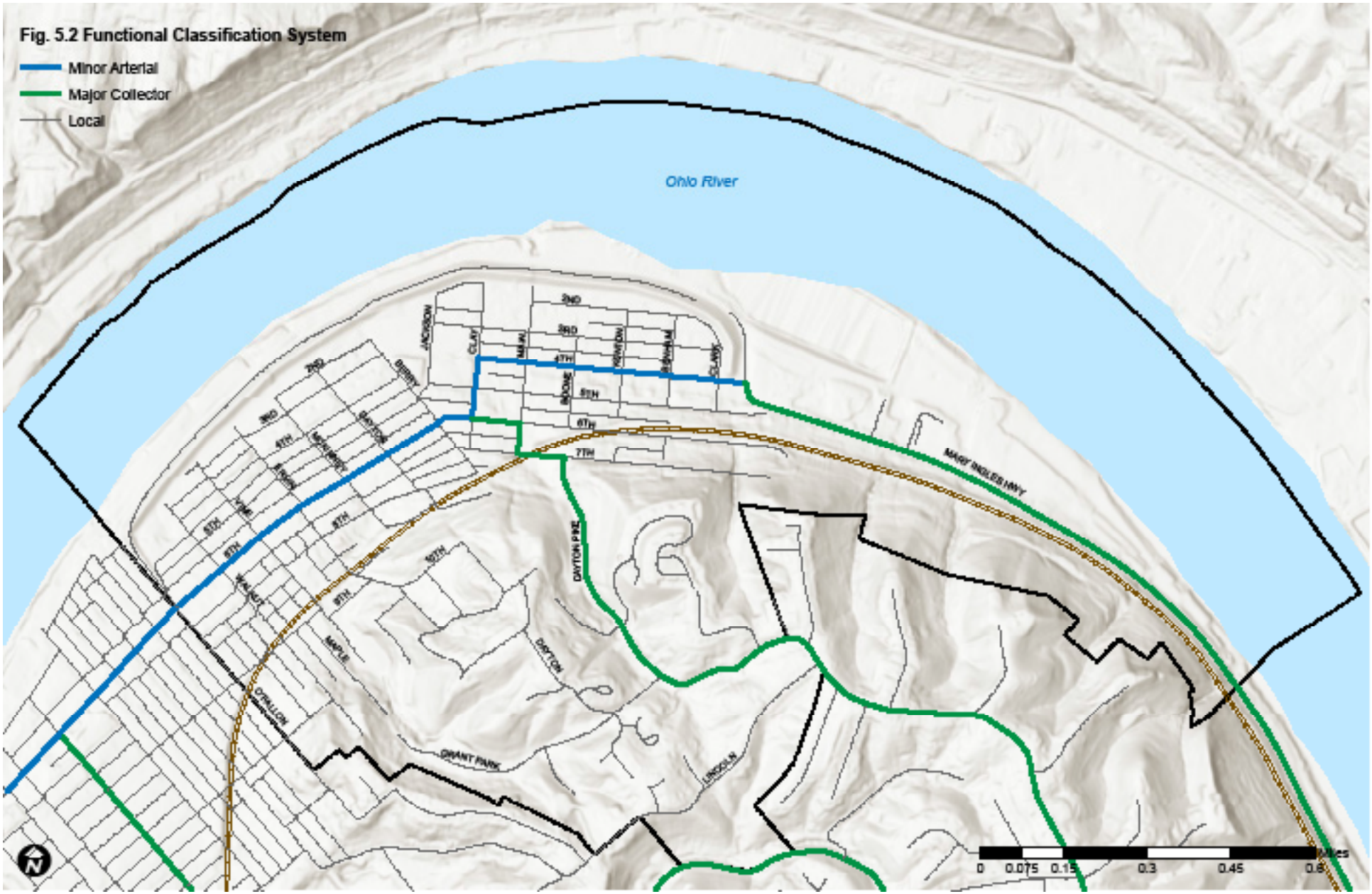


Fig. 5.2 Functional Classification System

TRAFFIC VOLUMES

The average annual daily traffic (AADT) volumes along Route 8 and Dayton Pike were recorded by the Kentucky Transportation Cabinet most recently in 2016 and 2017, shown in Figure 5.3. Average annual daily traffic volume is the total volume of vehicle traffic of a road for a year divided by 365 days. Traffic volume data can be useful for determining funding for roadway maintenance and improvement projects. The highest traffic volume in the city is located on Route 8 (Sixth Avenue), which is a direct route through Dayton's business district and connection to the interstate.

TRAFFIC SAFETY

The Kentucky State Police publishes an annual collision report, which informs needed improvements to traffic safety in the Commonwealth. Throughout the Northern Kentucky Area Development District 19.5 percent of collisions in 2017 took place in Campbell County. Ninety-six collisions in Campbell County involved drinking drivers and fifty-one collisions involved drivers under the influence of drugs.

COMPLETE STREETS

Complete streets are designed and operated to enable safe access for all users, including pedestrians, bicyclists, motorists and transit riders of all ages and abilities. Complete street policies require all construction and improvement projects to design and operate the entire right of way to enable safe access for all users, regardless of mode of transportation. The design of complete streets is unique to the community and its location but may include: sidewalks, bike lanes, special bus lanes, accessible public transportation stops, frequent and safe crossing opportunities, median islands, pedestrian signals, curb extensions, narrower travel lanes, and more. Benefits of complete streets include: improve safety, encourage walking and bicycling for health, address climate change and oil dependence, foster strong communities, and support economic vitality.

