

OWENSBORO METROPOLITAN PLANNING COMMISSION

The Comprehensive Plan for Owensboro, Whitesville, Daviess County

ADOPTED 5/9/2024
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Goals and Objectives were adopted by the
City of Owensboro on 11/21/2023
City of Whitesville on 10/3/2023
Daviess County Fiscal Court on 10/19/2023

A complete copy of the Comprehensive Plan is available at the Owensboro Metropolitan Planning Office or on the web site at
www.iompc.org

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Overview

Plan Purpose

Kentucky Revised Statutes, Chapter 100, requires a local government to adopt a comprehensive plan, in order to apply land use regulations – zoning and subdivision regulations. This requirement discourages the arbitrary application of land use regulations. It encourages a local community to devise a vision of its future, and to apply land use regulations as tools to implement that vision.

The *Comprehensive Plan for Owensboro, Whitesville and Daviess County* is predicated on the belief that each community resident should have a suitable living environment that provides the opportunity to achieve his or her potential. A significant measure of quality of life is in the form and function of the physical community. Therefore, our overall vision is a community that has a good form, a logical layout; and a community that functions efficiently, where public service costs are minimized.

The primary purpose of the *Comprehensive Plan* is to detail the vision described above. The functions of the plan are dependent on two important concepts. First, because the *Comprehensive Plan* is intended to serve as a coordinating device for specific development plans, it must be updated and refined periodically. This includes refining zoning and subdivision regulations so that they are consistent with the objectives of the plan. The second concept is the **flexibility** of the plan. This is accomplished by keeping the plan general in its content while at the same time providing a stable, reliable basis for determining public and private development policies.

Plan Content

This document serves as the official *Comprehensive Plan for Owensboro, Whitesville and Daviess County*. The full versions of the technical plans and reports that are used in the preparation of this plan are considered to be adopted elements of the *Comprehensive Plan*, even though only excerpts or summaries are included. When detailed analysis is required, the full version of a plan or report should be consulted. Whenever technical plans or reports conflict either with each other or with other parts of the *Comprehensive Plan*, then the most recent and duly adopted plan should take precedence with respect to the specific conflict, especially in the case of land use recommendations. A listing of incorporated plans follow.

OVERVIEW

Incorporated Technical Plans and Reports	
ALPHA - A Natural Environment Analysis	Water Works Facilities for Owensboro Municipal Utilities
Strategies for Tomorrow	201 (Sewer) Facilities Plan for the Owensboro Metro Area
Kentucky State Data Center Population Forecasts	201 (Sewer) Facilities Plan for Whitesville
Downtown Owensboro Action Plan	201 (Sewer) Facilities Plan Update – RWRA
Scarborough-Riverside & West End Plan	RWRA Capital Improvements Program
East End Plan	Owensboro-Daviess County Drainage Implementation Plan
Eastside Master Plan	City of Owensboro Storm Water Master Plan 1999
United Neighborhoods Central Area Plan	Daviess County Solid Waste Management Plan
Baptisttown Neighborhood Redevelopment Plan	Daviess County Flood Insurance Study – FEMA
Old Germantown District Redevelopment Plan	Owensboro Riverfront Master Plan 2001
Mechanicsville Neighborhood Redevelopment Plan 2010-2014	City of Owensboro & Daviess County Combined Parks and Recreation Plan 2012 (2002)
Housing Market Analysis	State of the Workforce Report for the Green River Area Development District, GRADD
Owensboro Urban Area Long-Range Transportation Plan	GRADD County Health Report Card 2006
Owensboro Urban Area Transportation Improvement	Healthy Kentuckians 2010
Owensboro Transit System Development Program	Bring Back Baseball Market and Feasibility Study 2006
Airport Master Plan	Proposed Sports Arena Market and Feasibility Study 2006
Community Connections	Proposed Parking Garage Study 2001
Daviess County Public Schools Facilities Plan	Downtown Owensboro Place Making Initiative – Illustrative Master Plan and Report, 2009
Owensboro Public Schools Facilities Plan	Bicycle/Pedestrian Master Plan 2017-18

Plan Implementation

This section addresses the approaches that need to be heeded in order for effective implementation to occur. The ***Comprehensive Plan*** is purposely designed to provide **flexibility** whenever and wherever possible. The intent of the OMPC is to achieve a coordinated and joint effort of public and private activities, so as to minimize unwise and costly allocation of our scarce monetary and natural resources.

While plans are sometimes viewed as being utopian or unrealistic, the ***Comprehensive Plan*** can be the mortar that binds the bricks of the community’s activities. It can serve as a focal point for true community cooperation to achieve common goals. Good plans are developed by a concerted effort that includes all areas of the community’s desires, needs and goals.

For these proposals to become reality there must be a tremendous amount of cooperation and effort in the realm of governmental actions, private actions, and government-imposed actions on private enterprise in the public interest. Subdivision Regulations, Zoning Ordinance, Public Improvement Specifications, and Building and Environmental Codes and Property Maintenance Codes should be thoroughly reviewed in light of community plan proposals.

Environmental Review

The ***Comprehensive Plan*** includes a broad range of proposals for the future improvement and development of our community. The implementation of these proposals will result in unavoidable impacts

OVERVIEW

on the environment, the significance of which will depend on one's definition of environment. How do we minimize the environmental impact of urbanization?

"Planned growth" is our best hope

Owensboro, Whitesville and Daviess County citizens have chosen the only logical alternative: a policy of "planned growth." By anticipating population growth, we can adopt and implement community plans and environmental standards to guide where and how urban development and enhancement occur. Community planning provides our best hope of accommodating the necessities of urban living (streets, housing, schools, parks, business centers, industrial sites, etc.) while striving for the best possible long-term compatibility between the natural and built environments, *smart and sustainable growth*.

Community Development History

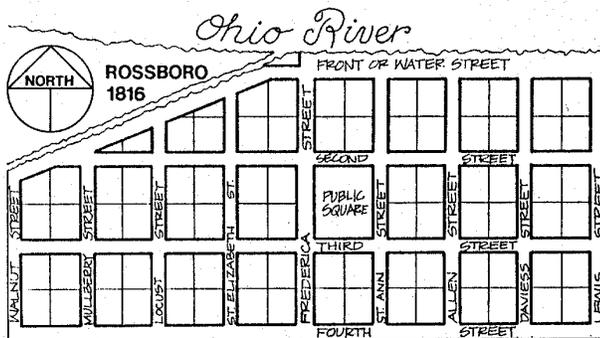
The first settler at the present site of Owensboro was Bill Smothers (or Smeathers). A single man, he lived with his unmarried sister where a ravine joined the Ohio River, near the present site of the VFW. Smothers supported himself and his sister by hunting wild game and providing supplies to river boatmen. It was 1800.

By 1810 a modern store had been built, which provided a stopping point for travelers from Virginia, Maryland and the Carolinas. By 1815 the small community boasted a population of over 100 settlers. The community was called Yellow Banks.

In January of 1815, Daviess County was formed by an act of the Kentucky General Assembly. Yellow Banks was chosen as the new county seat and was renamed Rossboro in 1816. Subsequently, Rossboro was incorporated by the General Assembly in 1817 and renamed Owensborough in honor of Colonel Abraham Owen. The name was later shortened to the current spelling, Owensboro.

The original Town Plat oriented the streets in north-south and east-west directions. Rossboro contained 74 acres and remains to this day the center of Downtown Owensboro. Its gridiron pattern was to be the norm for city expansion until the late 1960's, when curvilinear subdivision layout came into vogue.

Frederica Street was allotted an 80-foot right-of-way. The minimum street right-of-way was 66 feet. Another 120-foot right-of-way was left between Rossboro and the Ohio River. This has largely eroded, but a remnant remains as Smothers Park.

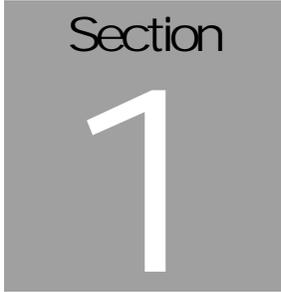


The early wisdom and foresight of the town founders was exhibited by their concern for the widths of streets. Frederica Street, named after David Ross's daughter, was the main street, the terminus of a buffalo trail.

The growth of the new town was slow, but by 1830 its population was 229. In 1850 it had increased to 1,215 people. In the next ten years, from 1850 to 1860, Owensboro took on new life and doubled in population.

GOALS AND OBJECTIVES

PROPOSED REVISIONS RECOMMENDED FOR APPROVAL
BY OMPC ON 9/14/2023
APPROVED BY THE CITY OF OWENSBORO ON 11/21/2023
APPROVED BY THE CITY OF WHITESVILLE ON 10/3/2023
APPROVED BY DAVIESS COUNTY FISCAL COURT ON 10/19/2023.



Goals and Objectives

This section of the *Comprehensive Plan* addresses the provisions of Kentucky Revised Statutes Chapter 100, Part 193 (KRS 100.193). The statute requires the preparation and adoption of a “Statement of Goals and Objectives” by the Owensboro Metropolitan Planning Commission, the Daviess County Fiscal Court and the cities of Owensboro and Whitesville. The remaining elements of the *Comprehensive Plan* are based upon the “Statement of Goals and Objectives.”

3 Economy and Employment

3.1 GOAL: Maintain Daviess County as a viable economic unit.

Objectives

- 3.1.1 Promote the creation of higher-paying jobs.
- 3.1.2 Encourage job opportunities, especially for low-income persons.
- 3.1.3 Promote a diversity of desirable industrial activities for a broad and stable economic base.
- 3.1.4 Prepare promotional materials that provide basic utility data required by industrial prospects.
- 3.1.5 Offer training that is complimentary to future job markets.
- 3.1.6 Coordinate efforts among educational entities, business, and government.
- 3.1.7 Promote access to new technologies as an aid to economic development.
- 3.1.8 Endeavor to attract professionals to our community.
- 3.1.9 Promote our community’s multi-modal economic development opportunities so businesses can utilize our various forms of transportation and mobility including highway, river, rail and air.
- 3.1.10 Endeavor to create policies for regulating land use activities that promote economic growth while still protecting the public health, safety and welfare of the community.

GOALS AND OBJECTIVES

4 Land Use

GENERAL

4.1 GOAL: Allocate wisely the use of land for various activities by encouraging sound land development policies.

Objectives

- 4.1.1 Use the fixed amount of land in Daviess County as wisely as possible.
- 4.1.2 Accommodate all intensities of land use activity.
- 4.1.3 Group activities so that uses of greater intensity (industrial or commercial) do not harm weaker types (residential and agricultural).
- 4.1.4 Erect buildings that are pleasing, functional, efficient, and meet the needs of all our activities.
- 4.1.5 Encourage development of existing brownfields for new uses.

4.2 GOAL: Deliver desired urban services efficiently.

Objectives

- 4.2.1 Minimize the expenditure of tax dollars in supplying necessary urban services to the greatest number of people.
- 4.2.2 Minimize the amount of roads, pipes, and wires that must be installed per capita.
- 4.2.3 Minimize the time needed for police and fire protection to respond to emergencies.
- 4.2.4 Minimize the amount of fuel used by vehicles to transact business and deliver services.

4.3 GOAL: Protect our rural areas from intrusion by incompatible urban activities by encouraging growth in the Urban Service Area and Rural Communities.

Objectives

- 4.3.1 Minimize impact on fragile lands – prime agriculture, flood plains, etc.
- 4.3.2 Allow agricultural and other natural resource uses wider reign to apply traditional production techniques.
- 4.3.3 Minimize urban traffic congestion on remote rural roads.
- 4.3.4 Encourage agricultural development, including ancillary and complementary industries on agricultural land.

URBAN SERVICE AREAS

4.4 GOAL: Concentrate Daviess County’s urban development inside the Urban Service Area by reducing urban sprawl.

Objectives

- 4.4.1 Coordinate urban development by providing well thought-out plans and programs to properly maintain existing – and to guide development of new -- buildings, transportation, utility supply, and waste disposal facilities.

GOALS AND OBJECTIVES

- 4.4.2 Encourage new urban development near existing urban built-up areas and rural communities through public-private partnerships.
- 4.4.3 *Objective of the City of Owensboro:* Make expansion of urban services the most efficient, affordable, and feasible as possible, by encouraging significant new development to be located inside existing city limits, and when not possible, then be annexed into the City of Owensboro. *Objective of the Daviess County Fiscal Court:* Make expansion of urban services the most efficient, affordable, and feasible as possible.
- 4.4.4 Maintain and improve the quality of existing urban neighborhoods and rural communities through building maintenance, rehabilitation, and compatible replacement, and through improvement of community facilities and services.
- 4.4.5 Continue exploring new ways to encourage and incentivize in-fill development that maximizes the efficiency of existing infrastructure and is designed to be compatible with adjoining land uses.
- 4.4.6 Encourage residential subdivision growth to occur inside the Urban Service Area or rural communities.

RESIDENTIAL AREAS

4.5 GOAL: Provide a wide variety of types of housing suitable to a wide range of people.

Objectives

- 4.5.1 Include single-family, duplex, and apartment buildings in the same neighborhood as long as the designs for the different housing types blend well within the neighborhood.

4.6 GOAL: Provide protection from heavy through-traffic.

Objectives

- 4.6.1 Provide access to new housing only to local streets, where possible.
- 4.6.2 Include walkways and bikeways as part of the neighborhood design.

4.7 GOAL: Avoid the introduction of urban activities that would have a detrimental effect on residential activity, but allow some mixture of appropriate nonresidential uses.

Objectives

- 4.7.1 Surround established residential areas with compatible residential activity or properly buffered nonresidential uses.
- 4.7.2 Situate nonresidential uses within residential neighborhoods in a manner that enhances convenience, safety, and neighborhood character.
- 4.7.3 Assure that nonresidential uses in the neighborhood – professional, business, industrial - have adequate space for future expansion and are designed so that their traffic, parking, noise, odors, etc. do not conflict with residential uses.

GOALS AND OBJECTIVES

HOUSING

4.8 GOAL: Provide each resident a structurally sound, sanitary, and affordable dwelling unit.
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Objectives

- 4.8.1 Stimulate rehabilitation of existing housing and construction of new housing.
- 4.8.2 Increase the inner-city housing unit density.
- 4.8.3 Use federal and state subsidized housing programs and funding.
- 4.8.4 Conduct education forums for builders, elected officials, board members, and the public about housing programs, policies, and procedures.
- 4.8.5 Advertise an open housing market via the Human Relations Commission.

4.9 GOAL: Preserve existing housing and neighborhoods.

Objectives

- 4.9.1 Identify and engage neighborhoods needing preservation.
- 4.9.2 Develop policies, plans, and strategies for neighborhood preservation that include public-private ventures.
- 4.9.3 Use Community Development Block Grants (CDBG), other federal funds, and local funds to make infrastructure improvements in eligible neighborhoods.
- 4.9.4 Encourage owner-occupied housing.
- 4.9.5 Strive to resolve conflicts to preservation efforts presented by local, state and federal regulations.

4.10 GOAL: Identify the housing needs of the community.
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Objectives

- 4.10.1 Assess housing needs of the future population, and of lower income persons, elderly, disabled, etc.
- 4.10.2 Continue development of strategies for the orderly distribution of housing activities.
- 4.10.3 Use neighborhood planning to assure an equitable distribution of dwelling unit types.
- 4.10.4 Promote the enforcement of property maintenance codes.

4.11 GOAL: Coordinate public and private housing policies, strategies, and implementation activities.
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Objectives

- 4.11.1 Support market-rate housing measures that maintain high-quality infrastructure and site development standards.
- 4.11.2 Support the creation of a housing collaborative to provide housing counseling, management and assistance.
- 4.11.3 Encourage tax exemption plans for the elderly.
- 4.11.4 Enforce housing maintenance codes.
- 4.11.5 Guide public and private housing investments toward implementation of local policies.
- 4.11.6 Coordinate local housing policies with federal, state and regional policies.

GOALS AND OBJECTIVES

NEIGHBORHOOD DEVELOPMENT

4.12 GOAL: Promote the concept of planning and development at the neighborhood level within the City of Owensboro, the City of Whitesville and within unincorporated rural communities.

Objectives

- 4.12.1 Encourage stability of existing neighborhoods.
- 4.12.2 Provide an opportunity for the development of neighborhood businesses to meet the daily need of nearby residents.
- 4.12.3 Encourage flexible zoning criteria for existing redeveloping neighborhoods.

COMMERCIAL AREAS

4.13 GOAL: Promote adequate, attractive, and accessible shopping and service facilities for all segments of the community.

Objectives

- 4.13.1 . Revitalize and strengthen older commercial areas, especially downtown areas, as business and cultural centers, including use of economic development incentives
- 4.13.2 . Discourage traditional strip development with its frequent driveway access to adjoining arterial streets.
- 4.13.3 Encourage innovative and complementary commercial areas within neighborhood plans.
- 4.13.4 Locate commercial areas in proper respect to surrounding areas and transportation systems.
- 4.13.5 Encourage high standards of physical design for commercial areas in order to make them safe, attractive, and functional, including landscaping to improve the appearance of parking and other vehicular use areas and screening of storage yards.
- 4.13.6 Provide for the expansion of existing business centers in a logical manner that considers the characteristics of the area involved.
- 4.13.7 Promote waterfront development to enhance recreation and tourism.
- 4.13.8 Continue to develop strategies for the promotion and further development of a convention center / sports complex in the downtown area.
- 4.13.9 Encourage establishment of an effective property maintenance program for commercial areas, including the downtown area and encourage the development of incentive packages and technical assistance for property rehabilitation.
- 4.13.10 Promote the development of off-street parking areas within adequate walking distance of downtown activity centers.
- 4.13.11 Promote the creation of significant gateways at major entrances to downtown to communicate the identity of the Central business District.
- 4.13.12 Promote the development of incentives to attract hi-tech and entrepreneurial businesses.

GOALS AND OBJECTIVES

INDUSTRIAL AREAS

4.14 GOAL: Promote adequate, attractive, and accessible industrial facilities.

Objectives

- 4.14.1 Maintain environmental quality in industrial areas and activities.
- 4.14.2 Disperse industrial activities to better utilize transportation systems.
- 4.14.3 Insure compatibility with adjoining land uses, transportation, and utilities.
- 4.14.4 Provide a proper variety of site sizes and locations.
- 4.14.5 Encourage landscaping to improve the appearance of parking and other vehicular use areas and to screen storage yards.
- 4.14.6 Provide for the expansion of existing industrial centers in a logical manner that considers the characteristics of the area involved.

RURAL SERVICE AREA

4.15 GOAL: Reserve the land in the Rural Service Area primarily for agricultural uses, other natural resource activities, and support uses that need to be near such activities.

Objectives

- 4.15.1 Accommodate rural residential uses throughout the RSA for people who wish to live in a rural setting, but only to the extent that rural residential uses do not significantly impinge on the primary uses of the RSA noted above.
- 4.15.2 Urban residential uses and other urban growth that may occur in the RSA should be concentrated around the designated built-up Rural Communities to minimize potential conflicts with the primary uses of the RSA noted above, and to allow for more efficient delivery of any desired urban services. Review of the boundaries of the Rural Community plan areas may occur as needed.
- 4.15.3 Encourage the application of increased buffers where heavy industrial and coal mining uses may be located in close proximity to existing rural residences.
- 4.15.4 The location of new rural residential uses in close proximity to existing natural resource reserves and coal deposits should be discouraged.
- 4.15.5 *Objective of the City of Whitesville:* Make expansion of urban services in the Whitesville Growth Area the most efficient, affordable, and feasible as possible, by encouraging new development to be annexed into the City of Whitesville with expansion of the existing sanitary sewer system.
- 4.15.6 Increase new rural residential residents' awareness of the impacts of common agricultural practices and other challenges of rural living.

5 Transportation

5.1 GOAL: Provide for the movement of people and goods from one place to another in a safe and efficient manner.

Objectives

- 5.1.1 Reduce travel time and costs by integrating or interconnecting the various modes of transportation where possible.
- 5.1.2 Share transportation rights-of-way with other community facilities such as waterlines, sewers, utility lines, etc., where possible.
- 5.1.3 Encourage the logical extension, expansion, and maintenance of our present transportation systems.
- 5.1.4 Insure that adequate and appropriate safety measures are provided when upgrading or expanding our various transportation systems.
- 5.1.5 Coordinate our local transportation systems with regional, state, and national systems.

HIGHWAYS, STREETS & ROADS

5.2 GOAL: Provide for the movement of people and goods from one place to another in a safe, efficient, and cost-effective manner, via autos, taxis, trucks, and buses, giving proper recognition to the needs of pedestrians and bicyclists.

Objectives

- 5.2.1 Assure that our highways are adequate by supporting an on-going transportation planning program.
- 5.2.2 Classify our system of streets by traffic function and apply appropriate standards of design and land access based on that functional classification, to minimize traffic congestion on major streets.
- 5.2.3 Maximize the existing highway network through traffic operations, safety programs, and safety improvements.
- 5.2.4 Plan highways to offer maximum support of, and integration with, all other movement elements.
- 5.2.5 Design major streets adjoining residential areas for safety, noise control, and reduction of visual pollution.

PUBLIC TRANSIT

5.3 GOAL: Provide transportation for those persons in the community who choose to use this means of transportation or can afford no alternative.

Objectives

- 5.3.1 Attract additional transit riders through improved marketing efforts.
- 5.3.2 Increase safety and efficiency through improved driver training and maintenance programs.
- 5.3.3 Evaluate transit system needs in terms of facilities, routing, users, and equipment.

GOALS AND OBJECTIVES

AIRPORT

5.4 GOAL: Provide safe and convenient air service to the community.
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Objectives

- 5.4.1 Improve transportation links by recruiting additional commuter service.
- 5.4.2 Encourage local citizens to more fully utilize the airport through better marketing of its services.
- 5.4.3 Assure that airport facilities and equipment can handle existing and future needs by monitoring and updating the required airport facilities plan on a continuing basis.
- 5.4.4 Assure that incompatible land uses do not limit the planned growth of airport facilities and flight approaches
- 5.4.5 Encourage use of airport for commercial and industrial purposes.

WATERWAYS & RIVERPORTS

5.5 GOAL: Provide port facilities that foster economic growth in the region.

Objectives

- 5.5.1 Provide sufficient infrastructure improvements (roads, rail, utilities) to handle existing and future development requirements of port facilities.
- 5.5.2 Work with the riverport authority to develop a facility plan that would detail development and facility needs and costs.
- 5.5.3 Support and encourage upgrading of riverport facilities and improve marketing of riverport services and industrial sites.

RAILWAYS

5.6 GOAL: Provide safe and adequate rail transportation in and out of our community.

Objectives

- 5.6.1 Encourage greater use of rail services that exist in the community for industrial development.
- 5.6.2 Upgrade hazardous crossings and deficient rail facilities.

BIKEWAYS

5.7 GOAL: Provide facilities of sufficient quality and quantity so that bicycles provide a viable means of transportation.

Objectives

- 5.7.1 Develop bikeways that provide easy accessibility and continuous trails between neighborhoods, schools, commercial areas, and cultural/recreations areas such as parks, the Adkisson Greenbelt Park, museums, libraries and other community interest areas.

GOALS AND OBJECTIVES

- 5.7.2 Encourage the provision of bikeways within developing neighborhoods during the neighborhood planning process while looking for ways to connect these bikeways to the nearest link of the Adkisson Greenbelt Park.
- 5.7.3 Consider the inclusion of bikeways in the design of new major streets and roads, whether as a shared use path, designated bike lanes or shared roadways.
- 5.7.4 Encourage the provisions of adequate bike racks at places of public interest.

WALKWAYS

5.8 GOAL: Provide safe and adequate facilities for pedestrian movement in urbanized portions of the community.

Objectives

- 5.8.1 Assure that adequate walkways and/or shared use paths are provided in new urban developments that provide connectivity within the neighborhood and the intra-city walkway system.
- 5.8.2 Maintain and improve existing walkways.
- 5.8.3 Provide walkways along all existing arterial and major collector streets in urban areas.
- 5.8.4 Install ramps at all intersections so as to accommodate the needs of wheelchairs, carriages, carts, bicycles and similar pedestrian-propelled equipment.
- 5.8.5 Accommodate alternative and innovative walkway systems when planning new or redevelopment areas.

6 *Community Facilities and Services*

6.1 GOAL: Maintain, preserve, and extend the high level of services of each of our public service agencies.
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Objectives

- 6.1.1 Provide objective, current, and relevant information to community decision-makers about the quantity and quality of community services and facilities.
- 6.1.2 Encourage innovation, demonstration, and research to improve our community facilities and services.
- 6.1.3 Involve citizens to ensure that community facilities are adaptable to future needs and requirements and will be financially feasible at all stages of development.
- 6.1.4 Provide facilities that make the most efficient use of land and buildings by integrating community facilities and services whenever possible.
- 6.1.5 Acquire and reserve land for projected future expansions of community services.
- 6.1.6 Encourage public entities to develop properties within the framework of existing adopted ordinances.

GOALS AND OBJECTIVES

PUBLIC PROTECTION

6.2 GOAL: Protect our citizens and property from crime and from damage and destruction by fire. Alert our citizens of their duties and responsibilities during natural disasters or other hazardous events.

Objectives

- 6.2.1 Coordinate public protection needs among the various agencies and departments providing this essential service.
 - 6.2.1.1 Coordinate intergovernmental emergency services for efficient service and to minimize response time to citizens in the urban-suburban-rural interface areas on the east side growth areas.
- 6.2.2 Continue maintenance and replacement of capital needs (police cars, fire stations, etc.); provide prevention programs for the public and education for our police, firefighters and other emergency service personnel.
- 6.2.3 Align public protection during natural disasters and other hazardous events with the Green River Area Development District (GRADD) Hazard Mitigation Plan identified strategies, risk assessments, and projects for Owensboro, Whitesville, and Daviess County.

EDUCATION & CULTURE

6.3 GOAL: Provide an educational system with equal opportunity and of the highest quality possible for all our citizens.

Objectives

- 6.3.1 Locate new facilities based on projected land use, population distribution, and growth throughout the community.
- 6.3.2 Encourage location of school sites in proper relationship with other land use types and community activities.
- 6.3.3 Establish community standards for our school facilities, including such items as site and building size.
- 6.3.4 Provide physical spaces and facilities for arts and cultural services in publicly financed buildings and development projects.
- 6.3.5 Promote opportunities for flexible location of post-secondary education and training facilities and programs.
- 6.3.6 Encourage the shared use of public facilities for segments of the population with overlapping needs such as schools, community centers and senior activity centers.

GOALS AND OBJECTIVES

HEALTH & SOCIAL SERVICES

6.4 GOAL: Provide the highest quality health care and social services at the lowest possible cost for all citizens of our area.

Objectives

6.4.1 Support the Green River District Health Department (GRDHD) in its work as the regional health strategist and coordinator for our community.

PUBLIC PARKS AND RECREATION

6.5 GOAL: Provide open space and recreational facilities and programs that meet the needs and desires of the community.

Objectives

6.5.1 Develop community standards for our park and recreational facilities and programs.

6.5.2 Acquire additional open space and parkland.

6.5.3 Coordinate city, county, state, and private recreation opportunities to avoid duplication and encourage innovation.

6.5.4 Integrate public recreation with other public services, such as education, health and transportation.

6.5.5 Develop alternative funding sources for our park programs and facilities.

6.5.6 Develop facilities that make the most efficient use of the land, are designed for the convenience, health, safety, and pleasure of the intended users, and represent positive examples of design, energy use and concern for people and the environment.

6.5.7 Encourage community involvement in establishing priorities and programs that will serve our recreational and leisure needs and desires.

TELECOMMUNICATIONS

6.6 GOAL: Provide our citizens with access to efficient and affordable telecommunications systems.

Objectives

6.6.1 Accommodate both wired and wireless communications.

6.6.2 Accommodate both private and public communication.

6.6.3 Accommodate both one-way and two-way flow of audio and video information.

6.6.4 Provide opportunity for our citizens to access government and other public information remotely.

6.6.5 Encourage co-location of cellular and other telecommunications facilities to minimize the number of telecommunications towers.

6.6.6 Ensure local telecommunications regulations are easily adaptable to accommodate the rapidly changing technology of the telecommunications industry.

GOALS AND OBJECTIVES

UTILITY SUPPLY

6.7 GOAL: Provide our citizens an adequate and affordable supply of electricity, natural gas, and water.

Objectives

- 6.7.1 Continue maintenance and upgrading of our existing utility supply systems.
- 6.7.2 Coordinate utility expansions with planned growth and development in the community.
- 6.7.3 Coordinate utility expansions to complement efficient use of services by concentrating development in specified areas.
- 6.7.4 Encourage the placement of all utilities underground, where feasible.

SANITARY SEWAGE DISPOSAL STORM WATER DISPOSAL

6.8 GOAL: Provide the community with an adequate means of sewage treatment that will protect the public health and the natural environment.

Objectives

- 6.8.1 Work with the Regional Water Resource Agency and the City of Whitesville to design and develop sanitary sewer systems to eliminate existing problems and to provide for future growth in the most efficient, economical, and environmentally sound manner possible.
- 6.8.2 Incorporate independent, private plants and onsite systems into larger municipal systems as a reduction measure in point source discharges.
- 6.8.3 Assure conformance of treatment plant discharges with effluent limitations set by the Kentucky Natural Resources and Environmental Protection Cabinet, Division of Water Quality.
- 6.8.4 Plan phasing of any necessary package treatment plants in such a manner as to prevent duplication of facilities within the municipal system.
- 6.8.5 Operate sewage disposal systems so as to achieve zero point source pollution.
- 6.8.6 Require review of Regional Water Resource Agency (RWRA) planning before approving development within RWRA's jurisdiction.
- 6.8.7 Encourage extension of sanitary sewer system or installation of a dry sanitary sewer system for all new residential development with new streets.

6.9 GOAL: Protect life, property and vital transportation routes from flood damage and disruption.

Objectives

- 6.9.1 Design and develop our storm water system to eliminate existing problems and to provide for future growth in the most efficient, economical, and environmentally sound manner possible.
- 6.9.2 Promote a joint city-county drainage effort with adequate funding and staff to address storm water run-off problems within the Urban Service Area.
- 6.9.3 Maintain adequate controls on and provisions for new development so as not to worsen existing drainage problems.
- 6.9.4 Give proper consideration to the entire drainage basin affected, rather than only to the area of property under development.
- 6.9.5 Educate the public about the drainage problem and need for additional funds to correct drainage deficiencies.

GOALS AND OBJECTIVES

SOLID WASTE DISPOSAL

6.10 GOAL: Manage the collection and disposal of refuse so as not to endanger the community health or the environment, as well as to search for productive re-use of waste material.

Objectives

- 6.10.1 Evaluate the costs and benefits of consolidating solid waste operations in the county.
- 6.10.2 Consider alternative means for solid waste collection and disposal.
- 6.10.3 Separate semi-hazardous materials in the disposal process.
- 6.10.4 Encourage use of the Daviess County Landfill as the primary solid waste facility for the citizens of Daviess County.
- 6.10.5 Eliminate open dumps in the county.
- 6.10.6 Educate the public about the problems and dangers of solid waste mismanagement.
- 6.10.7 Explore alternative financing techniques for our solid waste systems

7 *Environment*

7.1 GOAL: Protect the natural environment and preserve our natural resources.

Objectives

- 7.1.1 Eliminate pollution problems that would deprive us of purity in our air, water, food, etc.
- 7.1.2 Sustain replaceable resources.
- 7.1.3 Reduce, reuse, or recycle irreplaceable resources, do without, or find proper substitutes.
- 7.1.4 Select carefully the land to remove from the natural reserve that will be allocated for urbanization.
- 7.1.5 Promote the growth of trees, plants, and wildlife in our urban areas.
- 7.1.6 Minimize scraping and bulldozing in developing areas.
- 7.1.7 Save and enhance existing green areas.
- 7.1.8 Protect fragile lands and artifacts from indiscriminate impact or loss.
- 7.1.9 Discourage urban development on prime farmland, except within designated urban growth areas or rural communities.
- 7.1.10 Discourage urban development in flood plains.
- 7.1.11 Preserve historic buildings and archaeological sites.
- 7.1.12 Encourage preservation of existing significant natural features and historic sites.
- 7.1.13 Encourage institution of measures to ensure protection of natural drainage areas.
- 7.1.14 Encourage the use of alternative energy sources where economically and environmentally feasible.

OVERVIEW

The Civil War halted the rapid growth experienced in the 1850s, as residents moved to more secure surroundings and men joined the two, armed camps. Confederate guerrillas raided the town several times and the then new Court House, built in 1858, was burned in 1865.

Following the turn of the century, the tempo of the city quickened. The principal industry at this time was the distilling of whiskey. Tobacco also came in for its share of attention and, for a time, cellulose was manufactured in large quantities.

The Kentucky Lamp Company, later absorbed by General Electric, provided the impetus for rapid growth in the 1920s and 1930s. Peak employment grew to over 3,500 persons by 1940. With this company came a rapid growth in the housing and service industries.

The 1950s were a time of rapid growth in Owensboro-Daviess County, as for the nation. The post-war period saw the "baby boom," expanding suburban areas, and rapid creation of jobs.

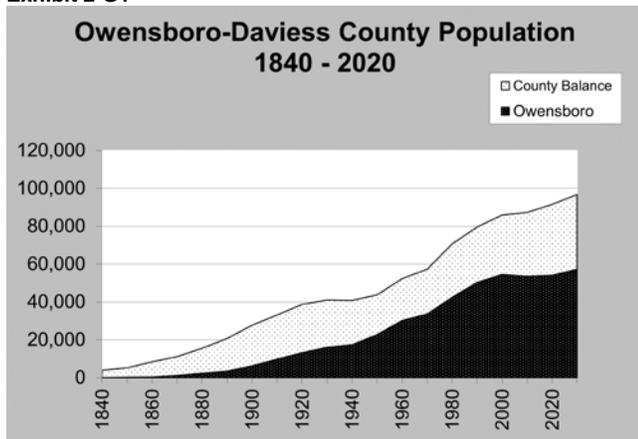
The number of manufacturing jobs declined over the 30-year period from 1960-1990. However, since 1990, manufacturing jobs have recovered and stabilized. From 1990 to 2000, manufacturing jobs actually increased by 5.7% but again declined slightly in the last decade. Between 1960 and 2010, the number of non-manufacturing jobs in the service industry and in government has significantly increased.

Population

Population Trends

At the beginning of the twentieth century, Owensboro's population made up only 34% of the total population of Daviess County. However, by 1930 more people lived inside Owensboro than outside. The **2020 U.S. Bureau of the Census** data revealed that population figures for Daviess County totaled **103,312** people with **60,183** people or 58% living within the corporate limits of the City of Owensboro.

Exhibit 2-G1



Beginning in the 1930s, Owensboro and the county as a whole generally outpaced the growth rates of Kentucky and the nation. This trend continued until the mid 1970s. By the end of the 1970s Owensboro and Daviess County dropped below the national and state growth rates.

Whitesville, the only other incorporated city in Daviess County, has experienced fluctuations in population since 1920 when the city had a population of 427. The city grew to 723 by 1950. Its highest population was in 1980 at 788. The population has declined from 632 reported in the 2000 census to 552 in 2010 with a slight increase in to 579 in the 2020 census.

Exhibit **2-T1** compares population trends of Owensboro, Daviess County, Kentucky, and the United States for ten-year periods starting in 1820. During the 1980s, 1990s, and 2000s local growth has not kept pace with the rates of Kentucky or the nation.

The U.S. Bureau of the Census publishes annual population estimates for cities, counties and states on July 1st of every year. As of July 1, 2022 the population of Daviess County was 99,674, the estimated population of the City of Owensboro was 60,037 and the estimated population of the City of Whitesville was 576.

POPULATION

Exhibit 2-T1: Changes in Population 1820 - 2020

Year	Oboro	% Change	Daviess County	% Change	Kentucky	% Change	United States	% Change
1820	50		3,876		564,317		10,037,323	
1830	229	358.0	5,209	34.4	687,917	21.9	12,785,928	27.4
1840	300	31.0	8,331	59.9	779,828	13.4	16,987,946	32.9
1850	1,215	305.0	11,147	33.8	982,405	26	23,054,152	35.7
1860	2,308	90.0	15,549	39.5	1,156,683	17.7	31,183,582	35.3
1870	3,437	48.9	20,714	33.2	1,321,011	14.2	38,155,505	22.4
1880	6,231	81.3	27,730	33.9	1,648,690	24.8	49,371,340	29.4
1890	9,837	57.9	33,120	19.4	1,858,635	12.7	62,116,811	25.8
1900	13,189	34.1	38,667	16.7	2,147,174	15.5	76,212,168	22.7
1910	16,011	21.4	41,020	6.1	2,289,907	6.6	92,228,496	21
1920	17,424	8.8	40,733	-	2,416,630	5.5	106,021,537	15
1930	22,765	30.7	43,779	7.5	2,614,589	8.2	123,202,624	16.2
1940	30,245	32.9	52,335	19.5	2,845,627	8.8	132,164,569	7.3
1950	33,651	11.3	57,241	9.4	2,944,806	3.5	151,325,798	14.5
1960	42,471	26.2	70,588	23.3	3,038,156	3.2	179,323,175	18.5
1970	50,329	18.5	79,486	12.6	3,219,000	6	203,211,926	13.3
1980	54,450	8.2	85,949	8.1	3,660,777	13.7	226,545,805	11.5
1990	53,549	-1.7	87,189	1.4	3,686,891	0.7	248,709,873	9.8
2000	54,067	1.0	91,545	5	4,041,769	9.6	281,421,906	13.2
2010	57,265	5.9	96,656	5.6	4,339,367	7.4	308,745,538	9.7
2020	60,183	5.1	103,312	6.4	4,505,836	3.7	331,449,281	6.8

Source: U.S. Bureau of the Census, Kentucky State Data Center

Births, Deaths, Natural Increase

Death has ranged in Daviess County from 725 in 1970 to 1,080 in 2016, the latest available preliminary data from the Kentucky State Data Center. The death rate (calculated as deaths per 1,000 persons) declined from 1950 to 1990 and then increased slightly in 2000, and has fluctuated slightly since that time. This may be indicative of our aging population with the median age rising to 39.3 in 2020 from 38.8 in 2010 and 36.8 in 2000, an increase in the median age of 2.5 years in the past two decades. The Kentucky State Data Center estimated population for July 2016 was used to calculate the death rate as 2016 is the latest year for which preliminary death numbers are available.

The number of births recorded in the last available data from the Kentucky State Data Center indicates a total of 1,343 births in 2016. The fertility rate calculates to 61.9, a decrease from the rate in 2010. The fertility rate (births per 1,000 women between the ages of 15-44) has declined from the baby boom of the 1950's and early 60's, but has remained relatively stable since the 1990's.

Natural increase is defined as the difference between births and deaths during a given time interval - the number by which the population would increase or decrease without migration. The rate of natural increase is computed by dividing natural increase by the beginning population, then multiplying by 1,000. The beginning population in 2020 used is 103,312 as reported by the 2020 Census, resulting in an estimated natural increase rate of 2.64 by 2016. Exhibit 2-T2 is a listing of these rates with their associated fertility and death rates.

Since the turn of the 20th century, the largest increases in population in the City of Owensboro have occurred in the 1920s, 1930s and 1950s. Daviess County saw the highest increases in the 1930s, 1950s and 1960s

During the 1980s the City of Owensboro actually lost population, but has increased its population in the 90s and 00s due to the aggressive annexation policy of the City of Owensboro.

POPULATION

The rate of natural increase has continued a steady decline since 1950.

Exhibit 2 –T2: Natural Increase

Year	Fertility Rate	Death Rate	Natural Increase
1960	126.04	9.15	16.73
1970	96.20	9.12	11.25
1980	79.01	9.04	9.13
1990	64.60	8.93	5.87
2000	66.20	10.30	4.73
2010	72.0	10.2	3.24
2016 prel	61.90	10.8	2.64

Source: Kentucky Cabinet for Health and Family Services, Vital Statistics Reports, KY State Data Center preliminary 2016 data

Net Migration

The third component influencing population change is migration.

Exhibit 2-T3: Net Migration

DAVIESS COUNTY POPULATION					
Time Period	At Begin	At End	Period Change	Natural Increase	Net Migration
1950-1960	57,241	70,588	13,347	11,827	+1,520
1960-1970	70,588	79,486	8,898	9,930	-1,032
1971-1980	79,486	85,949	6,463	6,316	+147
1981-1990	85,949	87,189	1,240	6,308	-5,068
1991-2000	87,189	91,545	4,356	4,122	+234
2001-2010	91,545	96,656	5,111	4,348	763
2011-2016	96,656	99,674*	3,018	2,063	+998
2010-2020	96,656	103,312	6,656	2,914	+3,740

*After the in-migration of the 1950’s, the trend for Daviess County has been net **out-migration** from Daviess County, with the exception of slight in-migration in the 1970’s and again in the 1990s. The 1980s saw a significant out- migration.*

Population Distribution

Approximately 58% of the growth of the population in Daviess County between 2010 and 2020 has occurred within the City of Owensboro. The City of Owensboro accounted for 44% of the total population gain of 6,656 These are encouraging numbers as our land use plan and policies attempt to direct growth to areas where urban services, such as sanitary sewers, are available or can be easily extended.

Exhibit 2-T4 –Distribution of Population Growth

Year	O'boro	Daviess County	# change O'boro	# change Daviess Co	% of growth within city
1990	53,549	87,189			
2000	54,067	91,545	518	4,356	11.89%
2010	57,265	96,656	3,198	5,111	62.57%
2020	60,183	103,312	2,918	6,656	58.25%

POPULATION

**Exhibit 2-T5: 1990-2020
Population Changes: Urban Service Area vs. Rural Service Area**

Population	Daviess County TOTAL	Urban Service Area	Rural Service Area	RSA % of Daviess County
1990	87,189	65,824	21,365	24.5%
2000	91,545	67,475	24,070	26.3%
1990-2000 Change	4,356	1,651	2,705	62.1%
1990-2000 % Chg	5.0%	2.5%	12.7%	
2010	96,656	71,367	25,289	26.2%
2000-2010 Change	5,111	3,892	1,219	23.9%
2000-2010 % Chg	5.6%	5.8%	5.0%	
2020	103,312	76,244	27,068	26.2%
2010-2020 Change	6,656	4,877	1,779	
2010-2020 % Chg	6.9%	6.8%	7.0%	
1990-2020 Change	16,123	10,420	5,703	35.3%
1990-2020 % Chg	18.5%	15.8%	26.7%	

Source: 1990, 2000, 2010, 2020 Census

An important summary view of population changes is that of the Urban Service Area vs. the Rural Service Area. Exhibit 2-T5 illustrates that while the population had been growing more rapidly in many RSA neighborhoods as in USA neighborhoods through 2000, the 2010 census information shows the trend reversing with population growing more rapidly in the Urban Service Area while the 2020 census information shows the RSA and USE growing at about the same rate.

Population Characteristics

Age and Sex

In Daviess County the median age of the population was relatively stable between 1960 and 1970, at 26.4 and 26.5 respectively. However, by 1980 the median age had climbed to 29.3, to 33.2 by 1990, to 36.8 by 2000, and to 38.8 by 2010. In 2020, the **median age had risen to 39.3** years, an increase of less than one year from 2010.

Exhibit 2-T6: Population by Age and Sex 2020

	Total	% of Total	Male	% of Total	Female	% of Total
Under 5 yrs	6,774	6.2%	3,490	3.2%	3,284	3.0%
5 to 9 yrs	6,985	6.7%	3,586	3.5%	3,399	3.3%
10 to 14 yrs	7,260	7.0%	3,698	3.6%	3,562	3.4%
15 to 19 yrs	6,825	6.7%	3,500	3.5%	3,325	3.2%
20 to 24 yrs	6,164	5.9%	3,123	3.0%	3,041	2.9%
25 to 29 yrs	6,653	6.1%	3,351	3.1%	3,302	3.0%
30 to 34 yrs	6,525	6.4%	3,244	3.2%	3,281	3.2%
35 to 39 yrs	6,424	6.3%	3,235	3.2%	3,189	3.1%
40 to 44 yrs	5,980	5.8%	3,074	2.9%	2,906	2.9%
45 to 49 yrs	6,110	5.9%	3,028	2.9%	3,082	3.0%
50 to 54 yrs	6,191	6.0%	3,139	3.0%	3,052	3.0%
55 to 59 yrs	6,984	6.7%	3,365	3.2%	3,619	3.5%
60 to 64 yrs	6,794	6.6%	3,294	3.2%	3,500	3.5%
65 to 69 yrs	5,705	5.8%	2,710	2.7%	2,995	3.0%
70 to 74 yrs	4,687	4.6%	2,178	2.1%	2,509	2.5%
75 to 79 yrs	3,011	3.0%	1,347	1.3%	1,664	1.7%
80 to 84 yrs	2,131	2.1%	886	0.9%	1,245	1.3%
85 yrs & over	2,117	2.0%	654	0.7%	1,463	1.4%
	103,312	100%	50,553	48.9%	52,759	51.1%

Source: Kentucky State Data Center , 2020 Census

The population in Daviess County continues its aging trend, in step with the national pattern of the “graying” of the population. Median age has risen to 39.3 years.

POPULATION

The greatest number of persons fell in the 10 to 14 year range, closely followed by the 5 to 9 age range. These two ranges comprise nearly 14% of the total population. . The population that is over 65 has increased in the last decade from 14.6% of the total to 17.6%. This attests to the "graying" of the population, which has been a national phenomenon for three decades.

Of the total population, males numbered 50,553 comprising 48.9% with females numbering 52,759 and making up 51.1 % of the total. The sex ratio remains the same as in the 2010 census with 94 males per 100 females. Significant differences result when comparing the sex ratio within age categories. The older the age group, the lower the sex ratio, reflecting the fact that women generally continue to live longer than men. At the over 85 age range, the sex ratio has declined to 43 males per 100 females. In the 2000 census, the sex ratio was only 33 males to 100 females in the over 85 age group.

Race

The following exhibit illustrates the racial composition of Daviess County and the changes in racial composition from 1990 forward. The category "Other Race" includes persons identified with more than one race in the 2000 information and includes Native Hawaiian and two or more races in the 2010 information. The data shows that Daviess County has increased its diversity over the last 30 years, with the white only population decreasing from 95.4% of the total population in 1990 to 87.1% of the total in 2020. The most significant change has occurred within the last decade. All minority races have risen in percentage of the total from 2010 to 2020, with the most significant increase occurring in the population of Asian origin.

Exhibit 2-T7: Racial Composition

RACE	Persons				% Total Pop 1990	%Total Pop 2000	%Total Pop 2010	%Total Pop 2020
	1990	2000	2010	20200				
TOTAL	87,189	91,545	96,656	103,312				
White	83,168	85,302	88,134	89,984	95.4%	93.2%	91.2%	87.1%
African-American	3,619	3,962	4,2626	5,165	4.2%	4.3%	4.8%	5.0%
American Indian	101	119	130	206	0.1%	0.1%	0.1%	0.2%
Asian	214	374	685	2,169	0.2%	0.4%	0.7%	2.1%
Other Race	87	943	1,613	2,582	0.1%	1.0%	1.7%	2.5%
<i>Hispanic or Latino origin</i>	312	845	2,525	3,615	0.4%	0.9%	2.6%	3.5%

Source: U.S. Census Bureau, 1980, 1990, 2000, 2010, 2020 census data

The racial diversity in Daviess County reflects a slightly less diverse racial make up than of the state, with census data for Kentucky showing 87.8% white as compared to 87.1% for Daviess County. Data for race in the 2020 census information collected allowed persons responding to indicate mixed racial status, indicating racial origin of up to six races. The table above compares percentage of races on a general basis and does not account for all the combinations of mixed race that are evidenced in the population. As diversity increases not only in the population at large relative to different racial identities, diversity has also increased within individuals as many individuals can claim multi racial identities.

POPULATION

Population Projections

The **Kentucky State Data Center, Kentucky Population Research** has projected population growth for Daviess County until 2050. Between 2020 and 2050, the population of Daviess County is projected to grow faster than Kentucky. Exhibit 2-T8 shows the projections and annual percent increases projected. Daviess County’s annual growth rate is projected to decrease similarly to the annual growth rate of the State of Kentucky.

Exhibit 2-T8 – Population Projections – Kentucky State Data Center

By the year 2050, the Kentucky State Data Center anticipates a population for Daviess County of 119,504, an increase of 15.7% in 30 years, or approximate annual rate of change of .44%. The projections show a declining rate of growth each decade. The projections for Kentucky also show a future declining rate of growth for the State.

Year		Population	Change Between Periods	Avg. Annual Rate of Change	Number Change from 2020	% Change from 2020
KENTUCKY						
2000	c	4,041,769	354,878	.96%	-----	-----
2010	c	4,339,367	297,598	.74%	-----	-----
2020	c	4,505,836	166,469	.37%	-----	-----
2030	p	4,641,150	135,314	.43%	135,314	3.0%
2040	p	4,721,118	79,968	.34%	215,282	4.8%
2050	p	4,785,233	64,115		279,397	6.2%
DAVIESS COUNTY						
2000	c	91,545	4,356	.49%	-----	-----
2010	c	96,656	5,111	.56%	-----	-----
2020	c	103,312	6,656	.64%	-----	-----
2030	p	109,062	5,750	.53%	5,750	5.5%
2040	p	114,227	5,165	.45%	10,915	10.6%
2050	p	119,504	5,277	.44%	16,192	15.7%
c = Census p = Projection						

For the past twenty years the annual percentage growth increase has been fairly consistent at about .50 % per year, a low but stable increase. While we rely on the Kentucky State Data Center demographic research program to calculate projections for our community for planning purposes, it is beneficial to calculate the population projection if population in Daviess County continued at the annual rate that has occurred over the past twenty years to obtain a maximum or high population estimate. Exhibit 2-T9 illustrates the difference in the official projected population from the Kentucky State Data Center projections if population continues at the growth rate of the last two decades.

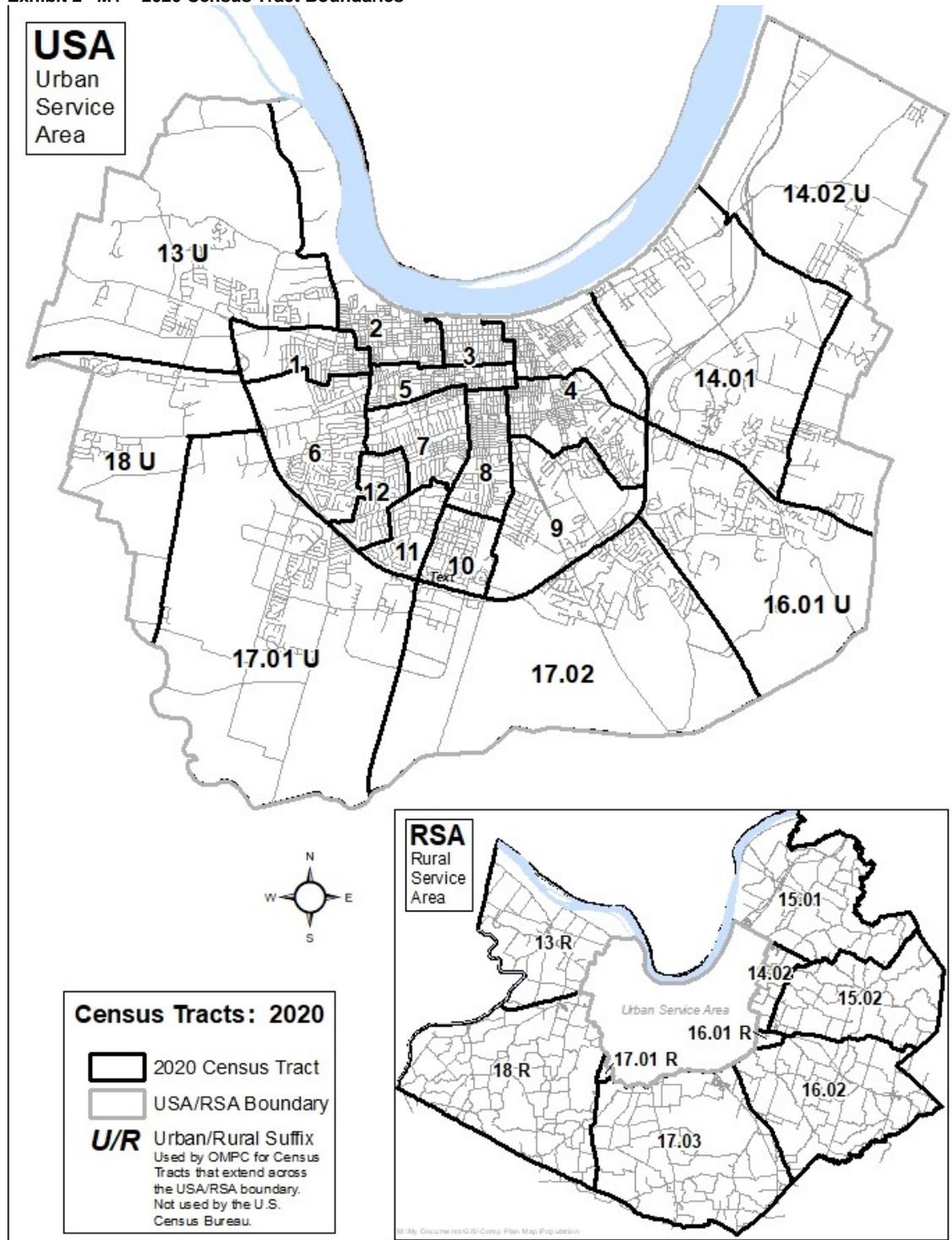
Exhibit 2-T9– Kentucky State Data Center Projections vs Existing Growth Rate Projections

Year		Population	KSDC Projection	.5% annual rate increase Projection	Difference
DAVIESS COUNTY					
2020	c	103,312			
2030	p		109,062	108,477	+585
2040	p		114,227	113,643	+584
2050	p		119,504	118,808	+696
c = Census p = Projection					

In the past the population projections from the Kentucky State Data Center have been significantly lower than Daviess County’s stable 0.5% annual growth rate. The most recent projections from KSDC (2016) are very similar to the 0.5% annual growth rate Daviess County has experienced for many years.

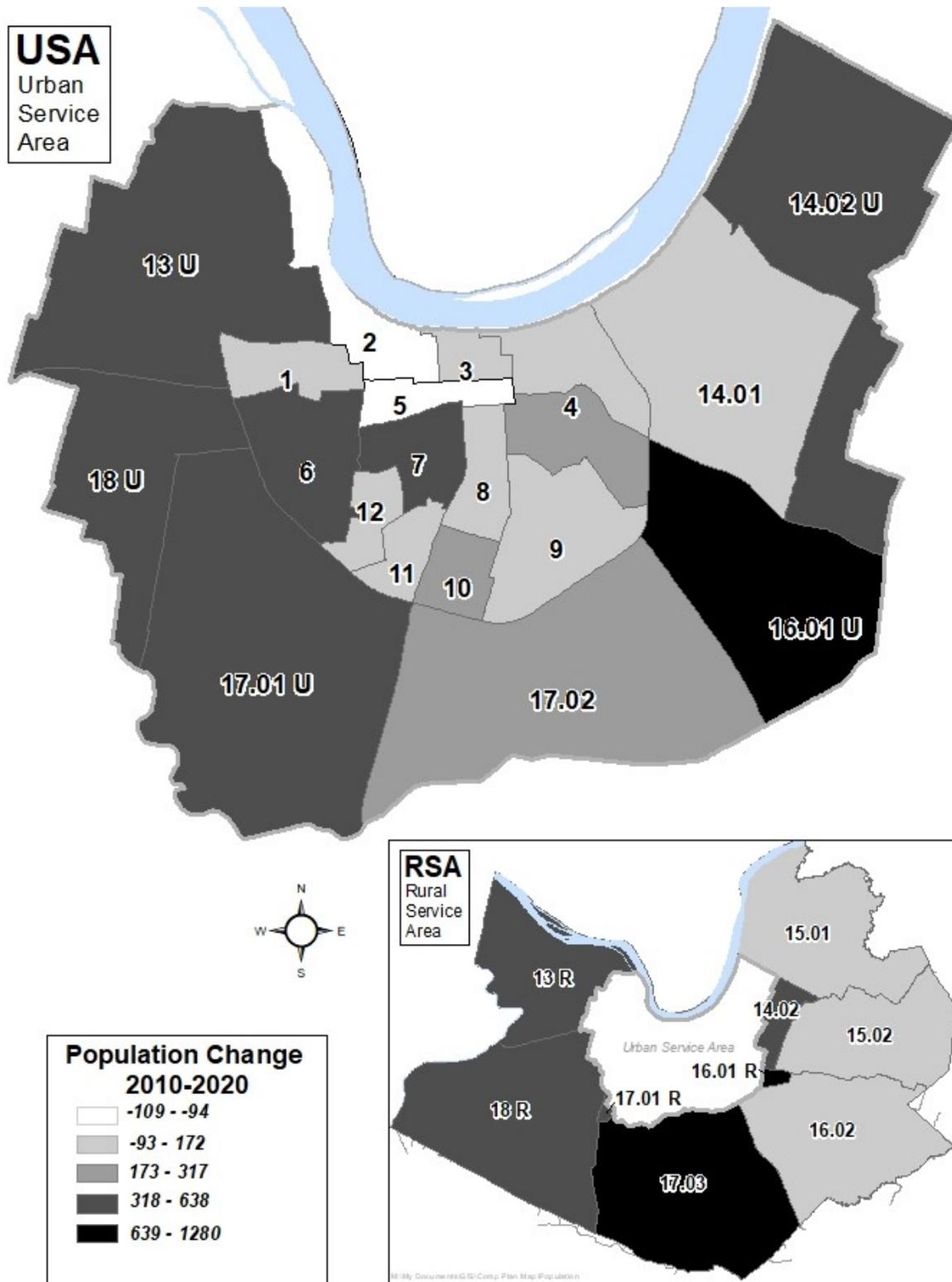
POPULATION

Exhibit 2 –M1 – 2020 Census Tract Boundaries



POPULATION

Exhibit 2-M2 Population Change by Census Tracts



Economy & Employment

Labor Force Characteristics

According to the **Kentucky Cabinet for Economic Development**, labor market counties are composed of counties which significantly exist within the sixty (60) minute driving range of the originating county’s seat.

Exhibit 3-M1 illustrates the labor market area for Daviess County.

A county will be included within the radius if the centroid point of a county (a point representing the center of the geographic area of a county) falls within the drive zone.

Exhibit 3-M1: Labor Market Area for Daviess County

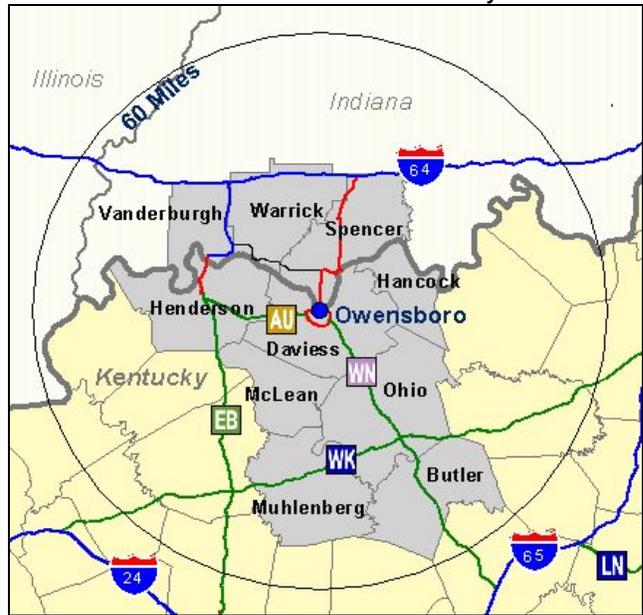


Exhibit 3-T1 – Civilian Labor Force

	Daviess County		Labor Market Area	
	2017	2020	2017	2020
Civilian Labor Force	46,646	48,383	237,384	242,344
Employed Persons	44,957	44,957	226,640	228,785
Unemployed Persons	1,689	1,689	10,744	7,721
Unemployment Rate	3.6	3.6	4.5	3.3

Exhibit 3-T1 shows the civilian labor force and unemployment rate as compared to the Labor Market Area based on 2017 and 2020 figures.

Source: U.S. Department of Labor, Bureau of Labor Statistics as reported at <http://thinkkentucky.com/EDIS/cmnty/Workforce.aspx?cw=044#CLF>

ECONOMY AND EMPLOYMENT

Since the adoption of the previous Comprehensive Plan in 2011, the economy has begun to recover from a profound recession, which is reflected in the decline of the unemployment rate over the past few years.

Exhibit 3- T2 – Unemployment Rates % - 2012 through 2020

Year	Daviess County	Labor Market Area	Kentucky	U.S.
2012	6.7	7.4	8.2	8.1
2013	6.8	7.1	8.3	7.4
2014	5.7	5.8	6.5	6.2
2015	4.7	4.7	5.4	5.3
2016	4.5	4.5	5.0	4.9
2023	3.9	3.6	3.8	3.5

Source: U.S. Department of Labor, Bureau of Labor Statistics as reported at <http://thinkkentucky.com/EDIS/cmnty/Workforce.aspx?cw=044#CLF>

Labor Force Participation Rates

The labor force participation rate is defined as the total civilian labor force divided by the total population 16 years and older (PR = CLF / Pop. 16 years and older).

Exhibit 3-T3: Labor Force Participation

Year	Civilian Labor Force	Total Population 16 years & over	Participation Rate
1970 ¹	31,213	52,963	58.9
1980 ²	39,665	63,383	62.6
1990 ³	42,196	66,029	64.9
2000 ⁴	45,627	70,811	64.4
2010 ⁵	49,135	74,454	65.9
2020	48,383	78,657	61.5

The participation rate increased steadily until 1990 then remained steady at about 61% through 2020.

¹ 1970 Census, Table 85 - Employment Status by Sex for Areas and Places, Vol. 1 Part 19 pg. 19-269.

² 1980 Census for population 16 years and older and Labor Area Summary for CLF, April 1980.

³ U.S. Census Bureau DP-3 Labor Force Status and Employment Characteristics 1990 for Daviess County, Kentucky State Data Center for population 16 years and older

⁴ U.S. Census Bureau DP-3 Labor Force Status and Employment Characteristics, 2000, Kentucky State Data Center for population 16 years and older

⁵ Kentucky State Data Center population projection 2010 for total population aged 16 and over., U.S. Department of Labor, Bureau of Labor Statistics data for civilian labor force 2010

ECONOMY AND EMPLOYMENT

Employment Distribution by Industry

Exhibit 3 - T4 - Total Full Time and Part-time employment by NAICS Industry, Daviess County										
Description	2014	2015	2016	2017	2018	2019	2020	2021	2022	
FARM EMPLOYMENT	1,023	1,062	1,001	1,033	1,024	1,001	1,001	1,002	1,017	
NON-FARM EMPLOYMENT	56,269	57,208	58,225	58,545	58,582	57,985	56,153	57,927	59,698	
TOTAL EMPLOYMENT	57,292	58,270	59,226	59,578	59,606	58,986	57,154	58,929	60,715	
Forestry, Fishing and Related	131 *	*	*	*	*	*	*	*	*	
% of TOTAL	0.2%	#VALUE!	#VALUE!							
Mining	760	861	763	549	381	364	346 *	*	*	
% of TOTAL	1.3%	1.5%	1.3%	0.9%	0.6%	0.6%	0.6%	#VALUE!	#VALUE!	#VALUE!
Utilities	189	189	184	178	172	168	162	161	159	
% of TOTAL	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%	0.3%
Construction	2,834	2,872	2,916	3,106	3,027	2,996	2,954	3,055	3,217	
% of TOTAL	4.9%	4.9%	4.9%	5.2%	5.1%	5.1%	5.2%	5.2%	5.3%	5.3%
Manufacturing	6,177	6,286	6,505	6,741	6,393	6,100	6,109	6,767	7,209	
% of TOTAL	10.8%	10.8%	11.0%	11.3%	10.7%	10.3%	10.7%	11.5%	11.9%	11.9%
Wholesale Trade	1,817	1,874	1,773	1,779	1,836	1,870	1,781	1,774	1,819	
% of TOTAL	3.2%	3.2%	3.0%	3.0%	3.1%	3.2%	3.1%	3.0%	3.0%	3.0%
Retail Trade	6,816	6,938	7,254	7,134	6,959	6,744	6,545	6,658	6,780	
% of TOTAL	11.9%	11.9%	12.2%	12.0%	11.7%	11.4%	11.5%	11.3%	11.2%	11.2%
Transportation and Warehousing	2,079	2,142	2,078	1,847	1,967	2,217	2,492	2,719	2,836	
% of TOTAL	3.6%	3.7%	3.5%	3.1%	3.3%	3.8%	4.4%	4.6%	4.7%	4.7%
Information	524 *		536 *		414	445	366	401	443	
% of TOTAL	0.9%	#VALUE!	0.9%	#VALUE!	0.7%	0.8%	0.6%	0.7%	0.7%	0.7%
Finance and Insurance	3,739	3,748	3,878	3,957	3,902	3,651	3,664	3,582	3,398	
% of TOTAL	6.5%	6.4%	6.5%	6.6%	6.5%	6.2%	6.4%	6.1%	5.6%	5.6%
Real Estate, Rental and Leasing	2,066	2,114	2,225	2,335	2,433	2,368	2,599	2,941	3,232	
% of TOTAL	3.6%	3.6%	3.8%	3.9%	4.1%	4.0%	4.5%	5.0%	5.3%	5.3%
Professional, Scientific and Tech Services	1,734	1,830	1,817	1,993	2,229	2,083	2,028	1,951	1,993	
% of TOTAL	3.0%	3.1%	3.1%	3.3%	3.7%	3.5%	3.5%	3.3%	3.3%	3.3%
Management of companies & Enterprises	160	131	138	148 *	*		152	111	99	
% of TOTAL	0.3%	0.2%	0.2%	0.2%	#VALUE!	#VALUE!	0.3%	0.2%	0.2%	0.2%
Admin and Waste Management Services	3,191	3,134	3,438	3,521	4,079	4,125	3,426	3,410	3,509	
% of TOTAL	5.6%	5.4%	5.8%	5.9%	6.8%	7.0%	6.0%	5.8%	5.8%	5.8%
Educational Services	1,082	1,102	1,082	1,088	1,019	1,031	989	1,025	1,089	
% of TOTAL	1.9%	1.9%	1.8%	1.8%	1.7%	1.7%	1.7%	1.7%	1.8%	1.8%
Health Care and Social Assistance	8,539	8,898	9,076	9,102	9,157	9,200	9,157	9,215	9,423	
% of TOTAL	14.9%	15.3%	15.3%	15.3%	15.4%	15.6%	16.0%	15.6%	15.5%	15.5%
Arts, Entertainment, and Recreation	787	766 *		774	841	786 *		725	754	
% of TOTAL	1.4%	1.3%	#VALUE!	1.3%	1.4%	1.3%	#VALUE!	1.2%	1.2%	1.2%
Accommodations and Food Services	4,529	4,494	4,710	4,851	4,715	4,807	4,206	4,474	4,607	
% of TOTAL	7.9%	7.7%	8.0%	8.1%	7.9%	8.1%	7.4%	7.6%	7.6%	7.6%
Other Services, except Public Admin	3,027	3,041	2,991	2,944	2,981	3,006	2,845	2,973	2,957	
% of TOTAL	5.3%	5.2%	5.1%	4.9%	5.0%	5.1%	5.0%	5.0%	4.9%	4.9%
Government and Government Enterprises	6,088	6,132	5,976	5,924	5,780	5,751	5,536	5,529	5,664	
% of TOTAL	10.6%	10.5%	10.1%	9.9%	9.7%	9.7%	9.7%	9.4%	9.3%	9.3%

Source: United States Bureau of Economic Analysis <http://www.bea.gov/ITable>, last updated November 16, 2023
 * indicates that the value is not shown to avoid confidential information, but the estimates for this item are included in the totals
 The estimates for employment for 2011-2006 are based on the 2002 North American Classification System (NAICS)
 The estimate for employment for 2007 forward are based on the NAICS

ECONOMY AND EMPLOYMENT

Exhibit 3-T4 illustrates the distribution of employment in Daviess County by NAICS industry. Industries with the highest number of employees in Daviess County are Health Care and Social Assistance at 15.5%, Manufacturing at 11.9%, Retail Trade at 11.2%, Government at 9.3%, , and Accommodations and Food Service at 7.6%. All services, which include health care and accommodations and food services, comprise approximately 50% of all employment, an increase over 2008 figures of about 7%. Health Care and Social Assistance jumped from 9.6% in 2011 to 14.9% in 2012 largely due to the new hospital opening in 2013.

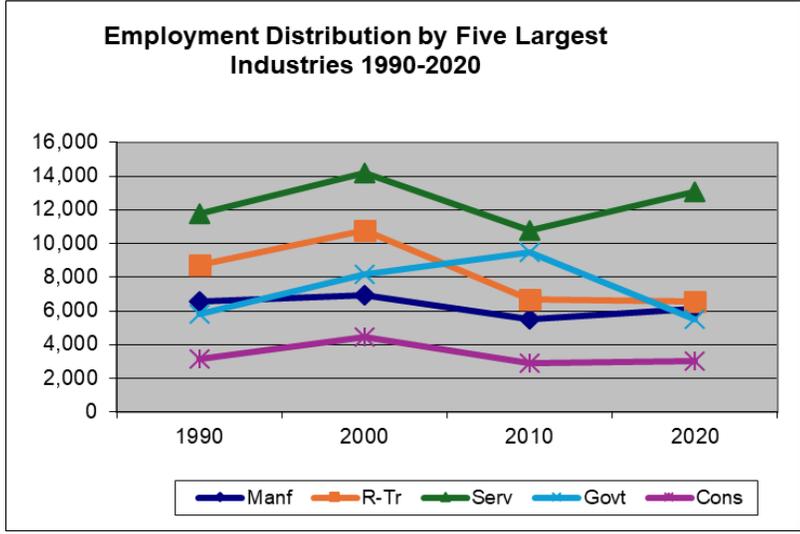
Until 1998, the Standard Industrial Classification (SIC) system was utilized for reporting purposes for industry employment and wages. This system classified an industry as a group of establishments primarily engaged in producing or handling the same product or group of products or in rendering the same services. Because the SIC was used by many other federal government statistical programs, it was possible for users to assemble a comprehensive statistical picture of any industry. The SIC system has changed a number of times since its development in the 1930's to reflect the economy's changing industrial composition. Despite these revisions, the system received criticism about its ability to handle rapid changes in the economy. The United States Bureau of Labor Statistics reports that developments in information services, new forms of health care provision, expansion of services and high tech manufacturing are examples of industrial changes that cannot be studied under the SIC system.

The North American Industry Classification System (NAICS) was developed using a production-oriented conceptual framework, grouping establishments into industries based on the activity in which they are primarily engaged. Industries that do similar things in similar ways are now grouped together. NAICS provides a tool that ensures that economic statistics reflect our changing economy. Every sector of the economy has been structured and defined. Because of this change in industry classification systems, statistical comparisons cannot accurately be made between current data sets and those data sets preceding 1998. However, general comparisons in employment trends through the decades can be made.

In the 1970s manufacturing comprised the largest share of the employment market. The manufacturing numbers steadily declined until 1990. The decade between 1990 and 2000 saw an increase in manufacturing employment of 5.7%. From 2001 to 2010, manufacturing employment again declined. Construction employment in Daviess County rose from 1970 steadily through 2000 and then began to decline through 2010. Services category has continued to rise from 1970s forward, with an enormous rise from 2001 to 2010. The exhibits below demonstrate the employment distribution trends by industry from 1970 through 2010 and from 2011 compared to the latest available data from the United States Bureau of Economic Analysis.

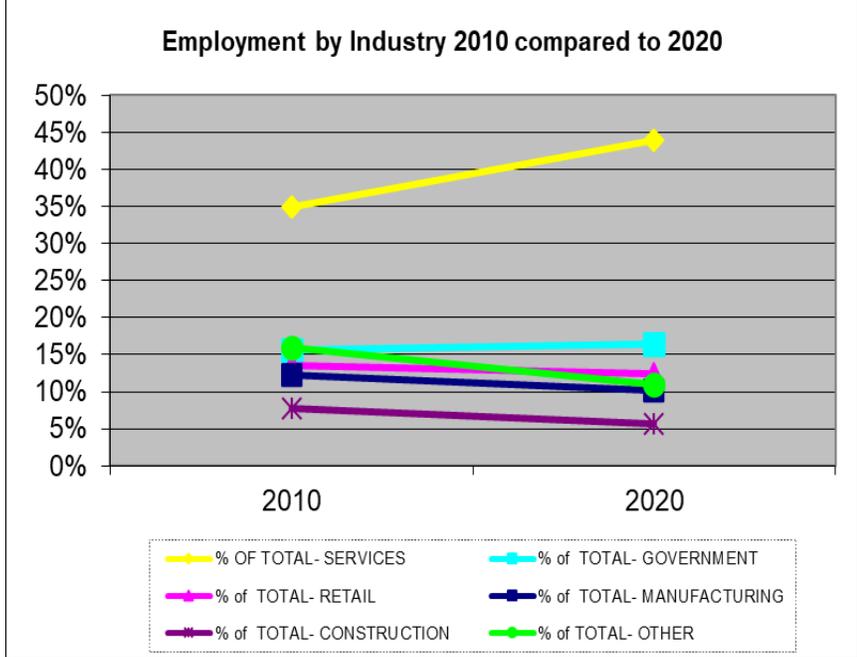
ECONOMY AND EMPLOYMENT

Exhibit 3-G1



This chart shows the trends in employment numbers from 1990 to 2020 in the five largest identified industries. Retail and Construction employment increased from 1990-2000 and then decreased from 2000-2010. Manufacturing employment has steadily declined since 1990. Government and Services employment has increased since 1970, with the Service industry facing huge growth between 2000 and 2010.

Exhibit 3-G2



This chart shows comparison between the 2010 and 2020 data in percentage of employment by industry in Daviess County. Services includes Information, Finance & Insurance, Real Estate, Professional, Scientific & Tech Services, Management, Admin & Waste Management, Educational, Health Care & Social, Arts, entertainment & Recreation, Accommodations and Food Services, and Other services. Other category includes Forestry, Fishing & related, Mining, Quarrying, & Oil & Gas Extraction, Utilities, Wholesale, Transportation and Warehousing.

Source: Data from Bureau of Economic Analysis, Regional Economic Information System

ECONOMY AND EMPLOYMENT

Exhibit 3 - T - Total Compensation of Employees by NAICS Industry, Daviess County (Thousands of Dollars)

Description	2014	2015	2016	2018	2018	2019	2020	2021	2022
TOTAL COMPENSATION (Thousands of Dollars)	3,809,985	3,971,608	3,941,257	4,057,275	4,135,699	4,345,266	4,792,290	5,135,546	5,076,400
TOTAL AVERAGE COMP PER JOB (Dollars)	38,475	39,630	39,067	39,993	40,562	42,280	46,351	49,792	49,179
Forestry, Fishing and Related	6,491 *								
% of TOTAL	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.0%	0.0%	0.0%
Mining	14,862	11,857	8,304	8,892	10,146	11,426	10,920 *		
% of TOTAL	0.5%	0.6%	0.5%	0.5%	0.6%	0.5%	0.5%	0.6%	0.5%
Utilities	19,465	19,467	20,295	19,790	19,268	19,996	20,447	20,392	19,761
% of TOTAL	1.4%		1.1%	1.2%	1.2%	1.2%	0.9%	0.9%	0.9%
Construction	106,163	110,652	111,049	136,220	121,655	145,247	157,451	163,424	175,495
% of TOTAL	10.4%	9.6%	8.6%	7.3%	7.0%	6.8%	5.3%	5.2%	4.7%
Manufacturing	287,919	291,958	318,049	328,646	329,518	352,304	357,282	354,443	326,545
% of TOTAL	24.5%	24.3%	25.6%	25.9%	25.0%	25.5%	19.3%	18.3%	16.6%
Wholesale Trade	109,953	115,476	115,740	121,298	128,641	136,148	132,719	143,215	151,121
% of TOTAL	8.1%	7.3%	7.2%	7.3%	7.3%	7.0%	5.9%	5.7%	5.3%
Retail Trade	186,930	194,905	202,820	200,751	200,771	200,252	213,394	234,713	240,220
% of TOTAL	11.1%	10.8%	10.6%	10.7%	10.8%	10.8%	8.4%	8.0%	8.0%
Transportation and Warehousing	132,640	146,057	144,865	136,379	148,448	158,281	164,727	174,316	179,658
% of TOTAL	7.1%		6.5%	6.4%	6.7%	6.8%	5.4%	5.8%	5.9%
Information	25,761 *		30,752 *		19,183	21,120	19,138	22,196	21,530
% of TOTAL	1.8%		1.8%		1.6%	1.6%	1.3%	1.2%	1.1%
Finance and Insurance	168,974	183,668	194,142	201,835	208,221	209,410	227,084	236,484	218,121
% of TOTAL	4.9%	5.6%	5.7%	5.6%	5.6%	5.8%	4.7%	4.7%	5.5%
Real Estate, Rental and Leasing	37,788	37,726	43,201	43,275	45,482	47,443	46,050	60,116	61,367
% of TOTAL	1.0%	1.1%	1.2%	1.1%	1.0%	1.0%	0.8%	0.8%	0.9%
Professional, Scientific and Tech Services	78,108	84,136	86,578	99,189	107,913	105,519	106,951	105,892	111,922
% of TOTAL			3.0%	2.7%	2.6%	2.5%	2.0%	2.2%	2.3%
Management of Co & Enterprises	11,988	9,305	8,877	7,783 *			8,175	9,061	9,648
% of TOTAL			0.3%	0.6%	0.7%	0.5%	0.4%	0.8%	0.8%
Health and Waste Management Services	75,499	79,400	81,346	90,217	109,330	112,330	110,983	120,500	131,747
% of TOTAL	2.7%	2.9%	2.9%	2.8%	2.8%	2.9%	2.4%	2.5%	2.8%
Educational Services	30,609	30,545	32,390	31,500	30,717	32,138	33,091	37,358	37,691
% of TOTAL	1.7%	1.7%	1.7%	1.8%	1.6%	1.6%	1.2%	1.3%	1.4%
Health Care and Social Assistance	454,663	502,497	519,139	524,113	545,853	576,222	617,386	631,372	650,857
% of TOTAL	12.3%	12.7%	13.5%	13.5%	14.0%	14.5%	11.3%	10.4%	10.5%
Arts, Entertainment, and Recreation	8,635	8,534 *		8,610	9,261	9,665 *		10,532	12,990
% of TOTAL	0.5%	0.7%	0.6%	0.6%	0.7%	0.9%	0.7%	0.7%	0.8%
Accommodations and Food Services	92,610	95,391	97,400	96,849	97,578	108,202	97,150	118,604	119,431
% of TOTAL	3.7%	4.1%	4.5%	4.6%	4.8%	4.7%	3.6%	3.5%	3.5%
Other Services, except Public Admin	115,424	109,961	110,618	106,107	108,553	111,358	102,773	111,482	114,777
% of TOTAL	3.8%	4.0%	3.9%	5.1%	5.3%	4.9%	3.8%	4.2%	3.8%
TOTAL SERVICES	258,190	279,243	300,392	324,900	348,461	365,647	383,627	389,152	389,923
% of TOTAL	22.0%	23.3%	24.2%	25.6%	26.5%	26.5%	20.7%	20.0%	19.9%
Government and Government Enterprises	320,491	325,868	314,805	310,569	322,667	332,194	334,615	334,050	349,486
% of TOTAL	24.9%	25.7%	25.9%	27.3%	27.9%	27.1%	21.9%	22.6%	24.6%

Source: United States Bureau of Economic Analysis <http://www.bea.gov/table>, last updated November 16, 2023
 * indicates that the value is not shown to avoid confidential information, but the estimates for this item are included in the totals
 The estimates of compensation for 2001-2006 are based on the 2002 North American Classification System (NAICS)

Industries with the highest employment compensation include manufacturing, government and government employees, and total services. The high employee compensation in services category is heavily weighted by the health care and social assistance category which is more than double the next highest service category compensation of finance and insurance. The average compensation per job in Daviess County in 2022 was \$49,179

ECONOMY AND EMPLOYMENT

Average Wages

According to the community statistical summary on the Kentucky Cabinet for Economic Development website, the average weekly wage in 2015 for Daviess County was \$757 as compared to \$799 in the Labor Market area and \$1,018 in the United States.

Personal Income

According to the **United States Department of Commerce, Bureau of Economic Analysis**, Daviess County had a per capita personal income (PCPI) of \$49,179 in 2022. According to the United States Census Bureau online Fact Finder, the median household income for Daviess County in 2022 was \$54,881, while according to community statistical summary on the Kentucky Cabinet for Economic Development website, the median home price in 2022 was \$143,500. The table below illustrates the change from 2011 income.

Exhibit 3-T6 Change in Personal Income

	2016	2022	% Change
Daviess County	\$39,641	\$49,179	24.1%
Kentucky	\$38,926	\$51,921	33.4%
United States	\$49,246	\$65,470	32.9%

Economic Reports

Regional Vision 2001

In January 1997 the Owensboro-Daviess County Chamber of Commerce published a report entitled ***Regional Vision 2001***. The report defines the region as Daviess, Hancock, Henderson, McLean, Ohio, and Muhlenberg counties in Kentucky and Spencer County, Indiana. The report's vision statement says that by the year 2001 the region will **think like a region, work together as a region, undertake regional projects and tasks and increase the region's growth rates.**

State of the Workforce Report for the Green River Area Development District 2005

The Green River Area Development District's Workforce Investment Board commissioned the ***State of the Workforce Report*** to gain a comprehensive understanding of the workforce opportunities and challenges that face our region for many years.

The study addresses challenges in the local landscape including implications of education and literacy, need for high-skilled workers with post-secondary education and training, aging of the workforce, development of skill ladders and lattices, increased reliance on technology, youth flight, globalization of the workforce and diversity of the workforce.

This is further intensified by the education levels of the region being below the national average. Daviess County fares better in this category than most other counties in the region, but is still below the national average for both associate and bachelor degree holders.

ECONOMY AND EMPLOYMENT

The Greater Owensboro Economic Development Corporation conducted a *Wage and Benefit Survey* in 2016. A committee of local HR professionals reviewed past data and identified current needs and trends for 2016. The survey was offered to 352 employers and eighteen companies responded to the survey. Results can be viewed on GEOEDC website at <http://edc.owensboro.com>.

Economic & Employment Projections

The primary purpose of these projections is to assure that adequate acreage is provided in the land use plan to accommodate the future needs of existing and new businesses, industries, and workers.

The labor force participation rate gradually increased to about 65% in 1990. Since 1990 the participation rate has held relatively stable at approximately 65%. Historically, persons in the 16-24 and 65+ age cohorts have participated in the labor force to a lesser degree than 25-64 year olds. Also, some females choose not to work for child rearing or other reasons. Therefore, 65% appears to be a reasonable cap on the labor force participation rate for the purposes of our economic forecasting. Although the recent past has held slightly lower unemployment rates than are usual, for projection purposes we will apply a 5% unemployment rate to the CLF and assume that non-agricultural employment will capture the same 98% of total employment as it did in 2016 and that the population over 16 years old will be about 80% of the total population.

Exhibit 3-T8: Total Employment Projections

PROJECTIONS			
	2020	2030	2040
Pop. 16+	81,626	85,341	88,103
Partic. Rate (%)	65.0	65.0	65.0
Civ. Labor Force	53,057	55,472	57,267
Unemployed	2,653	2,774	2,863
Unempl. Rate	5.0	5.0	5.0
Total Employ.	50,404	52,698	54,404
Non-Agri Employ.	49,396	51,644	53,316

Based on Population Projections from KY State Data Center 2016, assumed 5% unemployment rate based on historic unemployment rate, 98% non-agricultural employment based on 2016 percentage of non-agricultural employment, 80% of population over 16 years old

Forecasting Methods

Actual numbers of employment by industry classifications in Daviess County, Kentucky exceed the civilian labor force as reported for 2016. This is attributable to factors such as commuting patterns of workers coming into Daviess County to seek work, and the inclusion of non-civilian labor in the reporting per industry classification. Because of the difference in the reported civilian labor force of the county and the actual numbers of employees reported per industry classification, the civilian labor force projections for total employment are low. For projection purposes, the growth rate of total employees over the last eight years will be used to determine total employment numbers as a base for projections and that will determine the control for non-agricultural employment. The growth rate in total employment calculates to 0.175% per year. This rate was applied to the total reported employment in 2016 and projected until 2040 as the projected base total employment on which projections per industry were made. Projections per industry were then made based on the percent of the total employment for each industry classification held in 2016 applied to the total projected wage and salary employment for future years. This method assumes that percentages by industry will remain stable going forward. In reality, percentages held by each industry are subject to change.

ECONOMY AND EMPLOYMENT

Employment Projections

Exhibit 3-T9 – Employment Projections by Industry

Daviess County Employment Projections

	PROJECTIONS											
	2008		2016		# Change 2008-2016	% of Total Change	2020		2030		2040	
	#	%	#	%			#	%	#	%	#	%
Non-Agri Employ	52223	100.0	54500	100.0	2277	4.4	57767	100.0	60738	100.0	63708	100.0
Services	20907	40.0	24392	44.8	3485	16.7	25854	44.8	27184	44.8	28513	44.8
Retail Trade	7244	13.9	6898	12.7	-346	-4.8	7312	12.7	7688	12.7	8063	12.7
Manufacturing	6586	12.6	5651	10.4	-935	-14.2	5990	10.4	6298	10.4	6606	10.4
Government	8367	16.0	9157	16.8	790	9.4	9706	16.8	10205	16.8	10704	16.8
Transportation, Utilities	2207	4.2	2307	4.2	100	4.5	2445	4.2	2571	4.2	2697	4.2
Construction	4189	8.0	3143	5.8	-1046	-25.0	3331	5.8	3503	5.8	3674	5.8
Wholesale Trade	2175	4.2	1876	3.4	-299	-13.7	1988	3.4	2091	3.4	2193	3.4
Mining	449	0.9	951	1.7	502	111.8	1008	1.7	1060	1.7	1112	1.7
Fishing/Forestry	99	0.2	125	0.2	26	26.3	132	0.2	139	0.2	146	0.2

Land Use

Land Use Trends

Because zoning regulations are the primary tool used to implement a land-use plan, it is useful to establish a close relationship between the way land is used and the way it is zoned. Therefore, we have established categories of land use that are closely associated with the major zoning classifications used in Daviess County since 1980.

Existing Land Use Summary

Daviess County is 476 square miles in area, with almost 15 square miles covered by the Ohio and Green rivers and other major water bodies. Since the completion of the zoning layer on the Geographic Information System, we can identify the amount of each type of zoning classification presently applied to all properties within Daviess County. These categories contain public streets, rails and parks. The distribution of land use by zoning classification in October 2018 is reviewed. Eighty-five percent (85%) of the total land in Daviess County is zoned agricultural, with over ninety one percent (91%) of the rural service area comprised of agriculturally zoned land and forty-five percent (45%) of the urban service area being zoned agricultural. This is the predominant zone in both the rural and urban service areas. Agricultural property in the urban service area is available for future growth and land uses, while it is anticipated that the rural service area will remain mostly agricultural with urban patterns occurring only within the identified rural communities or within the City of Whitesville. Residential zoning accounts for just over five and one half percent (5.5%) of the entire county acreage, but comprises twenty eight percent (28%) of the total urban service areas. Behind agricultural, residential zone is the most prominent zone in the urban service area, followed by industrial at over twelve percent (12%) and then business zones at eight percent (8%). The rural service area is comprised of just above two percent (2%) of residential zoning, one percent (1%) of industrial zoning and only one tenth percent (.1%) of business zoning, but five percent (5%) of the total rural service acres are zoned EX-1 for coal mining, the most predominant zoning classification after agricultural zoning in the rural service area. Following are the zoning designations for the entire county, which also designates urban and rural service area zonings by acres and calculates those percentages relative to each designated area. The patterns are consistent with the goals of the Comprehensive Plan to develop urban uses where services exist and to protect the agricultural nature of the rural service areas, by allowing urban patterns to occur within designated rural communities. It should be noted however, that while residential zoning is low in the rural service areas, single family residential uses are permitted on agriculturally zoned property and have occurred on minimum one acre lots along existing county roads without residential zoning required.

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Exhibit 4-T1: Acres by Zoning Classification in Daviess County, KY

Acres by Zoning Classification in Daviess County						
Zoning Classification	Total	USA	RSA	% of total	% of USA	% of RSA
A-R Rural Agriculture	230,255	10,254	220,001	77.4%	23.9%	86.5%
A-U Urban Agriculture	23,711	10,862	12,849	7.9%	25.3%	5.1%
AG ZONING TOTAL	253,966	21,116	232,850	85.4%	49.2%	91.6%
MHP Manufactured Home Park	270	48	222	0.1%	0.1%	0.1%
R-1A Single Family Residential	8,986	4,218	4,768	3.0%	9.8%	1.9%
R-1B Single Family Residential	1,696	1,558	138	0.5%	3.6%	0.1%
R-1C Single Family Residential	3,377	2,937	440	1.1%	6.8%	0.2%
R-1T Single Family Townhouse	26	26	0	0.0%	0.1%	0.0%
R-2MF Two Family Residential	127	127	0	0.0%	0.3%	0.0%
R-3MF Multi Family Residential	971	964	7	0.3%	2.2%	0.0%
R-4DT Inner City Residential	1,283	1,283	0	0.4%	3.0%	0.0%
RES ZONING TOTAL	16,736	11,161	5,575	5.6%	30%	2.2%
P-1 Professional Service TOTAL	1,917	1,909	8	0.6%	4.4%	0.0%
B-1 Neighborhood Business	42	42	0	0.0%	0.1%	0.0%
B-2 Central Business	188	188	0	0.1%	0.4%	0.0%
B-3 Highway Business	160	160	0	0.1%	0.4%	0.0%
B-4 General Business	3,028	2,705	323	1.0%	6.3%	0.1%
B-5 Business/Industrial	94	94	0	0.0%	0.2%	0.0%
BUS ZONING TOTAL	3,512	3,189	323	1.2%	7.4%	0.1%
I-1 Light Industrial	3,293	2,744	549	1.1%	6.4%	0.2%
I-2 Heavy Industrial	4,820	2,495	2,325	1.6%	5.8%	0.9%
IND ZONING TOTAL	8,113	5,239	2,847	2.7%	12.2%	1.1%
EX-1 Coal Mining TOTAL	12,953	314	12,639	4.4%	0.7%	5.0%
TOTAL ZONED ACRES	297,197	42,928	254,269	100%	100%	100%

Acres Calculated from Official Zoning Map in Geographic Information System, May 2023, zoned acres include public rights-of-way and water bodies

From records of zoning changes since August 2011, when data was reported for the last update of the Comprehensive Plan, to October 2018 when we reviewed the zoning information, we can see continued trends of rising residential zoning, with an additional 307 net acres of land zoned residentially during this period. This increase is less than we experienced from 2005 to 2011, which saw an increase of 318 acres zoned for residential use. Comparisons in acres zoned between the two time periods are shown in the table below.

Exhibit 4 -T2 – Change in Acres Zoned 2011-2018

	URBAN SERVICE AREA		RURAL SERVICE AREA		DAVIESS COUNTY	
	2011-2018 USA Net	2018-2023 USA Net	2011-2018 RSA Net	2018-2023 RSA Net	2011-2018 Total Net	2018-2023 Total Net
To AR, AU	-4,225.95	3,292	4,309.09	-	83.14	1,733
To Bus	321.83	17	16.64	3	338.47	116
To EX	0	-3	-756.74	-	-756.38	21
To Ind	-37.69	242	34.44	-135	-3.25	223
To Res	392.43	639	-85.06	-68	307.40	116
To Prof	-69.69	25	5.74	0	-63.92	25

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Coal mining (EX-1) zoning has continued to decline as previously zoned properties have reverted to their original agricultural zones after mining has ceased. Industrial zoning continues to decline in the Urban Service Area, as properties have zoned from industrial to other classifications. Part of this decline can be attributed to the new B-5 Business/Industrial zoning which is reported in the Business category, with nearly 8 acres of previously industrially zoned properties having rezoned to take advantage of this more flexible zone that allows both general business and light industrial uses when appropriate. Properties zoning to industrial zones in the Rural Service Area have declined by about 50% since 2005. The Urban Service area continues to see an increase in business zoning and professional office zoning. The Rural Service Area also saw an increase in business zoning, mainly within rural communities, but professional service zoning was minimal.

Urban Service Area (USA). The Urban Service Area surrounding Owensboro is 71.4 square miles in area, 4.2 of which is covered by the Ohio River and a few other large water bodies. The distribution of land by zoning classification within the Urban Service Area is shown in Exhibit 4T-1.

Rural Service Area (RSA). The Rural Service Area is 405 square miles in area, 10.6 of which is covered by large water bodies. The distribution of land by zoning classification within the Rural Service Area is shown in Exhibit 4T-1.

Residential Use Trends

**Exhibit 4-T3: Residential Subdivision 1990 to 2023
RESIDENTIAL LOTS CREATED & ACRES SUBDIVIDED 1/1/1990 TO
11/26/2023**

UNDER 10 ACRES IN SIZE

Plan Area	Lots	Acres Divided	Acres/Lot
URBAN SERVICE AREA (USA)	9803	5995	0.61
Urban Core (UC)	.105	0	0
Urban Belt (UB)	2186	840	0.38
Urban Growth (UG)	5121	2845	0.56
Urban Future (UF)	1425	1033	0.72
Rural Pref USA(RPu)	322	169	0.52
RURAL SERVICE AREA (RSA)	5128	11771	2.30
Rural Pref RSA(RPr)	1878	3112	1.66
Rural Maint (RM)	3249	8658	2.66
TOTAL (USA and RSA)	14,932	17,021	1.14
AGRICULTURAL DIVISIONS 1/1/2003 TO 11/26/2023			
<i>Over 10 acres in Size</i>	695	23,648	34.03

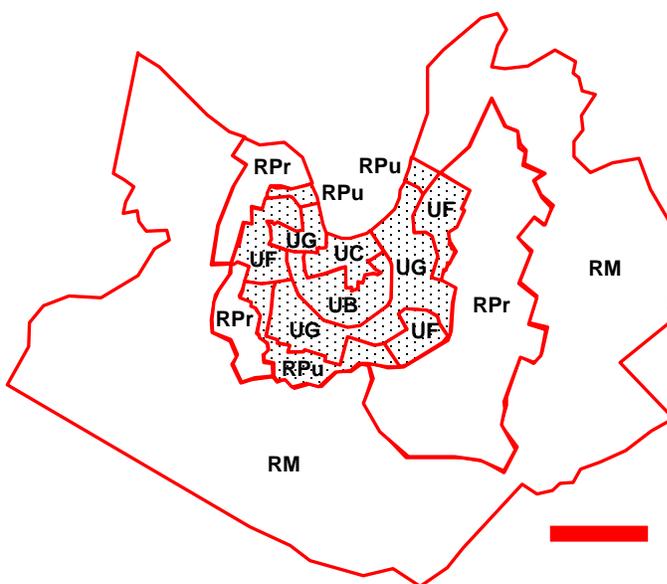
As anticipated based on history, lot size in the Rural Service Area continues to be greater than that in Urban Service Areas. Average lot size for Daviess County is 1.14acres per lot. Total acres divided from 1980 to November 2023 exceed 17,000 acres. Total residential use lots created is nearly 15,000 lots.

Agricultural divisions tracked from 2003 recorded 695 divisions of over 10 acres in size spread over 23,648 acres of land. Many of these divisions accommodate rural residential homes.

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Exhibit 4-T4: Change in Residential Lots Created by Location

CHANGE IN RESIDENTIAL LOTS CREATED 8/15/2005 to 11/26/2018								
UNDER 10 ACRES IN SIZE								
Plan Area	2018	2023	% change	2018	2023	% change	2018	2023
				Acres Div				Acres/Lot
URBAN SERVICE AREA (USA)	8549	9803	14.7%	4960	5995	20.8%	0.58	0.61
Urban Core (UC)	-92	-105	-14.15	0		0.00%	0	0
Urban Belt (UB)	1907	2186	14.6%	695	840	20.8%	0.36	0.38
Urban Growth (UG)	4466	5121	14.7%	2354	2845	20.8%	0.53	0.56
Urban Future (UF)	1243	1425	14.6%	855	1033	20.8%	0.69	0.72
Rural Pref USA (RPu)	281	322	14.6%	140	169	20.7%	0.5	0.52
RURAL SERVICE AREA (RSA)	4472	5128	14.7%	11121	11771	5.8%	2.49	2.3
Rural Pref RSA (RPr)	1638	1878	14.7%	2941	3112	5.8%	1.8	1.66
Rural Maint (RM)	2834	3249	14.6%	8180	8658	5.8%	2.89	2.66
TOTAL (USA and RSA)	13021	14932	14.7%	16081	17021	5.8%	1.24	1.14



Urban vs. Rural Residential Subdivision Trends.

While subdivision of residential lots in rural areas consumes more farmland per lot than in urban areas, the increases from the last six years indicate that lot creation is occurring more rapidly within the Urban Service Area, where urban services are available or easily extended.

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In January 2000, subdivision regulations regarding road frontage requirements and 3 to 1 minimum depth to width ratios began to be enforced, eliminating those flag lot divisions that allowed lots to stack behind one another creating numerous access points along the road. This previous type of subdivision could easily chop up an entire farm into numerous building lots, without any new streets created.

It was hoped that the enforcement of the regulations would result in a decrease in the number of lots and acres being divided for residential use along existing county roads, thereby decreasing the demand for extended services and decreasing points of conflict as accesses were constructed along existing county roads.

Rural farms have continued to be divided as so-called “agricultural divisions,” under a long-standing policy of the commission. This policy allows the division of a farm into tracts a minimum of 10 acres in size, so long as each tract has frontage of at least 50 feet along an existing public road. These plats are deemed to be for “agricultural use” as defined by KRS 100 and, therefore, are not required to comply with subdivision regulations. In January of 2003, the OMPC began tracking the number of agricultural divisions created in Daviess County. The OMPC reviews these divisions as a policy to determine that the division is agriculturally exempt and for recording purposes. While the tracts created meet the criteria for exemption from the subdivision regulations, many of these tracts are divided as residential tracts and are ultimately developed with residential homes. Prior to 2003, the OMPC only tracked divisions that were considered development lots, less than ten (10) acres in size. From January 2003 through March 2023 twenty three thousand six hundred forty eight (23,648) acres were divided into 695 agricultural tracts.

Non Residential Use Trends

Non-residential zoning has increased by 419 acres from January 2019 to March 2023 as compared to 271 acres zoned for non-residential uses in the previous 5 year period. The majority of the total acres zoned for non-residential use occurred within the urban service area.

Exhibit 4-T5 – Non-Residential Acres Zoned , 2011-2018, USA, RSA, Total

	URBAN SERVICE AREA		RURAL SERVICE AREA		DAVIESS COUNTY	
	2011-2018 USA Net	2081-2023 USA Net	2011-2018 RSA Net	2018-2023 RSA Net	2011-2018 Total Net	2018-2023 Total Net
To Bus	321.83	115.94	16.64	11.49	338.47	127.43
To Ind	-37.69	225.58	34.44	8.09	-3.25	233.67
To Prof	.69.69	58.38	5.74	0	-63.92	58.38
TOTAL	353.83	399.9	56.82	19.58	271.30	419.38

Of the acreage zoned to non-residential uses in the past seven years, industrial zoning saw a net gain of approximately 233 acres. The Urban Service Area gained approximately 225 acres of industrially zoned property, while the Rural Service Area gained approximately 8 acres of industrially zoned property. The professional service zoning gained approximately 58, with all of those acres located within the Urban Service Area. Business zoning continued to gain acreage with the majority of the business zoning occurring within the Urban Service Area, 91% of the total acres zoned to business classifications.

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Land Use Projections

The policies and plans we fashion to guide future land development are based not only on past trends in land use, but perhaps more importantly, on the amount of land that will be urbanized over the next twenty years.

This section deals with the total amounts of land in Owensboro-Daviess County that will be converted to urban uses over the next 30 plus years. Projections are made for the various land use components based on population projections and past land use trends to achieve a projection for each category of land use.

The Kentucky State Data Center projects approximately a 15.7% population increase over the next 30 years, showing a population gain up to 119,504 in 2050. The projection assumes a declining rate of population growth over what Daviess County has experienced in the last two decades, about 0.5% per year. Based on the history of the past two decades, there should be adequate land and resources to accommodate urban land uses well. If trends continue with population growing and development occurring within the Urban Service Area, land use for all classifications of development can be accommodated in a sustainable way within areas that are served by infrastructure and urban services or where those services can be easily extended.

The most significant increase in land use in the past six years was for residential and business uses but increases accounted for only slight overall increases in developed land. Average projections for the amount of acreage needed for each land classification are based on the development patterns of growth and continued stable, low population growth. Projections were calculated based on the rate of zoned acreages for the past twelve years. The per year average zoned acreage was multiplied by the number of years projected to calculate anticipated needs until 2050. For categories with negative growth, the projection was based on a base of ten acres with an increase of ½% per year, the rate of the current population growth. If population growth rates slow as predicted in projections by the Kentucky State Data Center, projected future acreage may actually be high. It should be noted that there is a wide range of possibility for future land use projections in Daviess County. In general, projections cannot possibly anticipate the factors comprising the complex matrix of urban development. A single significant event, such as a large industry locating in Daviess County could result in increased industrial, business and residential needs in the future. The projections below are reasonable future acres needed based on the history of zoning changes and development patterns over the last twelve years, and based on the low but consistent population growth supporting actual zoned acreages over the last 20 years.

**Exhibit 4-T6 –Land Use Projections for Daviess County in Acres –
Additional Acreage needed to accommodate future needs**

	2020	2030	2040	2050
BUSINESS	183	386	589	792
PROF/SERVICE	182	384	586	788
INDUSTRIAL	15	21	43	65
RESIDENTIAL	239	504	769	1,034

Residential use is projected to have the highest demand followed by Business and Professional Uses based on historical rates of growth projected forward.

The projections in the previous Comprehensive Plan forecast low and high ranges for the various land uses. In the previous Comprehensive Plan, projections for 2010 for residential use called for an increase of needed acreage of between 592 to 2,210 acres. Actual zoned acreage from the last Comprehensive Plan to August 2011 was 318 acres which was less additional acreage than the low projection forecast for

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additional acreage needed in 2010. The low projection for additional acres needed for industrial use in 2010 was 90 acres, while the zoned acres of industrial property actually decreased by approximately 137 acres from August 2005 to August 2011. This demonstrates that even future projections less than 10 years out are difficult when it comes to land use as a variety of factors in addition to population growth and economy govern land use development. For this reason, a historical development method was used to obtain future land use projections resulting in a number that will be further evaluated in the next five year cycle review.

Daviess County has adequate resources to provide for future sustained growth for all development classifications for many years to come.

Land Development Policies

Land development is constrained by the need to protect the environment, to provide necessary services, and to create compatible relationships between diverse land uses.

Environment

Solar Access. Presently, development that takes advantage of orientation to allow for passive solar energy is not considered of major importance because adequate sites are available to those who wish to use this alternative energy. If community interest increases, techniques could be used to support solar access such as east/west subdivision streets.

Coal Reserves. Urban development in close proximity to accessible coal reserves reduces the ability to retrieve the coal. Residential development and coal mining are generally considered mutually intrusive. This has been a controversial issue in the community since the 1980's.

Soils. Development outside of flood plains is considered acceptable for all six major soil associations in Daviess County with respect to depths to bedrock and fragipan, soil drainage, shrink-swell, erodibility and slope (with appropriate design) However, all soil types generally present problems for septic tanks due to poor soil permeability and shallow depths to seasonal high water tables. Any development without sewers must be limited to densities that accommodate effective use of onsite sanitary sewage systems.

Steep Slopes. Urban development on steep slopes (16% or greater) causes soil erosion, increased flooding and higher development costs. There are relatively few areas of steep slopes in Daviess County and those are generally located in rural area. Alternatives to negative impacts include maintaining such areas in their natural state or construction of housing at very low or very high densities, which can absorb higher development costs.

Flood Plains. Because of the amount of flood plain areas in Daviess County, the issue of building in flood plains has been regulated since 1980, under the National Flood Insurance Program. Through this regulation, floodways remain unobstructed and building within flood plains is regulated to reduce the increase of flood elevations. Acceptable land uses in floodways include agricultural, recreation areas, lawns, parking areas and similar open-space uses.

Prime Agricultural Land. Urban development of prime farm land forces farmers to move to inferior land or drop out of farming. Effects of urban development and sprawl can harm agricultural land with chemicals from storm runoff, and the rise in the cost of land prices. Daviess County has an extraordinary supply of prime agricultural land that is important to the efficient production of food and fiber.

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Historic and Archeological Sites . Historic preservation has gained greater support in our community in recent years with the value to economic development realized with the preservation of unique, irreplaceable architecture. Maintaining our community's unique character, of which historic buildings are a part, helps to draw tourists. Local development policies can provide special recognition and incentives to encourage retention and rehabilitation of links to our past. The City of Owensboro has adopted design standards within the Downtown Overlay District.

Water Quality. A significant issue is that urban development produces contaminants affecting water quality. Concentration of urban development allows for more efficient control of pollution sources. New federal and state regulations are more closely regulating water quality by imposing tighter restrictions on storm water run off as well as other pollution sources. The Kentucky Division of Water administers these regulations. New regulations can markedly affect the cost of development in the community.

Air Quality. The Kentucky Division of Air Quality administers regulations that constrain the levels of air pollution from a variety of sources. With growing national concern about ambient air quality, pollution controls are likely to be further tightened, especially on coal fired power generation. This could increase power costs and may constrain expansion of energy dependent industries. Tighter air controls in the future could impact our local economy.

Noise Control. Heavy industry, airport expansion, high traffic thoroughfares and outdoor arenas present the greatest potential for permanent sources of objectionable noise. Kentucky Environmental Cabinet serves as an advisory group to local governments in preparation of noise control ordinances. This is a relatively minor concern in our community and are typically mitigated with buffers from residential areas.

Capacity and Availability of Urban Services

An urban environment generates a need for a variety of services from streets to sanitary services. Most are designed to either protect the public welfare and health or to provide relief to the natural environment. The amount of urban development we can accommodate is directly related to the capacity of our urban services. Also, the location of urban development is guided by our ability to deliver necessary services to different areas of the county.

Highways, Streets and Roads. These facilities generally accommodate current demand with some exceptions. Particular urban thoroughfares are congested because of too many access points or too few lanes. Safety problems have arisen on rural roads where home construction has increased creating numerous access points and additional traffic volume.

Generally, new streets will be able to provide for future needs because they will be built into any new developments. Highways and major streets in the Urban Service Area will be improved through ongoing transportation planning, implementation of priority projects and development impact roadway requirements. Rural roads may experience more congestion and safety problems to the extent that urban sprawl occurs.

The capacity and availability of roadways constrain appropriate locations for future urban development and the quality of the urban environment. Land use policies and plans must be devised that use our highways, streets and roads efficiently.

Public Transit. The Owensboro Transit System is meeting current needs for transit services. Future service is considered dependent on continued federal and local funding. Public transit provides mobility for persons without private means of transportation.

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Airport. The airport presently satisfies local demand for air travel, and could be improved to meet projected needs. Inappropriate development, particularly residential, should not occur near the airport.

Waterways and Riverport. The Ohio and Green Rivers, the Owensboro Riverport and other river terminals satisfy current demand for shipping commodities by barge. The facilities could be improved for greater capacity. Sites are available for industries needing river access.

Railways. Declines in rail service have forced many local industries to switch to other means of shipping.

Bikeways. There has been some interest in expanding our bikeway system, particularly in conjunction with the City of Owensboro Greenbelt Park. Bikeways should be considered in new developments and arterial corridors. The staff of the Green River Area Development District is currently working on a new Bicycle & Pedestrian Master Plan that is expected to be completed and adopted by the local Transportation Advisory Committee in early 2018.

Walkways. Currently, walkways are deficient along several major thoroughfares. Walkways are an essential design element of urban streets and are generally a consequence of development rather than a constraint on the location of development. Policies should encourage the provision of sidewalks in conjunction with building construction and roadway improvements.

Public Protection. Current public protection services are generally adequate. The level of service is lower in rural areas, corresponding with greater travel distances and fewer fire hydrant locations. Scattered development reduces the ability of the governments to provide police and fire protection affordably.

Educational Facilities. The community has a wide range of public and private educational facilities, which can be enhanced to meet future needs. Educational facilities are essential to the community, but will not necessarily constrain the location of new development.

Cultural Facilities. Our community strongly supports its excellent museums, performing arts, and library services. We consider them important to our quality of life and economic development. All of these services are likely to be enhanced and expanded either at their present city locations or at new locations where demand and opportunities arise. Cultural facilities will not necessarily dictate the location of future urban development.

Health & Social Services. Health and social services are generally adequate, but efforts are ongoing to improve these facilities. The need for these services will become more important in the future, as the population ages. However, health and social services will not necessarily dictate the location of future urban development.

Public Parks & Recreation. Neighborhood parks are presently needed in several areas of the City of Owensboro, and will be necessary in growth areas to provide convenient recreation. Constraints on new urban development will arise from the necessity of protecting or acquiring land in areas where parkland is needed now or will be needed in the future. Preserving green spaces is a priority for quality of life of our residents and for future generations.

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Telecommunications. Telecommunications systems (television, radio, and telephone) generally meet existing needs and should be able to supply additional demand in the foreseeable future.

Telecommunications systems present no significant constraints on the location of future urban development. However, with the expansion of wireless communications, more communications towers will likely be necessary, which may be objectionable when located in close proximity to urban residential areas.

Utility Supply. The supply of electricity is currently adequate over most areas of Daviess County, with abundant capacity to meet future needs. Water supply is generally adequate but will need expanded treatment and storage capacity to enable continued growth of industry and other development. If residential development in the remote fringes of Daviess County continues at its recent pace, then waterlines may need to be enlarged to meet fire protection requirements. Natural gas has a limited service area, but is being expanded into urban growth areas when sufficient densities arise. Propane gas is commonly used in rural areas. Adequate electricity and water supply are essential to urban development and their availability will constrain the locations of urban development.