Fig 5.3 Dayton Traffic Counts(AADT)

	Description	2016 / 2017
KY-8	Sixth St.	10,993
KY-8	Clay St.	8,438
KY-8	Fourth St.	2,354
Dayton Pike	N. Ft. Thomas / 7th Ave	1,306

Source: U.S. Census 2000, 2010, 2013-2017 ACS

Fig 5.4 Campbell County Collision History

	2014	2015	2016	2017
Total Collisions	2,906	3,130	3,082	3,193
Property Damage	2,542	2,746	2,721	2,828
Persons Killed	7	8	15	10
Persons Injured	489	511	504	492

Source: KSP Traffic Collisions in Kentucky Annual Reports

Community Facilities

GOALS & OBJECTIVES

Provide community facilities that improve the quality of life for all citizens. (schools, libraries, recreation centers, health care facilities, fire and police stations, public works, etc.)

1. Connect new and existing parks and open spaces with accessible trails and greenways.
2. Expand current programming of public spaces that foster interactive community events.

Provide adequate and dependable utilities that will serve existing and future developments.

1. Coordinate with all essential utility providers regarding infrastructure upgrade needs and extension of services to new development.

Create objective about applying public and private storm water management strategies.

Ensure that all necessary functions of government are performed in the most responsible manner possible.

1. Structure government activities to meet the immediate needs and long-term objectives of the community.
2. Provide community leadership that is both accessible and responsive to the public.

Create a goal about green infrastructure with an objective focusing on Dayton's tree canopy.

The term community facilities generally refers to all structures, institutions, and amenities available for public use and enjoyment. Community facilities include government buildings, parks, hospitals, and infrastructure. Dayton is well equipped with many public facilities that are essential to the everyday life of its citizens. This chapter identifies the important community facilities provided within Dayton.

EDUCATION

There are two public schools within Dayton, both of which are administered by the Dayton Board of Education. There is Lincoln Elementary, serving grades K-9, and Dayton High School, serving grades 7-12. According to the 2016 Comprehensive School Improvement Plan for Dayton High School, “the 2014-15 school year saw the first increase in school enrollment over a long period (13 years) of declining number of students in the district.”

Fig 6.1 Dayton Independent School System

	Grades	Est. Enrollment	Est. Teachers	Student:Teacher
Lincoln Elementary	K - 6	511	34	15:1
Dayton High School	7 - 12	342	29	12:1

Source: Kentucky Department of Education, 2016-17 School Year

PARKS & RECREATION

Ensuring adequate availability of parks and recreational areas is essential to creating a high quality of life for residents. Parks provide areas for outdoor recreation and allow residents to enjoy the natural surroundings. Parks and open space are also a smart growth recommendation the help to improve the appearance of the community and raise property values. Dayton has several parks and recreation facilities that are detailed in Figure 6.2. Additional park space is also planned for along the Ohio River.

Fig 6.2 Park and Recreation Facilities

	Size (acres)	Location	Facilities
Gil Lynn Park	5 acres	203 Greendevil Ln.	Pavilion, concession building with restrooms, 2 baseball fields, basketball courts, jungle gym and swings.
Sargeant Park	22 acres	999 Covert Run Pike	Picnic areas, camping, swings, teeter-totters, shelter, restrooms, walking trail, fitness trail with exercise station, bird watching stations.
Mini Park	1.5 acres	4th & Clark St.	Jungle gym, swings, and benches.

SUPPORT SERVICES

Police and Fire: The Dayton Police Department is staffed by thirteen officers. The Bellevue-Dayton Fire Department provides fire and emergency medical services to Dayton residents. The fire department provides 24 hour protection and is staffed by sixteen full-time emergency personnel. The department is a contracted member of Northern Kentucky Mutual Aid, providing fire and EMS services to neighboring cities when needed.

Health Care: Dayton residents are within a five mile radius of St. Elizabeth Hospital in Fort Thomas and Christ Hospital in Cincinnati.

Library: The closest library for Dayton residents is the Campbell County Public library located in Newport.

UTILITIES

Water: Water supply in Dayton is provided by the Northern Kentucky Water District (NKWD) that serves Campbell and Kenton counties and portions of Boone, Grant, and Pendleton counties. NKWD operates three water treatment plants. The Taylor Mill treatment plant's water is sourced from the Licking River and the Fort Thomas and Memorial Parkway treatment plant's water is sourced from the Ohio River. Dayton is served by the Memorial Parkway system. Further information about water quality and testing standards set by EPA can be found in NKWD's annual water quality report.

Wastewater: Sanitation District 1 (SD1) provides wastewater and storm water services to Dayton. SD1 operates three treatment plants that run 24 hours a day, 7 days a week. Dry Creek wastewater treatment plant is the largest, treating 27 million gallons of wastewater per day.

Trash and Recycling: Republic Services (CSI) collects residential waste and recycling in Dayton. Trash is collected once a week and recycling is collected every other week.

Review zoning code to move away from parking minimums in development requirements.

Rethink zoning regulations in I-1 to address nonconforming uses and housing.

Land Use

GOALS & OBJECTIVES

Establish a future land use map that strengthens Dayton's identity and is current with changing growth conditions in the region.

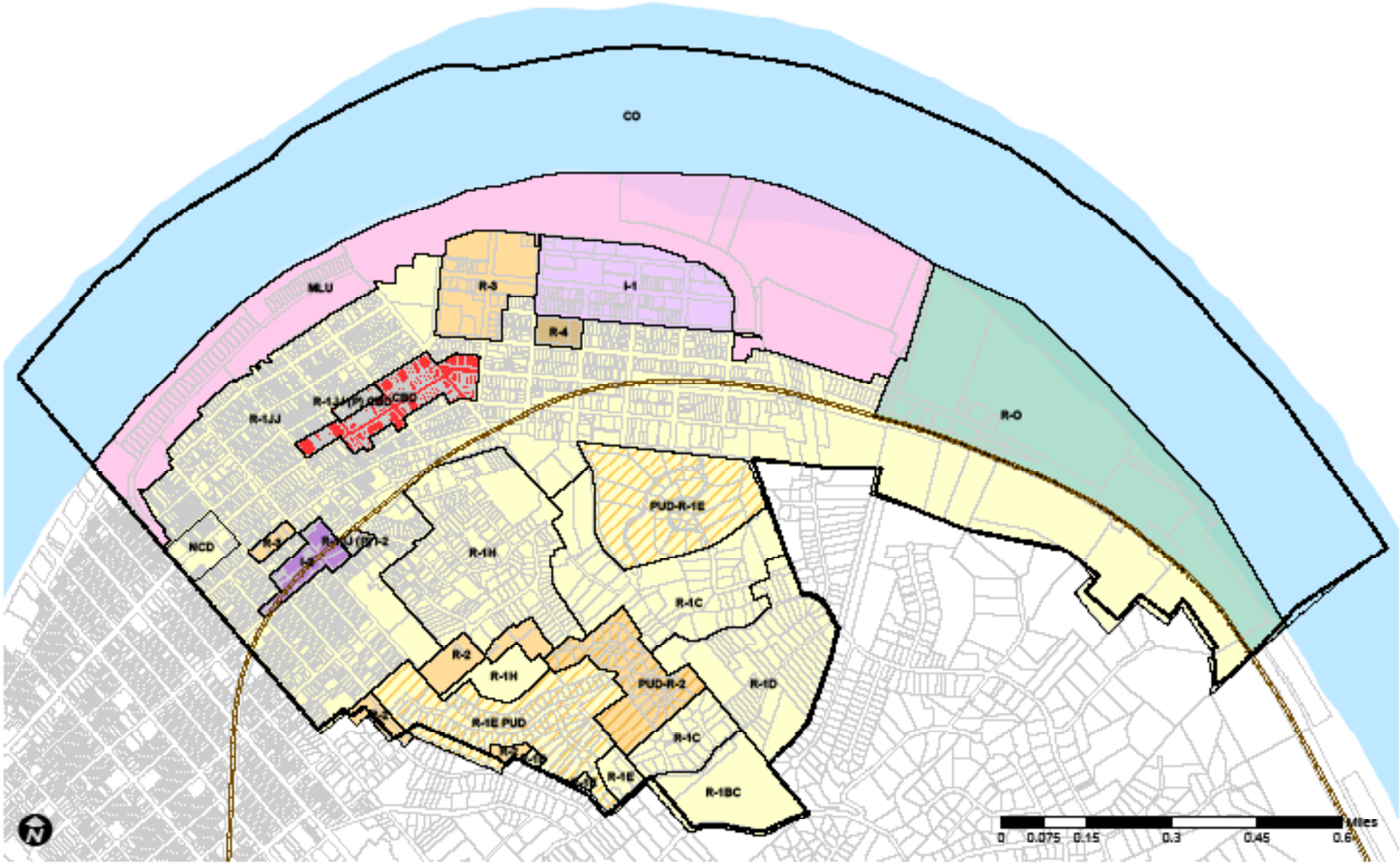
Locate and design new development that will be compatible with adjacent uses and will benefit the public health, safety, and welfare of the community.

1. Encourage redevelopment or adaptive reuse of vacant or underutilized buildings and sites.
2. Promote infill development to encourage a more compact form and avoid costly sprawl.
3. Adopt smart growth principles.

Establish Sixth Street as the commercial, mixed-use center of Dayton.

1. Promote a mix of neighborhood commercial uses along Main Street, including residential, retail, office, and community spaces.
2. Support pedestrian-oriented design features such as lighting, street furniture, and signage.

Fig. 8.1 Zoning



The purpose of the land use chapter is to describe the existing development patterns in Dayton in order to provide recommendations for future land use policies that ensure development occurs in the most appropriate manner possible. The land use chapter should serve as a guide for future decisions by the Planning and Zoning Board and City Council regarding development proposals and when locating new public facilities and infrastructure. This land use guide should be the foundation upon which to base updates to the zoning ordinance. Well planned land use benefits the community by ensuring that new development is compatible with existing land uses and improves the overall quality of life for Dayton residents.

CURRENT ZONING

The City of Dayton's Zoning Ordinance divides the City's jurisdiction into zoning districts that each have their own standards for use, density, and site development regulations. The current ordinance provides seven density levels for single-family residential, three density levels for multi-family residential, four levels of commercial development, two levels of industrial development, and two overlay zones (planned unit development, PUD; residential cluster development, RCD). Any new zoning regulations adopted beyond this date would be contained in the City's Zoning Ordinance. The zoning map can be found on the following page. Dayton is currently zoned 66 percent residential, 30 percent commercial, and 4 percent industrial.