Sanitary Sewage Disposal. Since the late 1990s, the Regional Water Resource Agency has incorporated the private sewage system serving the Kentucky 54 development corridor. In 1999 RWRA began an aggressive expansion of trunk sewers and collection systems into the Yellow Creek basin, US 60 E, and US 60 W. These expansions brought into the system the sanitary sewage from several developments whose sewage was previously treated in private package plants or by onsite septic systems. Also, these projects will significantly expand the areas where sanitary sewers are available in the Urban Service Area and adjoining Rural Communities.

RWRA's capacity to treat sanitary sewage is sufficient to handle present flow and has the capacity for additional residential customers. New industrial customers may be accommodated to the extent they pre-treat their wastes. Beyond RWRA's urban area system, the City of Whitesville has a municipal sewage system that should be adequate for its growth needs. The few remaining single-user or small subdivision package treatment systems are not likely to be significantly expanded. Most of these should eventually be closed with sewage incorporated into RWRA's system.

Sanitary sewers are essential to dense urban development. Therefore, most new dense development will necessarily locate within the service areas of RWRA or Whitesville. Use of septic tanks and other onsite sanitary sewage disposal systems is an option for growth, but generally requires larger lots, and can create health problems when systems are improperly designed or maintained. Extensive use of onsite disposal could lead to negative impacts on natural aquifers that supply municipal water systems and rural wells.

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Storm Water Disposal. Storm water disposal is marginally sufficient at this time. The City of Owensboro's 1999 *Storm Water Master Plan* set priorities for the most needed improvements in the urban area. Some improvements have been implemented, but the major costs involved suggest it will take many years to implement the entire plan. To avoid exacerbating current problems, storm water detention is designed into new developments wherever feasible. New requirements from the Kentucky Division of Water may drive development costs higher as new requirements are implemented.

Storm water disposal is essential to urban development, but will generally not constrain the location of future urban development, except in areas where storm water problems are not yet or cannot be mitigated.

Solid Waste Disposal. Solid waste disposal is sufficient at present. The Daviess County Landfill has adequate capacity for the foreseeable future. Expanded or new landfills will be built to stringent standards to protect the environment. Solid waste collection has expanded into rural areas, and is mandated countywide. Recycling may become a part of the solid waste disposal system. Solid waste disposal is essential to urban development, but will generally not constrain the location of future urban development.

LAND USE COMPATABILITY

Various types of land use must be accommodated in our community. How well these land uses relate to one another will significantly determine the quality of our neighborhoods. One of the main reasons we make land use plans is to promote the development of compatible relationships between land uses. Two features primarily determine the compatibility of adjacent land uses: the "intensity" of land uses and the "buffers" between land uses of different intensities.

In general, the intensity of a land use can be thought of as the level of impact which that land use would have on surrounding land uses. This concept is fairly easy to understand intuitively. Agricultural uses typically have little impact on surrounding uses. Conversely, heavy industrial may have significant impacts on surrounding uses.

Intensity. If we arrange active land uses in Daviess County in order from the least intense to greatest, the list would look like this:

1. **Agricultural/ forestry/ farm dwellings**
2. **Rural residential**
3. **Urban low-density residential (<9du/ac)**
4. **Urban medium-density residential (9-25du/ac)**
5. **Urban high-density residential (>25du/ac)**
6. **Professional/Service**
7. **Neighborhood Business**
8. **Central Business**
9. **Highway Business**
10. **General Business**
11. **Light Industrial**
12. **Heavy Industrial**
13. **Coal Mining/ Quarrying**

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Generally, the farther apart uses are on the list above, the more their intensities differ, and the less compatible they are. The less compatible that adjoining uses are, the more significant the boundary or buffer feature between them must be to protect the less intense use from the impacts of the more intense use.

Buffers. In general, the hierarchy of buffer features from strongest to weakest is as follows:

1. **Large reserves of open space**
2. **Freeways/expressways**
3. **Railroads**
4. **Arterial streets**
5. **Collector streets**
6. **Creeks/major ditches**
7. **Topographic ridgelines**
8. **Local streets**
9. **Rear yard property lines**
10. **Side yard property lines**

The need for buffers between incompatible uses constrains patterns of development, discouraging particular patterns and encouraging others. The most discouraged pattern is the random interspersal of small lots with widely varying intensities. This pattern creates numerous incompatible boundaries that must be buffered. But, buffers for small areas are troublesome. They represent significant costs relative to property investment, impinge on useable area, and must be shifted to new boundaries as uses expand. As a result, buffers tend to be composed of skimpy materials, poorly maintained, and encroached upon by active uses.

Land Use Clusters. The problems discussed above can be avoided by encouraging better patterns of development. The most beneficial pattern is to cluster land uses of similar intensity into larger areas, which reduces the occurrence of incompatible boundaries, and thereby reduces the need for extensive buffers. Orienting different uses so that a transition in intensity occurs gradually from one adjoining use or cluster of uses to the next can further preclude elaborate buffers.

Street Intensity. Streets are listed above as a form of land use buffer, but a street also has an intensity that is proportional to the amount of traffic it carries. The potential traffic volume of a street is closely associated with its functional classification (refer to Section 510). Freeways/expressways are the most intense. They serve regional and community-wide traffic and are designed to carry large volumes of traffic. At the other end of the functional hierarchy are local streets, which are generally the least intense. They serve small sections of neighborhoods and are designed to access property rather than move traffic.

Under the concept of clustering uses of similar intensity, it follows that the intensity of land uses in a particular area should relate well to the intensity (or functional classification) of streets in that area. Therefore, clusters of higher intensity uses should be oriented toward higher function streets and clusters of lower intensity uses should be oriented toward lower function streets.

In reality, land use intensity will vary widely along higher function streets, because there are not enough high intensity uses in the community to occupy all the property fronting on these major streets. And, application of the clustering pattern discussed above will typically lead to some higher intensity uses being located along portions of lower classification streets.

LAND USE

Land Use vs. Street Functional Classification. As a result of the anomalies discussed above, the best possible relationships between land use intensity and street classification can be stated as follows:

The lower the functional classification of a street, the less that land use intensity should vary along the street.

Where land use intensity varies along a lower classification street, higher intensity uses should be located closer to intersections with higher classification streets, with a transition to lower intensity uses proceeding away from the major street.

PRIORITY OF DEVELOPMENT CONSTRAINTS

Of the development constraints reviewed above, some are deemed more important than others in determining desirable patterns of land use development. Below, we assign each constraint to one of three levels of importance:

1. Essentially Determine Development Patterns

The items in this group are considered essential in determining the appropriate locations for any type of land development:

- ◆ Floodways
- ◆ Highways, streets & roads
- ◆ Water supply
- ◆ Electricity supply
- ◆ Land use compatibility

2. Conditionally Determine Development Patterns

The locations and/or special characteristics of the items below may determine the type, intensity or technique of land development that is appropriate in a particular location:

- ◆ Coal reserves
- ◆ Soils
- ◆ Steep slopes
- ◆ Plant & animal life
- ◆ Floodway fringes
- ◆ Prime agricultural land
- ◆ Historic & archaeological sites
- ◆ Water quality
- ◆ Air quality
- ◆ Noise control
- ◆ Airport
- ◆ Waterways & Riverport
- ◆ Railways
- ◆ Fire protection
- ◆ Natural gas supply
- ◆ Sanitary sewage disposal
- ◆ Storm water disposal

LAND USE

3. Generally Do Not Determine Development Patterns

The following items generally do not determine the location of land development, but these items may need to be provided, enhanced or expanded as a result of the locations of particular types of land development:

- ◆ Solar access
- ◆ Public transit
- ◆ Bikeways
- ◆ Walkways
- ◆ Police protection
- ◆ Emergency services
- ◆ Educational facilities
- ◆ Cultural facilities
- ◆ Health & social services
- ◆ Public parks & recreation
- ◆ Telecommunications
- ◆ Solid waste disposal

RURAL RESIDENTIAL POLICY ALTERNATIVES CONSIDERED

1991 Plan: Continue to allow the creation of residential development lots down to one acre in size throughout the rural area, regardless of potential demand for more urban services or commercial land uses; and continue to allow minimum one-half acre lots in rural growth areas, even though problems result in the use of septic tanks.

Only where coal is indicated, require larger lot sizes and/or limit the number of new lots.

Limit the number of lots that can be created out of a parent farm anywhere in the rural area, perhaps in proportion to farm acreage.

Prohibit the creation of residential lots (under 10 acres in size) only where coal is indicated, or anywhere outside of rural community growth areas.

Current Plan: Consideration of a goal that would remove coal mining as a primary use in the Rural Service Area and elevate residential uses to primary uses in Rural Preference and Rural Maintenance Plan Areas outside of Rural Communities.

Consideration of new objectives under the Rural Service Area to encourage increased buffers from existing residential uses in proximity to coal mining activities and to discourage the location of new residential uses in close proximity to coal reserves.

FINAL RECOMMENDED POLICY (1991 PLAN). Where sanitary sewers are not available in rural community growth areas, minimum lot size should be large enough that conventional septic tanks can be used satisfactorily. Throughout the remaining rural area outside of rural community growth areas, minimum lot size should be large enough so as to discourage excessive numbers of lots. And, advise potential buyers that coal extraction is a generally recommended use in the rural area. Also, minimum widths for lots less than ten acres in size should promote good lot form: depth should not exceed three times width.

LAND USE

FINAL RECOMMENDED POLICY (2001 AND 2007 PLAN) : Same as 1991 policy

FINAL RECOMMENDED POLICY (CURRENT PLAN): A new objective has been adopted relative to residential uses in the Rural Service Area is to **encourage the application of increased buffers where heavy industrial and coal mining uses may be located in close proximity to existing rural residences** and to **discourage the location of new rural residential uses in close proximity to existing natural reserves and coal deposits**. Other rural residential policies remain the same as the previous policies.

COAL MINING POLICY ALTERNATIVES CONSIDERED

1991 Plan: Continue to give priority to mineral extraction regardless of the presence of residential lots in the vicinity or concerns of nearby landowners.

Significantly restrict mining, such as limiting new mines to areas within a specified distance of past or existing surface mines, prohibiting the expansion or creation of new mining zones, or completely prohibiting future coal mining in Daviess County.

Current Plan: Recognize the impacts that mineral extraction may have on the presence of existing residences in the vicinity and the concerns of nearby landowners.

Significantly reduce the ability of owners to extract minerals when in close proximity to existing rural residential uses.

Encourage greater buffers where residential uses currently exist.

Remove the extraction of natural resources as a primary use in the Rural Service Area and reserve the land in the Rural Service Area primarily for residential and agricultural uses.

FINAL RECOMMENDED POLICY (1991 PLAN). Allow mining to occur generally throughout the rural area outside of growth areas, but have the discretion to set limits on the mining process where necessary to reduce conflicts with neighboring land uses. Such limits might include larger buffers, reduced hours of operation, restrictions on traffic generation, limits on the timing or scope of active mining that is concentrated in one area, etc.

FINAL RECOMMENDED POLICY (2001 AND 2007 PLAN) : Same as 1991 policy

FINAL RECOMMENDED POLICY (CURRENT PLAN): Allow mining to remain as a primary use throughout the Rural Service Area outside of Rural Communities, but recognize the impact mining may have on existing rural residences and encourage the application of increased buffers where mining activity may occur near existing residences. Additionally, recognize those areas where coal reserves exist and may be extracted and discourage the location of new residences in these locations.

SUMMARY OF LAND DEVELOPMENT POLICIES

Most of the community objectives and plan proposals can be reached only if local government is committed to their achievement. This commitment is best expressed by establishing and implementing appropriate **POLICY** statements.

LAND USE

Below are various policies that should be followed when evaluating any activity that could affect the community. By following these policies, we can bring to reality a built environment compatible with both people and the natural environment.

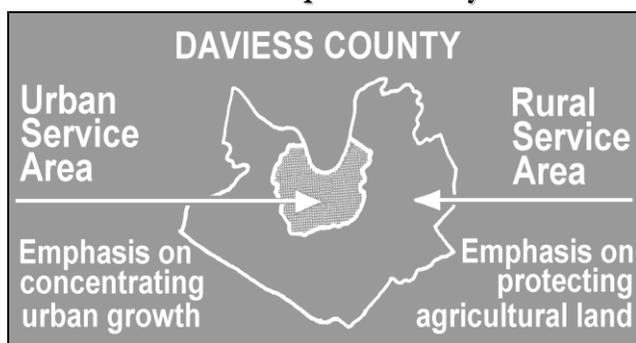
Owensboro, Whitesville, Daviess County, and the Owensboro Metropolitan Planning Commission have historically rejected a no-growth policy, as well as a completely unrestrained and unrestricted growth policy. Rather, **our policy shall be to guide and manage growth and development in a manner that new growth is of an efficient and quality character and that existing urban and natural environments are protected and enhanced.** Thereby, we can achieve a good quality of life for all the citizens of our community, present and future.

Environmental Policy

Any change in our community, whether related to existing or new development, has an impact of some type on our physical, social, or economic environment. Thus our concern cannot be with the prevention of any impact, but rather those actions that would adversely impact our community so as to seriously deteriorate the environment.

Our policy then should be that of reviewing proposed changes to determine the nature of their impact and to try to prevent those that would seriously deteriorate our built and natural environments.

Urban Growth Development Policy



A major policy of our community is to encourage urban-type growth to be concentrated in and around the existing urbanized area of Owensboro, within the Urban Service Area (USA). The remainder of Daviess County is designated as the Rural Service Area (RSA), where emphasis is placed on protecting agricultural lands and discouraging urban-type activities beyond areas where they currently exist.

Urban Service Area Policies

Within the USA, the following urban development policies are applicable.

Capacity and Availability of Urban Services. Areas in which necessary urban services are available and of sufficient capacity, or areas in which such services can be provided at the least public cost, should be the first newly developed areas. Development should be discouraged in other areas until necessary services can be provided efficiently. Development plans should be coordinated with the various public and private entities that are responsible for providing urban services.

LAND USE

Land Use and Traffic Compatibility. Land uses that are not compatible in character and intensity should not be indiscriminately mixed, but rather should be clustered within their own compatible areas and be separated by adequate space and trees, plants, walls and similar visual and noise buffers. The intensity and configuration of land uses should be commensurate with the functional characteristics of adjoining streets, and should avoid heavy through-traffic in residential areas.

Housing Mix. Residential areas should promote a sense of community by providing a variety of housing types suitable to a variety of people. Housing densities should be consistent with the character of streets and urban services in the neighborhood. Buildings should be designed and arranged so they do not become irritants within the neighborhood.

Building Quality. Maintenance and conservation should be encouraged for sound buildings, rehabilitation should be encouraged for those needing upgrading, and renewal should be sought for those beyond the stage of feasible repair.

Mixed Business/Industrial Areas. Existing nonresidential areas that contain a mixture of business and light industrial uses should be allowed to continue as mixed-use areas. For newly developing areas, business areas should be distinct from light industrial areas, even if both types are contiguous parts of a larger nonresidential area or center

Expansion of Existing Nonresidential Uses and Areas. Limited expansions to existing nonresidential uses, areas and centers should be accommodated where they reasonably satisfy a set of "logical expansion criteria." Significant expansions should satisfy the same criteria applicable to the establishment of new nonresidential areas.

Establishment of New Nonresidential Areas. New nonresidential areas should be established as "nonresidential centers." Each center should be designed to accommodate one or more "similar-use areas" as appropriate to the size of the center and its location with respect to adjoining streets and land uses. Each "similar-use area" should be restricted to uses whose appearances, intensities and impacts are compatible with one another.

Buffering for Outdoor Storage Yards. Outdoor storage areas for raw materials, building supplies, construction vehicles or equipment, materials to be used in manufacturing, manufactured products, or similar items should be screened from major community streets and from nearby non-industrial properties. Junk, salvage or scrap iron yards should be completely screened from all adjoining streets and properties.

Rural Service Area Policies

Within the RSA, where emphasis is placed on protecting agricultural land from urban encroachment, the following policies apply.

Within Designated Rural Communities. Established rural communities are designated as the areas to provide for any almost all of the small-lot rural housing and other urban-related commercial, industrial or similar activities that may be needed in the Rural Service Area. Lots should be large enough that conventional septic tanks can be used satisfactorily, if sanitary sewers are not available. (Currently, Whitesville is the only rural community with an extensive sewer system.) The development policies for the Urban Service Area, as stated above, should generally apply to urban development within the rural communities.

LAND USE

In Rural Areas Outside of Rural Communities. Urban-type residential subdivision development, small-lot rural housing, and other general urban related commercial, industrial or similar activities, should be discouraged outside of designated rural communities. An exception to the foregoing policy may be considered, when and where adequate urban services are expanded beyond the present USA boundaries.

Rural Residential. Rural residences should be allowed, but only to the extent that they do not significantly impinge on agricultural or natural resource-related activities. Residential lots should be of a large enough size and width that excessive numbers of lots or odd-shaped lots are not created in rural areas. And, potential residents should be advised that coal extraction is a generally recommended land use in rural areas.

Coal Mining. Generally, mining should be permitted wherever coal exists in rural areas. However, discretion should be retained to set limits on the mining process where necessary, to reduce conflicts with neighboring land uses. Such limits might include larger buffers, reduced hours of operation, restrictions on traffic generation, limits on the timing or scope of active mining that is concentrated in one area, etc.

Other Activities. Other nonagricultural activities to be considered should be those of a nature that are bound to a land resource, such as mining; or should be related to special governmental needs, such as a landfill; or should be similarly unique and appropriate situations.

Land Use Plan

The Land Use Plan is the most important element of the *Comprehensive Plan*. It is a guide for how we wish to use our land - public and private - in Daviess County. We devise zoning and subdivision regulations to implement the *Comprehensive Plan* in general and the Land Use Plan in particular. Chapter 100 of the Kentucky Revised Statutes mandates that zoning decisions be made in light of the *Comprehensive Plan*.

Description of the Plan Areas

Central Residential Areas

Contain the oldest residential areas of Owensboro, with a wide mixture of dwelling densities, and full urban services. Much existing housing is undergoing rehabilitation, and some is being replaced by new single-family or multi-family housing. However, where dwellings adjoin existing nonresidential uses and front upon arterial streets, some conversion to or replacement by nonresidential uses is anticipated.

Urban Residential Areas

Contain large concentrations of stable housing connected to sanitary sewers. They also contain the most appropriate locations for future urban residential development, because of near-term plan proposals for sanitary sewer expansions and availability of other urban services. Certain types of expanded or new nonresidential centers may be appropriate in limited locations within these areas.

Future Urban Areas

Contain agricultural uses, rural housing with septic tanks, and a few scattered urban residential subdivisions served by small sewage treatment plants. In the long-term, municipal sewers are proposed for these areas. However, near-term development will largely be served by septic systems. Certain types of expanded or new nonresidential centers may be appropriate in limited locations within these areas.

LAND USE

Professional/Service Areas

Primarily contain existing professional/service uses.

Central Business Areas

Contain the existing Central Business Districts of Owensboro and Whitesville.

Business Areas

Contain existing locations and recommended future locations of general, highway or neighborhood business uses or zones.

Business/Industrial Areas

Contain existing random mixtures of general business and industrial uses and zones.

Industrial Areas

Contain existing locations and recommended future locations of light or heavy industrial uses or zones.

Rural Community Areas

Contain historical concentrations of small-lot rural housing, as well as limited nonresidential developed uses serving the Rural Service Area. Generally, there are no sanitary sewers in these areas.

Rural Preference Areas

Primarily contain agricultural uses, with scattered rural housing served by septic tanks, and occasional sites of other uses.

Rural Maintenance Areas

Primarily contain agricultural and coal mining uses, with sparse rural housing served by septic tanks, and occasional sites of other uses.

Water/Floodway Areas

Contain major bodies of water and their floodways.

The Land Use Plan is based on the concept that **more than one type of land use may be appropriate in a particular location**, depending on the characteristics of the use and those of the surrounding area. Under this concept, a set of general criteria and a set of specific criteria are established to denote the recommended characteristics of land use in most situations.

Zoning change proposals should generally conform to the applicable criteria in order to be found in **compliance** with the Land Use Plan. Several criteria will typically apply to a particular zoning change proposal. If deviations from the stated criteria are minor and insignificant, the proposal may be found to be in **substantial compliance** with the Land Use Plan.

A large scale land use map is included with this document that identifies the criteria and policies of the land use portion of the plan.

The Land Use Plan is composed of three interconnected elements:

Land Use Plan Map
Land Use Key

LAND USE

Land Use Criteria

Land Use Plan Map

The first element of the Land Use Plan is the large-format Land Use Plan Map, which summarizes various aspects of the *Comprehensive Plan* including future highway corridors, planned parks, etc.

The most important features of the Land Use Plan Map are the 12 types of Plan Areas it depicts, each shown in a different color.

Each Plan Area can be distinguished from the others by its capacity for the proper physical, social and economic integration of particular types of land uses. Proper integration of new uses in a Plan Area depends on compatibility with the existing pattern of uses and transportation systems, and with the availability and capacity of other urban services. The characteristics of the Plan Areas are described later in this section.

Land Use Plan Key

The second element of the Land Use Plan is the Land Use Key, which is displayed on the large-format Land Use Plan Map. The Land Use Key is a table that includes the colors and titles of the 12 Plans Areas. For each Plan Area, particular land uses are listed to indicate that they may be appropriate within that Plan Area, if they satisfy certain criteria. Land uses not listed under a Plan Area are not recommended in that area, and any existing locations of such uses should not be expanded within the area, but should be phased out over time by conversion to uses that *are* appropriate in the area.

Appropriate uses are subject to general criteria and specific criteria. General criteria usually apply to all land uses. Specific criteria apply to each use, and differ depending on the Plan Area in which a use is located. These criteria are described later in this section. A number that follows each listing of a use references the specific criteria for each use in the Key.

In the Land Use Key, each use listed under a Plan Area falls into one of three categories to indicate whether that use is appropriate in general locations, limited locations, or very-limited locations within the Plan Area. These categories of location are described below:

Uses Appropriate in General Locations

These land uses are the most common existing land uses within the Plan Area. Locations of these uses are the least limited, and are generally appropriate for any location within the Plan Area.

Uses Appropriate in Limited Locations

Generally, each of these land uses should be limited to logical expansions of sites or areas of the same use that already exist amid or on the fringes of the Plan Area. However, subject to specified criteria, each of these land uses may be appropriate in new locations within the Plan Area.

Uses Appropriate in Very-Limited Locations

Each of these land uses should be limited to logical expansions of sites or areas of the same use that already exist amid or on the fringes of the Plan Area. Completely new locations of these uses should not be established within the Plan Area.

LAND USE

Land Use Criteria

The third element of the Land Use Plan is composed of the Land Use Criteria. All land uses listed in the Land Use Key are subject to **general criteria**, when applicable, which concern the environment, urban services, and development patterns. General criteria are numbered within the text to facilitate referencing.

Each land use is further subject to **specific criteria**. These specific criteria differ from use to use, depending on the particular Plan Area in which a use is located, and the appropriate locations for the use within that Plan Area -- general, limited, or very-limited. The specific criteria address development standards related to site location, size, or other issues, as appropriate.

The Land Use Plan is based on the concept that more than one type of land use may be appropriate in a particular location, depending on the characteristics of the use and those of the surrounding area. Under this concept, a set of general criteria and a set of specific criteria are established to denote the recommended characteristics of land use in most situations.

Zoning change proposals should generally conform to the applicable criteria in order to be found in **compliance** with the Land Use Plan. Several criteria will typically apply to a particular zoning change proposal. If deviations from the stated criteria are minor and insignificant, the proposal may be found to be in **substantial compliance** with the Land Use Plan.

DEFINITIONS OF IMPORTANT TERMS

The terms "**development**" and "**developed uses**" include all activities associated with land that is intended for occupancy by buildings and activities associated with all categories of use other than Rural Farm Residential (1), Agriculture/Forestry (14), Coal Mining (15), and Unique Resource (16). The term development includes the subdivision of land, preparation of sites, construction of streets and other public/utility improvements, construction of buildings, and so on.

"**New development**" or "**newly developing areas**" refers to the initial development of land that has not been previously developed or occupied by developed uses.

"**Redevelopment**" refers to the development of new uses on land that was previously developed and occupied by developed uses, including the conversion of existing buildings or their demolition and replacement.

A "**new location of a use**" occurs when a particular category of land use is established on land that **IS NOT** situated contiguous (in close proximity) to an existing site or area of the same category of use.

"**Logical expansion of a use**"

An expansion of a use occurs when a particular category of land use is established on land that **IS** situated contiguous (in close proximity) to an existing site or area of the same category of use. Such an expansion is considered to be "**logical**" if it satisfies a set of specific criteria based on the particular type of use and the characteristics of the area involved.

General Land Use Criteria

Where applicable, all land uses should comply with the following criteria concerning the **environment (E)**, **urban services (U)**, and **development patterns (D)**.

LAND USE

(E) ENVIRONMENTAL CRITERIA

(Apply to all land uses)

(E1) FLOODPLAINS

Buildings or structures should not be located in floodway areas, and floodways should not be filled. Buildings and structures may be located in flood-fringe areas, but should be elevated so that their first floors are above the 100-year flood elevation.

(E2) STEEP SLOPE

Special design and construction techniques should apply in areas of steep slope (greater than 15% grade).

(E3) HISTORICAL & ARCHAEOLOGICAL SITES

Historical buildings should be assessed for their architectural or other historical significance, and when found significant, should be maintained and reused through sensitive adaptation.

Areas that have been determined to contain significant archaeological sites should be completely protected from development. Other development sites should be assessed for their archaeological significance prior to development and, where appropriate, construction should be delayed until the site is adequately documented.

(E4) SOILS

Appropriate procedures should be followed to avoid excessive soil erosion and airborne dust resulting from farming, site development, construction activities, or coal mining activities.

(E5) PLANT & ANIMAL LIFE

Identified wetlands and other special habitats for plants and animals should be protected through the establishment of natural reserves, whether in rural areas or as portions of developed sites.

(U) URBAN SERVICES CRITERIA

(Apply to developed land uses)

(U1) ROADWAY CAPACITY

All development sites/lots should be accessible by vehicle, and traffic flow should be efficient and safe. The scope of any development, and the corresponding traffic it generates, should be commensurate with the capacity of existing and proposed roadways. Obviously, new roadways should be properly designed to provide for anticipated traffic patterns and volumes.

With Respect to Existing Roadways

A proposed development should not be approved if it would overburden the capacities of existing roadways or would create congestion at intersections, unless appropriate road improvements are currently planned or are committed to by the developer. As appropriate, road improvements may involve widening, straightening, reduction of vertical curves, or the addition of through-traffic lanes, and deceleration or turn lanes for high-traffic driveways or street intersections.

(U2) ELECTRICITY SUPPLY

Electricity should be available to all development sites.

LAND USE

(U3) WATER SUPPLY

Water lines of adequate size and fire hydrants with adequate flow should be required for all development sites.

(U4) STORMWATER DISPOSAL

Adequate storm water disposal should be provided for all development sites, which may necessitate significant improvements as appropriate. For development sites 10 acres or larger, storm water runoff should be detained so that the rate of runoff after development does not exceed the rate prior to development. For smaller sites in flood-sensitive areas, storm water runoff should be detained to the extent possible; such drainage problems may limit the intensity of development that is appropriate for a particular site.

(U5) SANITARY SEWAGE DISPOSAL

Sanitary sewers should be required for all urban residential uses and all planned Industrial Parks (D7). For all other developed uses, including rural residential, connection to sanitary sewers should be required if available. If sanitary sewers are not available, appropriate onsite sanitary sewage systems should be required. Where conventional septic systems are used, lot sizes should be large enough to assure satisfactory operation of such systems for the types of occupancy intended.

(D) DEVELOPMENT PATTERN CRITERIA

(Apply to developed land uses)

(D1) LAND-USE INTENSITY, CLUSTERS, BUFFERS

Land uses of similar intensity should be clustered into larger areas to reduce the occurrence of incompatible boundaries between different uses. Also, incompatible boundaries may be avoided by orienting land uses of varying intensities so that a transition in intensity occurs gradually from one adjoining use or cluster of uses to the next.

"Buffer-Uses"

Specific criteria (enumerated later in this section) recommend that particular land uses are appropriate as "buffer-uses." This means that these moderate-intensity uses are considered appropriate when located where they will buffer higher-intensity land uses from lower-intensity land uses.

Landscape Buffers

Landscape buffers should be located between adjoining land uses that are incompatible with each other. The dimensions and materials of these landscape buffers should be proportional to the difference in intensity between the adjoining uses. Exhibit 446-T1 lists land uses in order of intensity from highest to lowest, and landscape buffers from strongest to weakest.

The greater the difference in intensity between adjoining land uses, the stronger the buffer between them should be.

LAND USES by Intensity

Highest to Lowest

Coal Mining (Use 16)
Unique Resource (17)
Heavy Industrial (14)
Light Industrial (13)
Business/Industrial (12)

LANDSCAPE BUFFERS from

Strongest to Weakest

Large area of open space
Freeway / expressway
Railroad
Arterial street
Collector street

LAND USE

General Business (11)	Creek / major ditch
Highway Business (10)	Topographic ridgeline
Neighborhood Business (9)	Local street
Central Business (8)	Landscaped screening along rear yard property line
Professional/Service (7)	
Urban High-density Residential (6)	Landscaped screening along side yard property line
Urban Mid-density Residential (5)	
Urban Low-density Residential (4)	
Rural Small-lot Residential (3)	
Rural Large-lot Residential (2)	
Rural Farm Residential (1)	
Agriculture/Forestry (14)	

Landscaping of Vehicular Use Areas

Open areas on which several vehicles are located should be landscaped to improve the community's appearance and to reduce ambient noise, light glare, and air temperature. Perimeter landscaping should be located along streets and adjoining residential properties. Interior landscaping should be scattered about in larger vehicular use areas.

"Buffers for Outdoor Storage Yards"

Outdoor storage areas for raw materials, building materials, building supplies, construction vehicles or equipment, materials to be used in manufacturing, manufactured products, or similar items should be screened from major community streets and from nearby non-industrial properties. Junk, salvage or scrap-iron yards should be completely screened from all adjoining streets and properties.

Existing Wooded Areas Retained as Buffers

Existing wooded areas should be retained, especially in urban areas, to buffer incompatible land uses, reduce ambient air temperature, and regenerate oxygen.

(D2) LAND USE VS. STREET FUNCTION

Particular land uses should be located in close proximity to major streets because of the traffic levels they generate, the types of vehicles that frequent them, or their business exposure needs. Close proximity to arterial streets is recommended for high-intensity uses such as highway business, general business, light industrial, and heavy industrial. Close proximity to either arterial streets or collector streets is recommended for moderate-intensity uses such as urban mid-density residential, professional/service, and neighborhood business.

Transition in Land Use Intensity along Streets

The lower the functional classification of a street, the less that the intensities of land use should vary along the street. Where land-use intensity does vary along a lower classification street, higher intensity uses should be located closer to intersections with higher classification streets, with a transition to lower intensity uses proceeding away from major streets.

For example, a local street that serves an area of single-family residences (low-intensity uses) should not be used as a main access route to a major shopping center (a high-intensity use), unless the shopping center abuts the end of the local street that intersects with a major street.

"Arterial-Street-Oriented Uses"

LAND USE

Specific criteria (enumerated later in this section) recommend that particular land uses be "**arterial-street-oriented.**" This means that new locations of these uses should adjoin an arterial street or should adjoin other existing or new uses of the same or higher intensity that adjoin an arterial street.

The location of "arterial-street-oriented uses" in relation to neighboring uses should conform to the principles described above for **Transition in Land Use Intensity along Streets**. Vehicular access to such uses should conform to **Intersection & Driveway Spacing Standards (D3)**.

"Major-Street-Oriented Uses"

Specific criteria (enumerated later in this section) recommend that particular land uses be "**major-street-oriented.**" This means that new locations of these uses should adjoin either an arterial street or a major collector street, or should adjoin other existing or new uses of the same or higher intensity that adjoin an arterial or major collector street. If located within a Rural Community (including Whitesville), such uses may also adjoin a minor collector street.

The location of "major-street-oriented uses" in relation to neighboring uses should conform to the principles described above for **Transition in Land Use Intensity along Streets**. Vehicular access to such uses should conform to **Intersection & Driveway Spacing Standards (D3)**.

(D3) INTERSECTION & DRIVEWAY SPACING STANDARDS.

Newly developed land should conform to the specifications of the "**Intersection & Driveway Spacing Standards**" described in **Section 510: Highways, Streets & Roads**.

When previously developed sites or areas are redeveloped, consolidated or expanded, existing nonconforming driveways and driveway spacing should be altered to conform as closely as possible to the standards. Existing narrow lots should not be redeveloped individually, if significantly substandard driveway spacing would result.

(D4) ROADWAY BUFFER STANDARDS

Newly developed land should conform to the specifications of the "Roadway Buffer Standards" described in **Section 510: Highways, Streets & Roads**.

When previously developed sites or areas are redeveloped or expanded, existing nonconforming roadway buffers should be altered to conform to the standards as closely as possible. Existing small lots should not be redeveloped individually, if significantly substandard roadway buffers would result.

(D5) LOT SIZES AND PROPORTIONS

The sizes and proportions of lots should be appropriate for the types of development located upon them. In general, lots should not be oddly shaped, such as too narrow, too shallow, or too deep, and should not contain unusable projections. Accordingly, minimum subdivision standards for lot sizes and proportions should be established for each zoning classification.

(D6) RESIDENTIAL DEVELOPMENT

In addition to other general and specific criteria that apply, residential development should conform to the following provisions:

"Rural Residential Development"

Residential development in rural areas outside of the Rural Communities should be allowed, but only to the extent that it does not significantly impinge on agricultural or natural resource-related activities.

LAND USE

Residential lots should be of a large enough size and width that excessive numbers of lots or odd-shaped lots are not created. And, potential residents should be advised that coal mining is a generally recommended land use in such rural areas. However, efforts should be taken to minimize the potentially adverse impact of natural resource-related activities on rural residential development.

"Urban Residential Development"

In general, residential areas should promote a sense of community by providing a variety of housing types suitable to a variety of people. Housing densities should be consistent with the character of streets and urban services in the neighborhood. Buildings should be designed and arranged so they do not become irritants within the neighborhood.

When land is proposed for development or redevelopment for urban-density residential uses, such development should be designed as either a "regular subdivision" or a "planned development," which are described below:

Regular subdivisions are those that are designed under regulations that apply separately to each lot; each lot is arranged first, then buildings are later designed to fit onto each lot. In such developments, new lots should be oriented so that front lot lines do not directly abut arterial or major collector streets; instead, such new lots should front upon existing or new streets of lower classification.

Planned developments are those that are designed under regulations that apply to the development as a whole, with land subdivision as a secondary issue. Typically, buildings are arranged first, and then lots may be drawn around them as desired. Plans for such developments are more detailed than for regular subdivisions, but provide more design flexibility, subject to overall performance standards, and allow for a wide range of dwelling types, lot patterns and ownership regimes within the development.

Redevelopment of Residential Areas

The density limits of the Urban Low-density Residential category (use 4) include three different and long-established zoning classifications (R-1A, R-1B and R-1C Single-family Residential). The specific criteria for this use category do not distinguish among these zones, because they are considered similar from the standpoint of providing necessary urban services. Similarly, the density limits for the Urban Mid-density Residential category (use 5) include two different zones (R-2MF and R-3MF Multi-family Residential). These two zones are indistinguishable from the standpoint that new Mid-density residential uses should be **"major-street-oriented" (D2)**.

In newly developing areas, the developer generally determines which particular zones to apply, based on market considerations. However, once the pattern of zones is set, and buildings are erected, the lot dimensions and distinct character of the neighborhood become established and agreeable to the residents of the neighborhood.

For this reason, even if the specific criteria cited by this plan would allow a change in use, established lots in a built-up neighborhood should not be rezoned to allow an increase in residential density, unless such change is acceptable to the neighboring residents. Where logical expansions of existing uses are deemed acceptable, the zoning of such expansions should be the same as the zoning of the existing use being expanded.

(D7) NONRESIDENTIAL DEVELOPMENT

In addition to other general and specific criteria that apply, nonresidential development should conform to the following provisions:

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Nonresidential Centers

Development in new nonresidential areas should occur within "nonresidential centers." Each center should be designed to accommodate one or more "similar-use areas" as appropriate to the size of the center and its location with respect to adjoining streets and land uses. Each similar-use area should be restricted to uses whose appearances, intensities and impacts are compatible with one another.

Four types of nonresidential centers are recognized, as described briefly below. Refer to specific criteria for definitions and other provisions for each center.

"Neighborhood Business Centers"

Contain Neighborhood Business uses (9).

"Highway Business Centers"

Contain Highway Business uses (10), and may contain accessory Light Industrial uses (13).

"Industrial Parks"

May contain Light Industrial uses (13), Heavy Industrial uses (14), or both. They may also contain some Professional/Service uses (7). Each Industrial Park may accommodate one or more individual development sites.

"Industrial Reserves"

Are focused around an industry, and may contain Light Industrial uses (13), Heavy Industrial uses (14), or both. **"Large Industrial Reserves"** Are focused around a large industry, and may contain Light Industrial uses (13), Heavy Industrial uses (14), or both.

Mixed Business/Industrial Areas

Business/Industrial plan areas have been delineated on the Land Use Plan Map, in which existing areas that contain a mixture of business and light industrial uses are allowed to continue as mixed-use areas. In newly developing neighborhoods, business areas should be distinct from light industrial areas, even if both types are contiguous parts of a larger nonresidential area or center.

Expansions of Existing Nonresidential Uses and Areas

Limited expansions of existing nonresidential uses and areas should be accommodated where they reasonably satisfy a set of "logical expansion criteria." Significant expansions should conform to the criteria for development of defined nonresidential centers.

Under the discussion of **Redevelopment of Residential Areas (D6)**, some basic principles address land-use changes in established, residentially developed neighborhoods, and the potential concerns of residents about such changes. Those principles should also apply to expansions and new locations of nonresidential uses on lots that were originally developed for residential purposes.

Such use conversions are most prevalent in Central Residential and Urban Residential plan areas. Potential conflicts with neighboring areas can best be avoided by respecting the pattern of lots along existing block-fronts. Thus, it is not advisable to expand existing nonresidential uses into residential block-fronts in small increments, or into the middle of such block-fronts, or between residences that face a block-front on a parallel street behind the expanded nonresidential use.

There are a variety of situations that may arise due to differences in block shape and lot orientation that the specific criteria cannot anticipate. Therefore, where the specific criteria cited by this plan would allow

LAND USE

nonresidential land uses to be located or expanded in a built-up neighborhood, due consideration should be given to the concerns of neighboring residents with respect to the established lot patterns in their neighborhoods. The proposal should be modified, if that would alleviate neighborhood concerns. If significant findings are made that such a land-use change would be inappropriate, it should be denied.

(D8) BUILDING QUALITY

Maintenance and conservation should be encouraged for sound buildings, rehabilitation should be encouraged for those needing upgrading, and renewal should be sought for those beyond the stage of feasible repair.

Specific Land Use Criteria

Sixteen separate land use categories are established in the Land Use Plan.

- (1) Rural Farm Residential
- (2) Rural Large-lot Residential
- (3) Rural Small-lot Residential

- (4) Urban Low-density Residential
- (5) Urban Mid-density Residential
- (6) Urban High-density Residential

- (7) Professional/Service
- (8) Central Business
- (9) Neighborhood Business
- (10) Highway Business
- (11) General Business

- (12) Business/Industrial

- (13) Light Industrial
- (14) Heavy Industrial

- (15) Agriculture/Forestry
- (16) Coal Mining
- (17) Unique Resource

Each land use category is referenced by the number found in the Land Use Key, and is subject to both the **GENERAL CRITERIA** in the previous subsection and the following **SPECIFIC CRITERIA** listed for each use. The following items are included for each land use:

A **DEFINITION** of the land use

A list of the **PLAN AREAS** in which it may be located

Appropriate **LOCATIONS** for the use in each Plan Area: general, limited, very-limited

The **SPECIFIC CRITERIA** that apply in each case

(1) Rural Farm Residential Use

Consists of single-family dwellings located on large agricultural tracts in rural areas.

Within Plan Area	Appropriate Locations	Specific Criteria that Apply
Rural Preference	General	(a) & (b)

LAND USE

Rural Maintenance	General	(a) & (b)
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(a) Large tracts with agricultural potential

Each dwelling should be located on a separate, large tract that has potential for productive agricultural use.

(b) Access to existing public road via private drive

Each dwelling/tract should have access to an existing public road; public roads should not be created or extended to provide access. Access should be provided via private drives. No more than two dwelling/tracts should share a single private drive where it connects with a public road.

(2) Rural Large-lot Residential Use

Consists of single-family dwellings located on large nonagricultural lots in rural areas.

Within Plan Area	Appropriate Locations	Specific Criteria that Apply
Rural Preference	General	(a), (b) & (d)
Rural Maintenance	Limited	(a), (c) & (d)

(a) Separate, large, well-proportioned lots

Each dwelling should be located on its own individual lot that fronts on a public road or street. Lots should be large enough in size and width to avoid the creation of excessive numbers of lots or odd-shaped lots.

(b) Frontage on existing roads or on new streets

In Rural Preference plan areas, new lots may front existing public roads or streets, or may front new subdivision streets that should be constructed to urban specifications, including curbs and gutters.

(c) Frontage only on existing roads or streets

In Rural Maintenance plan areas, new lots should front upon existing public roads or streets. Public roads or streets should not be created or extended to provide for new lots.

(d) Coal mining advisory

Prospective lot owners should be advised of the potential for coal mining activity in rural areas.

(3) Rural Small-lot Residential Use

Consists of single-family dwellings located in areas without sanitary sewer systems, where development densities approach urban levels due to concentrations of small lots. This use is typically found in Rural Communities, and in Future Urban areas and remote portions of Urban Residential areas where planned sanitary sewers have not yet been extended.

Within Plan Area	Appropriate Locations	Specific Criteria that Apply
Urban Residential	General	(a) & (b)
Future Urban	General	(a) & (b)
Rural Community	General	(a) & (b)
Rural Preference	Very-Limited	(a), (b), (c) & (d)

(a) Separate lots fronting on public roads or streets

Each dwelling should be located on its own individual lot that fronts on a public road or street. New subdivision streets should be constructed to urban specifications, including curbs & gutters.

LAND USE

(b) Lot sizes adequate for septic tank systems

Lots should be large enough in size to assure satisfactory operation of conventional septic tank systems as regulated by state law.

(c) Only logical expansions of limited scope

In Rural Preference plan areas, completely new locations of Rural Small-lot Residential use should not be established. However, existing areas of this use may be expanded onto contiguous land, but should not significantly increase the extent of such uses in the vicinity, and should not overburden the capacity of roadways and other necessary urban services that are available in the affected area.

(d) Coal mining advisory

In Rural Preference plan areas, prospective lot owners should be advised of the potential for coal mining activity in rural areas.

(4) Urban Low-density Residential Use

Consists of dwellings (usually single-family) located in areas with sanitary sewers, at densities generally up to 9 dwelling units per acre. This use exists widely in Central Residential and Urban Residential areas. Also, a few, scattered developments of this use are found in Future Urban areas and Rural Communities, served by small, independent sewage treatment plants. Manufactured housing parks are included in this use category.

Within Plan Area	Appropriate Locations	Specific Criteria that Apply
Central Residential	General	(a)
Urban Residential	Limited	(a) & (b)
Future Urban	Very-Limited	(a), (b) & (c)
Professional/Service	Very-Limited	(a), (b) & (c)
Business	Very-Limited	(a), (b) & (c)
Rural Community	Limited	(a) & (b)
Rural Preference	Very-Limited	(a), (b), (c), (d) & (e)

(a) Building and lot patterns

Building and lot patterns should conform to the criteria for "Urban Residential Development" (D6).

(b) Existing, expanded or new sanitary sewers

Urban Low-density Residential uses should occur only where sanitary sewer systems exist or may be expanded, or where new systems may be properly established.

(c) Only logical expansions

In Future Urban, Professional/Service, Business, and Rural Preference plan areas, completely new locations of Urban Low-density Residential use should not be established. However, existing areas of this use may be expanded onto contiguous land.

(d) Expansions of limited scope

In Rural Preference plan areas, an expansion of Urban Low-density Residential uses should not significantly increase the extent of such uses in the vicinity, and should not overburden the capacity of roadways and other necessary urban services that are available in the affected area.

(e) Coal mining advisory

LAND USE

In Rural Preference plan areas, prospective lot owners should be advised of the potential for coal mining activity in rural areas.

(5) Urban Mid-density Residential Use

Consists of multi-family dwellings (apartments, condominiums) located in areas with sanitary sewers, at densities generally up to 25 dwelling units per acre. This use is commonly found in a variety of locations in Central Residential areas. It also is found in other urban areas, usually near major streets or on the fringes of nonresidential areas.

Within Plan Area	Appropriate Locations	Specific Criteria that Apply
Central Residential	General	(a)
Urban Residential	Limited	(a), (b), (c) & (d)
Future Urban	Very-Limited	(a), (b) & (c)
Professional/Service	Limited	(a), (b), (c), (d) & (e)
Business	Limited	(a), (b), (c), (d) & (e)
Rural Community	Limited	(a), (b), (c), (d)

(a) Building and lot patterns

Building and lot patterns should conform to the criteria for "Urban Residential Development" (D6).

(b) Existing, expanded or new sanitary sewers

Urban Mid-density Residential uses should occur only where sanitary sewer systems exist or may be expanded, or where new systems may be properly established.

(c) Logical expansions

Existing areas of Urban Mid-density Residential uses may be expanded onto contiguous land. An expansion of this use should not overburden the capacity of roadways and other necessary urban services that are available in the affected area.

(d) New locations near major streets

In Urban Residential, Professional/Service, Business, and Rural Community plan areas, new locations of Urban Mid-density Residential use should be "major-street-oriented" (D2).

(e) New locations adjoining nonresidential uses

If new locations of Urban Mid-density Residential uses are located in Professional/Service or Business plan areas, they should be sited on the fringes of such areas where they would serve as "buffer-uses" (D1).

(6) Urban High-density Residential Use

Consists of multi-family dwellings (apartments, condominiums) located in areas with sanitary sewers, at densities that may exceed 25 dwelling units per acre. Since 1980, this use has been limited to locations in Central Residential and Central Business areas, as a redevelopment incentive.

Within Plan Area	Appropriate Locations	Specific Criteria that Apply
Central Residential	General	(a)
Central Business	Limited	(a) & (b)

(a) Yard dimensions in proportion to building height

LAND USE

For buildings over three stories in height, building setbacks should be greater than normal for yards adjoining other properties: the taller the building, the greater the setback.

(b) Mixed-use buildings

In Central Business plan areas, residential uses may be located in the same building containing nonresidential uses. In such cases, residential and nonresidential uses should be located on separate floors. Dwelling-unit walls with windows should be set back from adjoining properties, to provide light and air: the higher the floor, the greater the setback.

(7) Professional/Service Uses

Includes offices, parks, institutional buildings, and other places where people assemble for professional, medical, clerical, recreational, religious, cultural or similar purposes.

Within Plan Area	Appropriate Locations	Specific Criteria that Apply
Central Residential	Limited	(a), (b) & (d)
Urban Residential	Limited	(a), (b) & (d)
Future Urban	Limited	(a), (b) & (d)
Professional/Service	General	(a)
Business(2007 update)	Limited	(a), (b) & (d)
Industrial	Limited	(a), (b), (d) & (e)
Rural Community	Limited	(a), (b) & (d)
Rural Preference	Very-Limited	(a), (b) & (c)
Rural Maintenance	Very-Limited	(a), (b) & (c)

(a) Building and lot patterns

Building and lot patterns should conform to the criteria for "Nonresidential Development" (D7).

(b) Logical expansions

Existing areas of Professional/Service use may be expanded onto contiguous land that abuts the same street(s). An existing area of general business zone may be used as criteria to support a Professional/Service use as a logical expansion since the general business zone permits all uses within the Professional Service use category. If the contiguous land is located across an intervening street, the expansion should be at least one (1) acre in size, unless it would serve as a "buffer-use" (D1). An expansion of this use should not overburden the capacity of roadways and other necessary urban services that are available in the affected area.

(c) Expansions of limited scope

In Rural Preference and Rural Maintenance plan areas, an expansion of Professional/Service use should not significantly increase the extent of such uses in the vicinity.

(d) New locations

New locations of Professional/Service use should be "major-street-oriented" (D2). Also, other than in Rural Community plan areas, a new location should be at least one (1) acre in size unless it would serve as a "buffer-use" (D1).

(e) New locations in Industrial areas

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If new locations of Professional/Service use are established in Industrial plan areas, they should be sited on the fringes of such areas where they would serve as **"buffer-uses" (D1)**. New locations may also serve the same buffer function as part of a planned **"Industrial Park" (D7)**.

(8) Central Business Uses

(Downtown Owensboro and Whitesville) includes a broad range of commercial activities, including major governmental, professional, cultural, hotel, restaurant, specialty retail, and entertainment-related uses. These historical business districts, with older types of buildings located close to the street, are more pedestrian-oriented than newer types of business areas.

Within Plan Area	Appropriate Locations	Specific Criteria that Apply
Central Residential	Very-Limited	(a), (b) & (c)
Central Business	General	(a)
Business	Very-Limited	(a), (b) & (c)
Business/Industrial	Very-Limited	(a), (b) & (c)
Industrial	Very-Limited	(a), (b) & (d)

(a) Building and lot patterns

Building and lot patterns should conform to the criteria for **"Nonresidential Development" (D7)**.

(b) Only necessary, logical expansions

The Central Business districts of Owensboro and Whitesville are generally fixed areas, and expansion of their boundaries should be based upon significant findings that a community need exists for these districts to be expanded.

(c) To serve the needs of existing establishments

In Central Residential, Business, and Business/ Industrial plan areas, such an expansion should be contiguous to an existing boundary of the Central Business district, and should serve the needs of establishments that are already located within the district.

(d) To redevelop the Ohio riverfront east of Downtown

In the Industrial plan area located at the east end of Downtown Owensboro, an expansion of Central Business uses should be encouraged that would enhance Downtown's cultural, entertainment, tourism and residential activities, especially development that would expand public access to the Ohio riverfront. Such expansions could proceed eastward or westward in phases that are contiguous with previously established Central Business sites and compatible with the intent of the Owensboro Downtown Place Making Initiative Master Plan 2009.

(9) Neighborhood Business Uses

Includes convenience retail and personal service activities that are desirable within newly developing urban residential neighborhoods; these areas may contain compatible professional/service uses. This use category was created in 1980, so that in newly developing areas, neighborhood-oriented businesses would be established and expanded in planned **"Neighborhood Business Centers" (D7)**.

Within Plan Area	Appropriate Locations	Specific Criteria that Apply
Urban Residential	Limited	(a), (b) & (c)
Future Urban	Limited	(a), (b), (c) & (d)

LAND USE

Business	General	(a), (b) & (c)
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(a) Development plan

Neighborhood Business Centers should be initiated and expanded as integral units, according to formal development plans. Once a new center or expansion is proposed, submission of plans and the initiation of construction should occur in a timely manner. Building and lot patterns should conform to the criteria for **"Nonresidential Development" (D7)**, and outdoor storage yards, with **"Buffers for Outdoor Storage Yards" (D1)**.

(b) New locations

New locations of Neighborhood Business Centers should be **"major-street-oriented" (D2)**, at least five (5) acres in size, and located no closer than three-quarters (3/4) of a mile to any other Neighborhood Business Center.

(c) Logical expansions

Existing centers may be expanded onto contiguous land that abuts the same street(s), but should not grow larger in total area than fifteen (15) acres, not counting street right-of-way. If the contiguous land for expansion is located across an intervening street from the existing center, the expansion should be at least five (5) acres in size.

(d) Market demand in the vicinity

In Future Urban plan areas, Neighborhood Business Centers should not be established or expanded unless adequate market demand exists within the vicinity to support a viable center.

(10) Highway Business Uses

Includes community-wide and regional shopping centers, as well as some professional/service uses, and are typically located on the radial arterial streets in the Owensboro urban area. This use category was created in 1980, so that in newly developing areas, community-wide and regional-oriented businesses would be established and expanded in planned **"Highway Business Centers" (D7)**.

Within Plan Area	Appropriate Locations	Specific Criteria that Apply
Urban Residential	Very-Limited	(a), (c) & (d)
Business	General	(a), (b), (c) & (d)
Industrial	Limited	(a), (b), (c) & (d)

(a) Development plan

Highway Business Centers should be initiated and expanded as integral units, according to formal development plans. Once a new center or expansion is proposed, submission of plans and the initiation of construction should occur in a timely manner. Building and lot patterns should conform to the criteria for **"Nonresidential Development" (D7)**, and outdoor storage yards, with **"Buffers for Outdoor Storage Yards" (D1)**.

(b) New locations

New locations of Highway Business Centers should be sited in Business or Industrial plan areas, and should be **"arterial-street-oriented" (D2)** and at least fifteen (15) acres in size, not counting any proposed accessory light industrial uses which may be included as per criteria for **Light Industrial uses (12)**.

(c) Logical expansions

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Existing centers may be expanded onto contiguous land that abuts the same street(s). If the contiguous land for expansion is located across an intervening street from the existing center, the expansion should be at least five (5) acres in size.

(d) Adequate market demand

Highway Business Centers should not be established or expanded unless adequate market demand exists to support a viable center.

(11) General Business Uses

Includes a wide range of commercial and professional/service activities. These uses exist in many locations throughout Daviess County, but are most concentrated along urban arterial and major collector streets, and within rural communities. In 1980, almost all commercial uses that existed, outside of the Central Business districts of Owensboro and Whitesville, were zoned General Business.

Within Plan Area	Appropriate Locations	Specific Criteria that Apply
Central Residential	Limited	(a), (b), (c) & (d)
Urban Residential	Very-Limited	(a), (b) & (c)
Future Urban	Very-Limited	(a), (b) & (c)
Professional/Service	Very-Limited	(a), (b) & (c)
Central Business	Very-Limited	(a) & (b)
Business	Limited	(a), (b) & (e)
Business/Industrial	General	(a)
Industrial	Very-Limited	(a) & (b)
Rural Community	Limited	(a), (b) & (f)
Rural Preference	Very-Limited	(a) & (b)
Rural Maintenance	Very-Limited	(a) & (b)

(a) Building and lot patterns; outdoor storage yards

Building and lot patterns should conform to the criteria for "Nonresidential Development" (D7), and outdoor storage yards, with "Buffers for Outdoor Storage Yards" (D1).

(b) Logical zoning expansions of proportional scope

Existing General Business zones may be expanded onto contiguous land that generally abuts the same street(s). The expansion of a General Business zone should not significantly increase the extent of the zone in the vicinity of the expansion and should not overburden the capacity of roadways and other necessary urban services that are available in the affected area.

(c) Expansions across intervening streets

In Central Residential, Urban Residential, Future Urban, and Professional/Service plan areas, the expansion of an existing General Business zone across an intervening street should be at least one-and-one-half (1.5) acres in size, but should not occur if this would significantly increase the extent of the zone in the vicinity.

(d) New locations in Central Residential plan areas

In Central Residential plan areas, new locations of General Business should be at least one-and-one-half (1.5) acres in size, "arterial-street-oriented" (D2), and sited at corners of intersecting streets if located in close proximity to existing dwellings.

LAND USE

(e) New locations in Business plan areas

New locations of General Business zones should be established only in those Business plan areas that are generally bounded by Central Residential plan areas. Such new zones should be sited at corners of intersecting streets if located in close proximity to existing dwellings. In Business plan areas outside the vicinity of Central Residential plan areas, new locations of business uses should conform to criteria for **Neighborhood Business uses (9)** or **Highway Business uses (10)**.

(f) New locations in Rural Communities

In Rural Community plan areas, new locations of General Business zones should be "major-street-oriented" (D2) and should be sited at corners of intersecting streets if located in close proximity to existing dwellings.

(12) Business/Industrial Uses (2007 update)

Includes general business uses and light industrial uses, encompassing a range of commercial and professional/service activities and establishments for the assembly, repair, processing or storage of finished or semi-finished materials, and similar uses that may present a moderate nuisance to adjoining properties. This use can only be established within existing identified Business/Industrial Plan Areas.

Within Plan Area	Appropriate Locations	Specific Criteria that Apply
Business/Industrial	General	(a)

(a) Building and lot patterns; outdoor storage areas

Building and lot patterns should conform to the criteria for "Nonresidential Development" (D7), and outdoor storage yards, with "Buffers for Outdoor Storage Yards" (D1).

(13) Light Industrial Uses

Includes establishments for the assembly, repair, processing or storage of finished or semi-finished materials, and similar uses that may present a moderate nuisance to adjoining properties.

Within Plan Area	Appropriate Locations	Specific Criteria that Apply
Central Residential	Very-Limited	(a), (b) & (c)
Urban Residential	Very-Limited	(a), (b), (c) & (f)
Future Urban	Limited	(a), (b), (c), (f) & (h)
Professional/Service	Very-Limited	(a), (b) & (f)
Central Business	Very-Limited	(a) & (b)
Business	Limited	(a), (b), (d), & (f)
Business/Industrial	General	(a)
Industrial	General	(a), (b) & (f)
Rural Community	Limited	(a), (b) & (e)
Rural Preference	Limited	(a), (b), (f) & (h)
Rural Maintenance	Limited	(a), (b) & (g)

(a) Building and lot patterns; outdoor storage areas

Building and lot patterns should conform to the criteria for "Nonresidential Development" (D7), and outdoor storage yards, with "Buffers for Outdoor Storage Yards" (D1).

(b) Logical expansions outside of Industrial Parks

Existing areas of Light Industrial use that are located outside of planned Industrial Parks may be expanded onto contiguous land that generally abuts the same street(s). Such an expansion should not significantly increase the extent of industrial uses that are located in the vicinity and outside of Industrial Parks. Also, such an expansion should not overburden the capacity of roadways and other necessary urban services that are available in the affected area.

(c) Expansions across streets in residential areas

In Central Residential, Urban Residential, and Future Urban plan areas, the expansion of Light Industrial uses that are located outside of Industrial Parks and across an intervening street should be at least one-and-one-half (1.5) acres in size, but should not occur if this would significantly increase the extent of industrial uses that are located in the vicinity and outside of Industrial Parks.

(d) New locations in Highway Business Centers

New locations of Light Industrial use should be established in Business plan areas only as integral components of planned "**Highway Business Centers**" (D7). Such a light industrial component should be "**arterial-street-oriented**" (D2) and provide for particular higher-intensity uses that may be desirable in close proximity to highway business uses, such as wholesale-type businesses, self-storage mini-warehouses, etc. Such a light industrial component should be relatively small in size compared to the overall size of the business center and should be developed in keeping with the design theme of the larger center.

(e) New locations in Rural Communities

In Rural Community plan areas, new locations of Light Industrial use should be "**major-street-oriented**" (D2) and should be sited at corners of intersecting streets if located in close proximity to existing dwellings.

(f) Industrial Parks

In Industrial, Future Urban, and Rural Preference plan areas, new and expanded locations of Light Industrial use should be developed as elements of planned "**Industrial Parks**" (D7). These provisions also apply where existing Industrial Parks are expanded into adjoining non-industrial plan areas that contain undeveloped land. Such Industrial Parks should be "**arterial-street-oriented**" (D2) and planned in modules of at least one hundred (100) acres in size, unless an existing Industrial Park is being expanded. Industrial Parks should be established or expanded only where sanitary sewer systems exist or may be expanded, or where new systems may be properly established. Light Industrial uses should be located near the fringes of a park that includes Heavy Industrial uses, to serve as "**buffer-uses**" (D1) adjoining incompatible plan areas or land uses.

(g) Industrial Reserve

In Rural Maintenance plan areas, new and expanded locations of Light Industrial use may be developed as part of a planned "**Industrial Reserve**" (D7), which may also contain Heavy Industrial uses. Such a reserve should be located along or within one (1) mile of a State Primary or State Secondary Road as determined by Daviess County Fiscal Court or located along a railroad and be at least fifty (50) acres in size. Plans for such a reserve should include substantial provisions to assure compatibility with adjoining land uses and the environment, and to assure the adequacy of necessary transportation and utility facilities.

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(h) Large Industrial Reserve

In Future Urban and Rural Preference plan areas, new and expanded locations of Light Industrial use may be developed as part of a planned **"Large Industrial Reserve" (D7)**, which may also contain Heavy Industrial uses. Such a reserve should be **"major-street-oriented" (D2)**, at least five hundred (500) acres in size, and be focused around a large industry. Plans for such a reserve should include substantial provisions to assure compatibility with adjoining land uses and the environment, and to assure the adequacy of necessary transportation and utility facilities.

(14) Heavy Industrial Uses

Includes establishments engaged in manufacturing that involves the transformation of a material from its raw form to a finished or semi-finished product, and establishments with a high potential for creating nuisances such as noise, odor, vibrations, etc.; light industrial uses also may locate in areas of heavy industrial use.

Within Plan Area	Appropriate Locations	Specific Criteria that Apply
Within Plan Area	Appropriate Locations	Specific Criteria that Apply
Urban Residential	Very-Limited	(a), (b) & (c)
Future Urban	Limited	(a), (b), (c) & (e)
Professional/Service	Very-Limited	(a), (b) & (c)
Business	Very-Limited	(a), (b) & (c)
Business/Industrial	Very-Limited	(a) & (b)
Industrial	Limited	(a), (b) & (c)
Rural Community	Very-Limited	(a) & (b)
Rural Preference	Limited	(a), (b), (c) & (e)
Rural Maintenance	Limited	(a), (b) & (d)

(a) Building and lot patterns; outdoor storage areas

Building and lot patterns should conform to the criteria for **"Nonresidential Development" (D7)**, and outdoor storage yards, with **"Buffers for Outdoor Storage Yards" (D1)**. Furthermore, any building or outdoor storage, loading or working areas (except for accessory parking areas) should be located at least three-hundred (300) feet from any urban residential area and one-hundred (100) feet from any other area except those containing light industrial or agricultural/forestry uses.

(b) Logical expansions outside of Industrial Parks

Existing areas of Heavy Industrial use that are located outside of planned Industrial Parks may be expanded onto contiguous land that generally abuts the same street(s). Such an expansion should not significantly increase the extent of industrial uses in the vicinity and outside of Industrial Parks. Such expansion should not overburden the capacity of roadways and other necessary urban services that are available in the affected area. Also, such an expansion should be of adequate size and shape to provide the separation from incompatible uses cited in criteria (a) above.

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(c) Industrial Parks In Industrial, Future Urban, and Rural Preference plan areas, new and expanded locations of Heavy Industrial use should be developed as elements of planned **"Industrial Parks" (D7)**. These provisions also apply where existing Industrial Parks are expanded into adjoining non-industrial plan areas that contain undeveloped land. Such Industrial Parks should be **"arterial-street-oriented" (D2)** and planned in modules of at least one hundred (100) acres in size, unless an existing Industrial Park is being expanded. Industrial Parks should be established or expanded only where sanitary sewer systems exist or may be expanded, or where new systems may be properly established. Heavy Industrial uses should be located away from any fringes of a park that adjoin incompatible plan areas or land uses. Such incompatible fringes are recommended locations for light industrial, highway business or other appropriate uses that would serve as **"buffer-uses" (D1)**. Otherwise, these incompatible fringes should include adequate space for necessary buffers as cited in criteria (a) above and other necessary urban services that are available in the affected area.

(d) Industrial Reserve

In Rural Maintenance plan areas, new and expanded locations of Light Industrial use may be developed as part of a planned **"Industrial Reserve" (D7)**, which may also contain Heavy Industrial uses. Such a reserve should be located along or within one (1) mile of a State Primary or State Secondary Road as determined by Daviess County Fiscal Court or located along a railroad and be at least fifty (50) acres in size. Plans for such a reserve should include substantial provisions to assure compatibility with adjoining land uses and the environment, and to assure the adequacy of necessary transportation and utility facilities.

(e) Large Industrial Reserve

In Future Urban and Rural Preference plan areas, new and expanded locations of Light Industrial use may be developed as part of a planned **"Large Industrial Reserve" (D7)**, which may also contain Heavy Industrial uses. Such a reserve should be **"major-street-oriented" (D2)**, at least five hundred (500) acres in size, and be focused around a large industry. Plans for such a reserve should include substantial provisions to assure compatibility with adjoining land uses and the environment, and to assure the adequacy of necessary transportation and utility facilities.

(15) Agriculture/Forestry Uses

Includes the production of agricultural or horticultural crops, including livestock, poultry, grain, hay, pastures, soybeans, tobacco, timber, orchard fruits, vegetables, flowers or ornamental plants.

Within Plan Area	Appropriate Locations	Specific Criteria that Apply
Future Urban	General	(a) & (b)
Rural Community	General	(a) & (b)
Rural Preference	General	(a) & (b)
Rural Maintenance	General	(a) & (b)
Water/Floodway	General	(a) & (b)

(a) Conservation of agricultural topsoil

Agricultural topsoil should be conserved through appropriate farming practices.

(b) Sustain forests

Forested areas should be sustained through appropriate forestry practices.

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(16) Coal Mining Use

Consists of activities directly associated with the extraction of coal deposits from the earth.

Within Plan Area	Appropriate Locations	Specific Criteria that Apply
Rural Preference	Limited	(a) & (b)
Rural Maintenance	General	(a) & (b)

(a) Coal mining standards

Coal mining should conform to the following standards:

1) Location Guidelines:

Coal mining activities should be located in the Rural Service Area, outside of Rural Community plan areas, in Rural Preference or Rural Maintenance plan areas. Mining activities should not occur in the 100-year floodplain. The particular location, scope and characteristics of mining operations should be subject to Discretionary Limits on Coal Mining, (b) below.

2) Site, Operational, Reclamation Plans and Procedures:

Due to potentially adverse environmental impact of coal mining, detailed site, operational and reclamation plan information is required by the state. State mandated procedures must be followed. Necessary permits must be obtained from federal, state and local agencies having jurisdiction over any phase of the operation prior to the beginning of said operation. The Planning Commission or respective authority may require the posting of sufficient surety for maintenance and repair of those public facilities which are not otherwise bonded. The planning commission, at its discretion, may require pre-blast surveys be conducted for buildings on neighboring property, even beyond the requirements of state law. The planning commission may seek action to halt operations occurring in violation of state law or in violation of its discretionary requirements or limits.

3) Soils and Geology:

USGS Maps, core drills, or other documentation, should support evidence of the presence of coal. An investigation should be made to determine the agricultural potential of the land. Prime agricultural land, as defined by the U.S. Soil Conservation Service, must be protected from normal mining procedures, as required by state law.

4) Activity Buffers:

Coal mining should not be permitted within a minimum of 100 feet of a public right-of-way or within a minimum of 300 feet of neighboring residential or nonresidential developed property, unless appropriate waivers are granted. These minimums may not be adequate in all cases and may be re-established dependent on circumstances of individual cases.

5) Transportation Plan and Access Design:

A transportation plan must be prepared, and must be approved by the state highway department and the county engineer, as appropriate, showing the route to be followed in hauling coal from the site to ultimate destination in Daviess County. Surety should be provided to assure maintenance and repair of public roads and bridges. Particular attention should be given to proper and safe design of vehicular access points to public roads and highways. Access points should be located to assure adequate sight distances along through roadways and at stop legs of intersections. Such points should be altered, if necessary, to satisfy proper and safe design.

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(b) Discretionary limits on coal mining

Generally, mining should be permitted wherever coal exists in rural areas. However, where the Planning Commission finds advisable, limits may be set on the mining process where deemed necessary. The establishment of limits may arise from consideration of such issues as the pattern, density and predominance of nearby, established development; the zoning of adjoining properties; the impact of past or existing mining in the vicinity; and proximity of the mining area to highways.

(17) Unique Resource Uses

Include activities other than agriculture, forestry, or coal mining, which are functionally dependent on locations in rural areas.

Within Plan Area	Appropriate Locations	Specific Criteria that Apply
Rural Preference	Limited	(a)
Rural Maintenance	Limited	(a)
Water/Floodway	Limited	(a)

(a) Functionally dependent uses

Such uses should be functionally dependent upon a close relationship to a natural resource where it is found, such as a quarry; or should be related to a special governmental need, such as a solid waste landfill; or should be similarly unique and appropriate in rural areas.

Small Area Planning and Urban Design

An on-going process of planning for neighborhoods and special interest districts allows us to define those areas that will provide for community-wide needs, to reserve lands that will accommodate future urban development in new growth areas, to revitalize older built-up areas, and to address appropriate issues relating to urban design.

Downtown Plans

Downtown Owensboro Place Making Initiative – Master Plan 2009

The “We the People” community event held in November of 2007 was a rallying cry for the Owensboro community to take control of its downtown destiny. The Downtown Owensboro Place Making Initiative was a result of this initiative in a market-based Illustrative Master Plan and Report prepared by Gateway Planning Group, Inc. and commissioned by the Greater Owensboro Economic Development Corporation. This plan includes a comprehensive package of catalyst projects intended to jump-start downtown revitalization.

1. Multi-Purpose Indoor Events Center: This will be a major flexible meeting facility accommodating indoor sporting events with a recommended footprint of 60,000 square feet. Located next to the proposed new hotel and Market Square Public Plaza, it will have direct access to the new Waterfront Park, Veterans Blvd., and 2nd Street
2. New Downtown Hotel: A 225-room downtown hotel with integrated parking and retail and restaurant on the ground floor is recommended at the intersection of Frederica Street and Veterans Blvd.
3. Transform Veterans Boulevard: Veterans Boulevard will be reinvented to be a pedestrian priority street with specialty paving, flat curbs, on-street parking, and streetscape amenities. Infill buildings on Veterans Blvd. will be three four-story mixed use buildings with active retail and restaurant uses on the

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ground floor and residential uses above. Veterans Blvd. will be a linear plaza connecting the RiverPark Center to the new hotel and Indoor Events Center.

4. Market Square Public Plaza: A new public plaza that connects 2nd St to the Veterans Blvd. and the new Waterfront Park is envisioned. In addition to being the new center of community life in Owensboro, it is recommended that this new plaza would also house the Farmers' Market
5. Reinvent 2nd Street: 2nd Street will be converted to a vibrant, pedestrian friendly, two-way main street. With curb extensions, renovated historic buildings, and active ground floor uses, this street will once again become the true heart of downtown.
6. New Waterfront Park: The improvements to the Waterfront Park as envisioned in the Riverfront Master Plan will be completed and this park will be a destination park for residents and visitors alike.
7. East Downtown Cultural Arts District: Existing historic buildings along East 2nd Street can be the focus of new adaptive reuse for arts and cultural uses. This area will be the ideal location for a new arts Academy, a partnership of local arts groups and educational institutions. A vibrant local arts scene would be complemented by residential lofts, studios, apartments, and townhomes transitioning to adjoining neighborhoods.
8. Frederica Street Redefined: Frederica Street is envisioned to be a true multi-modal boulevard and gateway into downtown. With a possible future streetcar connecting all the major destinations along Frederica, the street will be truly transformed into Owensboro's "Champs-Elysees."

In addition to a building-level Illustrative Master Plan, shown in Exhibit 4-M1, recommendations on implementation tools including financial tools and changes to the regulatory framework are included in the report. Some of the key recommendations were as follows:

- Focus new development, redevelopment, and public investment on the areas that build on existing destinations – the Ohio River, Waterfront Park, 2nd Street historic core, and the RiverPark Center.
- Given existing market conditions and focus of first phase of priorities within the Downtown Core around Veterans Blvd., and 2nd Street, different development options are explored for West Downtown. These options are intended to provide the community more flexibility in considering redevelopment options of the Executive Inn site and the surrounding uses.
- New civic destinations should focus on linking the cultural arts and educational institutions within the community.
- Street improvements should focus on linking existing and new destinations within downtown (along 2nd Street) and outside downtown (along Frederica Street)
- Humanize downtown streets by balancing mobility with place making goals. Specifically, reroute truck traffic away from 2nd Street and convert 2nd Street back to 2-way traffic. *Since the adoption of the plan, the City of Owensboro has completed a traffic study, which has recommended that the truck traffic be rerouted away from downtown, keeping the street one-way. State routes through downtown have been removed from the state primary system and are now under local control. The cost of converting 2nd Street back to 2-way traffic has proved to be cost-prohibitive.*
- Appropriate financial tools are evaluated to implement the recommended package of catalyst projects.
- Downtown Owensboro should be viewed as a series of urban neighborhoods, each with its own character and development focus. The regulatory framework needs to be revised including the expansion of the downtown overlay districts in order to achieve this vision for downtown. *Since the adoption of the plan, a new overlay district with distinct character districts has been adopted with site development and design standards contained in Article 21 of the Owensboro Metropolitan Zoning Ordinance.*
- For successful plan implementation, Downtown Owensboro's management structure needs to address specific areas of functional responsibility identified in Section 8 of the plan.
-

The plan document contains more detailed discussion of each of the above identified projects and recommendations and should be consulted for more specific information.

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Implementation

There have been numerous studies and plans completed to address the development of the Downtown. Coordination between public entities and ranking of importance of the facilities proposed is essential to accomplish these goals. Much progress has been accomplished toward the recommendations of the *Owensboro Riverfront District Master Plan*, which has been greatly assisted by the infusion of federally allocated money to help fund the vision.

With the support of the most recent *Downtown Owensboro Place Making Initiative Master Plan and Report 2009*, priorities have been set regarding important public projects and infrastructure improvement. Commitment by the City of Owensboro and Daviess County Fiscal Court to create revenue through an increase in the insurance tax to be used to accomplish these projects is an important step in the implementation of downtown revitalization for Owensboro. Commitment by the legislative bodies to undertake the public catalyst projects identified in the plan further emphasizes the public's willingness to invest in the downtown space thereby creating more confidence for private investment to occur.

To date, much has been accomplished toward the vision of this plan. The River Wall has been completed. The Convention Center and a new adjacent hotel have been completed. Riverfront Crossing public improvements are completed and new condos and restaurants are currently under construction. Implementation of intersection improvements have also been completed.

Owensboro Riverfront Master Plan Parking Garage Study 2001

In October of 2001, the team that prepared the *Owensboro Riverfront Master Plan* prepared a separate parking garage study. The need for consolidated parking facilities to serve both the public and private needs had been identified as a result of the Riverfront study. A parcel of land that was then occupied by the county jail and surface parking for the Executive Inn was selected for a consolidated parking structure.

The objective of the parking garage project is to construct a new 588 space parking structure inside a facade of retail liner buildings. The historic county jail, which has since been demolished, was seen as the cornerstone building for the design and character of the new facility. Proposed funding included a combination of state, local government agencies and private developers, with an estimated cost of construction at over \$13 million dollars in 2001.

Since the completion of the parking study, the site selected has been dedicated to the new hotel and its surface parking. GRITS has constructed a smaller parking structure downtown near the hotel. The City of Owensboro will soon begin construction of a new additional parking structure adjacent to the GRITS parking structure.

Exhibit 4-M1 – Downtown Illustrative Master Plan



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Bring Back Baseball – Proposed Stadium

Daviess County Fiscal Court, the City of Owensboro and Bring Back Baseball, a development group promoting a baseball stadium project hired The Leib Group, LLC to prepare a market and financial feasibility study for a proposed baseball stadium to be developed in Owensboro.

The Market and Financial Feasibility Analysis for the Proposed Baseball Stadium was completed in January 2006. A preliminary plan prepared by Bring Back Baseball identified the preferred site as English Park with a stadium capacity of 2,908 fixed seats, additional seating of 4,300 and 8 luxury suites. The permanent tenant would be an independent Frontier league playing 48 home games per year. The stadium would also host community events and concerts.

The proposed stadium's capital cost is estimated at \$10 million in 2006 dollars. This includes the cost of land and team acquisition. The stadium is projected to generate an average operating surplus over the first five years of approximately \$670,000 per year.

Proposed Arena

A new indoor sports and entertainment facility, or arena is being considered as part of the future of downtown. Daviess County Fiscal Court and the City of Owensboro hired the Leib Group, LLC to prepare a market and financial feasibility analysis for a proposed arena in Owensboro.

The Market and Financial Feasibility Analysis for the Proposed Arena was completed in 2006. Although no specific site was identified, it was concluded that given the size of the Owensboro market, the arena should be in the range of 5,000 to 6,000 seats with a limited number of suites and club seats, adequate parking on site or in the area, and other selected amenities.

Several potential capital funding sources have been identified, but there is still a "financing gap" for operational and debt of approximately \$800,000 to \$900,000 per year, without a hockey team in the arena. If professional minor league hockey is attracted to a new arena in Owensboro, net cash flow from operations is projected to average a net operating income of approximately \$11,000 per year over the first ten years.

Since the completion of this study, a new civic center has been recommended for downtown which will be a multi-purpose events center. The existing Sports Center will still be utilized for sporting events.

Downtown Action Plan 1986

The *Downtown Owensboro Action Plan* by Zuchelli, Hunter & Associates, Inc. (ZHA), December 1986 summarizes development opportunities and suggests an approach for the continuing growth and revitalization of downtown Owensboro as a governmental, business and cultural center.

Neighborhood Plans

Several neighborhood plans have been prepared by the Community Development Department, adopted and implemented to revitalize and stabilize existing neighborhoods within the City of Owensboro.

The remainder of this section will provide a summary of the various neighborhood plans that have been prepared since the adoption of *Community Direction* in 1978. Many of the neighborhood plan recommendations have been implemented, dropped and/or incorporated into various sections of this Comprehensive Plan. For more complete information and greater detail, the actual neighborhood plan documents should be consulted. **Exhibit 4-M2** illustrates the boundaries of the neighborhood plans.

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Northwest NRSA Redevelopment Plan 2020

By 2015, the City of Owensboro had successfully completed the BaptistTown Neighborhood Redevelopment (2000-2004), the Old Germantown Neighborhood Redevelopment (2004-2010), the Mechanicsville Neighborhood Redevelopment (2010-2014) and most recently, the Triplett Twist District (2015-2020). City staff began looking for the next area on the northwest side of the City to begin a new revitalization project. After reviewing the potential areas and neighborhoods, the Northwest Neighborhood Revitalization Strategy Area (NRSA) was selected. The Northwest NRSA is generally bounded on the north by the municipal limits, Ohio River, West First Street, Ebach Street and Schroth Street; on the south by the north side of 5th Street; on the east by Walnut Street and on the west by Ewing Road and Texas Avenue. The Northwest NRSA encompasses approximately 367 acres, 1,083 parcels of property and is primarily residential (69%), but it also includes commercial, industrial and other public use properties (31%). The Northwest NRSA includes 25 defined residential neighborhoods:

BAERS
BAPTIST TOWN ESTATES
BURDETTE ADDITION
CHESTERFIELD COURT ADDITION
DUNPHY'S ADDITION
EWINGS
FRAYSTERS ADDITION
GILMOUR PLACE ADDITION
GLASS FACTORY
HERRS
HOMESTEAD
LANCASTER & GOFF
LOCK VIEW
LUCAS PLACE ADDITION
MCCALLISTER PLACE / ADDITION
NELSON PLACE ADDITION
PARADISE GARDEN
PHILLIP EDGE
R MONARCHS ADDITION
RIVER CREST TOWNHOMES
ROBER L MILLER
SHELBY'S ADDITION
SINNETT ADDITION
TAYLOR'S ADDITION
WEST FOURTH STREET

The City of Owensboro understands that the key to rebuilding strong neighborhoods is increasing and maintaining the percentage of single-family homeowners within a defined area. Stable homeownership rates encourage community pride and continued investment and sustainability. Over the past 30 years, older neighborhoods within the northern third of the city have seen the conversion from single-family homeownership properties to rental investment properties. A mix of well-maintained rental investment property and homeownership property can create a vibrant and extremely desirable neighborhood, but when the unit percentage of homeownership starts to drop below 45%, a neighborhood is at risk of losing a cohesive neighborhood feel. This will be the second comprehensive effort to address the redevelopment of residential areas while at the same time redeveloping older commercial areas. The following is the defined mission statement for the Northwest NRSA redevelopment: *This redevelopment plan will be anchored by the reality of the Northwest NRSA's true potential and aggressively implemented with urgency. We will define the gap between what the area is now and what it wants to be in the future. We will direct focused resources and thoughts to make it happen. We will blend technology, planning and partnerships to create a bold plan that will define the direction of new*

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development, redevelopment and capture the interest and imagination of the Northwest NRSA residents, businesses and beyond.

Triplett Twist District Area Redevelopment Plan 2015

By 2015, the City had successfully completed the BaptistTown Neighborhood Redevelopment (2000-2004), the Old Germantown District Neighborhood Redevelopment (2004-2010) and the Mechanicsville Neighborhood Redevelopment (2010-2014). City staff began looking for the next area on the east side of the city to begin a new revitalization project. After reviewing the potential areas and neighborhoods, the Triplett Twist District area was selected. The Triplett Twist District Neighborhood Revitalization Strategy Area is generally bounded on the north by East 9 th Street, on the south by East 24th Street, on the east by Breckenridge Street and on the west by JR Miller Blvd., and includes Triplett Street, East Parrish Avenue, East 14th Street, East 15th Street, East 16th Street, East 17th Street, Cumberland Street, East 18th Street, Colonial Court, East 19th Street, East 20th Street, East 21st Street, Old Hartford Road, New Harford Road, Veach Road, Hathaway Street, Center Street, Pearl Street, Virginia Court, Sweeny Street, Moseley Street, Anderson Alley and Guenther Alley. The Triplett Twist District Revitalization Area encompasses approximately 250 acres, 601 parcels of property and is primarily residential (65%), but it also includes commercial, industrial and other public use properties (35%). The Triplett Twist District Revitalization Area includes four (4) defined residential neighborhoods:

*Mery Heights
Virginia Court
Old Fairground Heights
Colonial Heights*

The City of Owensboro has realized the key to rebuilding strong neighborhoods is increasing and maintaining the percentage of single-family homeowners within a defined area. Stable homeownership rates encourage community pride and continued investment and sustainability. Over the past 25 years, older neighborhoods within the northern 1/3 of the city have seen the conversion from single-family homeownership properties to rental investment properties. A mix of well-maintained rental investment property and homeownership property can create a vibrant and extremely desirable neighborhood. But when the unit percentage of homeownership starts to drops below 45%, a neighborhood is at risk of losing a cohesive neighborhood feel. 2 This will be the first comprehensive effort to address the redevelopment of residential areas while at the same time redeveloping older commercial areas. The following is the defined mission statement for the Triplett Twist District Area Redevelopment: *This redevelopment plan will be anchored by the reality of the Triplett Twist District's true potential and aggressively implemented with urgency. We will define the gap between what the area is now and what it wants to be. We will direct focused resources and thoughts to make it happen. We will blend technology, planning and partnerships to create a bold plan that will define the direction of new development, redevelopment and capture the interest and imagination of the Triplett Twist District Area residents, businesses and beyond.*

Mechanicsville Development Plan, May 2010

With the implementation of BaptistTown and the Old Germantown Development Plan, the City of Owensboro began a new revitalization plan in the on the west side of the city in the “Mechanicsville” area. This area has a long history with a distinct neighborhood identity for over 100 years.

The identified area has 359 residential structures containing 551 residential units. The rate of homeownership by structure is 52%. Of the existing structures, 60% are in sound condition. The majority of the unsound structures are rental structures.

The Mechanicsville Neighborhood Redevelopment Team identified the following major challenges within the neighborhood: Neighborhood Identity, Recreation, Beautification, Transportation and Housing.

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Recommended actions include:

- Neighborhood identity signage located at six identified points and install improved outdoor signage for the existing Recreation Center
- Enhance the existing outdoor playground area along West 10th Street, including additional landscaping, benches and accessories
- Install better lighting on the park property along West 10th Street and Omega Street
- Replace the sidewalks along West 10th Street and Omega Street and fill in missing sidewalk linkages as identified in the plan for neighborhood connectivity
- Restrict parking along the south side of West 10th Street to no parking or limited two (2) hours parking in order to eliminate or discourage the parking of large trucks and trailers along the neighborhood entry
- Enhance the entryway along Lancaster Avenue from West 10th Street by creating physical improvements within the right of way that would restrict illegal parking of junk vehicles. Narrow the eye view into the existing salvage facility. Create homeowner 50/50 matching grant program for front yard landscaping
- Create landlord 60/40 matching grant program for front yard landscaping
- Create a front yard tree planting grant program for identified properties
- Trim trees within the neighborhood that are entangled in power lines
- Create a 50/50 matching demolition grant to encourage swift demo of unsafe properties
- Maintain detailed property maintenance inspections
- Move the existing fence at the City facilities Department lot along Omega Street back 15 feet and install trees and landscaping to soften visual appearance
- Define separation between West 8th, 9th and 10th Streets and the Lincolnshire Apartments
- Construct Omega Street Extension to McFarland Avenue to align with Washington Avenue, purchase necessary properties, relocate existing tenants and demolish structures
- Relocate Wings of Faith Church parking to the west side of the building with a drive off West 10th Street, removing all pavement in existing parking and replacing with green space and landscaping
- Work with the Owensboro Public School system to beautify the exterior of Cravens Elementary School, which plays a major role within the Neighborhood. While the interior has been renovated, improvements to the façade would enhance the aesthetics of the area.(not funded)
- Construct a new park shelter on park property, improve the entrance and general exterior appearance of the existing Recreation Center, improve existing restrooms and concessions near the baseball fields, convert existing tennis court to additional basketball courts and install security cameras within the Dugan Best Park area through working with City's Parks Department(not funded)
- Reconstruct Alpha Street from West 10th Street to West 8th Street (not funded)
- Reconstruct Westwood Avenue from Omega Street to Western Court (not funded)
- Work with OMU to evaluate existing street lighting and determine where new street lights are needed
- Construct five (5) new single family homes in Parkview Development Phase I and two (2) new single family homes in Parkview Development Phase II
- Construct two (2) new single family homes on West 5th Street and Hocker Entry Block Phase I
- Provide Homebuyer Program incentives for private developers and non profits to construct twenty four (24) new high quality homes
- Create a 90/10, 80/20, 70/30, and 50/50 matching existing Homeowner Rehab program for rehabilitation of 32 homes

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- Create a 50/50 matching existing Rental Investment Rehab program for rehabilitation of 6 rental homes
- Create 100% World Changers Volunteer Labor for Homeowner Rehab program with 20 grants to pay for materials for homeowners making less than 50% of median income
- Partner with Low Income Housing tax credit development to construct twelve (12) single family houses on the Omega Street extension
- Work with Audubon Area Community Services to encourage exterior renovation of the Lincolnshire Apartments (not funded)
- Construct West 10th Entry Street Development and ten (10) new homes in the West 10th Street Entry Development, construct Hocker Street and West 9th Street Development Phase I, II, III with nine (9) new single family homes. (not funded)

Old Germantown District Development Plan, October 2002

The goals of the Old Germantown District Redevelopment Plan included building a strong neighborhood and making the neighborhood attractive for private investment. The City of Owensboro has realized that the key to rebuilding strong neighborhoods is to increase the percentage of single-family homeowners.

A survey was conducted of the neighborhood which is bounded on the north by East Fourth Street, on the south by East 9th St and includes Crittenden, Bolivar and Clay Streets. The neighborhood consisted of 76.1% low to moderate income households. The current homeownership rate by structure was 37%. Since 1996, fifty-eight (58) units had been purchased by homeowners.

Fifty-one percent (51%) of the structures were in unsound condition and lack of maintenance of the rental investor has had a negative impact on the neighborhood. At the time of the survey, eighteen percent (18%) of the units were vacant.

While residential uses made up eighty-five percent (85%) of the total uses in the neighborhood, there were some commercial and industrial uses located on the edges of the core area, which significantly impacted the aesthetics and character of the area.

The Old Germantown District Redevelopment Team identified key challenges within the neighborhood and developed recommended actions to deal with each of these challenges.

Recommended actions to combat criminal activity related to drugs, lack of landlord responsibility, unsound structures, and overall attractiveness of the area include:

- Create a strong Neighborhood Watch Group
- Create a policing plan that clearly identifies the requested level of enforcement and attention to certain criminal activities
- Hold an annual forum to encourage investors in rental property to meet with residents to discuss important issues
- Hold annual educational trainings for investors in rental property to assist them in managing property
- Require City Property Maintenance to undertake a detailed inspection of the entire neighborhood
- The inspectors should look for structural deficiencies, trash and junk, inoperative and unlicensed vehicles, and tall grass

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- Install decorative light post at four major gateways into the neighborhood
- Install custom designed banners on utility poles within neighborhood
- Install bus stop benches with Old Germantown Neighborhood Signage
- Replace all existing contiguous retaining walls with new uniform walls that will enhance the character of the neighborhood
- Assist property owners via matching grant that would assist owners in constructing off street alley parking
- Implement a Neighborhood Street Tree Plan
- Establish a matching grant program for owners to encourage quality landscaping
- Create a neighborhood park, including a walking trail, gazebo, lighting, trees and parking

Implementation of the plan has resulted in a successful community park and four new owner occupied single family homes. Additionally, street lighting was upgraded, with decorative lights installed in the park. Banners have been placed on utility poles within the neighborhood and bus stop signs have been installed. Retaining wall replacement has been completed. Other redevelopment or new development projects in the area since the implementation of the plan include development of the Carnegie Business Center and various private businesses such as the St. Paul Parish Hall, the Dollar General Store and the Miller House restaurant.

BaptistTown Neighborhood Redevelopment Plan, April 1999

Clearly defining the future land use within the historic BaptistTown area was the principal goal of this plan. Detailed block-by-block and lot-by-lot land use recommendations were made. Decreasing the number of deteriorated and dilapidated structures and increasing the homeownership rate in the area were objectives of the plan. Owner occupied residential units were projected to increase from 69 to 135. Total units were projected to increase from 270 to 334. Federal, state and private funds were utilized.

The plan area was divided into eleven geographic plan elements. A detailed map, a table of existing and future unit condition, and a table of specific future land use by address are provided for each of the eleven geographic areas.

The following results were expected:

- ◆ Increase the rate of home ownership
- ◆ Decrease the rate of unsound housing from 36 to 14%
- ◆ Decrease the number of vacant residential lots from 50 to 6
- ◆ Construct 48 new affordable homes
- ◆ Construct 14 single-family rent-to-own houses on the old sanitation property
- ◆ Rehabilitate 41 existing owner occupied homes through renovation or reconstruction

The following results were accomplished:

- Owner occupied residential units increased from 69 to 152, above the projected 135
- Total units increased from 270 to 353, above the projected 334
- Rate of home ownership by structure increased from 47% to 61%
- Rate of unsound structures decreased from 36% to 7%
- Number of vacant structures decreased from 50 to 7
- 83 new affordable homes were constructed, including 14 single-family rent-to-own homes

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- constructed on the old sanitation property
- 11 existing owner occupied homes were rehabilitated through renovation or reconstruction

It should be noted that the Baptist Town area is a sub-area of the *Scarborough-Riverside & West End Plan* area that was done in 1978 and is summarized later in this section.

United Neighborhoods Central Area Plan, March 1982

At the request of the United Neighborhoods, Inc. (UNI) Board of Directors the planning staff and UNI representatives started work on a neighborhood plan in June of 1981. UNI represents a group of five neighborhood associations south of the central business district and located between the West End and East End study areas.

While this plan is similar to the studies done for the East and West End in terms of plan format and content, the active participation of organized neighborhood associations resulted in several significant differences between this neighborhood planning effort and past plans. These differences can be grouped into three categories:

1. Neighborhood Characteristics

The following characteristics were found in the UNI area versus the West End and East End. Lots and structures were generally larger; household size was smaller; the residents were older; fewer minorities resided in the area; and public facilities were in need of repair rather than complete reconstruction or initial installation.

2. Study Methodology

Active participation of neighborhood residents in the UNI study provided verification and increased the reliability of planning office data on building characteristics and land use information. This assisted the staff immensely in identifying neighborhood problems and priorities.

3. Implementation

While the West End and East End required major reconstruction or initial installation of public facilities (streets, water lines and walks) the UNI improvement program entailed repair of existing curbs, gutters, walks, driveway aprons, and street surfaces (grinding and resurfacing). Additionally, with the support of the UNI Board of Directors, the Planning Commission and City adopted the neighborhood plan as an amendment to the comprehensive plan, and a block by block code enforcement effort was started.

Eastside Master Plan, August 1981

The *Eastside Master Plan* was prepared in 1981 by G. Reynolds Watkins Engineers, Inc. for the Owensboro Metropolitan Planning Commission. The objective of the plan was to further detail the 1978 comprehensive plan (*Community Directions*) by preparing neighborhood plans for the eastside portion of the urban service area. Twenty-six small areas made up the eastside planning area and contained approximately 21 square miles of land. These 26 small areas were organized into 10 neighborhood groups for the purposes of the *Eastside Master Plan*.

For each of the ten neighborhood groups a design population was established that was based on the usability of the land for urbanization. This type of planning provided estimates for the full range of facilities (streets, schools, etc.) that would be needed to service these areas when they are completely urbanized.

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This approach permits the community to be better prepared for any unusually large growth, as well as prevent duplication of facilities and the construction of inadequate facilities that may have to be replaced later. .

A general summary of the recommendations of the plan included the following:

Urban Service Area

It was recommended that future urban growth in Daviess County will be concentrated, as much as possible, within the Owensboro Urban Service Area or the smaller Whitesville Service Area.

Land Use Needs

At full development it was estimated that another 96,000 people will be living within the Eastside portion of the Urban Service Area. To accommodate the needs of an additional 96,000 persons, almost 15 square miles of existing farmland or open space would have to be converted into urbanized land uses -- new homes, industry, stores, community facilities, utilities, and transportation.

Housing Needs

Over 35,000 new homes would have to be built to meet the full development needs of the Eastside. Special programs, as well as federal assistance, would be required to meet the needs of the low-income persons in the County.

Community Facilities and Utilities

The plan also inventoried and recommended improvements for existing facilities, as well as those needed to accommodate future growth. This includes:

- ◆ Fire protection needs (3 new stations)
- ◆ Public facilities needs: Schools and parks (16)
- ◆ Disposal needs (\$41m)
- ◆ Utility needs (\$47m)

Transportation

Transportation improvements and proposals included not only streets, and highways, but also walkways, bikeways, airport, mass transit, railways, and waterway needs and facilities.

Conclusion

The *Eastside Plan* not only provided a detailed study for the ten neighborhood groups but it also included a complete review of the 1978 comprehensive plan. Where appropriate, the 1978 plan was updated; however, most of the 1978 plan was deemed to remain relevant and hence reaffirmed by the Eastside study. The 2010 Census demonstrates that estimates of needs created by the Eastside Master Plan in 1981, thirty years ago, may have been over projected. The plan projected a population in these ten neighborhoods of an additional 96,000 people with a need of 35,000 homes when fully developed. Current population figures show a total population in all of Daviess County of only 96,656 with projections showing low growth in decades to come. The entire housing stock in Daviess County includes only 41,452 housing units in 2010 with 38,619 occupied. The needs projected by this plan far exceed the reality of development from 1981 forward. This demonstrates the need to continually evaluate the projected needs of the community and to update plans accordingly.

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East End Plan, April 1979

A neighborhood plan for Hathaway Hall and Chautauqua Park was prepared in April of 1979 by the planning staff. These two neighborhoods are located in the northeast quadrant of the City of Owensboro, hence the name of study: The *East End Redevelopment Proposal*. The plan's contents and format are very similar to the West End's.

The East End's needs and deficiencies were very much like the problems identified in the West End plan. Similarities included: concentrations of elderly, poverty, and minority households; the age (50 to 100 years) and condition of the housing stock; numerous deficient public facilities -- streets, water lines, sidewalks -- and many examples of indiscriminately mixed land uses and small lot developments. As one would expect, these similarities resulted in plan recommendations and proposals for the East End neighborhoods that in many respects mirrored the proposals for the West End neighborhoods.

The second three-year CDBG capital improvement program was proposed and substantially completed as part of the East End redevelopment effort. Although the area has improved, improvement has not been as dramatic as that found in the West End neighborhoods. The greater frequency of non-residential land uses in predominantly residential areas has served to restrain building improvements in the area.

The unique finding of the East End plan was the need to reduce the excessive amounts of industrial zoning in the neighborhoods. Consequently, when a new zoning ordinance was adopted during the early 1980s, many of the East End plan's recommendations were reflected on the official zoning map.

Scarborough –Riverside & West End Plan, February 1978

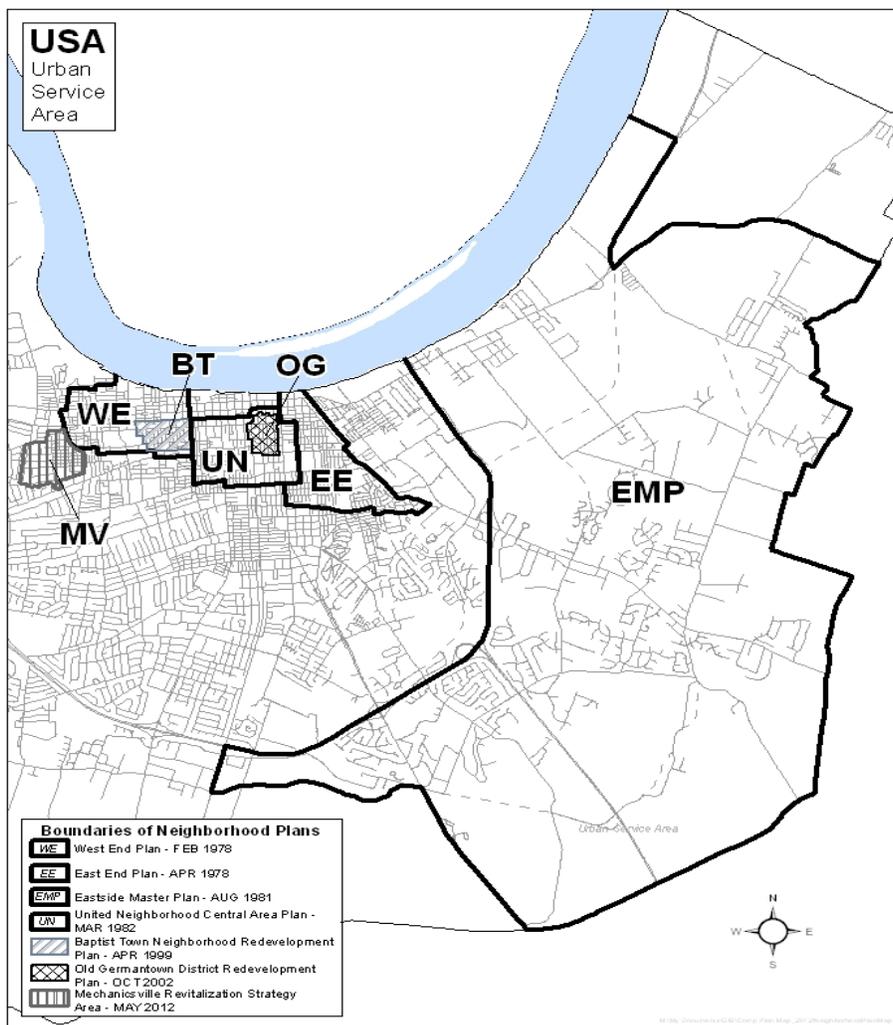
In February of 1978 the City of Owensboro adopted the *Scarborough-Riverside and West End Redevelopment Proposal*. This plan was prepared by the Office of Planning and Community Development and represented the first neighborhood planning efforts within the context of the recently completed comprehensive plan *Community Directions*. The intent of the plan was to identify existing problems and deficiencies within the study area and to provide a program that would upgrade these two neighborhoods.

The West End plan was subdivided into three sections. Existing conditions that were surveyed included data on the demographics and economy of the area, as well as existing information for land use, buildings, community services and facilities, transportation systems and any fragile areas within the study area. The second section presented various plan proposals and recommendations for the following areas: housing; land use; transportation; and public facilities and services. The final section provided a detailed three-year public improvement program for the West End. Community Development Block Grant (CDBG) funds were the only funds programmed.

Most of the plan proposals and recommendations have been implemented during the decade of the 1980s. Housing conditions have improved dramatically; all deficient streets and water facilities have been improved; parks were expanded and/or improved; a community center was renovated; and, a day care center was built. The significant contributions of this plan to the community's overall planning efforts were:

1. The preparation and actual implementation of capital improvement programming and budgeting for the first time by the City of Owensboro;
2. The clear evidence the plan presented for a more flexible zoning ordinance;
3. The design of a redevelopment strategy that over time has proven successful and politically acceptable; and
4. The first significant proposal for riverfront redevelopment between English and Smothers parks.

Exhibit 4- M2 – Study Boundaries of Neighborhood Plans



Neighborhood Advisory Boards

Beginning in 1998, the City of Owensboro has undertaken an effort to create twelve neighborhood advisory boards. The mission of these boards is **to foster a partnership among the citizens, City Commission, City staff, and Community Task Force and the creation of an environment in which citizens are given an opportunity to actively participate in City affairs.** These neighborhood boards continue to be active today.

Goals for the neighborhood boards include:

- Identify problems, issues and solutions within the neighborhood
- Represent the views of Owensboro citizens within the neighborhood
- Serve as an informational link between citizens, the City Manager, City Departments and Neighborhood Youth Boards
- Develop an action plan for projects that the Board wishes to accomplish. The Community Task Force and the City of Owensboro shall approve all action plans.

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There are twelve (12) active neighborhood alliances as shown in the following exhibit.

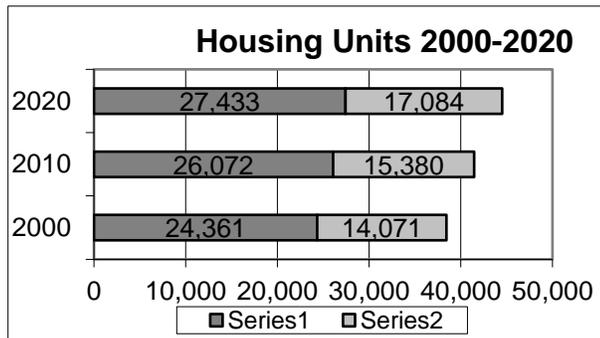
Exhibit 4- M3 – Neighborhood Advisory Boards



Housing

Census information for 2020 indicates there are **44,517** housing units in Daviess County, which included data through March 2020. This is an increase from 2010 census data of -3,065 housing units, or -7.4%. The previous decade between 2000 and 2010 saw an increase in housing of 7.8%.

Exhibit 4-G3: Number of Housing Units 2000-2020



In 1990 65.8% (23,074) of the total housing units in Daviess County were located within the City of Owensboro. In 2000, 63.4% (24,361) as compared to 62.9% (26,072) of all housing units were located within the City of Owensboro in 2010. Exhibit 4-G2 illustrates the number of housing units by area in 1990, 2000 and 2010.

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From 2000-2010, the increase in housing units in Daviess County was less in the county (1,309 units) than in the City of Owensboro (1,711), with the additional housing units within the City of Owensboro accounting for approximately 57% of the total housing unit increase during that period. From 2010-2020, additional housing units within the City of Owensboro (1,361) accounted for 44% of the total housing unit increase during that period. This trend parallels the population data in Chapter 2, which shows more population growth within the city limits than in previous decades. Hopefully, this is an indication that planning policies that have been in place for some time are beginning to direct development to where services and infrastructure are existing or easily extended, thereby promoting sustainable development and smart growth. However, the aggressive annexation policies of the City of Owensboro over this time period have likely contributed to the increase within the city limits.

Exhibit 4-T7: Housing Units by Occupancy

		OCCUPIED HOUSING UNITS	OWNER OCCUPIED	% OWNER OCCUPIED	RENTER OCCUPIED	% RENTER OCCUPIED
2020	TOTAL	41,111	28,658	69.70%	12,453	30.29%
	Owensboro	25,228	14,398	57.07%	10,830	86.97%
	County Bal	15,883	14,260	89.78%	1,623	10.22%
2010	TOTAL	38,619	26,390	68.21%	12,229	31.67%
	Owensboro	24,215	13,899	57.4%	10,316	84.36%
	County Bal	14,476	12,491	86.29%	1,913	13.21%

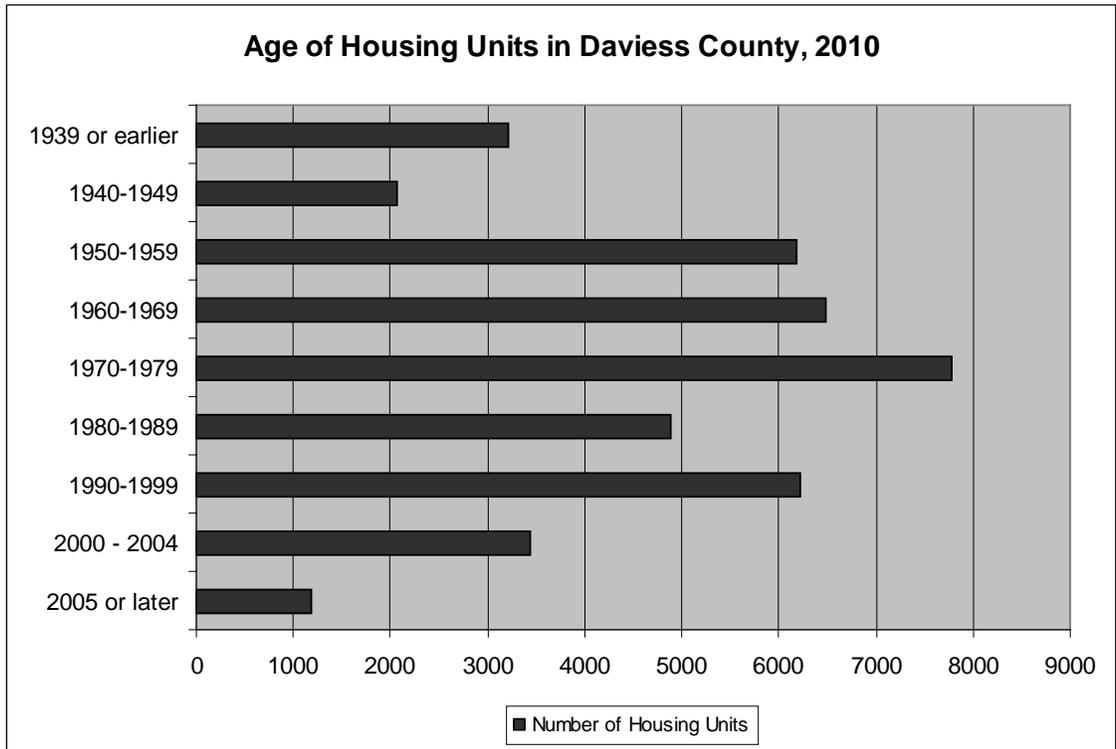
Owner occupancy remained relatively stable during the last decade despite the national recession and foreclosures reported across the country. Owner occupancy increased for the entire county from approximately 68% to 70% of all occupied units. Owner occupancy within the city limits of Owensboro remained unchanged from 2010 to 2020 at 57. Those areas outside of the city limits saw an increase of approximately 3.5% from 86% owner occupancy to 89% owner occupancy in 2020.

There were 12,453 renter occupied dwelling units in the community reported in the 2020 census. Of these units, 86% were within the city limits of Owensboro. A total of 3,406 vacant dwelling units existed in Daviess County in 2020.

Data on Daviess County housing stock shows the majority of housing units constructed between 1970 and 1979, comprising almost 19%. Almost 8% of the housing stock predates 1939, with only 3% of the housing stock constructed after 2005.

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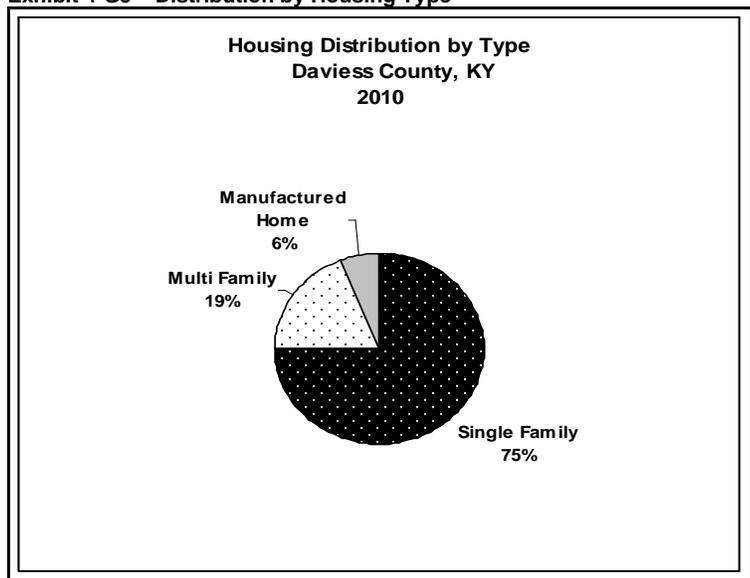
Exhibit 4-G4 – Age of Housing



Of the 39,620 units that were permitted through December 2005 more than **70%** (28,172 units) were **single-family** residences. Multi-family units made up the second largest category with 20% of the total or 8,033 units. Mobile home units accounted for 9% of the total or 3,753 units.

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Exhibit 4-G5 – Distribution by Housing Type



In 2010, the American Community Survey five year estimates of Selected Housing Characteristics estimated 31,040 of all housing was single family detached or attached comprising 75% of the housing stock in Daviess County. This is a slight increase over reported 2000 Census data, which showed about 73.7% single family housing in Daviess County in 2000.

The median value of a single family home in 2020 was \$143,500 as compared to \$77,353 in 1980, \$62,041 in 1990 and \$81,800 in 2000.

Mortgage Market. There are a wide variety of conventional mortgage funds available in the Owensboro area. Government mortgage programs are also available in the community from the federal Housing Administration, the Veterans Administration, the Farmers Home Administration and the Kentucky Housing Corporation. Loan terms are generally between 25 and 30 years. Income restrictions, veteran's status, limits on purchase price, ownership status of the buyer, location standards, as well as other various requirements will determine a person's eligibility to obtain mortgage financing from government mortgage programs. Other costs that are associated with government and conventional mortgage financing include survey fees, title fees, appraisal fees, recording fees and insurance fees.