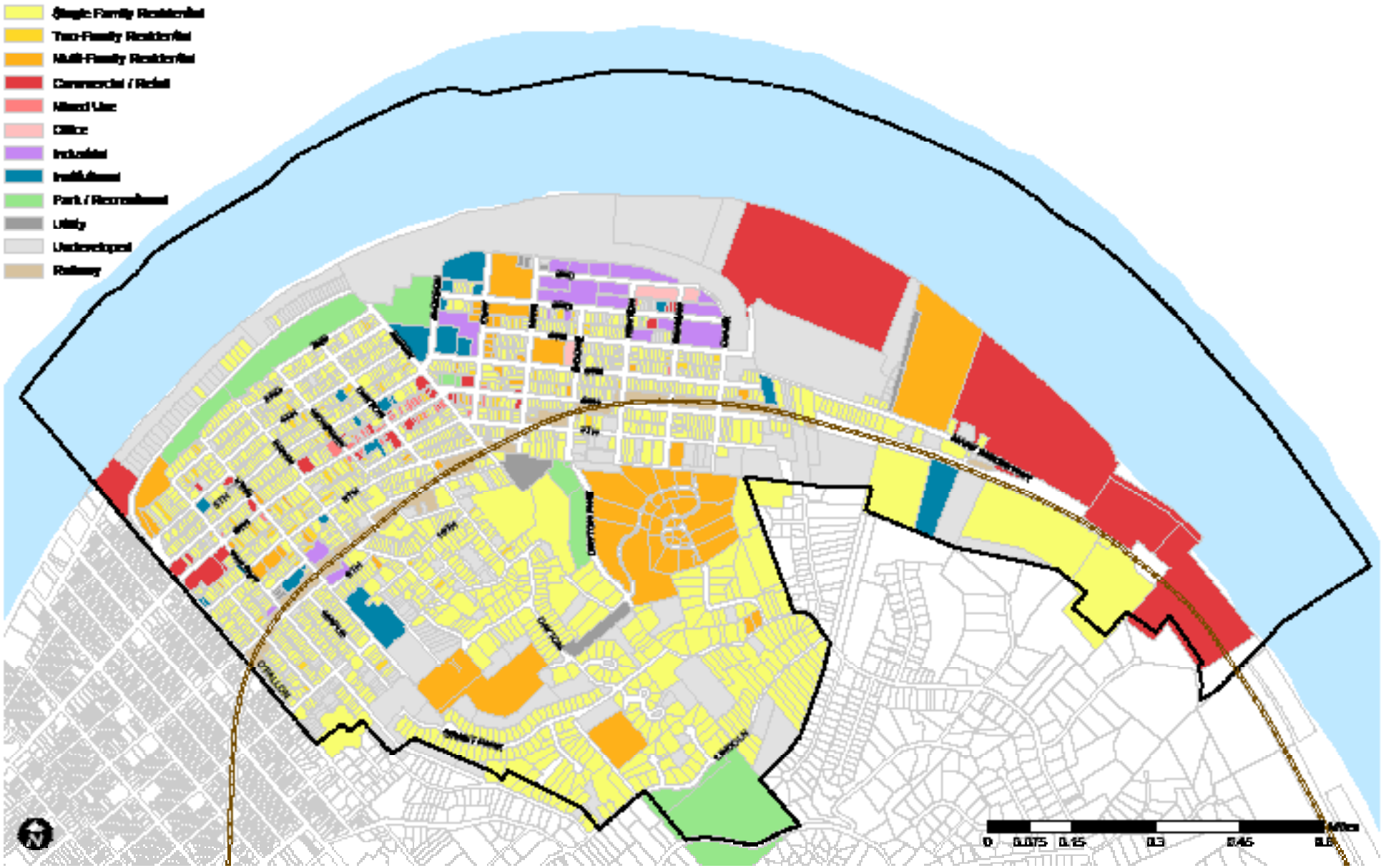
EXISTING LAND USE

Dayton's existing land use pattern is illustrated in the map on the following page. The City is defined as a mature city that relies on the infill development of small parcels that have become vacant and the renovation/preservation of existing structures. Several large tracts of vacant land are restrictive for development due to physical limitations such as steep topography or location in a flood plain. The largest change in land use will be seen along the riverfront with the development of Manhattan Harbour. This major development is planned to have 1,277 residential units, a mix of apartments, condos and single-family homes, nearly 80,000 square feet of commercial space and more than 29 acres of green space. The following table below displays the approximate acreage and percentages of land devoted to each land use type.

Fig 7.2 Land Use Allocation

Land Use	Acres	Percentage
Residential - Single Family	286	39%
Residential - Two Family	8	1%
Residential - Multi Family	75	10%
Commercial / Retail	95	13%
Mixed Use	3	0%
Office	2	0%
Industrial	15	2%
Institutional	17	2%
Park / Recreational	41	6%
Utility	6	1%
Undeveloped	162	22%
Railway	15	2%
TOTAL	725	100%

Fig. 8.3 Existing Land Use



FUTURE LAND USE

Dayton's future land use map builds upon the City's existing land use patterns and is intended to guide future development decisions. The future land use map recommends a range of potentially appropriate land uses and intensities, while the zoning map establishes detailed requirements for particular parcels. A brief description of the future land use designations are outlined below and illustrated in Figure 8.4.

Rural Residential (Low Density)

The low density residential designation includes primarily single-family dwellings typically arranged along curvilinear streets with few intersections. Densities of three to five residential units per acre is intended. Remove and include with "Suburban Residential"

Suburban Residential (Moderate Density)

The moderate density designation encompasses mostly single-family detached and attached dwellings such as townhomes and condominiums. Residential units are typically arranged in subdivision developments with limited connectivity and five to eleven residential units per acre. Two-family residential dwellings could also be appropriate in this category.

Traditional Residential (Medium Density)

The traditional residential designation includes primarily single-family dwellings on smaller lots with minimal setbacks. The streets are laid out in a grid pattern with sidewalks that promote walkability. Small office and civic uses can also be found in these neighborhoods. A variety of housing types including, townhomes, duplexes, and multi-family buildings will also be found near commercial corridors such as Sixth Street.

Downtown Core

The downtown core encompasses the area known as the central business district along Sixth Avenue, extending from Ervin to Clay Street. A mix of uses should be promoted including residential, commercial, and civic. Typical uses would include corner stores, restaurants, bakeries, small professional offices, retail, banking, and similar uses that serve the immediately surrounding neighborhood. Redevelopment should be compatible infill that reflects the desired character of the neighborhood and pedestrian-oriented.