Rental Market. The early 1980s saw a significant expansion in the rental market, resulting in the rental market being overbuilt by the mid-eighties. Rents remained too low to stimulate much new rental construction during the latter part of the decade and through the 1990's. However, during the first ten years of the new century, rental building has increased with new units, many in the form of duplex or four-plex construction being completed and available for rent. Home ownership has become more difficult since the recession began in 2007 and conventional financing has become more restrictive to obtain. Interest has additionally been expressed by developers in several upscale, higher rent multi-family projects and more activity in new rental construction in the next ten years is anticipated. The percentage of renter occupied units from 2000 to 2010 has increased slightly by 1.9% county wide and 2.81% within the City of Owensboro.

The historically short waiting lists for the Public Housing program, and the Section 8 program run by the Housing Authority of Owensboro, in the current (2017) housing market, has increased somewhat since the HAO was last asked to review its numbers in 2012. In 2012 the average wait time across all bedroom sizes is just under 6 months. The longest wait time is for 1 bedroom units, at 9.8 months; the shortest is for 3 bedroom units at 4.2 months. In 2017, the average wait time across all bedrooms sizes remains just under 6 months (5.8 months). The longest wait time

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continues to be in the 1 bedroom units and is increasing. The 1 bedroom wait time is 13.5 months and the shortest wait time of 3.6 months continues to be the 3 bedroom units.

Thirty percent of the public housing waiting list consists of families seeking 2 or 3 bedroom units, and their wait is an average of 4.3 months. In 2012 families seeking two or three bedroom units represented 60% of the waiting list. Due to federal regulation the Housing Authority has increased the flat rent amounts to 80% of market and become non-smoking. These regulations coupled with the increase in new affordable two bedroom apartments in Owensboro, has resulted in a higher turnover of units than has been experienced in the past few years. Two bedroom units turnover at a rate of 4:1 compared to one bedroom units. As to the length of wait, many families are waiting for a specific complex or area of town and therefore will turn down two or three units before accepting.

The one bedroom units represent 58% of the Housing Authority's waitlist and of those 95% are elderly and/or individuals with a disability. There is very little turnover in these units with many residents remaining in the apartment for the remainder of their life or until a nursing environment is required.

The economic recession of the late 2000's may have been one of the reasons for the increased waiting list for assisted rental units. Population growth from 1992 to 2011 has been less than 5,000; this would roughly equal 2,272 families (assuming 2.2 persons per family). There are about 23,901 households and 28%, or 6,740 of the housing units are in multi-family units. The current percentage of families renting units is 28%, so that would indicate a need of about 640 new rental units during the period of 1992-2011. About 58% of the population earns less than \$50,000 per year, and the income limits ranged between \$36700 and \$44600 for 2 and 4 person families. Extrapolating this data would mean that of the 640 new units required, 58%, or 371 would need to be financially assisted. The area in fact, has seen at least 269 new financially assisted units (pure rental, rent to own tax credit type units, etc.) added to the portfolio in Owensboro during this time period. This does not include the 161 units of Section 8 administered by the Kentucky Housing Corporation within the city limits of Owensboro (nor does it include the 31 units administered by KHC at the Regional Recovery Center). KHC also administers about 115 units in Daviess County, outside of the City of Owensboro.

Another reason for the increased waiting list time may be tied to the demand for rental properties in the private market. If there is greater demand for rental properties, then the affordability decreases as rental prices go up.

In recent years the trend has been the development of financially assisted properties for persons who fit a particular "special need;" the special need being defined by the government agency providing the financial carrot (typically tax credits) to the developers. These special needs type developments are not limited to the traditional notion of persons with special needs (i.e., physically or mentally disadvantaged), but persons who have some sort of socio-economic characteristic that somehow sets them apart from the general population. These include children aging out of foster care; one or more parents who attend post-secondary education, but who have children, persons recovering from substance addiction, and perhaps others. Combined with some form of "supportive service," financially assisted housing is made available to these persons, so that they can have a place to live while they eventually graduate out of their special need status. Assuming these programs have actual success, they still have the effect of these persons being provided affordable housing before others who are on the waiting list for assisted housing, many of whom are the working poor.

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A current snapshot (November 2017) of the Section 8 units on the Housing Authority's program ranges of rents and utilities by bedroom size are shown in the table below.

Exhibit 4-T8 : Section 8 units Rent and Utilities 2017

Bedroom Size	Apartment Rent Range	House Rent Range	Utility Range
1 Bedroom	\$370-\$410	\$351-\$402	\$100-\$159
2 Bedroom	\$504-\$555	\$486-\$544	\$122-\$191
3 Bedroom	\$653-\$707	\$633-\$694	\$150-\$224
4 Bedroom	\$755-\$828	\$736-\$816	\$173-\$265

The Housing Authority's Executive Director cautions against expansive pronouncements or predictions as to the status of a real estate market, and the development of long term policy in response to transitory events. The market is subject to dramatic changes depending on the economy, and in terms of federal or state financially assisted units (whether the assistance is in the form of the traditional public housing model, the Section 8 model, tax credits, etc.), what commitments are made by the authorizers and appropriators in Washington, D.C. Continued federal financial commitment to housing resources at the level seen historically, should not be expected in the future.

Previously, the Executive Director of the Housing Authority felt that the rental market had been affected by the aggressive marketing of home ownership opportunities to first time buyers by private developers and the historically low interest rates of recent years, and that there might not be a need for additional financially assisted housing units until the geographic area shows sustained population growth. Currently, the Executive Director of the Housing Authority feels that the rental market is being more impacted by the increase in rental units rather than homeownership.

Given the cautionary note on financially assisted rental housing above, the Housing Authority's Executive Director notes that while the HAO's waiting lists have increased recently, this may correlate with the national economic downturn. It may be a permanent situation if the economy is experiencing a permanent "reset;" or it may be temporary; although in either case, the Owensboro area seems to have weathered the "great recession" with less negative impact than other areas. Even with the recent (2010-2012) economic revitalization of the downtown Owensboro area, the long term economic impact of this development in terms of employment will likely see the creation of jobs which are likely to be lower paying service jobs. These will require affordable housing, assuming that as a matter of definition, affordable housing is defined as shelter which does not cost more than 30% of household income. Whether this is a reasonable (i.e., realistic) definition is questionable; even the Section 8 program allows persons to rent properties that on the whole, cost them 40% of their income.

A further change in the housing market, is that home ownership has seen some of its allure fade as some homeowners find themselves upside down with respect to their mortgage and house values; others find it impossible to pay increasing utility bills, increasing insurance, increasing or recurring maintenance costs, and increasing tax bills, even if they have the good fortune to remain employed. Homeownership may no longer be the best option for the lower paid working class; permanently renting may be the most affordable option. A renter may not build equity but a good renter is not likely to face eviction, as the landlord's business is not eviction, but keeping a property occupied.

The Housing Authority has continued to maintain its properties by continual upgrades and improvements. These include installation of security camera equipment, replacement of landscaping, replacement of entry doors and screen doors with energy star rated doors, installation

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of solar rated roof shingles at multiple sites, installation of water saving devices at all sites, and installation of new playground equipment at family sites.

If federal or state financial resources decline, or even if they only do not keep up with normal population growth, how does the locality address the issue? Incentives to developers, changes in taxation of rental units, and changes in zoning/density requirements may be a solution. Development fees charged to developers could be reduced if they included a certain number of rental units in development, and agreed to keep those units as rental units at a total monthly cost to the renter equal to the Fair Market Rent set for Section 8 units, or the Public Housing Authority's "flat" rent. The length of time the property would be kept as a rental could be equal to the low income tax credit rental period. Also, Kentucky Statutes now permit properties to be assessed not only on the basis of FMV, but also on an income approach. This would require cooperation with the local PVA Office to allow rental properties that were placed on the market at an affordable rent, to be taxed on the income approach, reducing the cost of operation to the owner, while providing an affordably priced housing unit to the renter. The zoning ordinance could be changed to provide for density increases, where a development includes affordable rental properties as part of the total development.

There will continue to be a need for affordable rental housing. Financial subsidy to achieve this affordability may be less available from the traditional federal funding sources. Current (2017) political realities include direct promises and threats to shut down the federal component of these services, and to block grant them to Frankfort. The community may need to incentivize the private sector to provide affordable rental housing.

Transportation

Highways, Roads and Streets

Highways, streets, and roads provide for the movement of people and goods from one place to another. These public ways form a network that defines the relationship of private property uses to one another. This section will cover the interrelated concerns of...

- ◆ The functional classes of various streets and roads;
- ◆ Plans for improving the function, and thereby the safety, of our major roadways; and
- ◆ How land use patterns impact upon, respond to, and should accommodate traffic improvement projects.

Exhibit 5-M1 illustrates the network of important roadways in Daviess County and the functional classes assigned to them as of January 2016. Subsequent updates in classifications approved by the Metropolitan Planning Organization (MPO) for transportation will be considered in effect for the purposes of this comprehensive plan.

Freeways/Expressways

Divided highways that provide the highest level of through-traffic mobility; full control of access with interchanges or widely spaced intersections; maximum speed limits, and largest traffic volumes.

Principal Arterials

High-volume corridors, which serve major activity centers and longest trip desires; serve major portion of trips entering and leaving the urban area, as well as intra-area travel, such as between the Central Business District (CBD) and fringe area; spacing is usually from less than one mile in the CBD to as high as five miles in suburban area; driveway access is controlled to minimize disruption to traffic movement.

Minor Arterials

Interconnect with principal arterials and provide service to trips of moderate length at a lower level of mobility; more emphasis on land access, but spacing still controlled; spacing is 1/3 to 1/2 mile in the CBD and 2 to 3 miles in fringe areas.

TRANSPORTATION

Major Collectors

Collect traffic from local streets and channel it into arterial systems; provide land access service with closer driveway spacing than arterials; serve local traffic movement within and between neighborhoods; may extend across arterials.

Minor Collectors

Similar to major collectors, but allow more driveway access; generally serve lower traffic volumes; do not extend across arterials; generally collect traffic within a single neighborhood in urban areas or within rural sectors bounded by arterials.

Locals

All remaining roadways not classified above; provide direct access to abutting land and higher order systems; have lowest level of mobility.

Highway Transportation Plan Summary

In 1984, the Metropolitan Planning Organization (MPO) for transportation re-examined the highway portion of the 1975 plan prepared by Harland Bartholomew and Associates. In an effort to update the 1984 plan, the MPO staff at the Green River Area Development District and OMPC staff inventoried and analyzed revised population, employment and land use trends and projections through 1995.

Further refinement of the plan update has been made through the development of a traffic model that can be used to determine the impact and feasibility of individual project recommendations. In 1987 a major update was made after a special detailed study recommended the new Ohio River bridge be located near Maceo rather than at the east end of the bypass as had been previously proposed. Minor updates are considered annually.

Because most travel originates from the home, the growth patterns of residential development are of critical concern in analyzing the need and location of new or expanded transportation facilities. Retail centers tend to follow the growth of residential areas and increase traffic generation in their vicinities.

Since the 1970s residential development has been scattered throughout the urban area but has been greatest in the south-central, southwest, southeast and east fringes.

Traffic Service Problem Areas

Since 1984, east-west traffic service improvements have been made to 9th Street, Parrish Avenue, 18th Street, 24th Street extension, East 26th Street extension, Scherm Road, Byers Avenue extension, Tamarack Road, Salem Drive/Veach Road, and Southtown Boulevard.

In the future, East 9th Street should be widened all the way to Leitchfield Road, and East Byers Avenue should extend from Old_Hartford Road to East Parrish Avenue (KY 54) at Ragu Drive. The 24th/25th streets one-way couple may yet be needed if capacity problems arise in that corridor. At the time of this update Hayden Road is being extended through the Gateway Commons development from Highway 54 to Highway 603/Pleasant Valley Road.

Frederica Street continues near or over capacity despite added turn lanes and removal of medians on this principal arterial spine, and despite improvements in north-south service to the west and east (Carter Road widening and J. R. Miller Boulevard respectively). Frederica Street may yet need widening south of 25th St. in the future.

TRANSPORTATION

Martin Luther King Boulevard has been constructed from JR Miller Boulevard to South Frederica. Bluff Avenue has been extended from 18th Street to 19th Street. The Fairview Drive extension through The Downs subdivision should connect to Pleasant Valley Road.

The Highway 54 corridor has experienced significant growth over the past decade, and as a result, traffic congestion along the corridor has become a concern. Roadway widening, signal timing, and other corridor enhancements are scheduled to be implemented by the Kentucky Transportation Cabinet in the near future.

Traffic Volumes

Historically the GRADD office maintained a database of current traffic volumes for Daviess County. However, over time, and due to a lack of necessary funding, their traffic counting program has diminished. They still provide traffic counting services to the local government entities upon request but cannot afford the manpower to continually update the entire county every few years.

Therefore, current traffic count information comes from the Kentucky Transportation Cabinet which systematically updates traffic volumes on state maintained and some local roadways. The state periodically updates the traffic count information on their website and the most current information should be used for future traffic volume references and can be found at <http://transportation.ky.gov/Maps/Pages>.

Roadway Improvement Items

At the time of this writing, the TIP (Transportation Improvement Program) is adopted and amended by the MPO Committee as of November 2022, and is for fiscal years 2023-2028. For more information about a specific project, visit the Green River Area Development District (GRADD) website at www.gradd.com.

Roadways themselves are land uses because they occupy space on the land. The amount of space -- right-of-way width -- they require to function efficiently and safely is determined largely by the amount of traffic they must carry. There exists a cyclic relationship between land development and traffic generation as noted by the Northwestern University Traffic Institute:

1. Development generates vehicular trips.
2. Trips increase transportation needs.
3. Transportation needs cause transportation improvements.
4. Improved transportation increases land access.
5. Improved accessibility increases land values.
6. Increased land value intensifies land development.
7. Increased development generates more trips; then the cycle starts again.

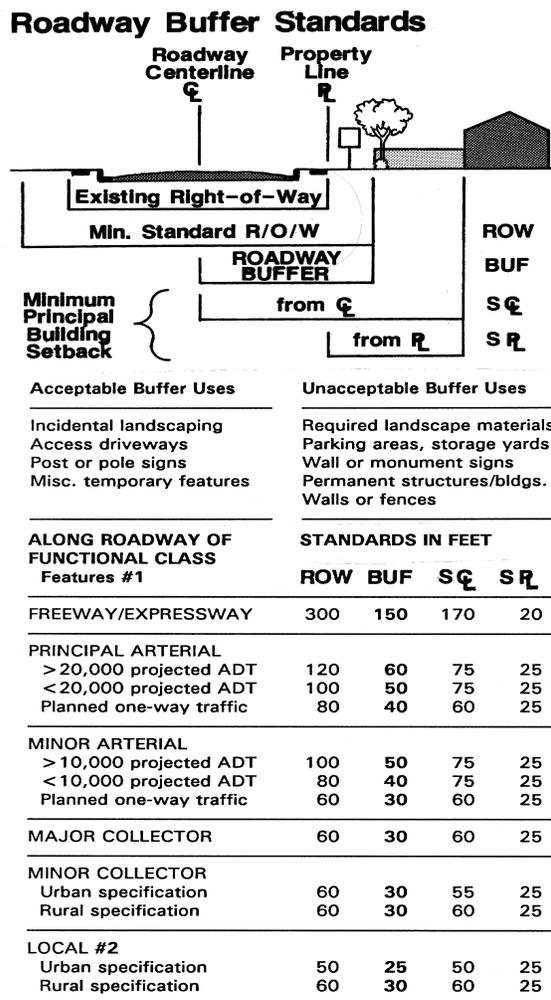
Undersized roadways and too many access points lead to reductions in level of service and safety of roadways, and a correlated reduction in the development potential of adjoining land. Major improvements to roadways usually are not made until critically warranted. By this time, they are often very costly propositions due to necessary right-of-way acquisition -- which may require the purchase of sound buildings -- and due to utility relocation and construction costs.

Reservation of right-of-way is recommended as an important way to facilitate the implementation of planned roadway improvements. If private structures and site improvements are set back to allow for future right-of-way enlargement, the cost of major roadway projects can be significantly reduced, allowing these projects to be accomplished sooner. This will enhance the land development potential and values of the affected area, and requires cooperation between government and landowners.

Controls on the spacing of street intersections and driveway entrances along major roadways are recommended as the primary way of maintaining the highest possible levels of transportation service and safety. This maximizes efficiency of existing roadways and can forestall the need for costly improvements, thereby saving tax dollars.

Currently, two mechanisms are used to implement controls on intersection and driveway spacing: *subdivision regulations and the access management policy manual*. These two mechanisms should be refined and integrated into all land development processes. Exhibit 5-T2 depicts the recommended standards for intersection and driveway spacing along major roadways in Daviess County.

Exhibit 5-T2: Roadway Buffers Standards



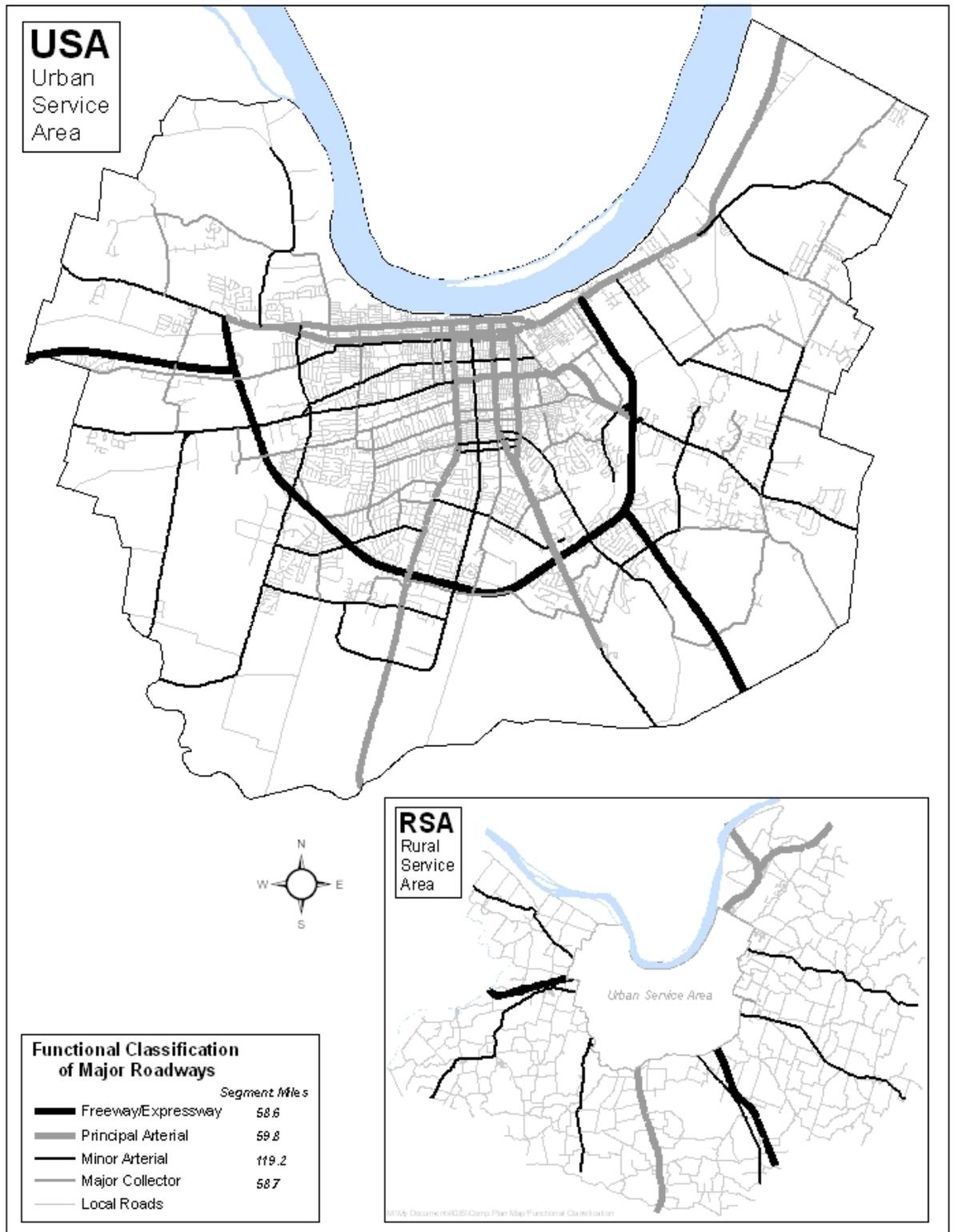
ADT = Average daily traffic count

#1 These standards do not apply in the central business districts of Owensboro and Whitesville.

#2 Local street standards may vary in planned residential development projects, as well as for alleys and marginal access streets.

TRANSPORTATION

Exhibit 5- M1 Functional Classification of Major Roadways



TRANSPORTATION

Public Transit

The Owensboro Transit System presently includes eight routes and the downtown trolley route, which serves the developed areas of the City. All bus routes typically run from 6:00 A.M. to 7:35 P.M. on weekdays and from 7:45 AM to 4:15 PM on Saturday. All routes operate on a 45 minute loop and originate at the OTS terminal at 4th and Allen Streets. Primary trip generators for the routes include downtown, shopping centers, schools, parks, medical facilities, elderly and public housing, and government office facilities. Exhibit 5-M3 illustrates the public transit routes.

The Owensboro Transit System is funded through three sources. Fares from users and other miscellaneous revenues have contributed 13% to 21% of the total operating costs, while the City and the federal government -- through the Federal Transit Administration (FTA) operating subsidy program -- have split the differences on the remaining operating costs.

An on-board rider survey conducted in 2021 provides a glimpse of the users on OTS. A summary of this survey is provided herein.

Purpose for Riding -Trips for work make up the highest percentage (22.5%) closely followed by errands and medical trips which comprised 15.7% and 20.2% of total trip respectively.

Age – In 2021, 51% of the riders were in the 45-65 age cohort While the Elderly (65 and above) comprised 8.3% of the riders. The 15 or under, 16-34 and 35-44 age cohorts made up the remainder of the riders. These groups have varied in terms of their percentage of total transit passengers.

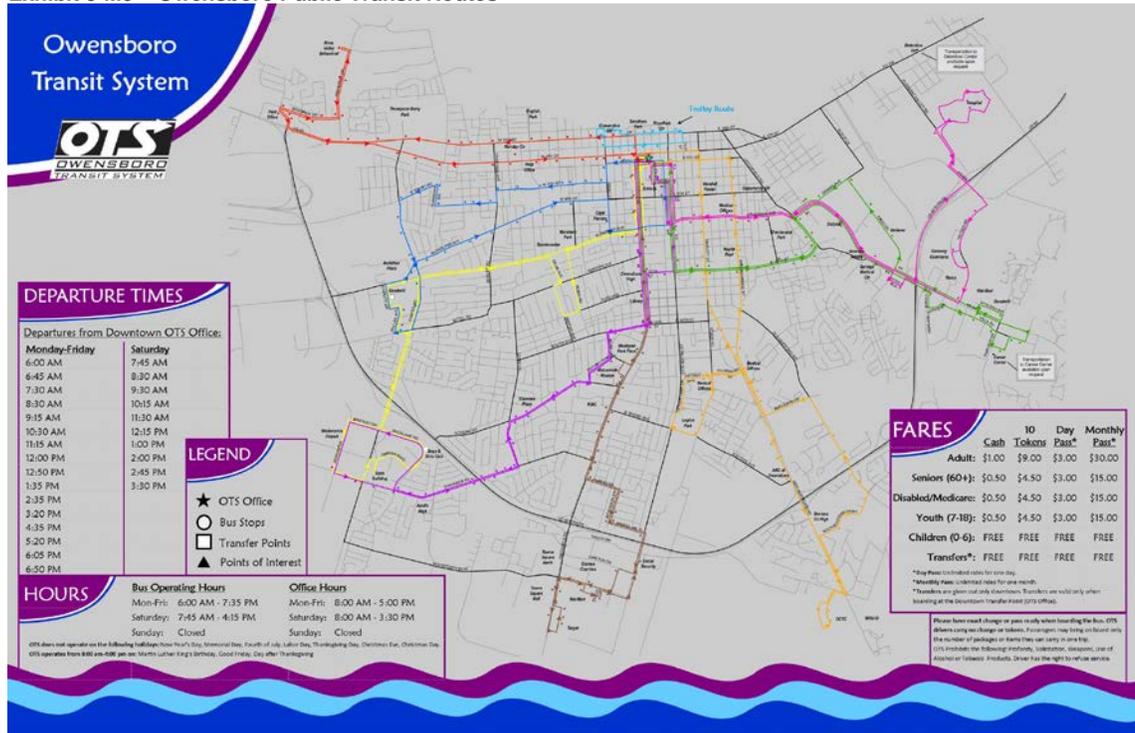
Sex - Historically, females have accounted for approximately 75 percent of the riders over the past 25 years. However, that number dropped to 55% in 2000, rose to 69% in the 2005 survey, and decreased to 56% in 2021.

Employment – 49% of passengers were full and part time workers in 2021,. Unemployed persons comprised 32% of the riders while retirees account for the remaining total.

Income Level – 57% of riders surveyed had incomes of less than \$15,000 while 43% had an income over \$15,000. It does not appear that the income ranges have been adjusted for inflation since the inception of the survey in 1975. Trend analysis becomes more difficult without some type of adjustment. Regardless, it is evident that the majority of transit riders are low- income persons.

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Exhibit 5-M3 – Owensboro Public Transit Routes



Airport

The Airport is located approximately two miles southwest of downtown Owensboro. The Owensboro-Daviess County Airport property contains 887 acres of land. Those Airport lands that do not support aviation activities are used for agricultural activities.

The Airport has two concrete runways. North-South Runway 18-36 is 150 feet wide by 8,000 feet long, and East-West Runway 6-24 is 100 feet wide by 5,000 feet long. Runway 18-36 is the primary instrument runway, however, both runways are capable of accommodating large transport aircraft. Runway 6-24 serves as a secondary, crosswind runway for general aviation utility aircraft. For lighting, Runway 18-36 is equipped with High Intensity Runway Lights (HIRL) and Runway End Identification Lights (REILS) while medium intensity lighting is provided for runway 5-23 and taxiways. Other lights exist for the runway edge, taxiway edge, apron edge, ramp, approach, refueling area, runway threshold, obstruction, wind indicator, and an airport beacon.

Navigational aids include a new LED beacon light and tower, TVOR, ILS, MALSR and DME. A non-federal, VFR air traffic control tower is in operation at the airport. The tower is in operation from 6:00 AM to 10:00 PM seven days a week.

Crash, fire, and rescue facilities and equipment are provided to the airport through an agreement with Daviess County. The fire station is located on airport property and is known as the Daviess County Airport Station.

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The passenger terminal contains approximately 12,000 square feet. Space is provided for the airlines, car rental, airport offices, baggage claim, and public restrooms in the terminal. Approximately two hundred fifty (250) parking spaces are provided in the terminal area.

Two Fixed Based Operators (FBOs) are located at the Airport—MidAmerica Jet and Modern Transportation. Services include, but are not limited to, aircraft storage, tie-down area, maintenance hangar area, office and support area, flight instruction, charter, automobile parking facilities, and aircraft fueling facilities. A total of 88 spaces comprising 94,000 square feet of FBO hangar area are available. The FBOs also provide 35,000 square feet of maintenance hangar area and 14,000 square feet of office and support area. For itinerant aircraft visiting and aircraft stored outside, the FBOs provide room for 76 aircraft. The FBOs also provide 130 automobile spaces. Fueling for most general aviation is provided by the FBOs. Existing tank storage capacities include 125,000 gallons for jet A turbine fuel and 62,000 gallons for 100 octane low lead avgas.

A 23,000 square foot Kentucky National Guard Armory is located on airport property where 193 full-time and part-time servicemen are stationed.

The Owensboro-Daviess County Regional Airport is a busy airport in terms of takeoffs and landings, as we are open to commercial, general, corporate, military, charter, and cargo operations. These operations involve military aircraft training, general aviation activities, and commercial flights provided by Contour Airlines. For proposed projects located within 5 statute miles of the Owensboro-Daviess County Regional Airport, the FAA may review development plans, proposed land-use changes, operational changes, or wetland mitigation plans to determine if such changes present potential wildlife hazards to aircraft operations. The FAA encourages proponents of projects which may attract wildlife to notify the FAA as early in the planning process as possible by submitting FAA Form 7460-1, Notice of Proposed Construction or Alteration, to the following FAA address:

Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
2601 Meacham Boulevard
Fort Worth, TX 76193

Waterways and Riverport

Navigable rivers bound a significant portion of Daviess County. The Green River forms most of the western boundary of the County, while the Ohio River delineates the northern boundary. No port or loading facilities are located on the Green River within Daviess County. Most river traffic on the Green is simply passing through the County on its way to the cities along the Ohio River. As would be expected, the greatest river traffic flow is on the Ohio River.

The U. S. Coast Guard and the Owensboro Riverport Authority are the two public entities with facilities on the Ohio River. The remaining twenty-one sites serve the needs of individual businesses and industries. Except for the Iceland River Terminal, which is located just outside of the Urban Service Area (USA), all other sites are within the USA and concentrated along the Ohio River from the Ohio Valley Terminals easterly to Wrights Landing Road.

TRANSPORTATION

The **Owensboro Riverport Authority (ORA)** was established in 1976 to provide public river port and warehousing facilities on the Ohio River and to offer developable land to industrial prospects, particularly river-oriented industries. The ORA is located in the northwestern quadrant of the urban area off River Road at Mile 759 on the Ohio River. The original Riverport site contained over 400 acres. However, over time some acreage has been sold to various industries and businesses leaving the ORA with approximately 182 acres which is utilized for public river terminal and warehousing operation. ORA purchased an intermodal rail loop consisting of 105 acres in 2009 and purchased 13 acres in 2011. ORA purchased 40 acres from the city of Owensboro in 2017, in addition to purchasing 8 acres from Nutiren Ag in 2023, bringing the total acreage to approximately 348 at the Riverport. All ORA property is zoned for heavy industrial use.

The ORA facility currently has 500,000 square feet of on-site general commodity warehousing, 10 acres of paved outside storage capacity, 125 acres of compacted rock outside storage capacity, domed bulk storage of 24,200 tons, tank farm with river and rail access consisting of three (3) two (2) million gallon tanks and (1) one million gallon tank with space for additional tanks, 25,000-bushel-per-hour grain loading facilities and storage capacity of handling 800,000 bushels of grain, 2016 LHM280 Mobile Harbor Crane, , a 2011 Liebherr Material Handler with 8 yard bucket located on a spud barge, 2018 Sennebogen 875 material handler with 6 yard bucket located on a spud barge, and a full array of loaders, forklifts, and specialty equipment. The facility has eight mooring dolphins and tug/fleeting service is available 24 hours a day. At the current time, approximately 75 acres are presently available for additional outside storage yards or industrial use.

The ORA is a customs port-of-entry and in December 2003, the Riverport acquired Foreign Trade Zone status. The Riverport also serves as a good delivery site for the London Metal Exchange and Chicago Mercantile Exchange via 3rd party licensed warehouse companies as a delivery point of secondary aluminum.

A six-member board of directors, who are appointed by the Mayor of Owensboro and approved by the Owensboro City Commission, governs the ORA. With the growth of the Riverport in recent years, ORA has become financially self-sufficient paying monies back to the City of Owensboro each quarter for economic development and the maintenance of roads and infrastructure. This financial success has allowed for continuing improvement of equipment and facilities, thus enhancing service to existing customers and allowing better marketing efforts to potential customers.

The success of the Owensboro Riverport has enabled the facility to become a truly multimodal facility with access to water, rail, and highways. Located on Ohio River Mile 759, all major barge lines (including but not limited to American Commercial Barge, Crouse, Ingram, Memco, and Celtic.) provide service to the Owensboro area. Tug and/or fleeting services are available 24 hours a day. Rail service is provided by CSX. The main rail line runs through the port property and directly serves several on-site industries and facilities. The Riverport is accessed via KY 331 from U.S. 60, or alternatively via Ewing and Medley Roads. The Audubon, Natcher Parkways and IN 231 provide access to Interstates 64 and 65. The Owensboro-Daviess County Regional Airport, located just four (4) miles away, provides commercial commuter air service and biweekly flights to Las Vegas and Orlando.

Total tonnage handled at the Owensboro Riverport annually is approximately 1,200,000 Short Tons. Included in this tonnage figure are approximately 15,000 warehouse truck transfers and 2,500 warehouse rail transfers. ORA serves as distribution center for a major paper products company loading/unloading approximately 13,000 truck annually in addition to the tonnage above. All the activity at the Riverport has both direct and indirect economic benefits on the community as a whole. Based on 2000 estimates, the Riverport is directly responsible for 100 jobs and generating \$18.7 million in economic activity annually. However, indirect benefits are even greater with approximately 449 jobs and \$90 million generated annually.

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Railways

During the 1980s, the Illinois Central Gulf Railroad running southeasterly through the county was abandoned. Also, the CSX line (once L&N) running through Utica also was abandoned. Piggyback ramp service is no longer available in Owensboro.

Currently, Daviess County is served by the CSX Transportation Railroad, formerly L&N, via its main line running from Louisville to Henderson. The line covers 25.39 miles east to west through the county and approximates the path of U.S. 60. The main line continues into Henderson and crosses the Ohio River via a railroad bridge. The line terminates in Evansville, IN. It is classified as a state mainline with a traffic density of 5.4 million gross tons per mile (medium density) and a maximum speed of 40 mph.

According to Joshua Allen, CSX Manager of Train Operations, the main rail yard for Owensboro is located off Alsop Lane near its intersection with Grimes Avenue. Siding space, team track space, and switching services are available. The rail yard primarily serves CSX train movements. CSX serves the Owensboro Riverport as well as the industries in the northwestern and northeastern quadrants of the urban area.

The CSX yard serves one train movement per day with an average of 45 cars per day traveling in and out of the main yard. Under current operations, the rail yard operates at full capacity with 175 cars. Major rail freight customers include Owensboro Grain Company, Owensboro Riverport, Dart Polymers, Mizkan, Sazerac, Dahl & Groezinger, Castlen, Daramic and Owensboro Specialty Polymers.

Bikeways

As part of the *1975 Owensboro Urban Area Transportation Study*, a bicycle facilities plan was prepared which consisted of a network of bikeways to be developed by 1990. This plan was never implemented, being relegated to a low priority in the total transportation program. In 1977, the Green River Area Development District prepared the *Owensboro Urbanized Area Bicycle Facility Plan* to explore the bicycle's potential viability through the planned implementation of a safe, comprehensive bikeway system. In 1993, the Green River Area Development District prepared the *Owensboro Urbanized Area Bicycle Plan* that identified streets for bike lanes although the plan was ultimately not implemented. The Owensboro-Daviess County Metropolitan Planning Organization Bicycle/Pedestrian Master Plan was completed and adopted Transportation Advisory Committee in June 2018.

City Connections

In 2004, the City Connections Committee was challenged to develop an intra-city system of bike lanes, sidewalks and trails that will extend the Adkisson Greenbelt Park and connect neighborhoods to schools, parks, business, and entertainment districts. Committee members included neighborhood alliance representatives, city staff, transportation and community health personnel, and citizens-at-large.

The purpose of this study was threefold: (1) to update and revise previous studies, (2) to prepare a **comprehensive bikeway system plan** to serve as the bikeway master plan guide for future transportation improvements and (3) to outline fundamental bicycle planning policies to emphasize safety, educational, and enforcement programs.

Recommendations from the plan included implementation of the *City Connections Plan* for bikeways and walkways in order to connect neighborhoods to schools, parks, business, and the Adkisson Greenbelt

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Park, making provisions for bikeway facilities to be used as an alternative or supplement to public facilities in new subdivisions and consideration of inclusion of appropriate bikeway facilities for new or improved roadway facilities during the planning and design stages, where practicable.

However, the City Connections plan never came to fruition. The City of Owensboro, in 2010, installed its first “Share the Road” bike route along a portion of Daviess Street into the downtown area. The route was installed to connect the Greenbelt Park to downtown and was heavily signed to increase the safety of cyclists. Typically, bike routes are installed in urbanized areas where roadways are not wide enough to accommodate dedicated bike lanes or where communities are not willing to give up on street parking spaces to accommodate bicycles. If signed properly to notify motorists, bike routes enable on-street parking to remain, while providing safe routes for cyclists.

Walkways

Walking for exercise, health or recreational enjoyment has resulted in increasing numbers of pedestrians along our streets, roads and highways.

Where walkways exist in our community, they are generally adjacent and parallel to our streets. In some single-purpose areas -- schools, shopping centers, apartment complexes, parks and subdivisions -- walkways may adjoin parking lots or provide pedestrian connections between buildings. The City of Owensboro has completed the planned 15-mile Adkisson Greenbelt Park. Additional sections of, and new connections to, the greenbelt system are anticipated in the future.

The subdivision regulations of the Owensboro Metropolitan Planning Commission require the installation of walks in residential subdivisions with lots smaller than one-half acre; and, are not required in residential subdivisions where lots are one-half acre or larger. Generally walks are required in business and professional service zones, but generally are not required in industrial zones. As a result of these regulatory requirements, most new urban development has walkways. However, there are several examples of new business developments along major streets where walks have not been required because of conflicting open drainage systems or highway shoulders.

Our most important future need is to give greater consideration to the pedestrian and bicyclist when designing roadways. We should also look for alternatives to standard walkways adjacent and parallel to streets. Whenever possible, full consideration should be given to designing a walkway system on its own right-of-way (and away from streets) as a legitimate and desirable use of the land.

Community Facilities

Public Protection

Natural and manmade disasters affect every jurisdiction in the United States. The key ingredients necessary to transform natural hazards into natural disasters are inappropriately placed or poorly constructed development. Community leaders and planners should educate their constituents on how informed decisions and choices can affect the development process and yield a safer, more sustainable community.

Emergency Operations Plan

KRS 39B.010(1), KRS 39B.030(3), KRS 39C.050(3), and applicable Kentucky Administrative Regulations require the development and maintenance of a **local emergency operations plan**, which sets forth the local government organizational structure, policies, procedures and guidelines for the management and coordination of all disaster and emergency response in Daviess County, City of Owensboro and City of Whitesville. Such a plan has been adopted by the City of Owensboro, the City of Whitesville and Daviess County that defines the responsibilities of local government and other agencies in the event of a natural, technological or war related crisis.

The complete *Emergency Operations Plan* is accessible at the Daviess County Emergency Management Agency. The *Plan* identifies the line of succession for directing or modifying planned actions for the city and county. The mission is to define the responsibilities of local government in the event of a natural, technological or war related crisis; to provide broad guidance to local agencies as to responsibilities during these events; to provide procedures to determine the severity and magnitude of these disasters; to direct recovery operations, assist in hazard mitigation and comply with the provisions of Public Law 93-288 and other related laws when federal disaster assistance is made available.

Earthquakes and Flooding

According to the Emergency Management Agency, based on the intensity of the 1811 New Madrid quake, scientists have determined the effects of an earthquake on Kentucky. The Owensboro-Daviess County area would be considered in a ruinous state in the event of a quake, meaning some housing collapse where the ground begins to crack and pipes break open.

Daviess County and the City of Owensboro participate in the National Flood Insurance Program (NFIP), which is backed by the federal government. This program makes flood insurance available to all residents of participating communities. As of October 1, 2003 city and county residents have been receiving a ten percent (10%) reduction in flood insurance premiums due to participation in the Community Rating System as a result of the work of a committee organized by Emergency Management and consisting of representatives from the Owensboro Metropolitan Planning Commission, County Engineering, City

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Engineering, Regional Water Resource Agency and the Geographic Information System Consortium. Owensboro and Daviess County are rated by activities relating to public information, mapping and regulations, flood damage reduction and flood preparedness.

Community Shelters Plan

An essential element of any disaster relief effort is the assistance provided by private relief organizations in the distribution of food, medicine and supplies, in the provision of emergency shelter and in the restoration of community services. The American Red Cross provides shelter, feeding and basic emergency needs immediately following a disaster and certain types of emergencies. The Salvation Army, Mennonite Disaster Service, other charitable organizations and local church groups also provide significant assistance.

Three fixed shelter sites have been stocked with supplies to shelter 200 people each. There is one mobile shelter that accommodates 200 people. Additionally, there is also a trailer with supplies for special needs to accommodate 100 people as well as a trailer with shelter supplies for 200 people that can be moved to any site. For a listing of approved shelters, see Exhibit 6-T1.

Exhibit 6-T1: American Red Cross Approved Shelter Facilities

SHELTERS		
1	Century Christian Church	
2	Central Presbyterian Church	
3	Immaculate Church	
4	Trinity School, Knottsville	
5	St. Martin Catholic Parish Church	
6	First Baptist, Owensboro	STOCKED
7	First Presbyterian Church	
8	Masonville United Methodist Church	
9	St. Alphonsus Parish Hall	
10	Good Shepherd Church	STOCKED
11	St Mary Magdalene Church	
12	Seventh Day Adventist Church	
13	Blessed Mother Parish	
14	Christ Presbyterian Church	
15	Diocese of Owensboro	
16	Faith Lutheran Church	
17	First Christian Church	
18	Owensboro Church of Christ	
19	Peace Lutheran Church	
20	St. Joseph & Paul Church	
21	Brushy Fork Baptist Church	
22	Trinity United Methodist Church	
23	Wesleyan Heights United Methodist Church	
24	Zion United Church of Christ	
25	St. Mary of the Woods Church, Whitesville	
26	Lewis Lane Baptist Church	
27	Owensboro Christian Church	STOCKED

Source: Daviess County Emergency Management Agency

The Big Rivers Chapter of the American Red Cross must select and approve any location that is to be used as a Red Cross shelter site in the event of any disaster. In addition to the shelters listed in the exhibit, all Daviess County and Owensboro school sites and the Owensboro Sports Center are approved sites.

Owensboro Police Department

The Owensboro Police Department (OPD) provides police protection for Owensboro City residents. The OPD has countywide jurisdiction, and will respond to requests for service in the county, at the request of other agencies or in emergency situations.

The OPD is organized into two major divisions to increase operating efficiency. The divisions are: Field Services, which includes Patrol, Investigations; and a Traffic Unit; Support Services, which includes a Records Unit, a Property and Evidence Unit, Accreditation/Policy Unit, a Training Unit, a Crime

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Prevention Unit and oversees building/fleet maintenance. A Professional Standards Unit, which conducts internal investigations, reports directly to the Chief of Police.

The OPD retained its 6th “Certificate of Accreditation” in April 2022 and will seek its 7th “Certificate of Accreditation” in April of 2026. The number of available police officers in the city per 1,000 persons is about 1.85, which is significantly less than the state average of 2.5 for municipalities within 25,000 to 100,000 in population. The OPD has instituted a six-sector scheme for assigning first responders. Three Dual-Purpose K-9 and One Explosives K-9 team supplement the sector officers. The Owensboro Police Department has a great number of highly-trained specialized units that provide resources to our community and surrounding jurisdictions when necessary, (e.g., four polygraphers to assist with criminal and employment investigations, three certified latent-print examiners who work to identify persons and eliminate suspects utilizing our dedicated Automated Fingerprint Identification System, Accident Reconstruction Teams, Emergency Response Teams, Hazardous Device Teams, UAS Drone Teams, Crisis Negotiation Teams, DEA Task Force Officers, etc.)

The Owensboro Police Department earned the designation as the 6th Law Enforcement Basic Training Academy. As outlined in Kentucky Revised Statutes, the new OPD recruits will attend 23 weeks of basic training at the Owensboro Police Department’s Training Academy. After successful completion of the academy, officers will begin the “Police Training Officer Program”, which takes a minimum of 16 weeks.

The OPD is located at 222 East 9th Street and is open to the public 24 hours a day. The building’s design and location help facilitate the OPD’s focus on “Community Oriented Policing Concepts.” The facility is bounded on the north by East 9th Street, on the south by the CSX Transportation railroad, on the east by J.R. Miller Boulevard, and on the west by Daviess Street.

Public Safety Communications (Owensboro-Daviess County Central Dispatch Center), is located in the police administrations building. All 911 calls originating within Daviess County are received at this location. Owensboro City Police, Owensboro City Fire, Daviess County Sheriff and Daviess County Fire service calls are dispatched from this location. Ambulance service calls are transferred to American Medical Response for dispatching.

Daviess County Sheriff’s Department

The Daviess County Sheriff’s Office (DCSO) is the primary law enforcement agency for areas outside the Owensboro corporate limits and has countywide jurisdiction to include the cities of Owensboro and Whitesville as well as many unincorporated areas within the 483 square miles of Daviess County. Per Kentucky constitution, the DCSO is also responsible for the collection of property taxes, civil process service, warrant service, judicial security, inmate transportation and participates on the county election board. The DCSO has memorandums of understanding with many other sheriff’s offices to provide services as needed in those counties and can also call of those agencies for assistance when needed.

The DCSO employs a staff of 70 deputies and civilians. Each employee is assigned to one of 3 divisions within the office. The Patrol Division consists of 3 patrol shifts that provide 24 hour per day coverage as well as a part-time presence at the Owensboro-Daviess County Regional Airport during commercial flight operations. The Criminal Investigations Division is made up of the General Investigations Unit which investigates felony crimes and other serious incidents that exceed the Patrol Division’s scope of operations, and the Special Investigations Unit which investigates drug and gang crimes and other serious quality of life concerns. DCSO also has Detectives assigned to the High Intensity Drug Trafficking Task Force and the US Marshals Fugitive Task Force and a Victims Advocate to safeguard a victim’s rights, mental health, and other needs during the investigative and court phases of a case. The Administrative Division is responsible for many of the non-law enforcement aspects of the agency to include hiring and

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training of personnel, supervision of the civilian staff, and the Judicial Security Unit. Many deputies also participate in additional duty units such as the Accident Reconstruction Unit, the Training Instructor Unit, the Drone Unit and serve on Volunteer Fire Departments.

All DCSO Deputies are certified peace officers under Kentucky's Peace Officer Professional Standards and are required to complete the Basic Academy at the Department of Criminal Justice Training located on the campus of Eastern Kentucky University in Richmond, Kentucky. Following the academy each deputy completes a 12-week Field Training Program before being placed on solo patrol.

The DCSO is located in the Daviess County Courthouse at 212 Saint Ann Street. The Tax Collection and Business Office is open Monday through Friday 8:00 to 4:30 (excluding legal holidays) and conducts tax collection, concealed carry deadly weapons permit issuance, vehicle inspections, and police reports services.

Detention Facilities

Daviess County Detention Center is certified to operate by the Kentucky Department of Corrections. Juveniles are not housed at this facility, which is located at 3337 Highway 144. The facility houses federal, state, Daviess County inmates as well as inmates for other counties in Indiana and Kentucky. The facility is currently certified to house 699 inmates.

The Daviess County Detention Center has four separate buildings with a total space of over 110,000 square feet. All are located inside of a perimeter razor-wire security fence. Closed circuit surveillance cameras are positioned inside and outside of the buildings.

Court Facilities

Court facilities in Daviess County are presently located in the Judicial Center or Federal Building. Development of the Judicial Center by the Daviess County Fiscal Court consolidated several court-related offices previously located in the County Court House and State Building into a single building. Within the Judicial Center are located the Daviess County District Courts and the Daviess County Circuit Courts. The Court of Appeals office is located in the Corporate Center, with court facilities in Frankfort, KY. The Kentucky Supreme Court is also located in Frankfort. The Federal District Courts for the Western District are located in the Federal Building in downtown Owensboro.

Fire Protection

The most important location standards established by the Owensboro Fire Department (OFD), the Daviess County Fire Department (DCFD), and the Insurance Services Office (ISO) apply to fire station service areas and equipment, hydrant location, and water mains. Communities are graded by ISO and given fire insurance ratings between 1 and 10. Class 1 is superior, with Class 10 considered unprotected. These ratings are used to calculate insurance rates. The OFD has an ISO rating of Class 2.

The goal in the National Standard for Fire Station Placement is to have the ability to respond to 90% of all emergency calls for service in 5 minutes or less (or 4 minutes or less travel time). Estimating that it takes 1 minute to take and dispatch the call, this means a travel time of 4 minutes or less.

ISO recommends that Engine Companies have boundary of 1 ½ mile, which may be close to the 4 minute travel time depending on actual road conditions, speed, etc; and the Truck Companies have a boundary of 2 ½ miles, or a travel time of less than 8 minutes.

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In 2015, the average response time for OFD was 4.43 minutes. The average response time for the 10 largest cities in Kentucky averaged 6 minutes. In 2015, OFD responded to 81.2% of all calls in 5 minutes or less. In 2015, the OFD had fourteen emergency districts, and responds to 7,100 calls for service per year.

The Owensboro Fire Department has its own training center that serves as a regional training facility for the Green River region. Available testing facilities include a training classroom, fire burn room, standpipe training area, smoke room, two 10,000-gallon-pumper test pits, burn pit, and a four story fire tower. The Daviess County Fire Department also utilizes the training facility, and the Kentucky Tech Fire Rescue Training facilities. The training facility will be in need of update and or complete replacement prior to 2022. The City's Strategic Plan indicates a new training tower and burn facilities will be constructed by that time.

The City of Owensboro has grown out of the recommended service areas to the Northwest, Southwest, Southeast and East. However, there is not currently sufficient tax base in three of these areas to pay for the cost of an additional station or equipment. Station 3 is in need of replacement and relocation. There needs to be planning in place to accomplish this by 2025. Due to the flood plain, it is not likely that the City of Owensboro will expand much more to the Southwest. A comprehensive response time and deployment study has been completed and results submitted during the 2017-18 budget process. The need for expansion on the East side of the City was placed into priority. Plans are now in place to add a Ladder Company to Station #2 in 2018. If planned development moves forward, it is likely that the Ladder company will need to be moved to a new Station in the Northeast within ten (10) years. Exhibits 6-M1 and 6-M2 shows the 1 ½ mile, 4 minute response areas and the current response ESNs with unit response per area, respectively.

In the county fire protection districts, residential and commercial/industrial development is within five miles of a fire station. All of Daviess County outside the corporate limits of Owensboro is rated at least Class 9, with some areas rated as high as Class 4.

Daviess County is served by 14 fire stations located within 10 fire protection areas. Twelve of the 14 stations are volunteer fire units. The Daviess County Fire Chief coordinates the work of the local units, supported by a paid full time professional staff and volunteers.

E-911 Emergency Service

In January 1987, a "911" emergency response telephone system was brought online throughout Daviess County. The system directs "911" calls to the consolidated dispatch center for response to police, fire and ambulance emergencies.

The OMPC and the U.S. Postal Service completed assignment of street address numbers throughout Daviess County as part of the establishment of this system. The "enhanced" system includes display screens in the dispatch centers that show the name, address, and telephone number of the caller, plus the appropriate police, fire, and ambulance units that should respond to the call. Monthly fees fund system maintenance. The fees are included in local telephone bills.

In June of 2010 the City of Owensboro and Daviess County Fiscal Court signed a memo of understanding between the governments to consolidate the two separate 9-1-1 Public Safety Answering Points (Dispatch Centers) into one and obligated funding to create the Owensboro-Daviess County Dispatch Center with a completion date of August 2011. The consolidated center required merger of ten years to maintain grant funding. The consolidation consisted of merging 9-1-1 Computer Aided Dispatch systems into one seamless system, connecting police, sheriff, city and county fire into a radio system that

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could function across frequencies, consensus among fifteen agencies to agree upon selecting call types, developing a new standard operating procedure, installing an IP based NG911 phone system and installing backup systems for all of the above.

A partnership was forged between the 9-1-1 board, the two legislative bodies, ten volunteer county departments, two paid county departments, the Daviess County Sheriff’s Department, the Owensboro Police Department and the Owensboro Fire Department. The advantages of this partnership and the new consolidated center can be seen in increased effectiveness of communication. Frequencies can now be patched to each other, observations given and emergency calls to both law and fire agencies can occur simultaneously without delay. This increases the safety for officers and firefighters and assists in quicker responses to citizens. Equipment costs and upgrades can be consolidated for savings and costs associated with the duplication of services are reduced.

The consolidated Owensboro-Daviess County Dispatch Center has provided more efficient service and has improved communication among all involved.

Education

In the 2023-2024 school year, over 26,000 people attended educational programs in Owensboro-Daviess County -- ranging from the public school system to the college level. The major concern of this report will be the local public school systems serving the majority of educational enrollments in Daviess County and 67% of all K-12 enrollments.

Exhibit 6-T2: 2023-2024 Countywide Education Enrollments

Name of Program	Enrollment
Owensboro Public Schools (K-12)	5,424
Daviess County Public Schools (K-12)	12,040
Owensboro Catholic Schools (K-12)	1,261
Grace Christian Academy	94
Heritage Christian School	216
Maximillian Montessori School (PK-8)	98
Mary Carrico Elementary (K-8)	116
St Mary of the Woods (PK-8)	295
Trinity High School	88
Brescia University (Fall 2023)	725
Kentucky Wesleyan College (Fall 2023)	810
Owensboro Community & Technical College (Fall 2023)	4,696
WKU Owensboro Regional Campus (Fall 2023)	364
Total	26,227

Source: School records 2023-2024

Since 1975, the Owensboro Public School System has experienced a gradual decline in enrollment with occasional slight increases from one school year to the next. Enrollment levels have fluctuated from 6,356 in 1975 to 3,961 in 2005. However, from 2005 to the 2023-2024 school year, enrollment increased, adding 1,463 students within that time period.

The Daviess County public school system experienced a decrease in enrollment from 1975 to 1984, but then began increasing enrollment. According to Student Services at Daviess County Public Schools, enrollment has remained relatively stable since 2006 fluctuating from 39 to 298 students difference in that time period. In 2005, Daviess County Public Schools reported an enrollment of 12,225 students, which slightly exceeds the 2023-2024 enrollment.

Owensboro Public Schools Master Educational Plan / District Facility Plan

The Owensboro Independent Schools District Facilities Plan was approved by the Kentucky Department of Education in June 2018.

COMMUNITY FACILITIES

Exhibit 6-T3: Owensboro Public School Facilities

Facility Name	Facility Status
Owensboro High School	Permanent Center 9-12
Owensboro Innovation Academy	Permanent Center 6-12
Owensboro Middle School - North	Permanent Center 6-8
Cravens Elementary School	Permanent Center K-5
Estes Elementary School	Permanent Center K-5
Foust Elementary School	Permanent Center K-5
Newton Parrish Elementary School	Permanent Center K-5
Sutton Elementary School	Permanent Center K-5
Hager Preschool	Permanent Center P
<i>Source: Owensboro Public Schools Master Educational Plan and District Facility Plan</i>	

Exhibit 6-T3 provides a facility status of each educational facility within the Owensboro Public School System. A permanent center is a facility that meets state qualifications and will be in operation for years to come. All of Owensboro Public Schools are permanent centers.

The *District Facility Plan* outlines a priority schedule for capital outlay and other available building funds. Capital construction projects in the 2018 plan include major renovation projects. A new District Facility Plan is expected to be completed in 2024.

Daviess County Public Schools Master Educational / District Facility Plan

In October of 2021, the Local Planning Committee of the Daviess County Public Schools prepared a new *District Facility Plan* for the Daviess County Public School System and the Plan was approved by the Kentucky Board of Education.

Exhibit 6-T4: Daviess County Public School facilities

Facility Name	Facility Status
Apollo High School	Permanent Center
Daviess County High School	Permanent Center
Heritage Park High School	Permanent Center
Burns Middle School	Permanent Center
College View Middle School	Permanent Center
Daviess County Middle School	Permanent Center
Audubon Elementary School	Permanent Center
Burns Elementary School	Permanent Center
Country Heights Elem. School	Permanent Center
Deer Park Elementary School	Permanent Center
East View Elementary School	Permanent Center
Highland Elementary School	Transitional Center
Meadow Lands Elementary School	Permanent Center
Sorgho Elementary School	Permanent Center
Southern Oaks Elementary School	Permanent Center
Tamarack Elementary School	Permanent Center
West Louisville Elem. School	Permanent Center
Whitesville Elementary School	Permanent Center
<i>Source: Daviess County Public Schools District Facility Plan – December 2021</i>	

Exhibit 6-T4 provides a facility status of each educational facility within the Daviess County Public Schools system. A functional center is a facility which does not meet the state qualifications required for a permanent center, however, the facility will likely operate for a number years and sustain minor additions. A transitional center is a facility that will continue to operate and receive routine maintenance; however, the facility is subject to closing in the near future.

The *District Facility Plan* outlines a priority schedule for capital outlay and other available building funds. Capital construction priorities to be scheduled within the 2021 plan includes making Highland Elementary School a “Transitional Center” to prepare for the future construction of a new Highland Elementary School.

Adult Education and Workforce Training

A rich assortment of learning experiences for adults exists in the Owensboro area. Besides providing a large number of traditional degree programs, including evening and weekend classes for the adult

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students, the five local regional colleges and universities offer a variety of non-credit continuing education programs, many on-site at local business and industry locations.

Culture

The cultural activities in Daviess County have increased tremendously over the years through the combined efforts of the former Owensboro Arts Commission and local government.

Owensboro Museum of Fine Art

The Owensboro Museum of Fine Art, which opened as a community art museum in 1977, has evolved into a regional center for the arts and is now the second largest art museum in the Commonwealth. It is housed in two architecturally important structures listed on the National Register of Historic Sites and its mission is to connect people to their culture and the culture of others through the collection, preservation, interpretation and exhibition of the visual arts.

The museum has acquired an important collection of American, European and Asian fine and decorative arts dating from the 15th century to the present and a special emphasis is the documentation of the cultural history of Kentucky. Major traveling exhibitions; visual and performing arts; interpretive events and educational programs for children and adults occur throughout the year.

Theatre Workshop of Owensboro (Olde Trinity Centre)

The City of Owensboro dedicated Olde Trinity Centre to Theatre Workshop of Owensboro (TWO) in 1973, and deeded the property to TWO in 1999. Olde Trinity Centre, erected in 1875, is the oldest example of Gothic revival architecture in Western Kentucky and is the oldest brick church building in Owensboro. It is listed on the National Register of Historic Places. It served as the Trinity Episcopal Church from 1875 until 1964, and from 1964 to 1967 was the home of the Cliff Hagan Boys Club.

TWO was organized for the purpose of providing opportunities and promoting interest in all areas of community theatre. The vision of TWO is to be a progressive, community rooted theatrical arts organization that grows and challenges its volunteers to bring to life the very best assortment of theatrical productions to its audiences. In April of 2011, TWO purchased the historic Opryhouse located on Frederica Street. Built in 1912, this building was one of the first fee-standing movie theatres in the country. It was first the Empress and then Malco movie theater and then served as home to Goldie's Best Little Opryhouse. TWO has recently renovated the 100 year old building into an elegant, comfortable multi-use performing arts center that the entire region can cherish.

Owensboro Symphony Orchestra

The Owensboro Civic Orchestra presented its first performance on January 31, 1967, at the Owensboro-Daviess County High School Auditorium with a mission to perform symphonic music of the highest quality to a diverse and expanding audience and to provide music education that enhances community life and the cultural environment of the region.

The Owensboro Symphony Orchestra has been performing in RiverPark Center in Cannon Hall since 1992. On July 1, 2005, the OSO moved from a renovated firehouse into a state of the art 12, 000 square foot Owensboro Symphony Academy, which is immediately adjacent to the RiverPark Center. The Owensboro Symphony Academy provided private and semi-private instruction, Kindermusik and Suzuki programs and offers more than 20 different educational programs to the community. The Owensboro Symphony Orchestra provides opportunities for growth and enrichment through its Youth and Cadet Orchestras, Musicians in the Schools, a residency program by guest artists, a Young Artist competition

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and school day performances. More than 6,000 young people experience the Owensboro Symphony at RiverPark Center “Arts Teach Kids” concerts.

Under the direction of Maestro Troy Quinn, the Orchestra features music expressing a wide gamut of styles. The OSO’s repertory is based around the works of the masters of Western European Art Music of Beethoven, Brahms, Schubert, Mozart, yet incorporates music of new composers as well. The Owensboro Symphony Orchestra is the premier producer of live classical and pops music for the Western Kentucky region.

Owensboro Area Museum of Science and History

Founded in 1966, the Owensboro Area Museum of Science and History is located in downtown Owensboro’s historic district. In 1995, the Museum moved to the former S.W. Anderson Department Store building, an historic 19th and early 20th century building.

The Museum offers a wide range of educational programming to school groups and other organizations. The programming is aligned with Kentucky and Indiana core curriculum. The Museum has one traveling/temporary exhibit gallery and five permanent exhibit galleries. Two additional permanent exhibit galleries are under construction. The Museum also hosts numerous events for the community.

RiverPark Center

RiverPark Center is located on the banks of the Ohio River in Downtown Owensboro. It is a non-profit performing arts and civic center that entertains and educates nearly 150,000 people – including 23,000 children annually through nearly 800 events.

The \$17 million Center, which opened in 1992, showcases music, theatre, and special events. It has also become known as “Broadway West”, producing Broadway national and international tours. RiverPark Center is home to the Owensboro Symphony Orchestra, Owensboro Dance Theatre and the ever popular Friday After 5 summer concert series.

The mission of the RiverPark is to improve the quality of life by hosting and presenting diverse arts and civic events, focusing on arts in education.

International Bluegrass Museum

The Bluegrass Music Hall of Fame & Museum was established in 1991 in Owensboro, Kentucky, as a non-profit repository for the artifacts and collections of bluegrass music. It has since become a fully operational museum serving a global fan base. Currently, the museum houses artifacts, exhibits and memorabilia from the pioneers of bluegrass music and is an international resource for researching the bluegrass genre. The museum’s primary fundraiser ROMP Festival, a multi-day outdoor music festival, has evolved into an award-winning event attended by thousands annually from around the world.

In addition to public concerts in the museum’s theater, outdoor stage, lobby stage, and ROMP Festival, the Hall of Fame offers a range of educational programs including group instrument lessons, private instruction, music camps and the Bluegrass in the Schools Program (BITS), where thousands of students are exposed to the music, instruments and history of bluegrass music. These educational programs are structured within the broader framework of the Bluegrass Music Academy with oversight by the Hall of Fame’s Education Director.

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Daviess County Public Library

The Daviess County Public Library provides countywide library service from a central facility located at 2020 Frederica St. The library moved from 450 Griffith Avenue to its new facility in 2007, a fifty thousand square foot building with room on site for future expansion. The public library provides free library services to all Daviess County residents.

According to their web site, the Daviess County Public Library provides residents the means to pursue lifelong learning; to meet their recreational reading interest; to find, evaluate and use information in a variety of formats; to get answers to their questions; and to better understand their personal and community heritage.

Health Services

According to *Strategies for Tomorrow*, Owensboro benefits from its status as a regional center for health care services in that health care dollars flowing into Owensboro from the region have a multiplier effect of turning over five times. This, coupled with the large number of jobs in the field, makes health care the major service industry for Owensboro.

GRADD County Health Report Card

In 1996, the Green River Regional Health Council began tracking health statistics in an effort to examine the health status of the region and influence positive changes in regional health policies. The result was the 1996 Community Health Report Card, which analyzed regional data in 22 key health indicators and compared that data with national and state averages and goals. The report card was viewed as an opportunity to determine target areas for regional improvement and increase public awareness of key health issues that affect our region's health care infrastructure and economic progress, as well as the lives of its families.

The 2008 County Health Report Card continues to track key health statistics. The comprehensive report can be accessed at www.gradd.com. Daviess County ranked 8th of 120 counties in the state in terms of health (1 being most healthy to 120 being least healthy). The strengths in Daviess County were low youth smoking, low obesity, good oral health, low motor vehicle deaths, high graduation rate, high per capita income, well insured and low breast cancer rates. Rates slightly higher than the state and extremely higher than the nation occurred for lung and bronchus cancer.

AMBULATORY (OUTPATIENT) CARE FACILITIES

Private Physicians

Physicians provide the vast majority of basic ambulatory medical services, mostly in freestanding, private practices normally exempt from state planning and regulation.

The Green River District Health Department

The Green River District Health Department (GRDHD) is the governmental local health department for the counties of Daviess, Hancock, Henderson, McLean, Ohio, Union, and Webster. The district administrative offices are located in Owensboro and is licensed and regulated by the Kentucky Cabinet for Health Services. GRDHD is nationally accredited by the Public Health Accreditation Board (PHAB). GRDHD's mission is to improve the quality of life by promoting, protecting, and enhancing the health and well-being of the public. The focus is to develop and maintain healthy habits and lifestyles within our communities and to ensure that our citizenry is

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protected through environmentally safe surroundings. GRDHD provides the region with a comprehensive Community Health Assessment which is a composite of primary and secondary data sources and an assessment of partners and resources to determine the health status of our communities. This assessment is utilized for planning and programming to best serve the needs of all segments of our population. The data and findings from the Community Health Assessment are utilized to create targeted interventions through the development of the Community Health Improvement Plan to address the identified health needs. The department provides a variety of clinical services, health education programs, home visitation programs, and public protection programs, in addition to other services. For a detailed list of programs, services, and additional information, visit GRDHD's website at healthdepartment.org.

Outpatient Surgical Centers

Exhibit 6-T5: Outpatient Surgical Centers

Owensboro Health Regional Hospital (13 operating rooms)
Owensboro Surgery Center (formerly Health South Surgery Center) (6 operating rooms)
Gastrointestinal Endoscopy Center of Owensboro (formerly Physicians Affiliated Care Endoscopy Center) (2 operating rooms)

According to the 2016 Kentucky Annual Ambulatory Surgical Services Report prepared by the Kentucky Cabinet for Health Services there are 3 licensed ambulatory surgical centers within Daviess County. These centers are designed for same day surgery on an outpatient basis and offer a total of 21 operating rooms.

INPATIENT FACILITIES

Owensboro Health Regional Hospital (OHRH)

Owensboro Health Regional Hospital (OHRH), a community based, not-for-profit hospital serving an 18-county region in Western Kentucky and Southern Indiana, operates with a mission to heal the sick and to improve the health of the community. The organization's vision is to become a regional center of excellence by actively listening and partnering to meet the individual healthcare needs of those it serves. MHS was established in 1995 as the result of a merger between two local hospitals – Owensboro Daviess County Hospital and Mercy Hospital – combining over 150 years of caring tradition in an effort to consolidate and invest in new services, eliminate duplication, reduce costs to patients and improve quality of care.

The hospital is licensed to operate 477 beds, including a Level III NICU unit. Annually, OMHS averages 2,000 baby deliveries, 150 open-heart procedures, and 90,000 emergency department visits. OHRH is the largest employer in western Kentucky, with a workforce that has grown from 2,000 at merger to 4,195. OHRH is a full service hospital with a medical staff of 350 physicians and major service lines that include cancer care, cardiac care, emergency care, home care, occupational health, post-acute care services, surgery and women's services, and full range of outpatient services. Other OHRH facilities include the Mitchell Memorial Cancer Center, a state of-the-art outpatient facility; the HealthPark, a medical-based fitness center, medical facilities in many counties in Western Kentucky and Southern Indiana and over 30 diagnostic center, physician practices and clinics.

On June 1, 2013, OMHS opened its new state of the art hospital facility to advance the vision of delivering a regional hospital that is high-quality, environmentally friendly flexible, innovative and futuristic, that will meet the healthcare needs of the region. The new hospital is designed to enhance the patient and family experience and to provide the highest quality of care with maximum efficiency. The hospital will include 477 patient beds.

COMMUNITY FACILITIES

RiverValley Behavioral Health

RiverValley Behavioral Health provides in patient treatment in a non-profit specialty hospital providing diagnosis and treatment for children and adolescents with mental illness. The hospital, established in February 1987, is licensed for 80 beds. Two 9-bed residential treatment centers provide the most intensive level of professional clinical services as a step-down program from in-patient care.

LOCAL EMERGENCY MEDICAL SERVICES

In 2019, Owensboro and Daviess County entered into an agreement with American Medical Response (AMR) to provide exclusive countywide ground emergency medical ambulance services and Emergency Medical Services (EMS). EMS means medical treatment and care that may be rendered at the scene of any medical emergency or while transporting any patient in an ambulance to an appropriate medical facility, whether an emergency or non-emergency, including ambulance transportation between medical facilities.

Social Services

Social service agencies seek to sustain and enrich the lives of individuals, as well as the collective life of the community. Although many agencies within our community fit this description, this report is concerned with those services operated by state and local government that have been established to meet the special needs of low-income and disadvantaged people.

Exhibit 6-T6: Income and Poverty 2015 estimate, Daviess County, KY

Income and Poverty Status, 2015 estimates		
	Number	% of Total
Poverty Estimate all ages	14,405	14.9%
Poverty estimate under age 18	4,898	20.9%

Source: KY State Data Center, U.S. Census Bureau Small Area Estimates

Census data for 1989 indicate that for Daviess County 15.4% of all persons had incomes below the poverty level. By 1999, the figure had decreased to 12.3%. Additionally, the rate of poverty for related children under the age of 18 decreased from 20.8% to 15.6% from 1989 to 1999. Estimates for 2015 show an increase in overall poverty to 14.9%, as well as an increase to 20.9% for those under 18.

Kentucky Cabinet for Health and Family Services

The mission of the Kentucky Cabinet for Families and Children is to provide statewide leadership in protecting and promoting the well being of Kentuckians by delivering quality human services. Within this Cabinet, The Department for Community Based Services administers an array of services including child and adult protection, permanency, and services to enhance family self-sufficiency. The Department consists of seven Divisions that include the Division of Service Regions, the Division of Child Care, the Division of Policy Development, the Division of Protection and Permanency, the Division of Family Support, the Division of Child Support, and the Division of Disability Determinations Services. This Department was created from the abolished Department for Social Insurance and Department of Social Services. Programs administered by the Department for Community Based Services include:

- Child Care and Development Block Grant;
- Child Support Enforcement;
- Food Stamps;
- Food Stamp Employment and Training Program;

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Kentucky Transitional Assistance Program (K-TAP);
Kentucky Works;
Medicaid (policy only);
Mentally Ill/Mentally Retarded (MI/MR) Supplement Program;
Social Services Block Grant;
State Supplementation;
Volunteer Insurance Program; and,
Welfare-to-Work.

Kentucky Cabinet for Workforce Development

The mission of this Cabinet is to provide high-quality education, training, and employment opportunities for individuals and the business community, resulting in a skilled workforce and economic vitality in the Commonwealth. Within this Cabinet, the Department for Employment Services provides three primary services that benefit both employers and workers. Job Services is a labor exchange that matches available workers with employers who need their skills and experience. Work search and referrals may be conducted locally, statewide, and nationally. Unemployment Insurance provides short-term benefits for those who are unemployed through no fault of their own. Labor Market Information contains a wide range of statistical data on employment and wage patterns.

Audubon Area Community Services, Inc.

This is a private, non-profit community action agency created under the Economic Opportunity Act of 1964 and authorized by KRS 273.410. Headquartered in Owensboro, the agency serves 34 western Kentucky counties. Funds are made available through contributions from public and private sources, federal and state grants, and various local sources. The agency operates a broad range of services to help individuals and families move out of poverty. Services provided under the umbrella of this agency identified on their website are:

Housing and Weatherization
Intra-County Transit System (GRITS)
AmeriCorps Seniors
Child Care Assistance Program Resource & Referral
Counseling Services
Head Start/Early Head Start/Migrant Head Start
Counseling Services/Community Services/General Assistance
Community Care Clinic
Workforce Development and Employment Services

Help Office of Owensboro, Inc.

This agency is a cooperative, non-profit organization of churches designed to supply information about available help to the citizens of the community and to provide referral to those existing agencies that afford services to persons and families in need. The agency is comprised of a board of directors, a director, and a number of volunteers.

RiverValley Behavioral Health

RiverValley offers out-patient services as well as school based services and therapeutic foster care for children with severe and persistent emotional problems. RiverValley Behavioral Health also provides MR/DD support through residential support in an apartment or family home setting, community habilitation in a sheltered day program, supported employment services and job training, and brain injury services.

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RiverValley Behavioral Health also provides adult services for those persons with severe and persistent mental illness with behavior intervention, community support, therapeutic rehabilitation, continuing care, case management, personal home care and supportive housing. A variety of outpatient mental health services are offered to all, including substance abuse and prevention services. Substance abuse services range from prevention and early intervention out-patient services to a residential chemical dependency program offers stabilization and rehabilitation treatment for adults. A crisis stabilization residential treatment program for adults is offered for acute chronic episodes or crisis without medial complications as an alternative to hospitalization. A crisis line provides emergency information and referral services 24 hours a day.

The CFC, Cigar Factory Center, a 130,000 square foot facility, houses administrative and legal services, including case management, finance, human resources, medical records, outpatient mental health and substance services, intensive outpatient substance abuse services, HIPAA offices, management information system and the regional prevention center and library.

River Valley Behavioral Health currently hosts over 21 Kentucky based programs that include in-patient and out-patient services for those with mental health, mental retardation/developmental disabilities, alcohol and drug additions, prevention, recovery and treatment.

Boulware Center

This faith based non-profit center is the region's oldest homeless shelter in Daviess County providing shelter for men. The center shelters single men, single women, childless couples, two parent families, and single parent families. The center serves its clients and assists vacating clients with furniture, food, medications, clothing, linens, etc. Services of the Boulware Center include childcare, job placement, substance abuse and support groups, nutrition and hygiene groups, and pre-natal instruction. Services include outpatient drug and alcohol treatment,

Boulware offers both emergency shelter and long term, comprehensive services for homeless men, women and children to the Green River Area District of Western Kentucky on a campus located on Wing Avenue in a converted convent with approved space for 90 residents. Originally located on Hall Street in Owensboro, the Hall Street campus was leased in June 2011 to Lighthouse Recovery, another non-profit offering drug rehabilitation services to the community.

Daniel Pitino Shelter

The shelter opened in 1994 to serve homeless families, women, and children. The shelter is a non-profit, non-denominational, privately-supported organization which offers both emergency and transitional housing, provides nutritional food, primary physical and mental health care, essential services, and educational enhancement including life skills, legal aid source and computer training. The shelter has the capacity to service 65 individuals in the main emergency shelter, 4 families in transitional homes and 12 individuals or couples in one bedroom apartments at the Nicky Hayden Apartments.

The shelter houses the Saint Stephen Cathedral Soup Kitchen serving doughnuts and coffee and one hot meal a day 365 days a year. It also houses the McAuley Clinic, sponsored by the Owensboro Medical Health System and providing free medical care to those without medical insurance.

Owensboro Area Shelter and Information Services (OASIS)

OASIS is the sole provider of emergency shelter for all victims of domestic violence (men and women) and their dependent children in the Green River Area Development District area. OASIS has a sixty (60) bed capacity. Twenty-Five (25) beds are restricted for emergency shelter for victims of domestic violence,

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and thirty- five (35) beds are available for individuals and families who require services beyond the emergency phase. In addition to shelter, OASIS also provides transitional housing, case management, therapy, legal advocacy, a 24-hour crisis hotline, relocation assistance, and emergency financial assistance. Survivors may receive services regardless of the need to enter the emergency shelter.

Centro Latino

This facility offers lodging, clothing, food, transportation, furnishings, and translation services to Hispanic migrant workers and to Hispanics who settle in the area.

Area Agency on Aging

This agency is part of a nationwide Network on Aging under the direction of the US Administration on Aging. The primary responsibility of the agency is for the implementation of the Older Americans Act of 1965, as amended, and assisting in the administration of site programs under the supervision of the Kentucky Office of Aging Services and local programs serving older Kentuckians. This agency is designated by the Commonwealth of Kentucky to develop and administer an Area Plan on Aging. The plan provides for a comprehensive delivery system of services to seniors to each of the seven counties that make up the Green River Area Development District (GRADD). The agency is administered by the GRADD staff, advised by the Green River Area Council on Aging and is operated under the supervision of the GRADD Board of Directors.

Aging Long-Term Care Beds

According to the 2016 Kentucky Annual Long-Term Care Services report by the Kentucky Cabinet for Health and Family Services, there are eleven long-term care facilities in Daviess County with a total of 589 nursing facility beds, including 22 nursing home beds, 60 Alzheimer beds and 344 personal care beds.

Owensboro Regional Recovery Center

Kentucky's governor announced in early January 2005, a program called "Recovery Kentucky", an initiative to help Kentuckians recover from substance abuse that often leads to chronic homelessness. The program calls for the establishment of housing centers in each of the six congressional districts to house and provide treatment services through recovery to 1,000 homeless, or those at-risk of being homeless, particularly those persons with a history of substance abuse.

"Recovery Kentucky" is a joint effort by the Governor's Office for Local Development (GOLD), the Department of Corrections, and the Kentucky Housing Corporation (KHC). These agencies have developed a financial plan that makes available construction and operational financing.

Recovery Kentucky's service-based model is patterned after the education model used successfully at The HOPE Center in Lexington and The Healing Place in Louisville. These centers, like the ones to be constructed, provide shelter and a safe place to recover. The centers also provide peer support, daily living skills training, job responsibilities and challenges to practice sober living.

A Recovery Center for men serving up to 100 residents was granted a Conditional Use Permit to locate in Daviess County at 4301 Veach Road in August of 2006 after lengthy public hearings before the Owensboro Metropolitan Board of Adjustment. Owensboro Regional Recovery (ORR) accepted its first residents on February 1, 2010. ORR is a partnership between Audubon Area Community Services, Inc. and the Lighthouse Recovery Services, Inc. ORR is funded in part by the Kentucky Housing Corporation, the Department for Local Government and the Kentucky Department of Corrections.

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Public Parks and Recreation

Parks and recreation is an integral part of the image, character and quality of life in Daviess County and Owensboro. The City of Owensboro and Daviess County Fiscal Court Parks and Recreation oversee green space parks, recreational facilities and programming in an effort to fulfill the leisure needs of the citizens of our community.

The City of Owensboro and Daviess County Fiscal Court Parks and Recreation Departments focus on improving the quality of life for all residents through focusing on the following key concepts:

Ensure the provision of open space and parks.

Provide a wide variety of leisure activities, events, services and facilities.

Encourage health, fitness, relaxation, enjoyment and learning through programming and facilities.

Offer opportunities for community involvement and opportunities for appreciation and care of the natural environment.

There are five primary challenges facing both departments.

- The lack of adequate indoor and outdoor recreation space for people of all ages.
- Many of the City's recreation facilities are at the end of their useful life as it applies to pools and the Dugan Best Recreation Center.
- Development of effective partnerships that can maximize each other's resources and eliminate duplication of services provided by any agency in the community.
- Establishing the core services each department should be addressing in meeting citizens' needs.
- Accounting for changing community economic realities, national and local trends, and changes in community desires.

Inventory of Public Parks

Public recreational facilities in the community are provided by the parks and recreation departments of the City of Owensboro, Daviess County Fiscal Court and the City of Whitesville. There are a total of 37 public parks in Daviess County. Each of these parks is categorized as primarily serving one of the following functions, even though a park may function as more than one of these types.

Community Parks, which are generally large in size, having a broad range of facilities to serve the entire community;

Neighborhood Parks, which are smaller, serving citizens within a particular neighborhood (generally within a one-half mile radius); and,

Special Use Areas, generally having limited, specialized facilities that serve individuals who share an interest in the specific facilities provided.

Exhibit 6- T8 includes the functional type assigned to each of the public parks, their sizes and existing facilities. Exhibit 6-M_ shows the locations of the public parks. Aside from the public parks, there are other recreational areas in Daviess County, including educational sites that contain outdoor recreational facilities and privately owned recreation areas, including country clubs, swim and health clubs, church facilities, fish and game clubs and lake resorts. Beyond Daviess County, within a one to two hour drive, there are 20 state parks in our different states.

In reviewing facilities and acreage available to our residents in comparison to nationally accepted standards, surpluses and deficiencies can be noted. These references are based upon the 2010 US Census

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Data which states that the population of Daviess County is 96,656 and the City of Owensboro’s population is 57,265.

Our community has many parks and recreation amenities to offer. However, there are some gaps in reference to the national standards that are illustrated in the following table.

Exhibit 6 –T7: Standards and Comparisons for Park Facilities

	ACREAGE LEVEL		
City Standard	12 ac per 1,000 pop/equates to 687.2 ac		
City Actual	960 ac		
City Surplus or (Deficit)	315.3 ac		
County Standard	15 ac per 1,000 pop/equates to 590.9 ac		
County Actual	396.6		
County Surplus (or (Deficit)	(194.3)		
City & County Need	1278 ac		
City & County Existing	1399.1 ac		
City & County Surplus or (Deficit)	121.1 ac		
	Soccer Fields	Baseball	Softball
City/ County Standard	1 per 4,000 pop	1 per 5,000 pop	1 per 4,000 pop
City & County Need	24	19	23
City & County Existing	19	16	11
City & County Surplus or (Deficit)	(5)	(3)	(13)
	Football	Basketball/ Outside	Golf Course
City/ County Standard	1 per 10,000 pop	1 per 2,500 pop	1 per 25,000 pop
City & County Need	9	38	3
City & County Existing	4	18	3
City & County Surplus or (Deficit)	(5)	(20)	0
	Gym	Flat Pools	Aquatic Center
City/ County Standard	1 per 4,000 pop	1 per 20,000	1 per 50,000 pop
City & County Need	24	3	2
City & County Existing	3	2	0
City & County Surplus or (Deficit)	(21)	(1)	(2)
	Play	Ice Rinks	Tennis
City/ County Standard	1 per 2,500 pop	1 per 50,000 pop	1 per 4,000 pop
City & County Need	38	1	24
City & County Existing	21	1	30
City & County Surplus or (Deficit)	(17)	0	6

Source: City of Owensboro Parks Department, Daviess County Parks Department

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PARKS BY TYPE, LOCATION AND FACILITIES		ACRES	Archer range	Baseball diamond	Basketball court	Boat launch	Fishing	Football field	Gazebo	Golf (9-hole)	Golf (18-hole)	Golf (disc)	Horseshoes	Ice skating rink	Pavilion (closed)	Pavilion (open)	Picnic area	Pickleball	Play field (open)	Playground equip.	Recreation center	Rental	Restrooms	Soccer field	Shotgun	Softball diamond	Street Soccer	Swimming pool	Tennis court	Trails (bike/skate)	Trails (hiking)	Trails (walking)	Volleyball court	Spray Park	Skate Park	
PARK CODE		Total																																		
C	COMMUNITY PARKS:	1136																																		
	<i>Owensboro:</i>	<i>791.0</i>																																		
C1	Yewell Heritage Park	44.0					•												•																	
C2	Thompson-Berry Park	38.5																																		
C3	Jack Fisher Park	33.0					•																													
C4	Chautauqua Park	31.0	3	•																																
C5	Legion Park	23.8	2																																	
C6	Moreland Park	17.0	2	•																																
C7	English Park	12.0					•	•																												
C8	Waymond Morris Park	52.0					•	4																												
C9	Ben Hawes Park/golf course &	539.7	•	•	•	•			•	•	•																									
	<i>Urban Service Area Balance:</i>	<i>153.5</i>																																		
C10	Yellow Creek Park+	153.5	•	•	•	•	•	•	•	•	•																									
	<i>Rural Service Area:</i>	<i>191.5</i>																																		
C11	Panther Creek Park+	124.5	•	•	•	•	•	•	•	•	•																									
C12	Horse Fork Creek Park +	67.0				•																														
N	NEIGHBORHOOD PARKS:	89.4																																		
	<i>Owensboro:</i>	<i>49.8</i>																																		
N1	Dugan Best Park	11.0	•	•																																
N3	Southern Park ~	9.5	3																																	
N4	James Mason Park	5.0																																		
N5	Kendall-Perkins Park	5.0			2																															
N6	York Park	5.0			•																															
N7	Max Rhoads Park	1.2			•																															
N8	Goose Egg Park	0.3																																		
N9	Heartland Park	0.4																																		
N10	Old Germantown Park	2.1						•																												
	<i>Urban Service Area Balance:</i>	<i>9.0</i>																																		
	<i>Whitesville:</i>	<i>30.4</i>																																		
N12	Whitesville City Park %	22.0	2	•																																
N13	Old Whitesville School Park +	8.4			•																															
	<i>Rural Service Area Balance:</i>	<i>10.5</i>																																		
N14	Stanley Park+	10.0			•																															
N15	Knottsville Park @	0.5			•																															
S	SPECIAL-USE AREAS:	168.7																																		
	<i>Owensboro:</i>	<i>161.7</i>																																		
S1	Hillcrest Golf Course	70.0					•	2	•																											
S2	Adkisson Greenbelt Park	40.5																																		
S3	Joe Ford Nature Park	14.0																																		
S4	Owensboro Sportscenter	10.0			•																															
S5	Edge Ice Arena	5.0																																		
S6	Cap Gardner Nature Park	2.0						•																												
S7	Smothers Park	1.5																																		
S8	Cravens Pool	1.0																																		
S9	Owensboro Tennis Complex	6.3																																		
S10	Airport Practice Fields	16.7																																		
	<i>Urban Service Area Balance:</i>																																			
S11	Greenbelt Park	1.7																																		
	<i>Rural Service Area Balance:</i>																																			
S12	Pup Creek Park	76.28																																		

@ Leased from Diocese of Owensboro by Daviess Co. Parks & Rec. Dept
 % City of Whitesville + Daviess Co. Parks & Rec. ~ City of Owensboro leases.
 & Geographically grouped with USA bal., although within city limits. State maintains Carpenter/Kingfisher lakes near Yelvington.

Source: City of Owensboro Parks Dept, Daviess County Parks Dept, November 2017

COMMUNITY FACILITIES

There are several recommendations for facility and park improvements which remain a consideration of local government over the next ten years. Those items include:

City of Owensboro

Adkisson Greenbelt Park – acquire additional trail access properties and develop additional sections of the park

Ben Hawes Park and Golf Course – replace irrigation system on golf course, rebuild several greens

Hillcrest Golf Course – upgrade irrigation system, rebuild greens

Jack C. Fisher Park – improve Fifth Field, improve main field turf conditions, add playground

Sportscenter – renovate

Waymond Morris Park – build restroom and shelter, additional development

Daviess County

Panther Creek Park – Renovate remaining elevated walking trails, review and renovate existing picnic shelters as necessary.

Yellow Creek Park – Review and renovate existing picnic shelters as necessary.

Horse Fork Creek Park – Remove remaining wooden structures to be replaced with long term maintenance free solutions.

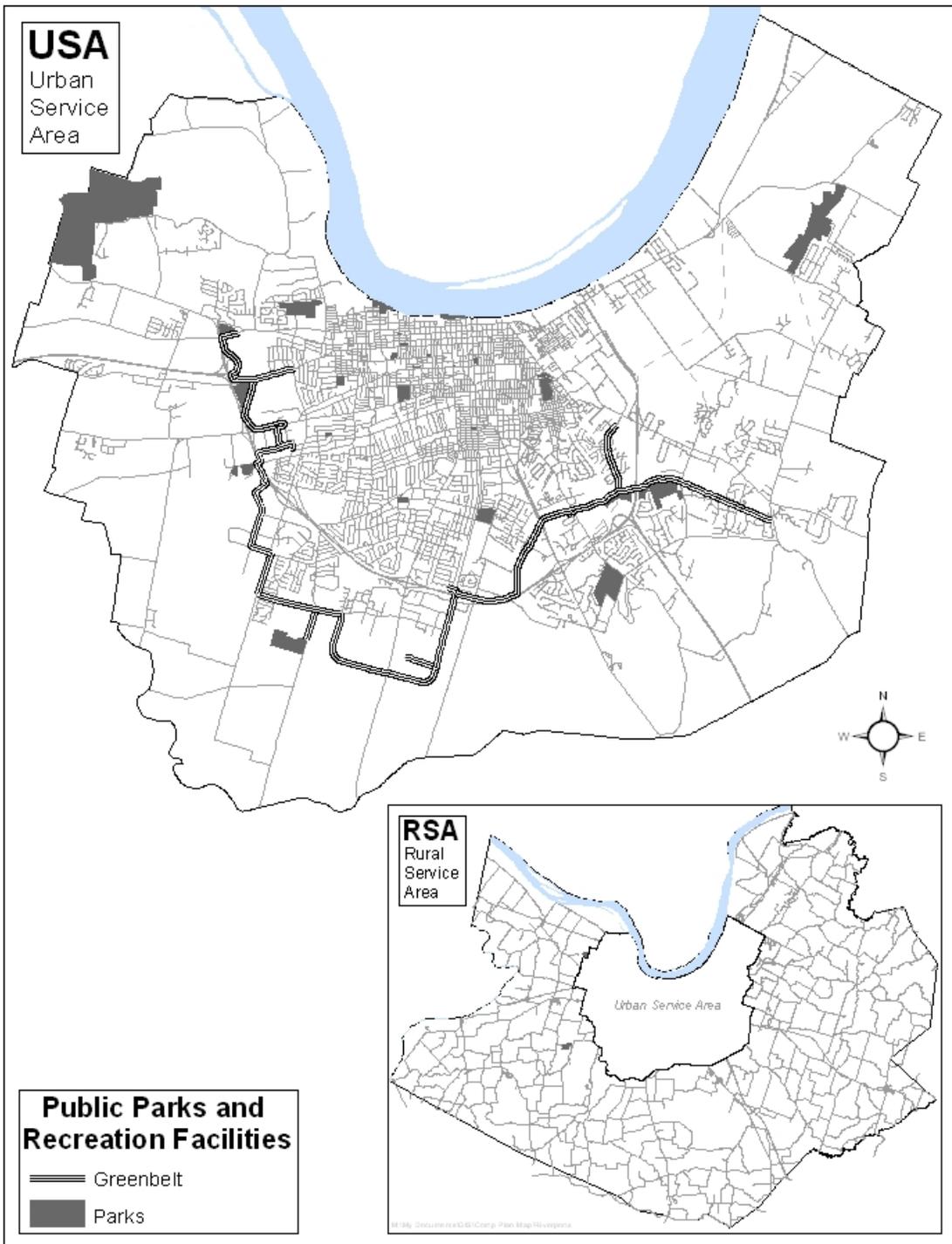
Pup Creek Park – Continue park development to accommodate state championship shooting events.

The recreational needs of our community are constantly changing. Awareness of changing needs, trends and program adaptation is a necessity. Program services must be designed accordingly for all ages that are served. The need to keep abreast of what other agencies, clubs and schools are offering will help prevent duplication of services.

When new parkland is established, care should be taken in fitting proposed facilities to the land and in bringing our community's facility deficits in line with accepted standards.

COMMUNITY FACILITIES

Exhibit 6-M1: Public Parks & Recreation Facilities in Daviess County (6/2012)



COMMUNITY FACILITIES

Telecommunications

Before 1974, Evansville, Indiana provided television service in Daviess County. However, in February of 1974, Owensboro Cablevision (now Time Warner) began servicing the Owensboro area. Since then, additional cable systems, satellite services and “wireless” cable systems have been introduced, offering enhanced television service to almost all areas of Daviess County.

Radio Supply

The first commercial AM radio station, WOMI, was established in Daviess County in 1938. The first FM station was WSTO, which also was the first FM station established in the state of Kentucky. Today, numerous FM and AM radio stations operate within the region, serving Daviess County.

Telephone Supply

Telephone service is supplied by AT & T Company. Additionally, several companies supply services for cellular phone communication as well as “land line” telephone service in conjunction with other internet or television service in Daviess County.

Information Technology

The purpose of this section is to provide information and insight into the issues concerning the use and development of a significant new topic of importance for Daviess County, and for other communities across the nation: the rapidly developing field of information technology and its accompanying infrastructure.

The concept of "Universal Access" is defined as "the ability of every citizen to have access to information technology and infrastructure developments." This does not necessarily mean a computer or Internet access in every home, but the ability for every citizen to have such access if so desired. This ability is available through the Daviess County Public Library, and could be offered through facilities located in other public buildings, schools, or kiosks in shopping centers. It could also be provided in the home through any number of service providers. Many people already take advantage of this capability through modems and telephone lines.

The Green River Area Development District is promoting ConnectGRADD, Inc. (CGI), a groundbreaking initiative aimed at delivering affordable, high-speed broadband internet access across the entire rural region. This is one of the first efforts in the nation and is collaboration between the fiscal courts of Daviess, Hancock, Henderson, McLean, Ohio, Union and Webster counties and the internet service provider Q-Wireless. Over half of the region’s residents live in rural communities and pay for DSL or cable internet service. Comparable service through CGI begins at about half the cost. Improved broadband infrastructure offers rural residents access to e-government services, economic development, entrepreneurship, education, tele-health and entertainment opportunities.

Cellular Towers, PCS Facilities and Satellite Dishes

The Owensboro Metropolitan Planning Commission registered with the Public Service Commission on December 21, 1998. In April of 2002, complete authority for regulation and placement of cellular antennae towers was given to local planning commissions that registered with the Public Service Commission. New legislation amended KRS 100.985 through 100.987 to include application requirements and duties and powers of planning commissions in the regulation and siting of cellular tower antenna. Upon the passing of the new legislation, the OMPC formed a committee to develop zoning regulations in compliance with the Kentucky Revised Statutes, which were adopted by the OMPC,

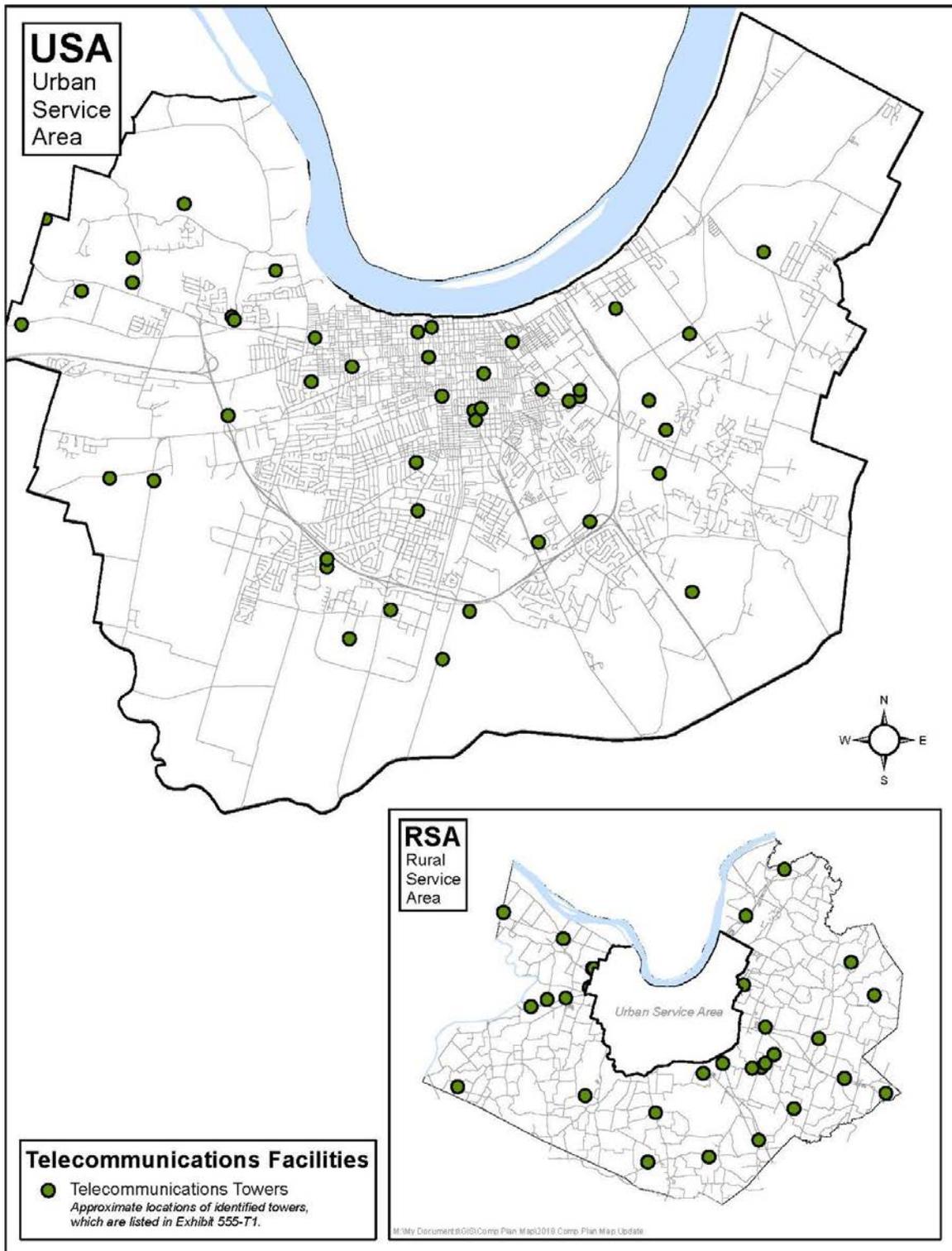
COMMUNITY FACILITIES

Daviess County Fiscal Court and the City of Whitesville. The following exhibits show the location of existing cellular communications towers and approved locations for cellular communications towers in Daviess County.

Identified Telecommunications Towers within Daviess County

Site Address	Primary Service Provided	Latitude			Longitude			Ground Elevation (AMSL)	Tower Above Grade Elevation	Tower Type
		DEG	MIN	SEC	DEG	MIN	SEC			
Back Square Dr	?	37	43	6	87	7	52	392'	152'	?
2490 Barron Dr	Cellular								155'	Mono
3420 Bartley Rd	Cellular	37	45	14.3	87	16	41.5	411'	275'	Guyed
4280 Ben Head Rd	Broadcast	37	41	51	86	59	26	525'	260'	Guyed
Ben Head Rd @ Ware Rd	?	37	42	4	86	59	8	440'	348'	?
94 Booth Field Rd	Cellular	37	47	8.9	87	10	48.5	525'	200'	Self
34 Booth Field Rd	?	37	46	53	87	10	52	431'	180'	Self
11650 Coleman Rd	Cellular								260'	Lattice
720 Cumberland St	Cellular	37	45	35.2	87	06	07.0		130'	Mono
3790 Earls Ln	Cellular	37	45	28.3	87	09	32.8		161'	Self
811 E Parrish Av	?	37	45	58	87	6	6	420'	185'	Roof
2035 E Parrish Av	Cellular	37	45	44	87	4	48	480'	320'	Self
E Parrish Av	?	37	45	48	87	4	48	480'	310'	?
1517 E 9 th Street	Cellular	37	46	18.3	87	05	43.3	412.1	132'	Mono
3051 Fairview Dr	?	37	44	55	87	3	43	410'	350'	Guyed
3000 Fairview Dr (block)	?	37	45	23	87	3	38	422'	221'	Mono
720 Frederica St	?	37	46	8	87	6	51	400'	248'	Self
1501 Frederica St	?	37	45	43	87	6	40	410'	214'	Self
3301 Frederica St	Broadcast	37	44	29	87	6	58	400'	430'	Self
701 Fulton Dr	?	37	43	25	87	7	19	390'	199'	Self
3560 Hayden Rd	Cellular	37	46	19.4	87	3	21.6	400'	199'	Mono
9495 Herbert Rd	Cellular								195'	Mono
2000 Highway 140 E (block)	Broadcast	37	36	29	87	3	15	440'	1,103'	Self
895 Highway 140 W	Cellular	37	36	11.2	87	07	48.0	479.4	195'	Lattice
2900 Highway 142 (block)	?	37	41	46	87	0	6	550'	270'	Guyed
1230 Highway 279	Cellular	37	45	45.1	87	14	05.0	400'	305'	
2917 Highway 54	?	37	45	42	87	3	52	448'	300'	Self
9507 Highway 54	Cellular								150'	Lattice
9511 Highway 54	Cellular	37	41	14.4	86	53	15.5	656'	199'	Mono
3815 Highway 554	Cellular								168'	Lattice
Highway 81	?	37	44	46	87	10	32	407'	65'	?
2401 Highway 1554	Cellular								195'	Mono
2056 Hill Bridge Rd	?	37	41	25	87	3	46	449'	215'	Self
10945 Indian Hill Rd	Cellular								320'	Lattice
Indian Hill Rd	?	37	46	11	86	51	5	606'	304'	?
100 Industrial Dr	?	37	46	32	87	9	31	400'	205'	Self
100 Industrial Dr	?	37	46	32	87	9	31	400'	405'	Self
100 Industrial Dr	Broadcast	37	46	30	87	9	29	400'	353'	Guyed
5022 Jones Rd	Cellular	37	46	42.3	87	00	50.6	419'	275'	Self
11318 Kelly Cemetery Rd	Cellular	37	53	34	86	57	54	568'	180'	Self
2812 Kentronics Dr	?	37	47	2	87	8	56	398'	193'	Guyed
2516 Lancaster Av	?	37	45	51	87	8	26	395'	120'	Self
5734 Lee Rudy Rd	Cellular	37	46	25	87	12	21	472'	198'	Self
Leitchfield Rd	?	37	45	41	87	4	57	500'	140'	Guyed
Medley Rd	?	37	47	44	87	10	11	512'	195'	?
3400 New Hartford Rd (block)	?	37	44	10	87	5	20	450'	315'	?
2931 Newbolt Rd	Cellular	37	43	39	87	3	15	438'	385'	Guyed
1539 Norris Av	Cellular	37	45	48	87	5	19	472'	185'	Self

Exhibit 6 –M2: Telecommunications Towers and Approved Tower Locations



COMMUNITY FACILITIES

Utility Supply

Electric Supply

Early in 1901, Owensboro Municipal Utilities (OMU) began service to the Owensboro incorporated areas and has been Owensboro's major supplier since that time. Owensboro's first electric plant, the Brush Electric Light and Power Company, was organized in 1882. In 1900, the City of Owensboro authorized the purchase of land on Daviess Street, near 14th Street, as the site of the first municipal-owned power plant. Numerous additions became necessary: a new light and water plant was authorized in 1933; an additional 130,000-kilowatt generator was added in 1953. The Elmer Smith power station, located on US Highway 60 East, went on line in 1964 with a rated capacity of 151,000 Kilowatts; Unit 2, at 265,000 Kilowatts, was added in 1974. OMU added SO₂ scrubbers in 1994 to comply with the Clean Air Act of 1990.

In 2017, due to concerns including the age and continued cost of maintenance of its generating units, coupled with impending regulatory policy and an evolving energy market, OMU announced the difficult decision to plan for the shutdown of both generating units at Elmer Smith. Unit 1 was ultimately shut down on June 8, 2019 with Unit 2's shutdown occurring on May 29, 2020. OMU entered into a Purchase Power Agreement (PPA) with Big Rivers Electric Company (BREC) that began in June 2020 and runs through the end of 2027. OMU continues to engage in integrated resource planning to address future power requirements. Kenergy Corporation, and its predecessor Green River Electric Corporation (GREC) has served the rural areas of Daviess County since 1937. The first stake was driven on a farm on Veach Road in 1937. Acquisitions were made of the Cumberland Public Utilities Company and Tri-City Utilities Company in the 1940s. GREC combined with Henderson Union Electric in July 1999 to form Kenergy Corporation. Kenergy presently serves 14 counties in western Kentucky.

Big Rivers Electric in Henderson, Kentucky supplies both OMU and Kenergy with power. Big Rivers has power plants in Hawesville, Centertown and Sebree, Kentucky. OMU transmission is also interconnected with Kentucky Utilities. Exhibit 6-M3 delineates electric supply districts within Daviess County.

Exhibit 6-T10: Electric Supply: Customers & Power Usage

	OMU	Kenergy	Total
2005			
Customers	25,407	19,700	45,107
Megawatt-	870,060	*484,152	1,354,2
2012			
	2011	2010	
Customers	26,100	20,697	46,797
Megawatt-	891,497	Not	
2017			
Customers	27,476	22,200	49,476
Megawatt-	823,925	Not	
2022			
Customers	26,923	24,643	51,566
Megawatt-	818,618	Not	
2017-2022 Change			
Customers	-55.	2,443	2,090
Percentage	-2.01%	9.9%	4.1%
Megawatt-	-5,244		
Percentage	-0.64%		

Source: OMU and Kenergy *approximate value

COMMUNITY FACILITIES

City ordinance 67-2000 Section 26-8 states any and all new facilities that are installed in areas where service was not previously supplied shall be underground. Installation of underground electrical distribution lines is optional for a developer. In 2022, OMU had 85.34 miles of lines underground. In 2005, Kenergy had approximately 220 miles of primary underground lines and 35 miles of secondary underground lines in Daviess County. Local estimates have shown the cost of underground versus overhead lines to be approximately the same. Overhead lines have many years' experience to back them up, but installation of underground lines is on the increase for several reasons: the equipment is available and ready for installing lines underground; maintenance is much easier; and the visual effect is much more pleasing. Aesthetics has led to much greater demand for underground lines in new residential subdivisions, other new development areas, and in downtown Owensboro. Exhibit 6-T11 shows changes in distribution substations and lines since 1982.

Exhibit 6-T 11 – Electric Distribution Substations and Lines

	1982	1987	1999	2005	2011	2017	2022
Kenergy							
Distribution lines (miles)	1,067	1,089	1,152	1,227	1,330	1,475	2,018
Distribution Substations	10	10	N/A	15	15	15	20
OMU							
Distribution lines (miles)	N/A	N/A	298	301	314	373.25	330
Distribution Substations	N/A	N/A	16	15	16	14	12

In the 1980s, conservation became a key to future uses of electrical and other energy sources. The oil crises of the 1970s showed that even if new sources were found, the price could fluctuate dramatically. Since then, research toward efficiency in extracting known sources of energy is another important aspect. The use of renewable or recyclable fuels has been on the rise (wood, used tires), and new building technologies have significantly improved heating and cooling efficiencies. Wind generators, geothermal wells, and solar heating have become alternate sources of energy in some sections of the nation. According to the *GREC 1988 Annual Report*, Kenergy initiated its geothermal system marketing program in October of 1987.

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Natural Gas Supply

Atmos Energy Corporation is a public utility in the business of natural gas distribution, serving more than 176,000 residential, commercial and industrial customers in western and central Kentucky. Atmos Energy's Kentucky operations are headquartered in Owensboro.

In December 1980, Western Kentucky Gas merged with Texas American Energy Corporation of Midland, Texas. This association ended in December 1987, when Energas Corporation of Dallas, Texas acquired WKG. In 1989 Energas became ATMOS Energy Corporation. Presently, Atmos Energy is the country's largest natural-gas-only distributor, serving about 3.1 million gas utility customers in 8 states from the Blue Ridge Mountains in the East to the Rocky Mountains in the West. Atmos Energy employs 64 people in Daviess County, 203 people in Kentucky, and more than 4,600 corporate wide.

Atmos Energy served 34,839 customers in Daviess County as of December 31, 2021. Exhibit 6- T12 illustrates the number of customers and consumption of natural gas (adjusted for normal weather) in Daviess County over the past 35 years. Residential, Commercial & Industrial consumption have declined somewhat. The reduction in consumption is mostly attributable to warmer weather, as well as the continued improvement in equipment, building and process efficiencies. Since the exhibit is a point in time summary, it is important to remember that natural gas is a commodity with price increases and decreases similar to any other traded commodity. This price volatility is a reality of the market and can significantly impact consumption as prices fluctuate. Atmos Energy (as all regulated utilities must) cannot mark-up the commodity price and simply pass any increases or decreases to customers through the Gas Cost Adjustment that is reviewed and approved by the Kentucky Public Service Commission.

Texas Gas transmission is the primary interstate pipeline serving Atmos Energy's Kentucky operations. The Texas Gas transmission system provides access to producing areas in Louisiana and East Texas as well as offshore wells in the Gulf of Mexico. There are 31 wells in underground storage fields located in Daviess County at various locations, with a total storage capacity of approximately 4,035,300 MCF (one MCF = 1,000 cu. Ft).

The distribution system includes transmission lines, distribution mains, service lines, measuring stations, and pressure regulators.

Three major transmission lines convey gas from, or to, Owensboro. These high-pressure lines are used to convey gas from a source of supply to distribution systems in Owensboro and surrounding communities.

A network of 2 to 12-inch pipes distributes gas to customers throughout the Owensboro area. Distribution mains normally carry anywhere from 1 to 60 psi with most residential customers only requiring 1/4 psi at their homes.

The service connection or line from the distribution main to the customer's property is made by the company.

Two common types of aboveground installations are measuring stations and pressure regulating stations. Measuring stations contain large meters that measure gas volumes supplied to the entire system, parts of the system, or major industrial, institutional, and commercial users. The regulator stations maintain constant pressure throughout the system by automatically adjusting flows at interconnections between various capacity lines. Locally, these regulators are in the open and located adjacent to street and road rights-of-way.

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Exhibit 6-T12: Gas Customers & Consumption 1987-2011

Type	Customers	Consumption (MCF)
1987		
Residential	23,524	2,367,600
Commercial	2,161	1,113,000
Industrial	33	1,542,100
Total	25,718	5,022,700
1999		
Residential	27,591	2,428,579
Commercial	2,585	1,102,009
Industrial	48	3,237,441
Total	30,224	6,768,029
2005		
Residential	29,571	2,263,812
Commercial	2,703	974,181
Industrial	45	2,019,305
Total	32,319	5,257,297
2011		
Residential	30,382	2,267,722
Commercial	2,490	793,924
Industrial	44	3,262,935
Total	32,916	6,324,581
2016		
Residential	30,976	1,900,652
Commercial	2,493	684,415
Industrial	43	2,814,624
Total	33,512	5,399,691
2021		
Residential	32,170	2,061,058
Commercial	2,626	755,794
Industrial	43	3,390,079
Total	34,839	6,206,931
1987-1999 Change		
Total Increase	4,506	1,745,329
% Increase	17.5%	34.7%
1999-2005 Change		
Total Increase	2,095	-1,510,732
% Increase	6.9%	-28.7%
2005-2011 Change		
Total Increase	597	1,067,284
% Increase	1.8%	20.3%
2011-2016 Change		
Total Increase	596	-924,890
% Increase	1.8%	-14.6%
2016-2020 Change		
Total Increase	1,327	807,240
% Increase	4.0%	14.9%

Source: Atmos Energy (Customers as of 12/31/2021 & Consumption 12 months ending 12/31/21)

According to the U.S. Energy Information Agency's (EIA) Annual Energy Outlook 2017 gas supplies should be abundant (mostly due to shale gas production) and prices should remain stable through 2050. Atmos Energy Kentucky is very proud of its tradition as a low-cost, efficient provider of natural gas service. Our distribution charges, particularly for residential customers, are the lowest among the major

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utilities in Kentucky and our pass-through gas costs are also typically the lowest or among the lowest in the state. With Abundant supply, stable prices, and a well maintained system Atmos Energy in Daviess County is well positioned to serve any expected growth in the community.