Neighborhood Commercial

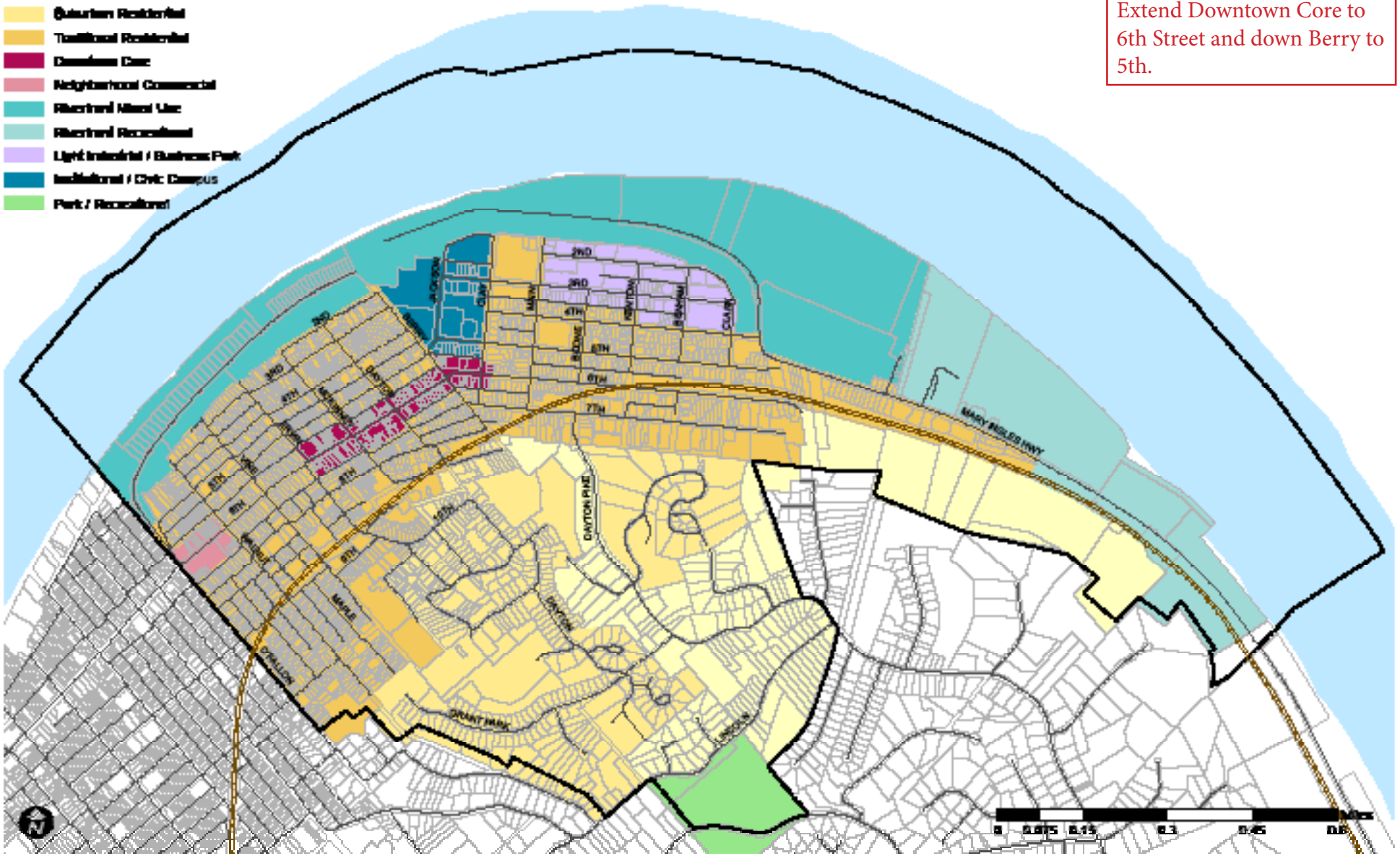
This designation applies to a small node of commercial development that provides goods and services to the surrounding neighborhoods. It is ideally located on a major thoroughfare that provides convenient access and parking. Commercial uses include national retailers, food services, and gas/convenience stations.

Riverfront Mixed Use

The Riverfront Mixed Use designation encompasses the area

Expand Light Industrial/ Business Park to 4th Street.

Extend Downtown Core to 6th Street and down Berry to 5th.



currently being developed as Manhattan Harbour. A mix of residential, commercial, and recreational uses located appropriately along the riverfront are encouraged. Development should be pedestrian-oriented and provide the greater community access to the river.

Riverfront Recreational

Riverfront recreational is comprised of river-related recreational uses such as marinas, boat storage facilities, marine sales and services, and other small-scale retail and commercial uses that support riverfront activities. Public and private parks that are either recreational or passive, greenways, and trails are also intended within this designation.

Light Industrial / Business Park

This designation includes a variety of low-impact industrial uses that would not be compatible with residential uses. Examples include assembly and processing, warehousing and distribution, auto repair and service stations, and other similar uses. Research and development centers, business offices, and flex-tenant type facilities could also be included. The bulk of the light industrial use should be contained within a building or screened with landscaping.

Institutional / Civic Campus

This designation includes governmental offices, public safety facilities, educational buildings, religious facilities, and health care centers. These uses may be public or private and typically shape the identity of the community.

Appendix

FEBRUARY 5, 2018 Advisory Committee Meeting.....**33**

APRIL 11, 2018 Advisory Committee Meeting.....**37**

SURVEY RESULTS.....**40**

JUNE 27, 2018 Advisory Committee Meeting.....**41**

Comprehensive Plan Update

Committee Kick-off Meeting
Monday, February 5, 2018

AGENDA

- Welcome and Introductions
- Understanding the Comprehensive Plan
- Process and Roles
- Opportunities and Challenges Exercise
- Next Steps

What is planning?

- An orderly, open approach to determining needs, setting goals and priorities, and developing a guide for action.
- A concentrated effort by a community.
- A plan is a guide for public officials and citizens to use in making informed decisions that will affect their community.
- A process that helps a community prepare for change rather than react to it.

- Where is the community now?
- How did the community get there?
- Where does the community want to go?
- How does the community get there?