Water Supply

A clean, pure supply of water fit for human consumption is one of the elementary essentials needed to sustain human life. The general elements of a water supply system include:

- ◆ A source of supply (wells, streams, or lakes)
- ◆ A conduit to convey water from the source of supply to the community
- ◆ Storage facilities for usable water
- ◆ A treatment plant to remove impurities
- ◆ A distribution system of pipes to deliver water to consumers

Within Daviess County, six separate water districts supply water service to nearly 45,000 customers. The table below provides information on these water districts. The Daviess County Water District transmits water through twelve (12) inch pipes, while the other water districts (except OMU) primarily use six (6) inch pipes. Owensboro Municipal Utilities' largest pipe size is thirty (30) inches. The Daviess County Water District's system includes approximately 0.2 miles of sixteen (16) inch water line, approximately 7.9 miles of twelve (12) inch water line, 24 miles of ten (10) inch water line and about 80.3 miles of eight (8) inch water lines, and about 138 miles of six (6) inch lines, about 124.3 miles of four (4) inch lines, 73.5 miles of three (3) inch lines, 22 miles of two and half (2 ½) inch lines, 6.2 miles of two and a quarter (2 ¼) inch lines and 12.4 miles of two (2) inch lines . The East Daviess County Water District has 1.5 miles of sixteen (16) inch water line, 12.5 miles of twelve (12) inch water line, eight miles of ten (10) inch water lines, 12 miles of eight (8) inch water lines and 394 miles of six (6) inch or smaller lines.

Exhibit 6-T13: Daviess County Water Districts

Water District	Customers		Storage Capacity	
	2011	2017	2011	2017
SE Daviess Co.	6,489 <u>8,113</u>	<u>7,339</u>	2,270,000	2,270,000
W. Daviess Co.	4,692 <u>5,520</u>	<u>5,165</u>	1,810,000	1,810,000
E. Daviess Co.	4,365	<u>4,590</u>	1,700,000	1,700,000
Ohio County	461	<u>473</u>	--	--
OMU	25,780 <u>25,550</u>	<u>25,988</u>	14,000,000	12,500,000 14,000,000
Whitesville	1,300	<u>1,418</u>	450,000	450,000
TOTAL	43,087	<u>44,973</u>		

Source: GRADD & water districts

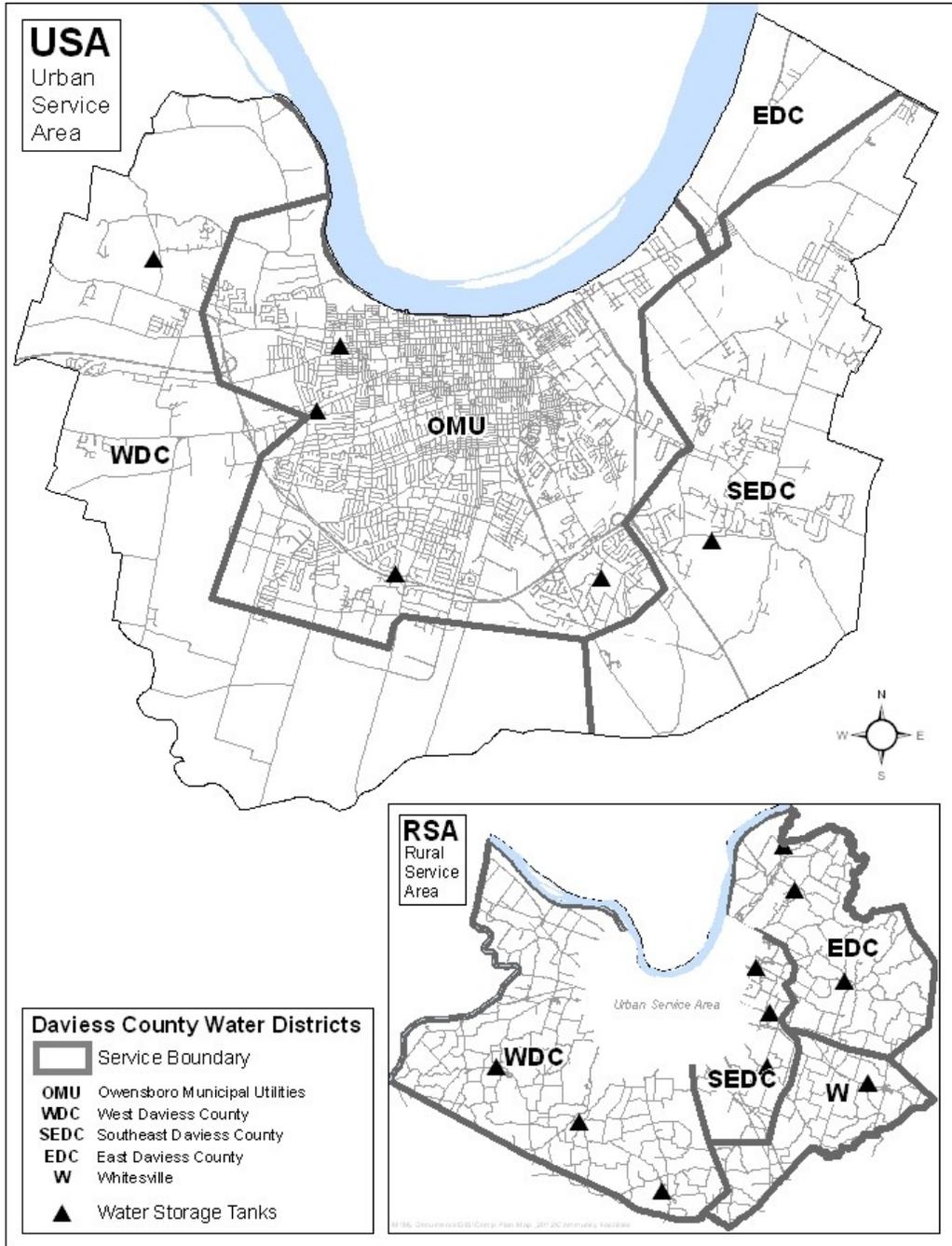
* approximate per City of Whitesville

The largest supplier of water in the county is Owensboro Municipal Utilities (OMU). All customers, except for those customers supplied by the Ohio County Water District, are supplied with water from the 34 wells that are owned and operated by OMU. OMU's Cavin Water Treatment plant, with a total rated capacity of 30 mgd, pumped an average of 11.47 mgd in 2022. OMU's overall peak day was 19.1 mg in 1999, with current peaks at 15-16 mgd. OMU water storage includes Cavin Plant with two Crom tanks totaling 7.5 mg storage (one 2.5 mg and one 5 mg), Hillcrest Tank with 2 mg, Fred Tank with 1 mg, Parrish tank with 1 mg and Bon Harbor with 1 mg for a system total of 12.5mg. The Ohio County Water District withdraws its water from the Green River. Its storage capacity approaches 3.6 mg for the entire county with a portion of that capacity serving almost 515 customers in Daviess County.

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Fire hydrant spacing was found to vary widely in some of the declining residential areas of Owensboro in the 1965 plan. Since then, Chapter Six of the *Owensboro Metropolitan Subdivision Regulations - Public Improvement Specifications* was adopted. Specifications require placement of hydrants in new residential subdivisions involving new streets to be placed no further apart than 600 feet. In major subdivisions on existing county roads, hydrants may be placed up to 1,000 feet apart. Refer to Chapter Six of the *Public Improvements Specifications* for further information.

Exhibit 6-M4: Water District Boundaries



Sanitary Sewage Disposal

Wastewater Services

The Regional Water Resource Agency (RWRA) is the provider of public comprehensive wastewater services for Owensboro and Daviess County, with the exception of the facilities planning boundary of City of Whitesville, Kentucky. RWRA was formerly the Owensboro Sewer Commission that provided wastewater treatment and conveyance facility maintenance prior to its establishment through the adoption of identical enabling ordinances of the City of Owensboro and Daviess County Fiscal Court in February, 1995 under KRS 76.231. At its formation, RWRA was the first utility in Kentucky created under this statute. RWRA's mission is to effectively and efficiently provide public wastewater services, and provide leadership in the community's efforts to manage/improve water quality and environmental conditions related to the waterways within the area.

Since the formation of the Agency, RWRA has focused its efforts on three major components that include maintenance of aging infrastructure, regionalization of the Agency within the 201 Facilities Planning Boundary and advancement of efforts to minimize impacts of overflows from the combined sewer system located in the Owensboro area.

RWRA's regionalization efforts have included extensions through system development projects to the Highway 60 East, Yellow Creek basin (Thruston area), Highway 54 (Dermont and Philpot areas), Highway 56 (Sorgho area), U. S. Highway 60 West, Highway 231 (Masonville area), Hwy 431 and Hwy 81 (Friendly Park area). These extensions have allowed for the elimination of 35 package wastewater treatment plants, and provided service to approximately 6,000 new customers formerly connected to either package treatment plants or unsewered (septic system) neighborhoods. These projects have essentially provided sewer service to most urbanized areas within the 201 Facilities Planning Boundary/Urban Service Area.

RWRA's water quality efforts to address combined sewer overflows began prior to the formation of the Agency with the construction of the East Wastewater Treatment Plant on Pleasant Valley Road. Subsequent projects around the community have provided for the systematic removal and redirection of sanitary sewage flow away from the combined sewer system and directly towards one of two municipal wastewater treatment plants. With each project, the amount of sanitary sewage flow traveling through the combined system has been reduced; thus, reducing the volumes that could be discharged during heavy rain events at the Ohio River. Other projects have involved separation of storm water from the combined sewer system, and redirecting the flows to containment facilities and improved/expanded waterways that bypass the combined system, again reducing potential overflows to the Ohio River.

In 2016, RWRA reached agreement with the Kentucky Division of Water on a Long-Term-Control-Plan that outlines a program including 16 initiatives that must be fully implemented by the community by 2026, to bring the community in compliance with the requirements of the Combined Sewer Overflow Policy, adopted by the Environmental Policy Act in 1994. RWRA has devoted extensive efforts to rehabilitate the infrastructure within the system, including rehab and/or upgrades to most of the pump stations and many of the older downtown sewers. This rehabilitation has included extensive cured-in-place pipelining of older sewers and lining/rehab of much of the tunnel sewers. Improvements to the collection system have been implemented for structural enhancements and infiltration reduction improvements.

RWRA Sewer Service Information

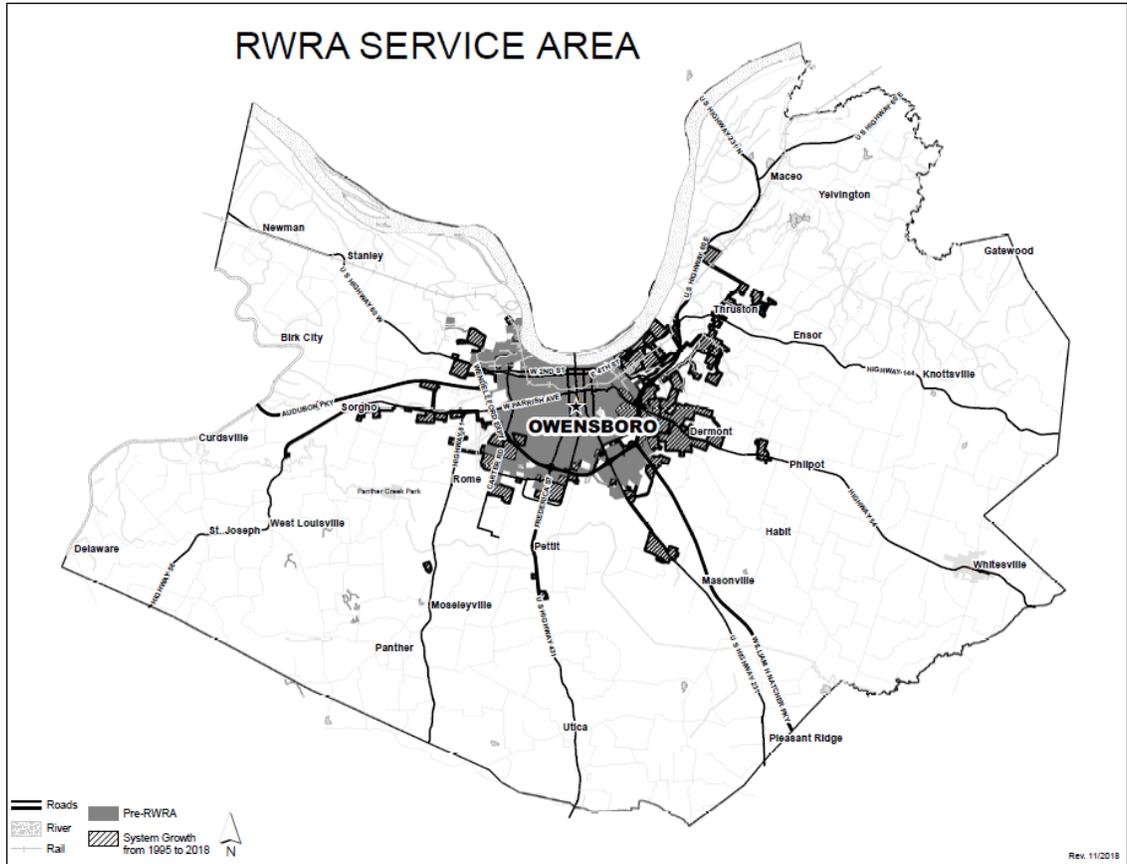
RWRA has two wastewater treatment facilities. The David Hawes Treatment Plant (East) is located just east of the US 60 Bypass off Pleasant Valley Road, and the Max Rhoads Treatment Plant (West) is located

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at the north end of Ewing Road along the Ohio River. These treatment plants provide available daily designed treatment capacity of 6.8 Million Gallons per Day (MGD) and 15.0 MGD, respectively. Current, daily flows at these two facilities are well below the design capacities, which enable RWRA to accept a significant amount of new customer growth.

RWRA has operated under a “Growth Pay For Growth” philosophy at the direction from the local legislative governments. This means that development pays for costs associated with sewer extension to get to the land to be developed. It also allows for establishment of system development and assessment fees to reimburse public efforts to provide sewer service to properties with failing septic systems or package plants. The infrastructure that has been constructed in newly developing areas within the Urban Service Boundary was designed to allow for potential growth of the system. RWRA’s policies regarding development in these areas were established to encourage a contiguous growth of the community and discourage urban sprawl.

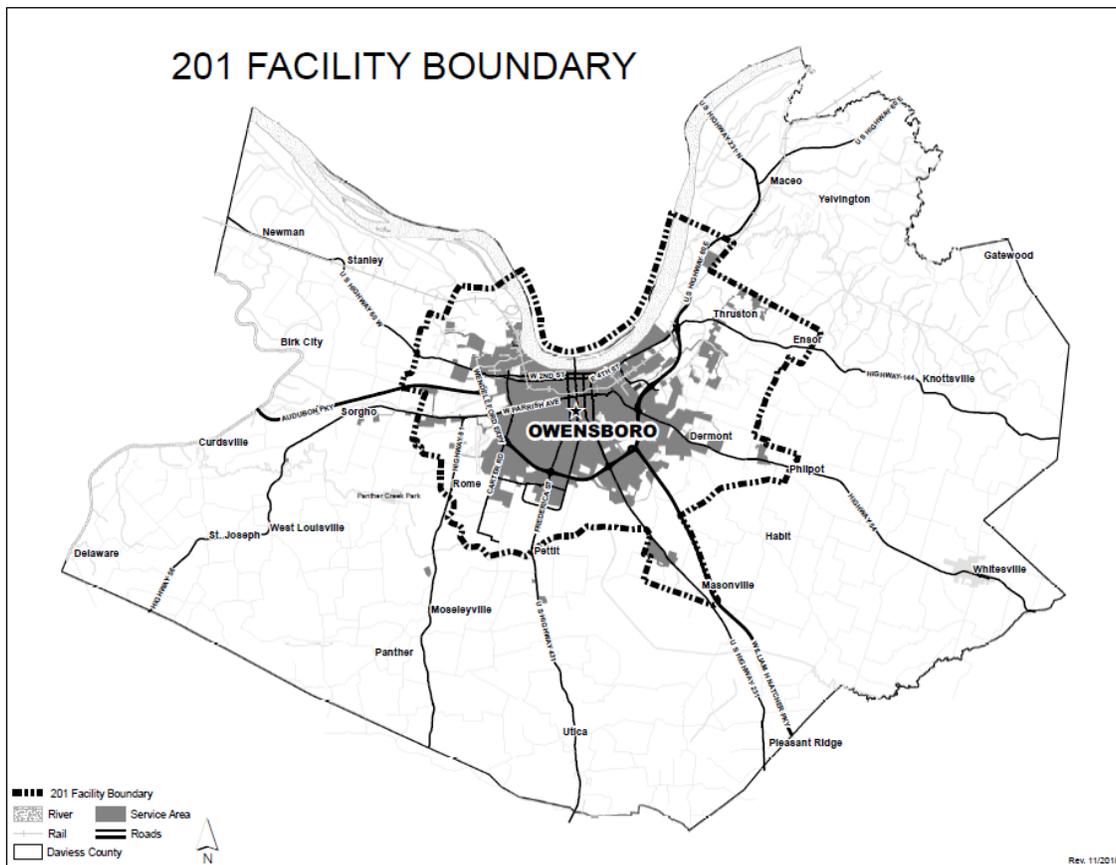
Exhibit 6-M5: Sanitary Sewer Service Area



201 Facilities Plan Update for Owensboro/Daviess County (1996)

The objective of this plan update was to develop a cost-effective and environmentally sound strategy for expanding the wastewater collection and treatment system to accommodate existing needs and projected growth to the year 2017.

Exhibit 6-M6: Sanitary Sewer Facilities Plan



Whitesville Sanitary Sewers

A sewage collection system was built in the City of Whitesville in 1982 and 1983 in conjunction with a treatment plant. Prior to the installation of this system, waste disposal was achieved by individual septic tank systems. The collection system comprises 6, 8 and 10-inch gravity sewers, one master pump station and 5 localized pump stations.

Wastewater disposal in the RSA generally relies on septic tank systems. However, there are 18 private sewage treatment facilities located within the Rural Service Area. Nine of these plants treat residential or school wastes, while the remaining 9 plants treat sanitary wastes and/or production wastes from commercial or industrial sources.

COMMUNITY FACILITIES

Storm Water Disposal

Since 1975 there have been four storm water studies completed:

- *A Storm Water Facilities Plan for the Owensboro Metro Area*, by G. Reynolds Watkins in 1975
- *The Owensboro Flood Abatement Study*, by Johnson, Depp and Quisenberry (JDQ) in 1979
- *The Owensboro-Daviess County Drainage Implementation Plan*, by JDQ in 1980
- *Storm Water Master Plan*, by Quest Engineers, Inc. in 1999 for the City of Owensboro

The 1975 study evaluated the major drainage systems which convey runoff from the urbanized area, but did not include the storm evaluated problem areas, proposed specific capital improvements for ten projects totaling \$2.27 million in 1975 dollars and recommended storm water controls on new development.

The 1979 study was more limited in scope and focused on recommendations and improvements to the Scherm, York and Devins ditches. The purpose was to increase the capacity of the ditches to convey a 25-year design storm event and was estimated to cost \$1.18 million in 1979 dollars.

The JDQ study in 1980 evaluated drainage problems in six separate watersheds. Costs were estimates at over \$11 million in 1980 and would have increased the capacity of the drainage areas to convey a 25 year design storm event.

The remainder of this section focused on the most recent plan. Two of the four considerations used were aimed at not exacerbating the existing drainage problems in the county. The considerations were:

- Detention facilities are recommended at the downstream end of each watershed to mitigate the increased runoff rate resulting from construction of proposed storm water facility improvements. Runoff rates into the county will be the same or less than what now exists.
- Where existing channels in the county are inadequate to convey the 25-year storm event, a recommended channel widening or detention volume is provided that enables the runoff to stay within the channel banks.

According to *A Storm Water Facilities Plan for the Owensboro Metro Area*, storm water in the relatively flat Owensboro metro area falls into three major drainage basins: The Ohio River, Panther Creek, and the Green River. Within the Owensboro urban area, most storm water is carried to the Ohio River by underground pipes. In the Green River and Panther Creek basins, however, surface channels originally constructed as agricultural ditches carry the storm water. These channels run through land that has very little slope. Therefore, the velocity of storm water flow is restricted, and the low velocities, in turn, are unable to scour the banks of trees and brush which further impede water flow. The maintenance of these surface channels presents an unusual and extreme burden for local government.

Contrary to popular belief, Panther Creek generally has very little effect on flooding within the Owensboro urban area. Flooding in the Panther Creek area most often is the result of winter or spring storms of low intensity, but high duration -- maybe 4 or 5 inches for 1 or 2 days. This brings Panther Creek to a high stage, which, in turn, produces a backwater effect on other streams within a mile or so of Panther Creek. To alleviate flooding of this type, all of Panther Creek would have to be improved, as well as the many surface channels serving Owensboro.

COMMUNITY FACILITIES

In the summer and early fall, a different type of storm usually occurs. Before the storm, the ground is dry and channels empty, but the rainfall is so intense and of such short duration that flash flooding takes place. This type of flooding presents the most pressing problems to the Owensboro urban area – and its alleviation requires localized surface drainage improvements.

The 1999 Storm Water Master Plan

Objectives of the plan include:

- ◆ Develop a plan that would be used on a day-to-day basis as a practical guide for storm water management.
- ◆ Maximize the use of existing data.
- ◆ Establish an expected level of protection.
- ◆ Achieve a substantial reduction in flooding.
- ◆ Develop a prioritized list of storm water improvements.
- ◆ Communicate effectively during the plan preparation through a storm water advisory committee.

A Storm Advisory Committee was formed to provide assistance in discussing and reaching consensus on the level of protection, priority methodology, implementation and other primary issues.

Major systems consisted of drainage facilities greater than or equal to an equivalent 36 inch pipe. Drainage facilities less than an equivalent 36 inch pipe were designated as minor systems in the plan. Minor systems were included only where required to evaluate any of 30 specific locations identified by city staff as flood prone. The 13 major systems include:

Persimmon Ditch	Goetz Ditch	Gilles Ditch	Target Ditch
Devins Ditch	Harsh Ditch	Rhodes/York Ditch	Horse Fork
Carter Rd Ditch	Yellow Creek	Scherm Ditch	Middle School
Tamarack Ditch			

Existing data used in the plan included a number of maps and related text that provided information on the existing boundaries of the watersheds; zoning, topography, soil, & floodplain areas; and storm, sanitary, and combined sewer systems. City staff also provided information on 30 specific areas that had been identified as flood-prone.

New data also had to be developed. The determination of which design storm event - 2, 10, 25 year, etc. - for which to plan would dictate the needed data and analyses. To decide this, two typical systems were thoroughly studied: an urban closed-conduit (Scherm) and a rural open-conduit (Persimmon). The results were extrapolated to the overall drainage system to estimate the costs for improvements for the respective storm events. To effectively handle a 25-year storm would not cost significantly more than for a 10-year storm, which the Advisory Committee deemed to be the minimum design objective. However the increase to design improvements to effectively handle a 50 year or 100 year storm event would cost significantly more and would not be economically feasible. Therefore, the **consensus of the Advisory Committee for the design storm (level of protection) on which the plan would be based was the 25-year event.**

Inventory data for the 13 major systems was then gathered, including horizontal and vertical control. FEMA's model was available, so compatible software was used to study hydrology, hydraulics, and culverts. Models are necessary to quantify the runoff from a watershed and the routing of the storm water through the existing storm water drainage facilities.

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Due to the size of the Harsh and Horse Fork watersheds, they were subdivided into their main channel and tributaries. This resulted in **evaluation of 21 watersheds**. The models calculated the amount of runoff, the route through the existing system, where existing facilities were inadequate to convey the 25-year event, and recommended improvements. Detention facilities and diversion channels were incorporated to maximize the use of existing facilities and minimize the magnitude of proposed facilities. The Horse Fork #2 watershed was the only one of the 21 sheds evaluated that did not require any improvements to convey the 25-year storm event. Improvements to the other 20 watersheds were combined into **71 separate projects** at an estimated total 1999 cost of approximately **\$64 million**. Implementation is dependent on the level of funding available. It was estimated that \$4 million would be available annually but this funding was not realized.

Utilizing a combination of local funding and low interest loans from the Kentucky Infrastructure Authority, multiple projects listed in the Master Plan have been completed. Significant improvements to the Harsh Ditch, Horse Fork, Scherm Ditch, Devins Ditch, Persimmon Ditch, and Goetz Ditch watersheds have been realized from completion of these projects.

Within the City of Owensboro, storm water facilities are a city responsibility - but for the remainder of Daviess County, responsibility lies with private property owners with guidance from the Daviess County Fiscal Court. Unfortunately, storm water flow recognizes only gravity, and not political boundaries. Due to the pattern of drainage systems in the Owensboro Urban Service Area, a storm water problem and the proposals for its alleviation often relate to both political jurisdictions. Corrective action depends upon the joint and cooperative efforts of both City and County.

The 1975 and 1980 plans both recommended the formation of a Joint City-County Drainage Commission. In the mid 1990's when Regional Water Resource Agency was formed, consideration was given to making storm water runoff and drainage the responsibility of this agency for the city and the county, but this did not occur.

The 1975 *Storm Water Facilities Plan* recommended several actions to be taken in regard to new development that remain valid today. These include:

- Full review of storm water needs for new development prior to approval by city, county or planning commission. *Currently implemented through regulatory review and approval of site plans, development plans and subdivision plats.*
- Use of detention facilities where possible to accommodate excess floodwaters on site. *Currently, detention is required for most new development. Responsibility for maintenance varies from basin to basin.*
- Proper consideration of the entire drainage basin affected, rather than only the property under development.
- Securing a more detailed definition of the 100-year flood plain and developing appropriate mechanisms for protecting the area from inappropriate development. *There have been 3 flood studies conducted by FEMA since 1975. Flood plain maps and zoning regulations were adopted in the fall of 1980, the current Flood Insurance Rate Maps became effective April 16, 2009.*

A Daviess County Drainage Advisory Commission was organized by Daviess County Fiscal Court in 2011. The Commission identifies drainage issues of significance to the county and is in the process of developing a county wide storm water master plan. Daviess County Fiscal Court has completed Phase I and Phase II of a storm water master plan.

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Rural Drainage Improvements

For fiscal year 2000, the Daviess County fiscal Court budgeted \$250,000 to address public drainage issues in the unincorporated areas of Daviess County.

Panther Creek and its tributaries drain 371 square miles of land. Floods in this basin inundate residential and agricultural portions of a large part of central Daviess County. The 100-year flood plain extends into the Owensboro urban area at several locations.

In 1997, the Corps investigated the costs vs. benefits of constructing numerous, high-volume detention basins at strategic points along Panther Creek. During storm events, water would be detained in holding basins along Panther Creek, and then released slowly downstream. This technique might reduce the frequency of localized and lesser flood events that aggravate particular areas each year.

However, the larger and more widespread that storm events become, the less effective this system of basins would become. For example, in a widespread 10-year storm, the backwaters of the Green River impact Panther Creek 13 miles upstream from the Green to around Highway 279 South. This slows the rate of flow on Panther Creek further upstream. Because there is not capacity downstream, water spreads out over a large, relatively flat area.

The Daviess County Fiscal Court aggressively took on the approach to improve the overall drainage by building flood control detention basins distributed in key and important flood potential areas across the county. Those basins were financed through local and federal funds and constructed in locations as recommended by the most recent study, the *1999 Storm Water Master Plan* by Quest Engineers. The following projects have been built by the county in the past several years:

- Gilles Basin on Gilles Ditch
- Horse Fork Basin on a tributary of Horse Fork Creek

Solid Waste

The West Daviess County Landfill located at 7772 Hwy 815 serves as the primary disposal facility for all solid waste. Secondary locations are the Owensboro-Daviess County Transfer Station at 2129 Grimes Ave., Owensboro, KY and the East County Transfer Station at 11025 Floral Rd., Philpot, KY. Acceptable items are garbage, construction debris, scrap metals, household appliances, yard waste, paint, anti-freeze motor oil, tires and automotive batteries.

Except for household hazardous chemicals, the County contracts a professional company to provide a Tox Away Day in October of every year and a semi-annual recycling paper collection event in the spring and fall. The Kentucky Division of Waste Management sponsors a Waste Tire Collection event every (3) years to the citizens of Daviess County, Owensboro and Whitesville.

The Owensboro Sanitation Department and/or twenty-four (24) private haulers in Daviess County collect residential, commercial, and industrial solid wastes. The largest collection service is provided by the City of Owensboro on a house-to-house, curbside basis, through customer use of mobile toters. Businesses, schools, and hospitals use large containers for their solid wastes and the frequency of collection is dependent upon the volume of waste. Most rural private collection systems have also gone to the mobile toter system in the last few years.

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Local Ordinances

Ordinance Number KOC 830.6 regulating solid waste management in Daviess County was introduced by the Daviess County Fiscal Court on February 5, 2008 and became effective February 26, 2008. Public health, safety, and welfare; storage, collection, transportation, processing and disposal of solid waste are addressed in the ordinance. The ordinance mandates that all residential and commercial waste generated in Daviess County shall be disposed at the West Daviess County Landfill, Owensboro-Daviess County Transfer Station or East County Transfer Station.

The City of Owensboro amended its solid waste ordinance in December of 1995. The revision acknowledges Daviess County Fiscal Court as the primary provider over solid waste for Daviess County, eliminated the landfill section of the ordinance and specified department organization, containers, collection, special loads, fees, collection techniques, billing and self-service permits.

The City of Whitesville does not have a solid waste ordinance. However, there are several county-permitted haulers that provide sanitation service to the residents of Whitesville.

The Owensboro Metropolitan Zoning Ordinance controls the location of private landfills throughout Daviess County. Private landfills are prohibited in Urban Agriculture zones and conditionally permitted in Rural Agriculture zones. Landfills operated by local government are not subject to local zoning regulations.

The Daviess County Health Department locally enforces the “general nuisance” and “public health” statutes. In addition, the Kentucky Division of Air Pollution Control enforces open-burning regulations.

Daviess County updated and completed the (5) year Solid Waste Management Plan (2023-2027) and was submitted to the Kentucky Energy and Environment Cabinet for approval on October 1, 2022. The plan was prepared in conformance with KRS 224.43-340. The purpose of the plan is to provide orderly extension and improvement of solid waste management, to protect public health and the environment and to minimize the social and economic costs associated with improper solid waste management practices. The plan is consistent with the state’s Solid Waste Management Plan enacted in 1980, and continues to address the procedures for implementing, identifying short-term, intermediate and long-term tasks. Daviess County Fiscal Court adopted the plan by Resolution No. 01-2022 on September 6, 2022. The plan also requires annual registration and reporting from solid waste haulers, recycling facilities and permit requirements for solid waste.

A complete copy of the (5) year Solid Waste Management Plan can be viewed online at www.daviessky/solidwaste.org or a copy request from Daviess County Fiscal Court.

Environment

Climate

Daviess County has a temperate climate that is favorable for supporting a variety of plant and animal life. Summers are generally warm and humid, and winters are moderately cold. Characteristic of all seasons are changes brought about by passing weather fronts and by the associated centers of high and low pressure.

Between moderately cold winters and warm summers, the county experiences a wide temperature fluctuation. The annual mean temperature is 56.5 degrees Fahrenheit, with extremes of 107 degrees in 1936, 1944 and 2012, and a low of minus 23 degrees in 1994. In the winter, an average temperature of 35.3 degrees can be expected, and in the summer 76.3 is an anticipated average. Temperatures are generally highest in July and August, and lowest in January. July temperatures vary less than other months of the year. They vary most in January.

Precipitation is usually fairly well distributed throughout the year.. The average annual rainfall for Daviess County is 44.27 inches. In most years, however, October is the month when the least precipitation is received, and March usually has the most. This average annual rainfall is generally adequate for farm crops to be grown successfully; however, droughts do occur. As an example, the average precipitation for the month of June is 3.7 inches. During periods of drought, occurring about one year in ten, less than 1.0 inch of rainfall is received in June. Also, during 1 year in 10, more than 7.3 inches of rainfall is received in June. During these periods of drought or excess rain, crop yields are occasionally reduced.

Solar Access

As our limited supplies of fossil fuels become further depleted, the potential for solar energy and orientation may demand more of our time and effort. An increase in our awareness of solar issues now will help us lay the ground rules for the solar access, orientation, and compatible building designs that will be appreciated for generations to follow.

Planning for solar at the subdivision development stage would greatly increase solar potential and cut the costs for its installation.

Land Conditions

Owensboro is located on the Ohio River, in the western part of the state of Kentucky. According to *Housing Market Analysis*, Owensboro's regional relationship to other cities and major urban areas is:

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- ◆ Evansville, Indiana - 40 miles
- ◆ Louisville, Kentucky - 109 miles
- ◆ Nashville, Tennessee - 135 miles
- ◆ St. Louis, Missouri - 164 miles
- ◆ Lexington, Kentucky - 170 miles
- ◆ Indianapolis, Indiana - 200 miles
- ◆ Cincinnati, Ohio - 210 miles

Topography

Based upon an environmental analysis presented in *Alpha* (1974), Daviess County is located on the northern fringes of the Western Coal Field physiographic region. The 476 square miles of Daviess County are bounded on the north by a large southward bend of the Ohio River and in other directions by fertile and productive land devoted chiefly to agriculture. Elevations range from 358 feet at the normal pool level of the Ohio River to 550 feet at Bon Harbor Hills. A 410-foot contour bisects the southern quarter of Owensboro and delineates the separation of the Ohio River Basin and the Panther Creek Basin.

The primary physiographic characteristic of the region is the rolling, somewhat hilly topography, cut by flat alluvium-filled valleys along major stream systems. The bedrock geology found in the outer portions of Daviess County creates a topographic landscape variable in its form, changing from flat to gently rolling to hilly.

The county's land area of 476 square miles is divided into three basic drainage areas. The Owensboro area is situated on the left bank of the Ohio River on a flat expanse of land that differs from most river communities in one important respect. While most river cities drain directly to the parent river, most of the Owensboro perimeter drains to the south and southwest through very flat channels to Panther Creek; thence to the Green River and finally into the Ohio River. The relationship of the Ohio River, Green River, and Panther Creek drainage basins of the Owensboro area is of major importance.

Generally, water runoff north of the separation line between the Ohio River and Panther Creek basins will flow northward to the Ohio River with most of this water being intercepted by the city's combined sewer system. Runoff south of this break line flows southward toward Panther Creek. This topography is a significant factor in the area's inability to carry away the runoff. Deficient drainage channels and the backwater from the Green River also contribute to this serious situation.

Geology

According to information obtained from *Alpha* (1974), the physical geologic structure in Daviess County consists primarily of two physiographic units. One is of surficial geology, such as quaternary alluvium, lacustrine and outwash deposits. And, the other is of bedrock geology in the form of the Pennsylvanian age, such as Lisman, Carbondale and Tradewater geologic formations.

Daviess County is underlain by rocks of the Pleistocene and Recent Age. These rocks are primarily made up of sandstones, shales and coals. Naturally, the principal mineral resource in the County is coal. It has been mined in the western, southern, and eastern portions of the county. Petroleum in decreasing quantities and some small amounts of natural gas have been produced from shallow Chester (upper Mississippian) sands in the county, primarily in the Eastern and Southern parts, in the vicinity of Whitesville and Utica.

Coal Reserves

Exhibit 7-T1 – Acres Zoned to Coal Mining

According to the Energy Information Administration, while Kentucky remains in the top five states in terms of estimated recoverable reserves, the state’s reserves are the smallest of the five. However, 61% of Kentucky’s recoverable reserves come from western Kentucky.

Coal has been mined in Daviess County since before the Civil War. Shaft mining was the first procedure used for removing the coal, but more recently, strip excavation is the only method operating within the county.

According to Kentucky Coal Education, Kentucky Coal facts, the Western Kentucky coal field covers 6,400 square miles and contains over 35.67 billion tons of remaining resources. (Part of this cannot be mined economically using today’s technology.) The remaining resources and their locations are illustrated below.

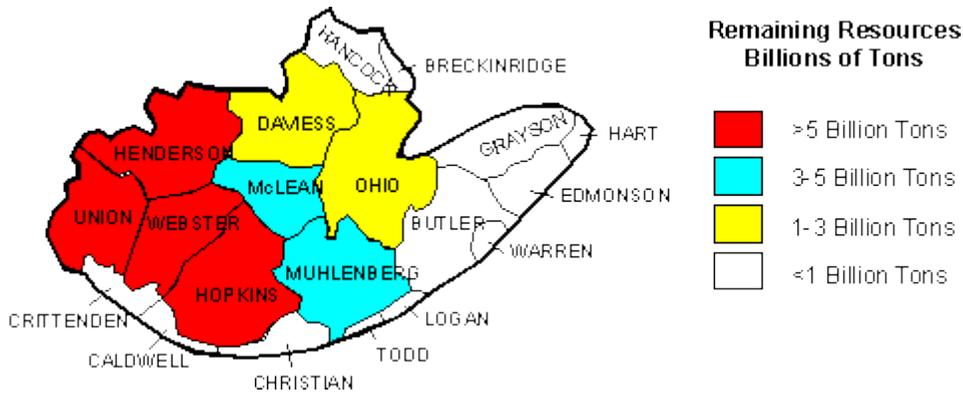


Exhibit 7-M1: Coal Reserves in Western Kentucky

There are 35 named coal beds, of which seven principal coal beds contain about 94% of the resources in Western Kentucky. Over 5.32 billion tons of coal have been mined or lost due to mining, amounting to only about 13% of total Western Kentucky coal resources.

According to David Williams, Geologist with the Kentucky Geological Survey in Henderson, there exists no mineable coal above the Number Nine (Mulford) Coal Bed within Daviess County. There exist two major coal beds that are of primary importance to the county. The Number Nine (Mulford) Coal Bed lies in the southwest portion of the county and in the Bon Harbor area. The Number Six Coal Bed (Davis) lies in the southwest portion of the county and in the hills southeast of Owensboro. In addition to these two major coal beds, several minor beds of lesser importance can be found within the county.

Of the 1.33 billion tons originally estimated coal reserves in Daviess County, .062 billion tons had been mined as of 2004, leaving 1.21 billion tons remaining.

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MiningFiscal Year	Total Acres Rezoned For Coal Mining
1976	33
1977	3,108
1978	1,703
1979	1,990
1980	416
1981	387
1982	2,099
1983	0
1984	1,357
1985	55
1986	310
1987	353
1988	1,294
1989	396
1990	1,956
1991	959
1992	34
1993	268
1994	1,212
1995	0
1996	106
1997	360
1998	105
1999	48
2000	0
2001	0
2002	142
2003	0
2004	0
2005	0
2006	91
2007	0
2008	61
2009	195
2010	160
2011	23
2012	808
2013	0
2014	0
2015	82
2016	0
2017	0
2018	0
2019	0
2020	0
2021	0
2022	0
2023	0
1976-2023	20,111

Source: OMPC Records

Daviess County saw heavy coal mining activity in the late 1970's throughout the early 1990's. Since the mid 1990's coal mining zoning activity has slowed significantly with minimal coal mining zoning occurring from 2000 to 2005. With the exception of 2012, there has been very little coal mining activity since the last comprehensive plan update in 2011.

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Soils

As described in *Alpha* (1974), six main soil associations are found in Daviess County. Within each association, a few soil types of the more than 4,000 soil types predominate.

The characteristics of the four soil parameters are described below, taken from the *Storm Water Facilities Plan for the Owensboro Metro Area*:

Exhibit 7-T2: Soils Classifications

Soil Association	Soil Symbol	Hydrologic Parameter	Description
1	Ek	B	ELK, 0 to 2% slope, good drainage, 72-inch high water table, flooding not likely.
	Ot	C	OTWELL, 0-2% slopes, moderately well drained, depth to high water table - 20 inches. Flooding is possible when water table is high.
	GN	D	GINAT, level to nearly level, poor drainage, 0-6 inch high water table, flood is probable.
2	Un	B	UNIONTOWN, 0-2% slope, moderately well drained, 39 inch high water table, flooding not probable.
	Pa	B/D	PATTON, 0-2% slope, poor drainage, 0-16 inch high water table, subject to flooding.
	He	C	HENSHAW, 0-2% slope, poor drainage, 10-30 inch high water table, subject to flooding.
3	Be	C	BELKNAP, nearly level, poorly drained, 6-18 inch high water table, subject to flooding.
	Ka	D	KARNAK, nearly level, poorly drained, 0-6 inch high water table, subject to flooding.
	We	B/C	WAVERLY, 0-2% slope, poor drainage, 0-6 inch high water table, subject to flooding.
4	Lo	C	LORING, 0-25% slope, moderately well drained, 24-28 inch high water table, flooding not probable.
	Mn	B	MEMPHIS, 0-60% slope, well drained, 72 inch high water table, flooding not probable.
	Be	C	BELKNAP, nearly level, poorly drained, 6-18 inch high water table, subject to flooding.
5	Lo	C	LORING, 0-25% slope, moderately well drained, 24-28 inch high water table, flooding not probable.
	WI	C	WELLSTON, 6-30% slope, well drained, 72+ inch high water table, flooding is not probable.
6	Fw	B	FRONDORF, 12-50% slope, well drained, 72+ inch high water table, flooding is not probable.
	WI	C	WELLSTON, 6-30% slope, moderately well drained, 72+ inch high water table, flooding is not probable.
	Za	C	ZANESVILLE, 2-12% slope, moderately well to well drained, 24-72 inch high water table, flooding not probable.

Source: *Alpha and Storm Water Facilities Plan for the Owensboro Metro Area*

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Parameter A - Soils with low runoff, high infiltration and high transmission rates; mostly deep, well drained sands and gravels.

Parameter B - Soils with moderate infiltration and transmission rates when wet; moderately deep to deep, moderately well to well drained with moderately fine to moderately coarse textures.

Parameter C - Soils with slow infiltration rate when wet and slow transmission rate; these soils usually have a layer that impedes downward flow; moderately fine to fine textures.

Parameter D - High runoff potential soils, very slow infiltration rate when wet and very slow transmission rate; soils with a permanent high water table, usually a clay pan or clay layer near the surface, shallow soils over nearly impervious material; mostly clay soils with high swelling potential. For soils maps, refer to the full text of the *Comprehensive Plan* or the Kentucky Geological Survey.

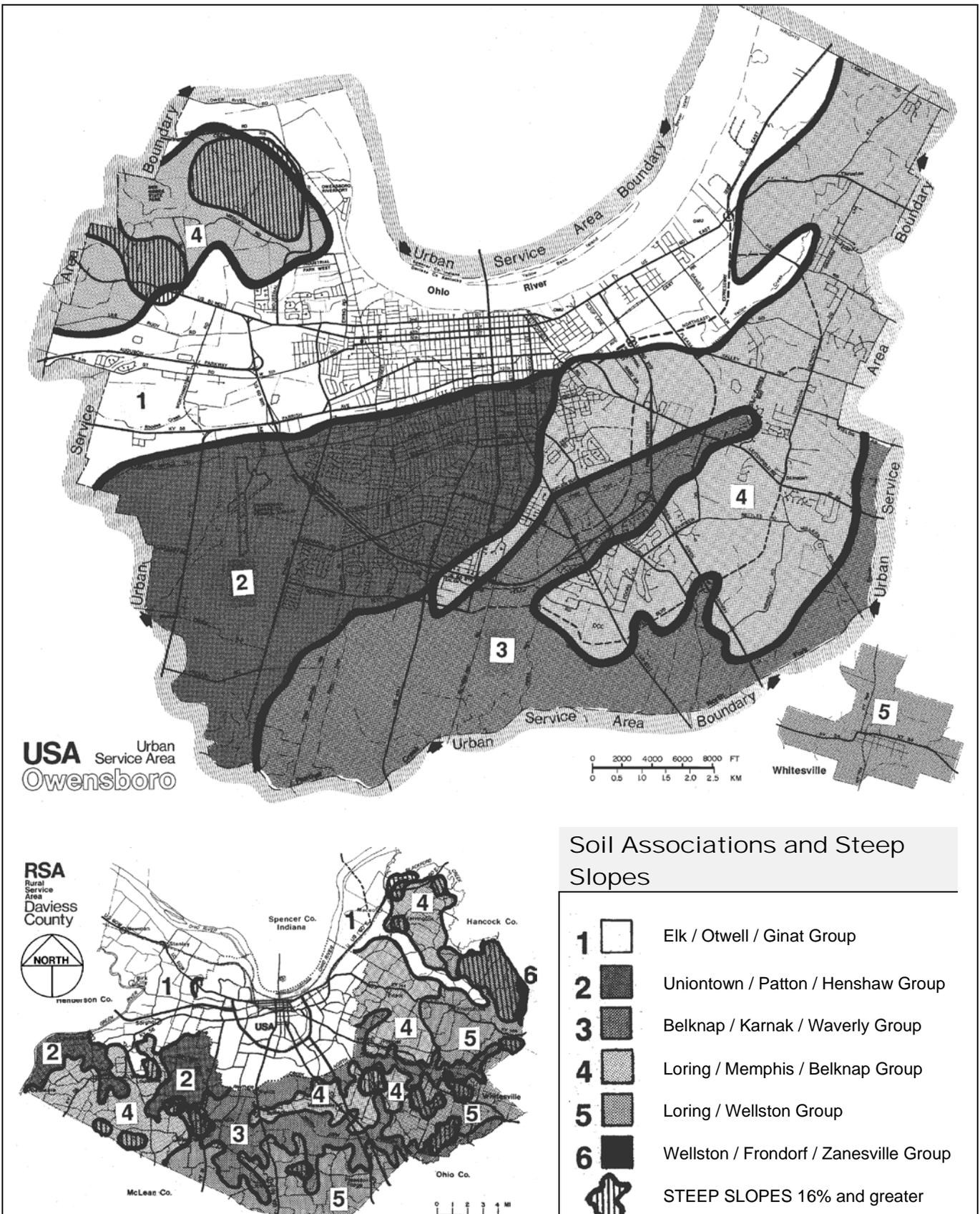
Steep Slopes

Steep slopes, as defined by *Alpha*, are those areas that have a sixteen percent (16%) slope or more. This equals a grade slightly greater than nine (9) degrees. When the slope of a region is this great, certain development restrictions are necessary in order to prevent erosion of the soil, flooding of surface channels, loss of topsoil, and excessive cost to development.

Daviess County is fortunate to have only small amounts of land that fall within this fragile area category. Most land with steep slopes is in the far eastern and southeastern sections of Daviess County. Bon Harbor Hills, just northwest of Owensboro, is the notable exception.

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Exhibit 7 – M2: Soil Associations and Steep Slopes



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Hydrology

As defined in *Alpha* (1974), the hydrology of Daviess County is a direct reflection of climate, geology, and physiographic units. The pattern of the perennial stream system in Daviess County is dendritic and can be defined by the following:

"This pattern is characteristic of plains and plateaus where the horizontal layers of rock do not exert any control over the location of stream valleys; that is, streams flowing in one area do not find it any easier or harder to cut downward than streams flowing elsewhere. Tributaries characteristically join the next larger channel, so that the acute angle of junction points upstream." Refer to *Alpha* for a detailed map showing the location of surface water in Daviess County.

The source of groundwater for domestic and other uses in the county is an alluvium formation of the quaternary system. As defined by *Alpha* (1974), an aquifer is a water-bearing stratum of permeable rock, sand, or gravel. The depth of this in Daviess County is approximately 150 feet. The water levels of the Ohio and Green rivers determine to a large extent the level that water in the aquifer will assume. This is the source of water transmitted to the community by Owensboro Municipal Utilities. A high iron content and high calcium and magnesium content are the chemical properties that significantly influence the quality of water yielded by the aquifer. Therefore, it is clear that a treatment process is pre-requisite to distribution and domestic use by the community.

Plant and Animal Life

Plant Life

Daviess County is fortunate to have a wide variety of plant species. The following is a listing of different plant species supplied by Randy Hedges, Area Wildlife Biologist. (* rare species, ** endangered species)

Bottomland Areas found along the Ohio River, Green River and Panther Creek include Red Maples, River Birch, Cherry Bark Oak*, Pecan*, Bald Cypress*, Cattail, Poison Ivy, and Salt Marsh Cattail**.

Upland Areas include Buck, White Ash, Catalpa*, Dogwood, Redbud, Club Nose*, Spider Lilly*, Blackberry Lily*, Kentucky Coffee Tree*, Ginseng*, Purple Fringe Orchid**, and Nodding Trillium**.

Brushy Areas include Persimmon, Black Locust, Sassafras, Turtle's Head*, Nettle, Morning Glory, and Foxtail.

Animal Life

Although the Kentucky Department of Fish and Wildlife Resources in Frankfort has found no unusual wildlife populations in our planning area, Daviess County does provide an excellent habitat for populations of small game birds, mammals and fish. The area Wildlife Biologist reports this region contains common wildlife species native to the geographical and topographical regions of Western Kentucky.

Mammals include the opossum, raccoon, swamp rabbit, gray and fox squirrels, gray fox, and white-tailed deer; field mammals include badger, coyote, rabbits, groundhogs, and red foxes; and wetland mammals include mink, beaver, and muskrat.

Birds include quail, meadowlarks, sparrows, doves, hawks, owls, turkey, woodcock, thrushes, and robin; wetland birds include ducks, geese, and herons.

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FISH are contained in the rivers, streams, and lakes of Daviess County and include catfish, bass, suckers, crappie, white perch, bluegill, and sunfish.

According to Dr. Robert Kingsolver, Kentucky Wesleyan College Department of Biology, there are six distinct habitat types in the Daviess County area, including bottomland forest, second-growth forest, old-growth forest, riparian zones, prairie and wetlands.

Wetlands

Wetlands are defined in the Army Corps of Engineer's (ACE) regulations [33 CFR, 328.3(b)] as "areas inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions."

Recognition of need for preserving wetland habitat is growing in the Owensboro area. The U. S. Department of Agriculture's Soil Conservation Service has mapped wetlands throughout Daviess County based upon soil type.

Flood Plains

Over 15 square miles of land are in flood-prone areas within the Urban Service Area (USA). Damaging floods have been reported many times throughout the history of Owensboro and Daviess County. However, the floods of 1937, 1964, and 1997 caused the most damage. Information on historical floods can be obtained from the record of the United States Geological Survey and the National Weather Service.

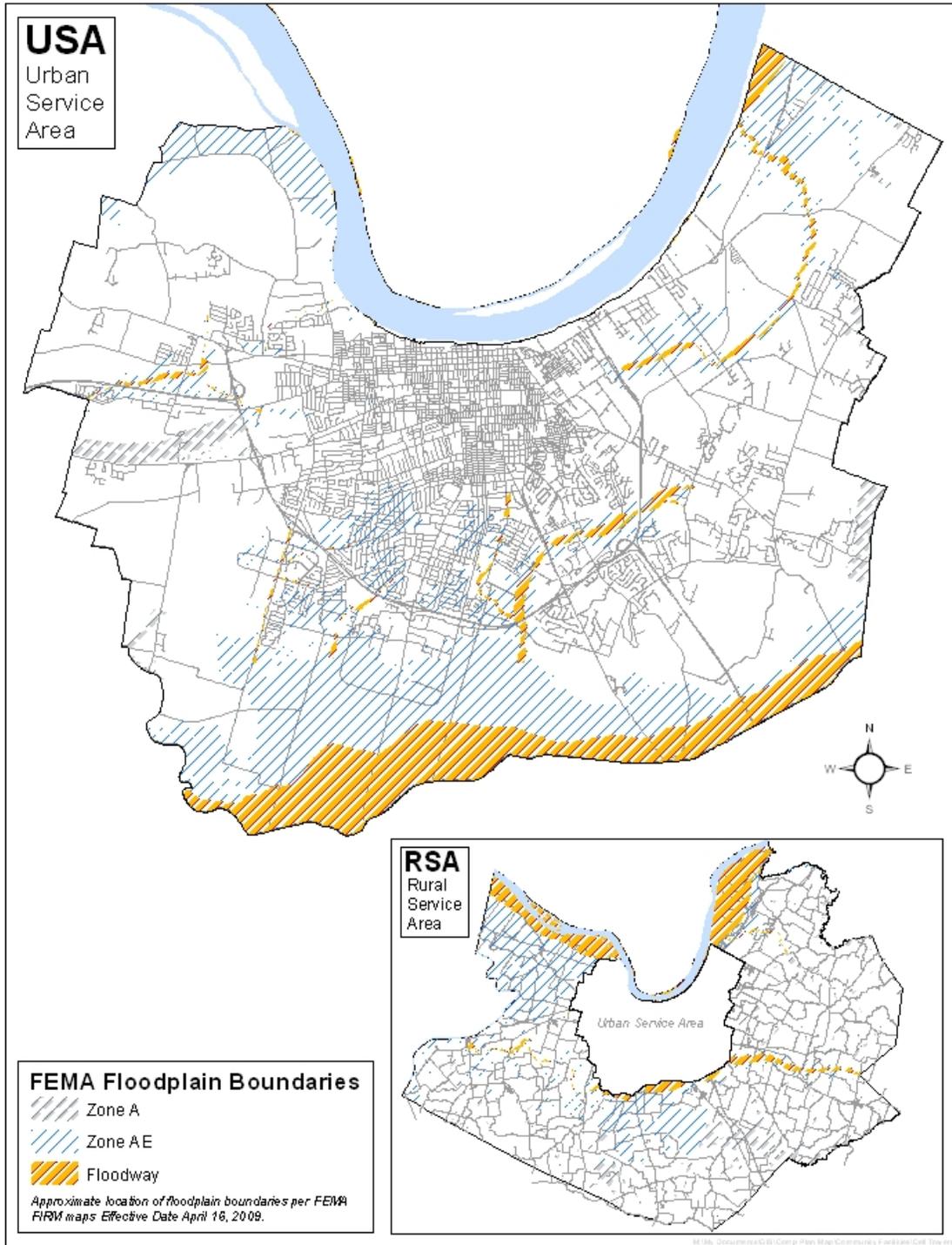
According to the ***Flood Insurance Study for Daviess County Kentucky and Incorporated Areas*** (readopted April 16, 2009) prepared by the Federal Emergency Management Agency, the 100-year flood has been adopted as the base flood for purposes of flood plain management measures. The area of the 100-year flood is divided into a floodway and a floodway fringe. The floodway is the channel of a stream, plus any adjacent flood plain areas, that must be kept free of encroachment in order that the 100-year flood may be carried without substantial increases in flood heights.

April 16, 2009, the Federal Emergency Management Agency (FEMA) issued an updated ***Flood Insurance Study for Daviess County Kentucky and Incorporated Areas***. This study included updated Flood Insurance Rate Maps for use in administering the National Flood Insurance Program. This study supersedes the *Flood Insurance Study* prepared in 1997.

The legislature of the State of Kentucky has in KRS 100 delegated the responsibility to local government units to adopt regulations designed to promote the public health, safety, and general welfare of its citizenry. Construction within the flood plain in Daviess County is regulated through the Owensboro Metropolitan Zoning Ordinance Article 18, adopted in 1996, revised and adopted in 2009, and through the issuance of building permits.