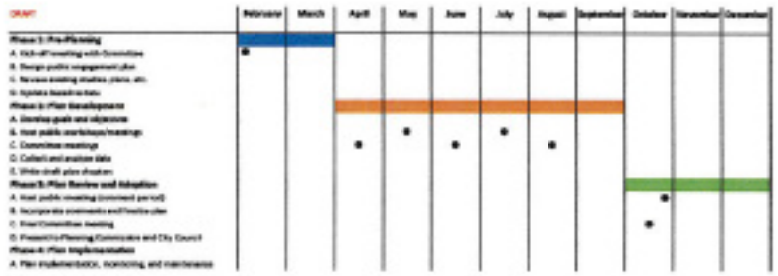
Planning is not:

- Action
  A plan is only a guide for action and implementation.
- Immediate change
  Change occurs incrementally as it's implemented.
- Static
  Requires continual review and citizen involvement.
- Zoning
  Is one of the tools used to implement the plan.

KRS 100.187

- Required to update every 5 years
- Requires that a Comprehensive Plan include at least the following four elements:
  - Goals and Objectives
  - Land Use
  - Transportation
  - Community Facilities

Process and Timeline



ADVISORY COMMITTEE

Role

- Serve as community advocates for the planning process
- Provide input regarding the vision of the community

Responsibilities

- Lead publicity and outreach for citizen involvement
- Oversee development of the plan

EXERCISE

- What are Dayton's biggest opportunities?
- What are Dayton's biggest challenges?

NEXT STEPS

- Schedule of Meetings
- Next Meeting
  - present initial findings from analysis
  - present plan for first public meeting

CONTACT

Dominique DeLucia
Public Administration Specialist
dominique.delucia@nkadd.org
859-283-8186

Dayton Comprehensive Plan Update
Advisory Committee
Kick-off Meeting Summary

What are Dayton's biggest opportunities?

- **Central Business District / Development**
  - Attracting new viable businesses
  - Beautiful historic downtown
  - Central business district
  - Revitalizing CBD and industrial park
  - Creating tax incentives to attract development as well as increase community population
  - Continue to look for developable areas and how they can tie into the existing infrastructure
  - Address structures that were built to host businesses so they can be of use in residential zones
  - CBD – façade grants, streetscape
- **Transportation / Walkability**
  - Increasing walkability within the main business district and connecting with other parts of the city
  - Side walk enhancements with neighboring cities
  - Route 8 intersection with Bellevue – 100 block
  - Traffic redirection
  - Transportation
  - Public transportation
  - Activating port for commuters, allowing more connection/traffic for businesses
- **Riverfront (related to both development and recreation)**
  - Riverfront development
  - Riverfront property development
  - Continue to implement and push for public/green/open spaces along riverfront
  - Riverfront development
  - Creating good connections to the river
  - Continue to add parks and trails
  - Riverfront
  - Recreation, trails/riverfront commons/sergeant park
  - Riverwalk
- **Education**
  - Top quality schools
  - Improving schools
  - Attracting families due to quality schools
- **Quality of Life**
  - Affordable
  - Affordable housing
  - Affordable homes, urban core
  - Amazing sense of family and belonging is our culture
  - Improving safe community
  - Collaborative council
  - Demographic diversity

- **Location**
  - Location
  - Leveraging proximity to Cincinnati
  - Growth potential
  - Location
  - Small

What are Dayton's biggest challenges?

- **Development**
  - Attracting new residents and businesses
  - Managing development to produce best results
  - Property acquisition is lengthy process
  - Mature city – developable space is scarce
  - Land locked
  - Vacant store fronts
- **Transportation**
  - Future of Route 8 in Ft Thomas and/or Bellevue
  - Addressing traffic issues/concerns with new development
  - Route 8 and property acquisition challenges
- **Image**
  - Embracing and incorporating branding
  - Branding message
  - Perceptions
  - Identity/brand
  - Image
  - Perception
  - Unknown to greater Cincinnati
  - Perception
- **Housing**
  - Aging housing stock
  - Low home ownership rates
  - Continuous improvement of housing stock
  - Older housing stock
  - Burnt houses/lots
  - Rental housing (absent landlords)
  - Home ownership (is low)
- **Quality of Life**
  - Opioid addiction
  - LMI > 50% of families
  - Poverty
  - No indoor community activities – community center?
  - Expansion of community development
- **Fiscal Policy**
  - Money
  - Remaining fiscally strong while upgrading community services
  - Budget constraints
  - Funds. Money is always an obstacle
  - Funds

Comprehensive Plan Update

Advisory Committee Meeting
Wednesday, April 11, 2018

Population

- Dayton has continued to see a decline in population since 1960
- Campbell County is projected to grow at a rate of 23.4% between 2005 and 2030

Population Growth Rate

	1990	2000	2010	2016*
Dayton	-5.8%	-9.3%	-10.5%	0.9%
Bellevue	-8.9%	-7.4%	-8.1%	-1.3%
Newport	-12.6%	-9.7%	-10.4%	0.3%
Campbell County	0.7%	5.7%	1.9%	1.2%
Kentucky	0.7%	9.8%	7.4%	1.7%

Population

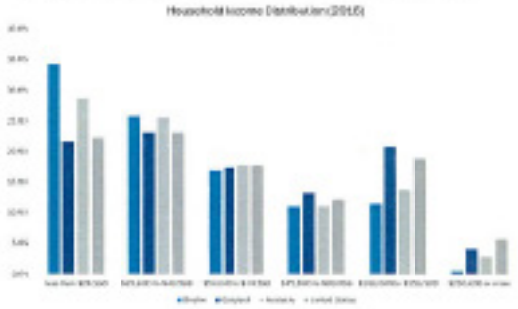
- Median age is 35
- 67% of households are families
- Average household size is 2.58
- Low percentage of residents with a college education

Educational Attainment

	No Diploma	High School Graduate or higher	Bachelor's Degree or higher
Dayton	17.6%	68.7%	13.7%
Campbell County	9.9%	59.5%	30.6%
Kentucky	15.4%	61.9%	22.7%
United States	13.0%	56.7%	30.3%

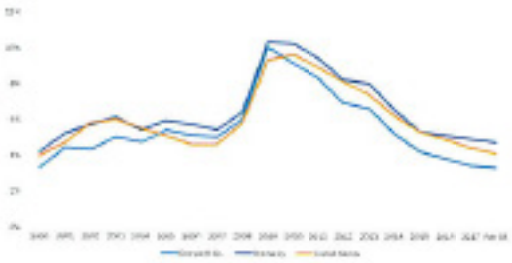
Economy

- Dayton's average household income ($51,508) is lower than the county, state, and national averages.



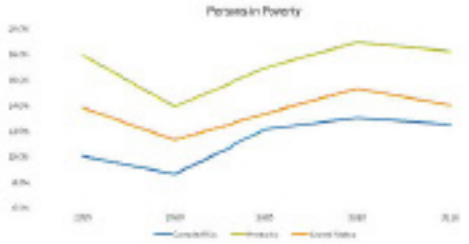
Economy

- Campbell County has a lower unemployment rate than both the county and state
- 3.3% as of February 2018



Economy

- 12.5% of Campbell County residents are living in poverty.



Housing

Vacancy Rates

	2000	2010	2016*
Dayton	8.4%	13.2%	15.4%
Campbell County	5.8%	6.7%	6.8%
Kentucky	9.2%	10.8%	11.0%
United States	9.0%	11.4%	12.2%

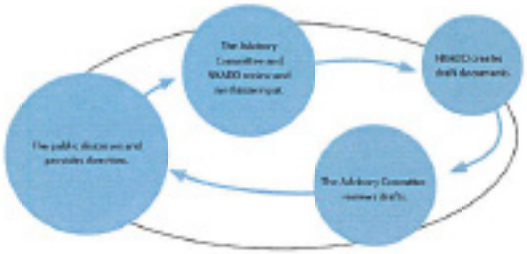
Housing

- 70% of housing units are single-family
- Majority of housing units were built before 1940 (60%)
- Median value of owner-occupied units, $90,100
- 138 units of assisted housing in Dayton

Monthly Housing Costs as a Percentage of Household Income

Percentage of Income Spent on Housing	Occupied Units	
	Owner	Renter
Less than 20%	52%	20%
20 - 29%	25%	22%
30 - 34%	4%	7%
More than 35%	20%	51%

PUBLIC PROCESS



- An iterative process between broad public input, review, and development of plan documents

Online Survey

- Focus on identifying Dayton's strengths, challenges, and components of a future vision for the city.
- Results will help formulate the framework for the plan.

Community Workshop

- Present survey results. Rank value and goal statements.
- Small group activities to brainstorm ideas to address identified issues.
- Results will set policy direction for achieving the vision.

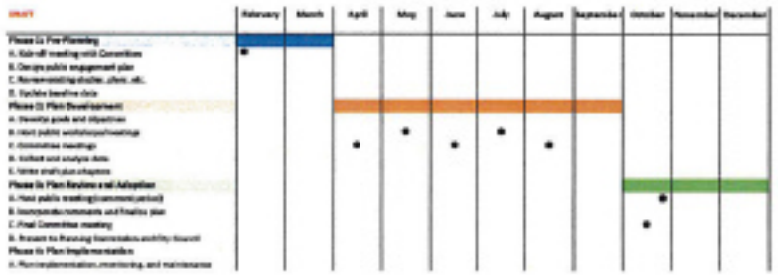
Open House

- View the draft Comprehensive Plan and vote on top priority recommendations.
- Share feedback through comment cards.

OUTREACH TOOLS

- News releases via newspapers, radio and television
- City website
- Social networking (facebook, twitter, etc.)
- Public library / community centers
- Email blasts
- Brochures and flyers

Process and Timeline



Dayton Comprehensive Plan Survey Results

The City of Dayton is beginning the process of updating its Comprehensive Plan. A comprehensive plan is a guiding document that identifies goals, objectives, and policies for the future of the community. The plan should reflect the ideas and opinions of the community's residents and this survey is one way that allows residents the opportunity to provide input throughout the process. Your survey will be kept confidential.

1. Where do you live?

- 93% City of Dayton
- 5% Outside of Dayton, but within Campbell County
- 2% Outside of Campbell County

2. How long have you lived in the City of Dayton?

- 18% 0-4 years
- 14% 5-9 years
- 16% 10-19 years
- 46% 20+ years
- 6% I do not live in Dayton

3. Do you rent or own your home?

- 81% Own
- 15% Rent
- 4% Live with someone

4. What is your age?

- 1% Under 18
- 3% 18-24
- 40% 25-44
- 42% 45-64
- 14% 65 or over

5. Where do you work?

- 9% within the City
- 19% Outside of Dayton, but within Campbell County
- 42% Outside of Campbell County
- 2% Student
- 22% Retired
- 6% Do not work

6. Do you have children under the age of 18?

62% Yes 38% No

7. Are any of the following housing topics a problem in Dayton?

	Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
Availability of senior citizen housing	11%	24%	44%	17%	4%
Vacant housing	49%	35%	13%	2%	1%
Housing stock in disrepair	57%	34%	8%	1%	0%
Absentee homeowners	53%	27%	17%	2%	1%
High housing cost	13%	23%	25%	31%	7%
Diversity of housing types	13%	25%	25%	31%	7%

8. When it comes to growth and development, what is the City's greatest challenge?

- 13% Providing a suitable range of housing options
- 12% Providing adequate job opportunities
- 4% Providing adequate utilities and services
- 33% Providing adequate amenities (parks, education, etc.)
- 26% Protecting small town character
- 12% Other (please specify: _____)

9. How often do you frequent Dayton's business district?

- 19% Daily
- 35% Weekly
- 21% Monthly
- 25% Less than once a month

10. What sort of businesses would you like to see locate in Dayton? (list three)

1. Restaurants and food related businesses
2. Shopping/Retail
3. Entertainment and Recreation

Please return completed form by June 15th to:
City of Dayton, 514 6th Ave, Dayton, KY 41074

11. What should be Dayton's top development priority?

48% responded with housing/property related development

12. Do you think Dayton is a walkable community? 77% Yes 23% No

13. What transportation improvements should occur in Dayton? (choose up to three)

- 28% Improve street connection
- 37% More public parking
- 32% Pedestrian safety improvements
- 35% Improved sidewalk network
- 63% Streetscape improvements (lighting, landscaping, etc.)
- 28% Additional modes of transportation (bike lanes, trails, bus, etc.)

14. What mode of transportation do you use most often?

- 11% Walk
- 86% Personal vehicle
- 1% Carpool/rideshare
- 2% Bus
- 0% Bicycle
- Other (please specify: _____)

15. What community amenities are most important to you? (choose up to three)

- 56% Services/activities for youth
- 19% Services/activities for senior citizens
- 61% Schools and educational opportunities
- 39% Arts and culture
- 73% Parks/Recreation
- Other (please specify: _____)

16. What type of recreational opportunities would you like to see more of in Dayton? (choose up to three)

- 60% Trails and bikeways
- 66% Parks and playgrounds
- 50% Natural areas
- 39% Boating/Canoeing/Fishing
- 25% Sports courts
- Other (please specify: _____)

17. Do you feel welcomed in the Dayton community? 52% Yes 8% No 40% Somewhat

18. Are you satisfied with the following services from the City government?

61% Yes	39% No	Responsiveness of City officials to your concerns
87% Yes	13% No	Road maintenance and snow removal
47% Yes	53% No	Building and code enforcement process
74% Yes	26% No	Police protection
98% Yes	2% No	Fire protection
60% Yes	40% No	Community events
54% Yes	46% No	City website and communication tools

19. What do you value most about Dayton?

Small town atmosphere, supportive community, location and proximity

20. What would you change about Dayton?

Reducing crime and drug activity. Cleaning up blight.

Please return completed form by June 15th to:
City of Dayton, 514 6th Ave, Dayton, KY 41074

Comprehensive Plan Update

Advisory Committee Meeting
Wednesday, June 27, 2018

Who did we hear from?

- 93% residents of the City of Dayton
- 46% have lived in Dayton for over 20 years
- 81% are homeowners
- 42% were age 45-64; 40% were age 25-44; 14% were age 65 or over; 4% were age 24 or under
- 42% work outside of Campbell County; 22% are retired; 19% work outside of Dayton but within the county; 9% work within Dayton, 6% do not work
- 62% have children under the age of 18

Housing

Are any of the following housing topics a problem?

	Strongly Agree	Agree	Undecided	Disagree	Strongly Disagree
Availability of senior housing	11%	24%	44%	17%	4%
Vacant housing	49%	36%	13%	2%	1%
Housing stock in disrepair	57%	34%	8%	1%	0%
Absentee homeowners	53%	27%	17%	2%	1%
High housing cost	13%	23%	25%	31%	7%
Diversity of housing types	13%	25%	25%	31%	7%

Economic Development

When it comes to growth and development, what is the City's greatest challenge?

Economic Development

Other challenges for growth and development:

- Not using the Avenue to its full potential
- Lack of street and building maintenance
- Traffic issues and parking
- Lack of identity and progressive vision
- Taxes are too high
- City leadership
- Drugs

Economic Development

How often do you frequent Dayton's business district?

- 35% Weekly
- 25% Less than once a month
- 21% Monthly
- 19% Daily

Economic Development

What sort of businesses would you like to see in Dayton?

- Restaurants & Food related businesses: 36%
- Shopping (everyday needs such as bank, hardware store, pharmacy, post office, dry cleaner): 27%
- Entertainment & Recreation (city pool, movie theater):19%
- Other and general comments: 18%

Economic Development

What should be Dayton's top development priority?

- 39% Housing and property
- 23% Economic Development
- 16% Recreation
- 7% Transportation
- 1% Infrastructure / Services
- 14% Other/General Comments

Transportation

Do you think Dayton is a walkable community?

- 77% responded "yes" the city is walkable

What mode of transportation do you use most often?

- 86% personal vehicle
- 11% Walk
- 2% Bus
- 1% Carpool/Rideshare

Transportation

What transportation improvements should be made in Dayton?

- 63% Streetscape improvements
- 37% More public parking
- 35% Improved sidewalk network
- 32% Pedestrian safety improvements
- 28% Additional modes of transportation
- 20% Improve street connection

Quality of Life

What community amenities are most important to you?

- 73% Parks/Recreation
- 61% Schools and educational opportunities
- 56% Services/amenities for youth
- 39% Arts and culture
- 19% Services/amenities for senior citizens

Quality of Life

What type of recreational opportunities would you like to see more of?

- 66% Parks and playgrounds
- 60% Trails and bikeways
- 50% Natural areas
- 39% Boating/Canoeing/Fishing
- 25% Sports courts

Quality of Life

Do you feel welcomed in the Dayton community?

- 52% Yes
- 40% Somewhat
- 8% No

Quality of Life

Are you satisfied with the following services from the City government?

	Yes	No
Responsiveness of City officials to your concerns	61%	39%
Road maintenance and snow removal	87%	13%
Building code enforcement process	47%	53%
Police protection	74%	26%
Fire protection	98%	2%
Community events	60%	40%
City website and communication tools	54%	46%

What do you value most?

Small town atmosphere

Supportive community

- *"Our family oriented atmosphere."*
- *"How the people in the community are here for each other."*

Location and proximity

- *"The small town charm with the big city next door."*
- *"Accessibility to surrounding cities and events"*

What would you change?

Reduce crime and drug activity

Clean up blight

Create a transparent and accountable City administration

Improve housing stock

Better walkability

Create positive attitude and image

Development of Route 8