Through these accomplishments, the county is now eligible for disaster relief monies from the Federal Emergency Management Agency, and structures presently located within the flood plains may acquire flood insurance on the condition that the local community controls further development in the flood plain.

Exhibit 7-M3: Floodplain Boundaries



ENVIRONMENT

Agricultural Land

Daviess County is a very successful agricultural community with an excellent climatology, which supports a large variety of crops and livestock. In addition to its abundance of prime farmlands, most southern and midwest agricultural markets are accessible in one day's travel from Daviess County.

According to the U. S. Soil Conservation Service (SCS), prime agricultural land is land available and best suited for producing food, feed, forage, and oilseed crops. Prime farmland also has the soil quality, growing season, and moisture supply needed to produce sustained high yields of crops economically when treated and managed according to modern farming methods, including water management.

The number of farms in Daviess County declined between 1997 and 2002, however, the average size of farms increased. According to the *2002 Census of Agriculture County Profile for Daviess County*, there were 1,062 farms in 2002 down 9% from 1,161 in 1997. The *2007 Census of Agriculture, NOAA for Daviess County* showed a total of 1,008 farms in Daviess County continuing the decline of farm operations. Over sixty nine percent were shown as full owner with about twenty seven percent partially owned and only 3.7% tenant. The survey shows a total of 256,922 total acres used for farm operations in 2007, which is the latest data available at the time of this update. The total value of animal sales, including products exceeds \$29 million and the total value of crop sales exceeds \$88 million.

Past trends show a decline in the population involved in farming. In 1987, there were 582 operators whose principal occupation was farming. By 1992, there were 570 operators; and in 1997, only 484 operators. In 2002 there were 603 operators, a slight increase from 1997. The trend in Daviess County seems to be reversing during these last two reporting periods. Data contained in the *2007 Census of Agriculture County Profile for Daviess County* indicates there were 1,381 operators.

Historic and Archeological Sites

Kentucky, as well as Daviess County, has a wealth of historic sites which reveal a rich and varied collection of material cultural resources reflecting a heritage somewhat unique in the United States.

Since its creation in 1966, the Kentucky Heritage Council has been charged with the task of preserving historic and archaeological resources. The Council has conducted an ongoing survey of historic and archaeological sites. The survey provides a database for use in evaluating historic properties and in developing comprehensive preservation plans.

The Kentucky Heritage Council administers various programs including tax credits for rehabilitation, Kentucky Main Street programs, preservation programs and provides education and technical services.

Archaeological sites need to be considered in land use planning because they are non-renewable resource. It is sad indeed that none of the sites in our county are left undisturbed. None are known to be unique or sites of specialty. The most current catalog of historical and archeological sites are listed in Exhibit 7-T3.

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Exhibit 7-T3 – Historic Sites in Daviess County

ADDRESS	STREET	SITE #	HISTORIC NAME	STATUS DESCRIPTION
	(UNKNOWN)	DAOB 399	HOUSE	UNDETERMINED
	(UNKNOWN)	DA 166	BRYANT'S CHAPEL	UNDETERMINED
	(UNKNOWN)	DA 198	BARN	UNDETERMINED
6143	1ST ST	DA 21	ST ELIZABETH CATHOLIC CHURCH	UNDETERMINED
210	ALLEN ST	DAOB 176	COMMERCIAL BUILDING	N/R DISTRICT CONTRI. SITE
212	-216 ALLEN ST	DAOB 94	INQUIRER BLDG (DEMO 1987)	DEMOLISHED
217	ALLEN ST	DAOB 95	MISCHEL BLDG	N/R DISTRICT CONTRI. SITE
221	ALLEN ST	DAOB 175	COMMERCIAL BUILDING	DEMO FR N/R DIST CONTRI.
222	ALLEN ST	DAOB 177	COMMERCIAL BUILDING	N/R DISTRICT NON-CONTRIB.
524	ALLEN ST	DAOB 53	GRENTHER HOUSE	UNDETERMINED
527	ALLEN ST	DAOB 52	THIRD BAPTIST CHURCH	UNDETERMINED
625	ALLEN ST	DAOB 51	ZION UNITED CHURCH OF CHRIST	UNDETERMINED
1129	ALLEN ST		HOUSE (JZ MOORE LOCAL HIST DIST)	JZ MOORE LOCAL HIST DIST
1201	ALLEN ST	DAOB 149	SETTLE MEMORIAL UMC PARSONAGE (JZ MOORE NR+LOC DIST)	N/R DISTRICT CONTRI. SITE
1202	ALLEN ST		HOUSE (JZ MOORE)	N/R DISTRICT CONTRI. SITE
1204	ALLEN ST		HOUSE (JZ MOORE)	N/R DISTRICT CONTRI. SITE
1205	ALLEN ST		HOUSE (JZ MOORE)	N/R DISTRICT CONTRI. SITE
1206	ALLEN ST		HOUSE (JZ MOORE)	N/R DISTRICT CONTRI. SITE
1210	ALLEN ST		HOUSE (JZ MOORE)	N/R DISTRICT CONTRI. SITE
1214	ALLEN ST		HOUSE (JZ MOORE)	N/R DISTRICT CONTRI. SITE
1215	ALLEN ST		HOUSE (JZ MOORE)	N/R DISTRICT CONTRI. SITE
1217	ALLEN ST		HOUSE (JZ MOORE)	N/R DISTRICT CONTRI. SITE
1218	ALLEN ST		HOUSE (JZ MOORE)	N/R DISTRICT CONTRI. SITE
1219	ALLEN ST		HOUSE (JZ MOORE)	N/R DISTRICT CONTRI. SITE
1224	ALLEN ST		HOUSE (JZ MOORE)	N/R DISTRICT CONTRI. SITE
1229	ALLEN ST	DAOB 46	HOUSE (JZ MOORE)	N/R DISTRICT CONTRI. SITE
1230	ALLEN ST		HOUSE (CONTEMP) (JZ MOORE)	N/R DISTRICT NON-CONTRIB.
1231	ALLEN ST		HOUSE (JZ MOORE)	N/R DISTRICT CONTRI. SITE
1301	ALLEN ST		HOUSE (JZ MOORE)	N/R DISTRICT CONTRI. SITE
1302	ALLEN ST		HOUSE (JZ MOORE)	N/R DISTRICT CONTRI. SITE
1305	ALLEN ST		VACANT LOT (JZ MOORE)	N/R DISTRICT NON-CONTRIB.
1309	ALLEN ST		HOUSE (JZ MOORE)	N/R DISTRICT CONTRI. SITE
1310	ALLEN ST		HOUSE (JZ MOORE)	N/R DISTRICT CONTRI. SITE
1311	ALLEN ST		HOUSE (JZ MOORE)	N/R DISTRICT CONTRI. SITE
1312	ALLEN ST		HOUSE (JZ MOORE)	N/R DISTRICT CONTRI. SITE
1316	ALLEN ST		HOUSE (JZ MOORE)	N/R DISTRICT CONTRI. SITE
1322	ALLEN ST		HOUSE (JZ MOORE)	N/R DISTRICT CONTRI. SITE
1323	ALLEN ST		HOUSE (JZ MOORE)	N/R DISTRICT CONTRI. SITE
1328	ALLEN ST		HOUSE (JZ MOORE)	N/R DISTRICT CONTRI. SITE
1329	ALLEN ST		HOUSE	JZ MOORE LOCAL HIST DIST
1330	ALLEN ST		VACANT LOT	JZ MOORE LOCAL HIST DIST
1331	ALLEN ST		HOUSE	JZ MOORE LOCAL HIST DIST
512	ALPHA ST	DAOB 397	HOUSE	UNDETERMINED
8949	AUBREY RD	DA 149	MACEO SCHOOL	UNDETERMINED

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8957		AUBREY RD	DA 148	FIRST BAPTIST CHURCH	UNDETERMINED
6615		AULL RD	DA 112	LOG SHED	UNDETERMINED
		BARNETT RD	DA 413	HOUSE	UNDETERMINED
12331		BENNETT RD	DA 72	BENNETT HOUSE	UNDETERMINED
3000		BITTEL RD	DAOB 2	REV CHARLES OATES HOUSE	UNDETERMINED
429		BOLIVAR ST	DAOB 67	HOUSE	UNDETERMINED
6266		BOSTON-LAFFOON RD	DA 98	EVANS HOUSE	UNDETERMINED
6650		BOSTON-LAFFOON RD	DA 99	BELLANY FARM	UNDETERMINED
		BOTELER RD	DA 113	SUBLETT HOUSE	UNDETERMINED
		BRASHER RD	DA 120	BROWN HOUSE	UNDETERMINED
		BROWNS VALLEY-RED HILL RD	DA 195	FARM	UNDETERMINED
175		BROWNS VALLEY-RED HILL RD	DA 196	FARM	UNDETERMINED
1267		BROWNS VALLEY-RED HILL RD	DA 76	FIELDS HOUSE	UNDETERMINED
5214		CARTER RD	DA 60	FITTS-DRAPER HOUSE	UNDETERMINED
2001	BLK	CEMETERY ST	DAOB 349	ELMWOOD CEMETERY (POTTER'S FIELD)	UNDETERMINED
		CENTER ST	DAOB 284	HOUSE	UNDETERMINED
		CENTER ST	DAOB 285	HOUSE	UNDETERMINED
		CENTER ST	DAOB 286	HOUSE	UNDETERMINED
		CENTER ST	DAOB 287	HOUSE	UNDETERMINED
		CENTER ST	DAOB 288	HOUSE	UNDETERMINED
731		CENTER ST	DAOB 254	HOUSE	UNDETERMINED
733		CENTER ST	DAOB 253	CHURCH	UNDETERMINED
1600	BLK	CENTER ST	DAOB 340	HOUSE	UNDETERMINED
1600	BLK	CENTER ST	DAOB 341	HOUSE	UNDETERMINED
1600	BLK	CENTER ST	DAOB 342	HOUSE	UNDETERMINED
1600	BLK	CENTER ST	DAOB 343	HOUSE	UNDETERMINED
1600	BLK	CENTER ST	DAOB 344	HOUSE	UNDETERMINED
1600	BLK	CENTER ST	DAOB 345	HOUSE	UNDETERMINED
		CHURCH ST	DA 374	INDUSTRIAL BUILDING	UNDETERMINED
		CHURCH ST	DA 375	HOUSE	UNDETERMINED
		CHURCH ST	DA 376	HOUSE	UNDETERMINED
		CHURCH ST	DA 377	HOUSE	UNDETERMINED
		CHURCH ST	DA 378	HOUSE	UNDETERMINED
		CHURCH ST	DA 379	HOUSE	UNDETERMINED
		CHURCH ST	DA 391	HOUSE	UNDETERMINED
		CHURCH ST	DA 392	HOUSE	UNDETERMINED
		CHURCH ST	DA 393	HOUSE	UNDETERMINED
		CHURCH ST	DA 394	HOUSE	UNDETERMINED
		CHURCH ST	DA 403	HOUSE	UNDETERMINED
		CHURCH ST	DA 404	HOUSE	UNDETERMINED
		CHURCH ST	DA 405	HOUSE	UNDETERMINED
		CHURCH ST	DA 406	HOUSE	UNDETERMINED
		CHURCH ST	DA 407	HOUSE	UNDETERMINED
81		CHURCH ST	DA 5	ST PETERS CHURCH	UNDETERMINED
234		CHURCH ST	DA 4	STANLEY METHODIST CHURCH	UNDETERMINED

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351		CHURCH ST	DA 3	STANLEY BAPTIST CHURCH	UNDETERMINED
7973		CLARK RD	DA 44	EDWARD CLARK HOUSE	UNDETERMINED
630		CLAY ST	DAOB 49	YEWELL HOUSE	NATIONAL REGISTER
535		CRABTREE AVE	DAOB 383	HOUSE	UNDETERMINED
603		CRABTREE AVE	DAOB 385	HOUSE	UNDETERMINED
616		CRABTREE AVE	DAOB 384	HOUSE	UNDETERMINED
3840		CRANE POND RD	DA 191	HOUSE	UNDETERMINED
3950		CRANE POND RD	DA 190	HOUSE	UNDETERMINED
4140		CRANE POND RD	DA 80	JAMES A JOHNSON HOUSE	UNDETERMINED
1724		CRUSE DR		RELOCATED/ALTERED HOUSE	N/R DISTRICT NON-CONTRIB.
7950		CUMMINGS RD	DA 32	ST ALPHONSO PARISH HOUSE	UNDETERMINED
8001		CUMMINGS RD	DA 31	MT ST JOSEPH ACADEMY (6 BLDGS)	N/R DISTRICT CONTRI. SITE
8451		CUMMINGS RD	DA 34	J A THOMPSON HOUSE	UNDETERMINED
5940		CURDSVILLE-DELAWARE RD	DA 29	PANTHER TRUSS BRIDGE	UNDETERMINED
6243		CURDSVILLE-DELAWARE RD	DA 23	CURDSVILLE METHODIST CHURCH	UNDETERMINED
8000		CURDSVILLE-DELAWARE RD	DA 25	SMOOK CREEK TRUSS BRIDGE	UNDETERMINED
1635		DANIELS LN	DA 130	ASHBY/FUQUA HOUSE	UNDETERMINED
2116		DANIELS LN	DA 319	HOUSE	UNDETERMINED
101		DAVIESS ST	DAOB 153	RIVERPARK CTR INTERNATIONAL BLUEGRASS MUSIC MUSEUM	N/R DISTRICT NON-CONTRIB.
417		DAVIESS ST	DAOB 70	HELP OFFICE	DEMOLISHED
429		DAVIESS ST	DAOB 61	TEMPLE ADATH ISRAEL	NATIONAL REGISTER
1200	BLK	DAVIESS ST	DAOB 322	HOUSE	UNDETERMINED
1200	BLK	DAVIESS ST	DAOB 323	HOUSE	UNDETERMINED
1200	BLK	DAVIESS ST	DAOB 324	HOUSE	UNDETERMINED
1202		DAVIESS ST		HOUSE (JZ MOORE)	N/R DISTRICT CONTRI. SITE
1203		DAVIESS ST		HOUSE	JZ MOORE LOCAL HIST DIST
1204		DAVIESS ST		HOUSE (JZ MOORE)	N/R DISTRICT CONTRI. SITE
1205		DAVIESS ST		HOUSE	JZ MOORE LOCAL HIST DIST
1208		DAVIESS ST		HOUSE (JZ MOORE)	N/R DISTRICT CONTRI. SITE
1209		DAVIESS ST		HOUSE	JZ MOORE LOCAL HIST DIST
1212		DAVIESS ST		HOUSE	JZ MOORE LOCAL HIST DIST
1213		DAVIESS ST		HOUSE	JZ MOORE LOCAL HIST DIST
1216		DAVIESS ST		HOUSE	JZ MOORE LOCAL HIST DIST
1218		DAVIESS ST		HOUSE	JZ MOORE LOCAL HIST DIST
1223		DAVIESS ST		HOUSE	JZ MOORE LOCAL HIST DIST
1225		DAVIESS ST		HOUSE	JZ MOORE LOCAL HIST DIST
1229		DAVIESS ST		HOUSE	JZ MOORE LOCAL HIST DIST
1230		DAVIESS ST		HOUSE	JZ MOORE LOCAL HIST DIST
1302		DAVIESS ST		HOUSE	JZ MOORE LOCAL HIST DIST
1304		DAVIESS ST		HOUSE	JZ MOORE LOCAL HIST DIST
1306		DAVIESS ST		HOUSE	JZ MOORE LOCAL HIST DIST
1312		DAVIESS ST		HOUSE	JZ MOORE LOCAL HIST DIST
1318		DAVIESS ST		HOUSE	JZ MOORE LOCAL HIST DIST
1322		DAVIESS ST	DAOB 324?	HOUSE	JZ MOORE LOCAL HIST DIST
1328		DAVIESS ST	DAOB 323?	HOUSE	JZ MOORE LOCAL HIST DIST

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1330		DAVISS ST	DAOB 322?	HOUSE	JZ MOORE LOCAL HIST DIST
1501	BLK	DAVISS ST	DAOB 325	HOUSE	UNDETERMINED
1501	BLK	DAVISS ST	DAOB 326	HOUSE	UNDETERMINED
1501	BLK	DAVISS ST	DAOB 327	HOUSE	UNDETERMINED
1501	BLK	DAVISS ST	DAOB 328	HOUSE	UNDETERMINED
1501	BLK	DAVISS ST	DAOB 329	HOUSE	UNDETERMINED
1501	BLK	DAVISS ST	DAOB 330	HOUSE	UNDETERMINED
1501	BLK	DAVISS ST	DAOB 331	HOUSE	UNDETERMINED
1600	BLK	DAVISS ST	DAOB 332	HOUSE	UNDETERMINED
1600	BLK	DAVISS ST	DAOB 333	HOUSE	UNDETERMINED
1600	BLK	DAVISS ST	DAOB 334	HOUSE	UNDETERMINED
1600	BLK	DAVISS ST	DAOB 335	HOUSE	UNDETERMINED
10		DISTILLERY RD	DAOB 126	MEDLEY DISTILLING CO (WAS UNITED DISTILLERY)	MEETS N/R CRITERIA
7		DUBLIN LN	DA 233	CLIFFORD F CRILEY US ARMY RESERVE COMMAND	UNDETERMINED
		E 10TH ST	DAOB 246	INDUSTRIAL BUILDING	UNDETERMINED
115		E 12TH ST		HOUSE	JZ MOORE LOCAL HIST DIST
119		E 12TH ST		HOUSE	JZ MOORE LOCAL HIST DIST
109		E 14TH ST		HOUSE	JZ MOORE LOCAL HIST DIST
115		E 14TH ST		HOUSE	JZ MOORE LOCAL HIST DIST
201	BLK	E 14TH ST	DAOB 321	SITE OF FIRST FIRE ENGINE HOUSE	UNDETERMINED
700	BLK	E 15TH ST	DAOB 315	HOUSE	UNDETERMINED
1701	BLK	E 17TH ST	DAOB 306	INDUSTRIAL BUILDING	UNDETERMINED
1515		E 18TH ST	DAOB 12	V E ANDERSON MFG CO	UNDETERMINED
100		E 2ND ST	DAOB 172	DAVISS COUNTY JUDICIAL CENTER	N/R DISTRICT NON-CONTRIB.
101	-103	E 2ND ST	DAOB 96	NEWBERRY/WILE BLDG AND OTHER BLDGS	N/R DISTRICT CONTRI. SITE
105	-107	E 2ND ST	DAOB 97	WILES BROS CLOTHIERS SOLOMON WILE & SONS BLDG	N/R DISTRICT CONTRI. SITE
107		E 2ND ST	DAOB 159	SOLOMON WILE BUILDING	N/R DISTRICT CONTRI. SITE
109		E 2ND ST	DAOB 158	COMMERCIAL BUILDING	N/R DISTRICT CONTRI. SITE
111		E 2ND ST	DAOB 157	COMMERCIAL BUILDING	N/R DISTRICT NON-CONTRIB.
113		E 2ND ST	DAOB 156	GEORGE W SCHMUCK BUILDING	N/R DISTRICT CONTRI. SITE
115	-119	E 2ND ST	DAOB 155	SALM'S BUILDING	N/R DISTRICT CONTRI. SITE
121		E 2ND ST	DAOB 154	MCATEE LYDDANE & RAY DEPARTMENT STORE	N/R DISTRICT CONTRI. SITE
122		E 2ND ST	DAOB 173	S W ANDERSON BUILDING	N/R DISTRICT CONTRI. SITE
207	, 209, 211	E 2ND ST	DAOB 98	MILLER BLDG	N/R DISTRICT CONTRI. SITE
213		E 2ND ST	DAOB 152	COMMERCIAL BUILDING	N/R DISTRICT CONTRI. SITE
215		E 2ND ST	DAOB 151	COMMERCIAL BUILDING	N/R DISTRICT CONTRI. SITE
217	-225	E 2ND ST	DAOB 209	OPEN SPACE	N/R DISTRICT CONTRI. SITE
222		E 2ND ST	DAOB 99	GUNTHER BLDG (DEMO 1988)	DEMOLISHED
303		E 2ND ST	DAOB 206	VACANT LOT/OPEN SPACE	N/R DISTRICT CONTRI. SITE
305		E 2ND ST	DAOB 205	PARKING LOT	UNDETERMINED
312		E 2ND ST	DAOB 207	COMMERCIAL BUILDING (SEARS ROEBUCK & CO)	N/R DISTRICT CONTRI. SITE
319		E 2ND ST	DAOB 101	PROGRESS PRINTING/J W BARR & CO	N/R DISTRICT CONTRI. SITE
321	-325	E 2ND ST	DAOB 204	WRIGHT MACHINE CO OFFICE AND SALES ROOM	N/R DISTRICT CONTRI. SITE

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400		E 2ND ST	DAOB 208	COMMERCIAL BUILDING OWENSBORO COCA COLA BOTTLING	N/R DISTRICT CONTRI. SITE
401	-405	E 2ND ST	DAOB 203	WRIGHT MACHINE CO FOUNDRY & MACHINE SHOP BUILDING	N/R DISTRICT CONTRI. SITE
409	-411	E 2ND ST	DAOB 201	COMMERCIAL BUILDING (PROGRESS PRINTING)	N/R DISTRICT CONTRI. SITE
412	-414	E 2ND ST	DAOB 102	GEORGE MISCHEL & SONS	NATIONAL REGISTER
		E 3RD ST	DAOB 261	HOUSE	UNDETERMINED
		E 3RD ST	DAOB 262	HOUSE	UNDETERMINED
		E 3RD ST	DAOB 289	HOUSE	UNDETERMINED
		E 3RD ST	DAOB 290	HOUSE	UNDETERMINED
111		E 3RD ST	DAOB 83	OWENSBORO PLUMBING & HEATING CO.	N/R DISTRICT CONTRI. SITE
115	-117	E 3RD ST	DAOB 174	SMITH AND BUTTERFIELD BUILDING	N/R DISTRICT CONTRI. SITE
301		E 3RD ST	DAOB 100	OWENSBORO BRIDGE	UNDETERMINED
923		E 3RD ST	DAOB 79	HOUSE	UNDETERMINED
		E 4TH ST	DAOB 264	COMMERCIAL BUILDING	UNDETERMINED
		E 4TH ST	DAOB 265	COMMERCIAL BUILDING	UNDETERMINED
		E 4TH ST	DAOB 281	COMMERCIAL BUILDING	UNDETERMINED
		E 4TH ST	DAOB 282	COMMERCIAL BUILDING	UNDETERMINED
		E 4TH ST	DAOB 283	COMMERCIAL BUILDING	UNDETERMINED
		E 4TH ST	DAOB 291	HOUSE/COMMERCIAL BUILDING	UNDETERMINED
		E 4TH ST	DAOB 292	COMMERCIAL BUILDING	UNDETERMINED
		E 4TH ST	DAOB 293	COMMERCIAL BUILDING	UNDETERMINED
		E 4TH ST	DAOB 294	COMMERCIAL BUILDING	UNDETERMINED
		E 4TH ST	DAOB 295	COMMERCIAL BUILDING	UNDETERMINED
		E 4TH ST	DAOB 296	COMMERCIAL BUILDING	UNDETERMINED
		E 4TH ST	DAOB 297	COMMERCIAL BUILDING	UNDETERMINED
		E 4TH ST	DAOB 298	GRAIN SILO BUILDING	UNDETERMINED
101		E 4TH ST	DAOB 74	CITY HALL	UNDETERMINED
104		E 4TH ST	DAOB 73	HARDWICK	UNDETERMINED
112		E 4TH ST	DAOB 72	CAMDEN RILEY HOUSE	NATIONAL REGISTER
120		E 4TH ST	DAOB 71	SWEENEY HOUSE	DEMOLISHED FR N/R
201		E 4TH ST	DAOB 69	SETTLE MEMORIAL UNITED METHODIST CHURCH	MEETS N/R CRITERIA
303		E 4TH ST	DAOB 68	D D BOGARD HOUSE	NATIONAL REGISTER
504		E 4TH ST	DAOB 64	ST. JOSEPH'S CHURCH	DEMOLISHED FR N/R
601		E 4TH ST	DAOB 66	ST PAULS CHURCH	MEETS N/R CRITERIA
609		E 4TH ST	DAOB 65	ST PAULS RECTORY	UNDETERMINED
817		E 4TH ST	DAOB 80	HOUSE	UNDETERMINED
902		E 4TH ST	DAOB 81	EARLY GAS STATION	DEMOLISHED
121		E 5TH ST	DAOB 60	JAMES J SWEENEY HOUSE	NATIONAL REGISTER
221		E 5TH ST	DAOB 62	FLAHERTY HOUSE	UNDETERMINED
301		E 5TH ST	DAOB 63	ELMER MILLER HOUSE	UNDETERMINED
		E 6TH ST	DAOB 270	HOUSE	UNDETERMINED
		E 6TH ST	DAOB 271	WAREHOUSE	UNDETERMINED
		E 7TH ST	DAOB 210	HOUSE	UNDETERMINED
		E 7TH ST	DAOB 211	HOUSE	UNDETERMINED
		E 7TH ST	DAOB 212	HOUSE	UNDETERMINED
		E 7TH ST	DAOB 257	HOUSE/APARTMENTS	UNDETERMINED

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		E 7TH ST	DAOB 272	HOUSE	UNDETERMINED
		E 7TH ST	DAOB 273	COMMERCIAL BUILDING	UNDETERMINED
200		E 7TH ST	DAOB 50	FIRST CHRISTIAN CHURCH	MEETS N/R CRITERIA
		E 8TH ST	DAOB 255	MANUFACTURING BUILDING	UNDETERMINED
		E 9TH ST	DAOB 247	HOUSE	UNDETERMINED
		E 9TH ST	DAOB 248	COMMERICAL GARAGE	UNDETERMINED
1135		E 9TH ST	DAOB 47	WHOLESALE GROCERS	UNDETERMINED
1780		E MARKSBERRY RD	DA 75	HERBNER ROUND BARN	UNDETERMINED
115		E PARRISH AVE		HOUSE	JZ MOORE LOCAL HIST DIST
116		E PARRISH AVE		HOUSE	JZ MOORE LOCAL HIST DIST
601	BLK	E PARRISH AVE	DAOB 319	HOUSE	UNDETERMINED
2412		E PARRISH AVE	DAOB 7	LYNCH GRAY HOUSE	DEMO MET N/R CRITERIA
2530		EBACH ST	DAOB 353	HOUSE	UNDETERMINED
5005		ED FOSTER RD	DA 89	BOLTEER-COOK	UNDETERMINED
207		EDWARDS ST	DAOB 358	HOUSE	UNDETERMINED
238		EDWARDS ST	DAOB 359	HOUSE	UNDETERMINED
900		ELSMERE ST	DAOB 245	HOUSE	UNDETERMINED
910		ELSMERE ST	DAOB 244	HOUSE	UNDETERMINED
912		ELSMERE ST	DAOB 243	HOUSE	UNDETERMINED
914		ELSMERE ST	DAOB 242	HOUSE	UNDETERMINED
916		ELSMERE ST	DAOB 241	HOUSE	UNDETERMINED
920		ELSMERE ST	DAOB 240	HOUSE	UNDETERMINED
924		ELSMERE ST	DAOB 239	HOUSE	UNDETERMINED
930		ELSMERE ST	DAOB 238	HOUSE	UNDETERMINED
2393		FAIRVIEW DR	DA 109	JEREMIAH YEWELL	UNDETERMINED
2731		FAIRVIEW DR	DA 156	JOHN MCFARLAND HOUSE	MEETS N/R CRITERIA
7680		FITTS RD	DA 61	HOUSE	UNDETERMINED
8130		FITTS RD	DA 62	SCHOOL BUILDING	UNDETERMINED
1730		FOORS LN	DA 108	FOORS HOUSE	UNDETERMINED
300		FREDERICA ST	DAOB 105	FIRST SECURITY BANK	MEETS N/R CRITERIA
301		FREDERICA ST	DAOB 190	PARKING LOT	UNDETERMINED
304		FREDERICA ST	DAOB 104	FIRST SECURITY BANK	UNDETERMINED
305		FREDERICA ST	DAOB 191	COMMERCIAL BUILDING	N/R DISTRICT CONTRI. SITE
307	-309	FREDERICA ST	DAOB 192	PARKING LOT	UNDETERMINED
313		FREDERICA ST	DAOB 193	OFFICE BUILDING	N/R DISTRICT NON-CONTRIB.
319		FREDERICA ST	DAOB 194	PARKING LOT	UNDETERMINED
327	-329	FREDERICA ST	DAOB 195	PARKING LOT	UNDETERMINED
333		FREDERICA ST	DAOB 196	RAINES SHOE HOSPITAL	N/R DISTRICT CONTRI. SITE
335		FREDERICA ST	DAOB 78	RAINES BLDG (ALSO DIC 124)	N/R DISTRICT CONTRI. SITE
420		FREDERICA ST	DAOB 103	CALLAS SWEET SHOP	NATIONAL REGISTER
423		FREDERICA ST	DAOB 58	FEDERAL BLDG/ US POST OFFICE GILLIM HOUSE (CAMPBELL CLUB) [PVA 521 FREDERICA]	NATIONAL REGISTER
517		FREDERICA ST	DAOB 57	FEDERAL BLDG/ US POST OFFICE GILLIM HOUSE (CAMPBELL CLUB) [PVA 521 FREDERICA]	NATIONAL REGISTER
741		FREDERICA ST	DAOB 56	HOUSE	DEMOLISHED
751		FREDERICA ST	DAOB 55	HOUSE	DEMOLISHED
901		FREDERICA ST	DAOB 40	MAJOR JOHN HAMPDEN SMITH HOUSE	NATIONAL REGISTER
901		FREDERICA ST	DAOB 41	CARNEGIE FREE PUBLIC LIBRARY	NATIONAL REGISTER

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1035	FREDERICA ST	DAOB 39	UNION STATION (L & N DEPOT)	NATIONAL REGISTER
1220	FREDERICA ST	DAOB 38	MEDLEY HOUSE	NATIONAL REGISTER
1524	FREDERICA ST		HOUSE (COM'L USE) (PHILLIPS CT NR DIST)	N/R DISTRICT CONTRI. SITE
1531	FREDERICA ST	DAOB 37	WATHEN HOUSE (PHILLIPS CT NR DIST)	N/R DISTRICT CONTRI. SITE
1535	FREDERICA ST		BISHOP OF O'BORO HSE (COM'L USE) (PHILLIPS CT NR DIST)	N/R DISTRICT CONTRI. SITE
1540	FREDERICA ST	DAOB 36	TRIPLETT HOUSE (PHILLIPS CT NR DIST)	N/R DISTRICT CONTRI. SITE
1542	FREDERICA ST	DAOB 35	MASSIE HOUSE (PHILLIPS CT NR DIST)	N/R DISTRICT CONTRI. SITE
1548	FREDERICA ST	DAOB 34	W E WHITLEY (PHILLIPS CT NR DIST)	N/R DISTRICT CONTRI. SITE
1600	FREDERICA ST		OFFICE BLDG (WAS VAC LOT N/R DIST INTRUS)	N/R DISTRICT NON-CONTRIB.
1601	FREDERICA ST		HOUSE (PHILLIPS CT NR DIST)	DEMO FR N/R DIST CONTRI.
1605	FREDERICA ST	DAOB 33	BALTORAF HOUSE (PHILLIPS CT NR DIST)	DEMO FR N/R DIST CONTRI.
1609	FREDERICA ST		HOUSE (PHILLIPS CT NR DIST)	DEMO FR N/R DIST CONTRI.
1611	FREDERICA ST		HOUSE (PHILLIPS CT NR DIST)	DEMO FR N/R DIST CONTRI.
1615	FREDERICA ST		HOUSE (PHILLIPS CT NR DIST)	DEMO FR N/R DIST CONTRI.
1616	FREDERICA ST		HOUSE (COM'L USE) (PHILLIPS CT NR DIST)	N/R DISTRICT CONTRI. SITE
1617	FREDERICA ST	DAOB 32	PANAGOS HOUSE (PHILLIPS CT NR DIST)	N/R DISTRICT CONTRI. SITE
1619	FREDERICA ST	DAOB 132	NELSON-ORRAHOOD HOUSE (PHILLIPS CT NR DIST)	N/R DISTRICT CONTRI. SITE
1620	FREDERICA ST		HOUSE (COM'L USE) (PHILLIPS CT NR DIST)	N/R DISTRICT CONTRI. SITE
1705	FREDERICA ST		HOUSE (DEMOL) (PHILLIPS CT NR DIST)	DEMO FR N/R DIST CONTRI.
1715	FREDERICA ST	DAOB 30	BURNS HOUSE (DEMOL) (PHILLIPS CT NR DIST)	DEMO FR ND,NN
1715	FREDERICA ST	DAOB 31	HOUSE (DEMOL) (PHILLIPS CT NR DIST)	DEMO FR ND,NN
1716	FREDERICA ST	DAOB 29	LONGFELLOW ELEM SCHOOL	DEMOLISHED
1729	FREDERICA ST		HOUSE (PHILLIPS CT NR DIST)	DEMO FR N/R DIST CONTRI.
1800	FREDERICA ST	DAOB 28	OWENSBORO HIGH SCHOOL	UNDETERMINED
2725	FREDERICA ST	DAOB 19	MORGAN HOUSE	UNDETERMINED
3000	FREDERICA ST	DAOB 18	KENTUCKY WESLYAN COLLEGE	UNDETERMINED
3800	FREDERICA ST	DAOB 16	TEXAS GAS CORP	UNDETERMINED
5620	FREDERICA ST	DA 69	HOUSE	UNDETERMINED
	FRENCH ISLAND RD	DA 390	HOUSE	UNDETERMINED
	FRENCH ISLAND RD	DA 395	HOUSE	UNDETERMINED
	FRENCH ISLAND RD	DA 396	HOUSE	UNDETERMINED
	FRENCH ISLAND RD	DA 397	HOUSE	UNDETERMINED
	FRENCH ISLAND RD	DA 398	HOUSE	UNDETERMINED
	FRENCH ISLAND RD	DA 401	HOUSE	UNDETERMINED
	FRENCH ISLAND RD	DA 402	HOUSE	UNDETERMINED
	FRENCH ISLAND RD	DA 408	HOUSE	UNDETERMINED
	FRENCH ISLAND RD	DA 409	HOUSE	UNDETERMINED
	FRENCH ISLAND RD	DA 412	HOUSE	UNDETERMINED
	GRAHAM LN	DA 229	HOUSE	UNDETERMINED
	GRAHAM LN	DA 230	HOUSE	UNDETERMINED
	GRAHAM LN	DA 231	HOUSE	UNDETERMINED
1700	GRAVES LN	DA 143	GENERAL STORE	UNDETERMINED
2816	GREENBACK RD	DA 51	GOODWIN HOUSE	UNDETERMINED

ENVIRONMENT

3601		GREENBRIAR RD	DA 71	LOG HOUSE	UNDETERMINED
329		GRIFFITH AVE	DAOB 133	SIGLER HOUSE	SUGGESTED N/R GROUP
525		GRIFFITH AVE	DAOB 25	WILLIAM RHOADS HOUSE	UNDETERMINED
1844		GRIFFITH AVE	DAOB 22	ED BOSLEY HOUSE	UNDETERMINED
		GRIFFITH STATION RD	DA 380	HOUSE	UNDETERMINED
		GRIFFITH STATION RD	DA 381	HOUSE	UNDETERMINED
		GRIFFITH STATION RD	DA 383	HOUSE	UNDETERMINED
		GRIFFITH STATION RD	DA 384	HOUSE	UNDETERMINED
		GRIFFITH STATION RD	DA 385	HOUSE	UNDETERMINED
		GRIFFITH STATION RD	DA 386	HOUSE	UNDETERMINED
		GRIFFITH STATION RD	DA 399	HOUSE	UNDETERMINED
		GRIFFITH STATION RD	DA 400	HOUSE	UNDETERMINED
7437		GRIFFITH STATION RD	DA 2	BANK	UNDETERMINED
		HAGAN LN S	DA 161	A A SMITH FARMSTEAD	UNDETERMINED
1421		HAGAN LN S	DA 14	HAWKINS FARM	UNDETERMINED
1610		HAGAN LN S	DA 12	HAGAN HOUSE	UNDETERMINED
		HALE AVE	DAOB 400	HOUSE	UNDETERMINED
10243		HALL SCHOOL RD	DA 27	HOUSE	UNDETERMINED
8051		HAMILTON FERRY RD	DA 16	LITTLE FLOCK BAPTIST CHURCH	UNDETERMINED
8950		HAMILTON FERRY RD	DA 15	LOG HOUSE	UNDETERMINED
1		HANNING LNNE	DAOB 125	COAST GUARD STATION	UNDETERMINED
1600	BLK	HATHAWAY ST	DAOB 346	HOUSE	UNDETERMINED
1600	BLK	HATHAWAY ST	DAOB 347	HOUSE	UNDETERMINED
1600	BLK	HATHAWAY ST	DAOB 348	HOUSE	UNDETERMINED
6055		HAYDEN BRIDGE RD	DA 47	ST RAPHAEL CATHOLIC CHURCH	UNDETERMINED
		HAYDEN RD	DA 219	HOUSE	UNDETERMINED
		HAYDEN RD	DA 220	HOUSE	UNDETERMINED
		HIGHLAND AVE	DAOB 260	HOUSE	UNDETERMINED
		HIGHWAY 1207	DA 245	HOUSE	UNDETERMINED
		HIGHWAY 1207	DA 248	HOUSE	UNDETERMINED
		HIGHWAY 1207	DA 268	HOUSE	UNDETERMINED
		HIGHWAY 1207	DA 273	HOUSE	UNDETERMINED
		HIGHWAY 1207	DA 274	HOUSE	UNDETERMINED
		HIGHWAY 1207	DA 275	HOUSE	UNDETERMINED
		HIGHWAY 1207	DA 299	HOUSE	UNDETERMINED
415		HIGHWAY 1207	DA 249	UTICA BAPTIST CHURCH	UNDETERMINED
1820		HIGHWAY 1207	DA 58	TATE HOUSE	UNDETERMINED
2435		HIGHWAY 1207	DA 57	FITTS FARM	UNDETERMINED
7914		HIGHWAY 1389	DA 138	HUSK FAMILY HOUSE	MEETS N/R CRITERIA
9310		HIGHWAY 1389	DA 134	BETHLEHEM UNITED METHODIST CHURCH	MEETS N/R CRITERIA
10309		HIGHWAY 1389	DA 135	LOG & FRAME HOUSE	UNDETERMINED
12021		HIGHWAY 1389	DA 121	CORN CRIB	UNDETERMINED
		HIGHWAY 140 E	DA 316	BARN	UNDETERMINED
		HIGHWAY 140 E	DA 317	FARM HOUSE	UNDETERMINED
		HIGHWAY 140 E	DA 318	HOUSE	UNDETERMINED
370		HIGHWAY 140 E	DA 73	BETHLEHEM BAPTIST CHURCH	UNDETERMINED

ENVIRONMENT

3630	HIGHWAY 140 E	DA 188	LOG HOUSE	UNDETERMINED
	HIGHWAY 140 E?	DA 189	HOUSE	UNDETERMINED
	HIGHWAY 140 E?	DA 286	HOUSE	UNDETERMINED
	HIGHWAY 140 W	DA 244	FARM HOUSE	UNDETERMINED
	HIGHWAY 140 W	DA 247	HOUSE	UNDETERMINED
	HIGHWAY 140 W	DA 253	HOUSE	UNDETERMINED
	HIGHWAY 140 W	DA 254	UTICA BAPTIST CHURCH CEMETERY	UNDETERMINED
	HIGHWAY 140 W	DA 260	SMALL BRICK BUILDING	UNDETERMINED
	HIGHWAY 140 W	DA 261	HOUSE	UNDETERMINED
	HIGHWAY 140 W	DA 262	HOUSE	UNDETERMINED
	HIGHWAY 140 W	DA 263	HOUSE	UNDETERMINED
	HIGHWAY 140 W	DA 264	HOUSE	UNDETERMINED
	HIGHWAY 140 W	DA 265	HOUSE	UNDETERMINED
	HIGHWAY 140 W	DA 266	HOUSE	UNDETERMINED
	HIGHWAY 140 W	DA 269	HOUSE	UNDETERMINED
	HIGHWAY 140 W	DA 270	HOUSE	UNDETERMINED
	HIGHWAY 140 W	DA 271	HOUSE	UNDETERMINED
	HIGHWAY 140 W	DA 272	HOUSE	UNDETERMINED
	HIGHWAY 140 W	DA 287	HOUSE	UNDETERMINED
	HIGHWAY 140 W	DA 288	HOUSE	UNDETERMINED
	HIGHWAY 140 W	DA 289	HOUSE	UNDETERMINED
	HIGHWAY 140 W	DA 290	COMMERCIAL BUILDING	UNDETERMINED
	HIGHWAY 140 W	DA 291	HOUSE	UNDETERMINED
	HIGHWAY 140 W	DA 292	CHURCH	UNDETERMINED
	HIGHWAY 140 W	DA 293	HOUSE	UNDETERMINED
	HIGHWAY 140 W	DA 294	HOUSE	UNDETERMINED
	HIGHWAY 140 W	DA 295	HOUSE	UNDETERMINED
	HIGHWAY 140 W	DA 296	HOUSE	UNDETERMINED
	HIGHWAY 140 W	DA 297	HOUSE	UNDETERMINED
	HIGHWAY 140 W	DA 298	HOUSE	UNDETERMINED
	HIGHWAY 140 W	DA 300	LOG HOUSE	UNDETERMINED
231	HIGHWAY 140 W	DA 267	UTICA ELEMENTARY SCHOOL	UNDETERMINED
309	HIGHWAY 140 W	DA 64	BANK BUILDING	UNDETERMINED
341	HIGHWAY 140 W	DA 63	TWIN OAKS HOUSE	UNDETERMINED
	HIGHWAY 142	DA 457	HOUSE	UNDETERMINED
	HIGHWAY 142	DA 458	HOUSE	UNDETERMINED
	HIGHWAY 142	DA 459	HOUSE	UNDETERMINED
	HIGHWAY 142	DA 460	HOUSE	UNDETERMINED
	HIGHWAY 142	DA 461	HOUSE	UNDETERMINED
1950	HIGHWAY 142	DA 87	HUDDLESTON HOUSE	UNDETERMINED
2420	HIGHWAY 142	DA 88	KIRK-HAZELBRIG HOUSE	UNDETERMINED
2946	HIGHWAY 142	DA 86	BETHABARA BAPTIST CHURCH	UNDETERMINED
	HIGHWAY 144	DA 212	BARN	UNDETERMINED
	HIGHWAY 144	DA 213	COMMERCIAL BUILDING	UNDETERMINED
	HIGHWAY 144	DA 214	COMMERCIAL BUILDING	UNDETERMINED
	HIGHWAY 144	DA 221	HOUSE	UNDETERMINED

ENVIRONMENT

	HIGHWAY 144	DA 222	HOUSE	UNDETERMINED
	HIGHWAY 144	DA 223	HOUSE	UNDETERMINED
	HIGHWAY 144	DA 224	HOUSE	UNDETERMINED
	HIGHWAY 144	DA 225	HOUSE	UNDETERMINED
	HIGHWAY 144	DA 226	HOUSE	UNDETERMINED
	HIGHWAY 144	DA 227	HOUSE	UNDETERMINED
	HIGHWAY 144	DA 228	HOUSE	UNDETERMINED
4812	HIGHWAY 144	DA 01	REID'S ORCHARD (BARNS, HOUSES) (SEE DA 212)	UNDETERMINED
5620	HIGHWAY 144	DA 131	THRUSTON ELEMENTARY SCHOOL	UNDETERMINED
5785	HIGHWAY 144	DA 132	THROCKMORTON HOUSE	MEETS N/R CRITERIA
6351	HIGHWAY 144	DA 127	ABE BARTON LOG HOUSE	UNDETERMINED
9515	HIGHWAY 144	DA 125	ST WILLIAM CATHOLIC CHURCH	UNDETERMINED
9520	HIGHWAY 144	DA 126	ST WILLIAM SCHOOL	UNDETERMINED
9525	HIGHWAY 144	DA 124	CATHOLIC RECTORY	UNDETERMINED
9768	HIGHWAY 144	DA 123	SHED	UNDETERMINED
9964	HIGHWAY 144	DA 122	KNOTTS FARM	UNDETERMINED
174	HIGHWAY 1554	DA 6	STANLEY CEMETERY	UNDETERMINED
3083	HIGHWAY 1554	DA 36	SORGHO BAPTIST CHURCH	UNDETERMINED
7919	HIGHWAY 258	DA 26	CALHOUN HOUSE	UNDETERMINED
1309	HIGHWAY 279 N	DA 18	CHURCH	UNDETERMINED
1700	HIGHWAY 279 N	DA 17	TOBACCO BARN	UNDETERMINED
1525	HIGHWAY 279 S	DA 37	HOUSE	UNDETERMINED
9821	HIGHWAY 2830	DA 147	PERKINS-WILHOYT HOUSE	UNDETERMINED
5955	HIGHWAY 405	DA 140	JUSTE NICOLA VAIRIN HOUSE	UNDETERMINED
6427	HIGHWAY 405	DA 141	SENATOR THOMAS C MCCREERY HOUSE	MEETS N/R CRITERIA
6961	HIGHWAY 405	DA 142	THOMAS CLAY HOUSE	UNDETERMINED
10050	HIGHWAY 405	DA 154	HOUSE	UNDETERMINED
10091	HIGHWAY 405	DA 153	MACEO CHRISTIAN CHURCH	UNDETERMINED
10119	HIGHWAY 405	DA 151	S & S MARKET	UNDETERMINED
10141	HIGHWAY 405	DA 150	MACEO POST OFFICE	UNDETERMINED
9700	HIGHWAY 456	DA 28	PANTHER CREEK TRUSS BRIDGE	UNDETERMINED
7905	HIGHWAY 500	DA 33	ST ALPHONSUS PARISH CHURCH & CEMETARY	UNDETERMINED
7905	HIGHWAY 500	DA 162	THOMPSON AND POWELL MARTYRS MONUMENT	NATIONAL REGISTER
	HIGHWAY 54	DA 239	HOUSE	UNDETERMINED
	HIGHWAY 54	DA 240	HOUSE	UNDETERMINED
	HIGHWAY 54	DA 241	HOUSE	UNDETERMINED
	HIGHWAY 54	DA 455	COMMERCIAL GARAGE (AUTO MECHANIC)	UNDETERMINED
	HIGHWAY 54	DA 456	HOUSE	UNDETERMINED
4115	HIGHWAY 54	DA 107	PURDY HOUSE	UNDETERMINED
4670	HIGHWAY 54	DA 105	HOUSE	UNDETERMINED
5750	HIGHWAY 54	DA 104	BRACKINS KENNELS SIGN	UNDETERMINED
10167	HIGHWAY 54	DA 92	WHITESVILLE BAPTIST CHURCH	UNDETERMINED
10184	HIGHWAY 54	DA 91	JAMES L STINNETT HOUSE	UNDETERMINED
3201	HIGHWAY 554	DA 55	HARRY MOSLEY HOUSE	UNDETERMINED
0	HIGHWAY 56	DAOB 150	PLEASANT GROVE SCHOOL	UNDETERMINED

ENVIRONMENT

4800	HIGHWAY 56	DA 42	CARLIN-BARTLETT HOUSE	UNDETERMINED
5664	HIGHWAY 56	DA 41	PLEASANT GROVE BAPTIST CHURCH	UNDETERMINED
5672	HIGHWAY 56	DA 54	CALHOUN HOUSE	UNDETERMINED
5712	HIGHWAY 56	DA 40	SORGHO SCHOOL	UNDETERMINED
7232	HIGHWAY 56	DA 35	ST MARY MAGDALINE CATHOLIC CHURCH	UNDETERMINED
9376	HIGHWAY 56	DA 30	RINEY HOUSE	UNDETERMINED
	HIGHWAY 762	DA 158	KY 762 BRIDGE OVER S FORK OF PANTHER (DEMO '84)	DEMO FR EA,EK,EO
6800	HIGHWAY 762	DA 100	ZEDA CAMP HOUSE	UNDETERMINED
8204	HIGHWAY 762	DA 85	LOG SHED	UNDETERMINED
4195	HIGHWAY 764	DA 77	PLEASANT RIDGE BAPTIST CHURCH	UNDETERMINED
10125	HIGHWAY 764	DA 90	HELM-KINDLER	UNDETERMINED
7719	HIGHWAY 81	DA 53	CLARK FAMILY COMPLEX	UNDETERMINED
9910	HIGHWAY 81	DA 52	MT PLEASANT CUMBERLAND PRESBYTERIAN CHURCH	UNDETERMINED
10341	HIGHWAY 81	DA 50	CRAVENS HOUSE	UNDETERMINED
10517	HIGHWAY 81	DA 49	GLENVILLE BAPTIST CHURCH & CEMETARY	UNDETERMINED
7048	HIGHWAY 815	DA 48	THOMPSON-CLAYTON HOUSE	UNDETERMINED
	HIGHWAY 951	DA 167	HOUSE	UNDETERMINED
645	HOCKER ST	DAOB 390	HOUSE	UNDETERMINED
706	HOCKER ST	DAOB 391	HOUSE	UNDETERMINED
1525	HUGHES AVE	DAOB 237	HOUSE	UNDETERMINED
	ICELAND RD	DA X 39	ARCHEOLOGICAL SITE 15 DA 39	NATIONAL REGISTER
230	J R MILLER BLVD	DAOB 82	FIRST BAPTIST CHURCH	N/R DISTRICT NON-CONTRIB.
817	J R MILLER BLVD	DAOB 48	WAREHOUSE	DEMOLISHED
5455	JACK HINTON RD	DA 117	WATT TAYLOR	UNDETERMINED
8171	JACK HINTON RD	DA 242	HOUSE	UNDETERMINED
10311	JACKSON RD N	DA 59	BURNS HOUSE	MEETS N/R CRITERIA
10840	BLK JACKSON RD N	DA 160	LOG HOUSE ON ADOLPHA MORRIS FARM	UNDETERMINED
9916	JOHNSON RD	DA 79	LOG SHEEP BARN	DEMOLISHED
5245	JONES RD	DA 133	WILLOW HILL (JESSE JONES HOUSE)	NATIONAL REGISTER
10038	KELLY CEMETERY RD	DA 146	HANES HOUSE (HAWES?)	MEETS N/R CRITERIA
8300	LAKETOWN RD	DA 1	MILES FARM	UNDETERMINED
	LEITCHFIELD RD	DAOB 249	COMMERCIAL BUILDING	UNDETERMINED
345	LEITCHFIELD RD	DAOB 44	WAREHOUSE	UNDETERMINED
533	LEITCHFIELD RD	DAOB 250	HOUSE	UNDETERMINED
535	LEITCHFIELD RD	DAOB 251	HOUSE	UNDETERMINED
540	LEITCHFIELD RD	DAOB 256	HOUSE	UNDETERMINED
1029	LEITCHFIELD RD	DAOB 43	HOUSE	UNDETERMINED
1301	LEITCHFIELD RD	DAOB 11	FELIX GRIMES HOUSE	DEMOLISHED FR N/R
1817	LEITCHFIELD RD	DAOB 15	HOUSE	UNDETERMINED
539	LETICHFIELD RD	DAOB 252	HOUSE	UNDETERMINED
1906	LEXINGTON AVE	DAOB 24	HENRY OBRIEN	UNDETERMINED
1601	BLK LOCK AVE	DA 210	OHIO RIVER LOCK AND DAM # 46	UNDETERMINED
519	LOCUST ST	DAOB 110	STIRMANS FOLLY	REJECTED FOR N/R
520	LOCUST ST	DAOB 111	WHITE HOUSE	UNDETERMINED
614	LOCUST ST	DAOB 112	ST STEPHENS CHURCH	MEETS N/R CRITERIA

ENVIRONMENT

800		LOCUST ST	DAOB 113	HOUSE	UNDETERMINED
401	BLK	LUCAS AVE	DAOB 370	HOUSE	UNDETERMINED
402		LUCAS ST	DAOB 360	HOUSE	UNDETERMINED
1014		LYDDANE BRIDGE RD	DA 38	BISHOP HOUSE	UNDETERMINED
		MACEDONIA RD	DA 164	BARN	UNDETERMINED
6501		MACEDONIA RD	DA 46	HOUSE LOG	UNDETERMINED
6731		MACEDONIA RD	DA 45	NEW MACEDONIA G B CHURCH	UNDETERMINED
10510		MAIN CROSS ST	DA 97	ST MARYS SCHOOL	MEETS N/R CRITERIA
10534		MAIN CROSS ST	DA 165	ST MARY OF THE WOODS CHURCH	UNDETERMINED
6092		MAIN ST	DA 19	CASH CREEK	UNDETERMINED
6104		MAIN ST	DA 20	CALHOUNS MARKET-GENERAL MERCHANDISE	UNDETERMINED
6206		MAIN ST	DA 22	SPALLING-MCCARTY HOUSE	UNDETERMINED
6230		MAIN ST	DA 24	TROGDEN HOUSE	UNDETERMINED
9945		MAIN ST	DA 96	WHITESVILLE CHRISTIAN CHURCH	UNDETERMINED
10068		MAIN ST	DA 95	ROWLAND SHOPPING CENTER	UNDETERMINED
10077		MAIN ST	DA 94	EVANS HOUSE	UNDETERMINED
10100		MAIN ST	DA 93	WHITESVILLE CITY HALL	UNDETERMINED
320		MAPLE AVE	DAOB 23	ALEXANDER HILL HOUSE	UNDETERMINED
1870		MARKSBERRY SPUR	DA 56	HOUSE	UNDETERMINED
10385		MCCAMISH RD	DA 111	HOUSE	UNDETERMINED
10781		MCCAMISH RD	DA 110	HOUSE	MEETS N/R CRITERIA
2230		MCCAMAHAN RD	DA 70	LOG HOUSE	UNDETERMINED
		MILL ST	DA 251	HOUSE	UNDETERMINED
		MILL ST	DA 252	SERVICE GARAGE	UNDETERMINED
		MILL ST	DA 256	HOUSE	UNDETERMINED
		MILL ST	DA 257	HOUSE	UNDETERMINED
		MILL ST	DA 258	HOUSE	UNDETERMINED
		MILL ST	DA 259	HOUSE	UNDETERMINED
		MILL ST	DA 276	HOUSE	UNDETERMINED
		MILL ST	DA 278	HOUSE	UNDETERMINED
		MILL ST	DA 280	HOUSE	UNDETERMINED
		MILL ST	DA 281	HOUSE	UNDETERMINED
		MILL ST	DA 282	HOUSE	UNDETERMINED
10800	BLK	MILL ST	DA 279	HOUSE	UNDETERMINED
1510		MILLER COURT	DAOB 141	MORRISON HOUSE	SUGGESTED N/R GROUP
1515		MILLER COURT	DAOB 137	ALFORD HOUSE	SUGGESTED N/R GROUP
1520		MILLER COURT	DAOB 140	COX HOUSE	SUGGESTED N/R GROUP
1525		MILLER COURT	DAOB 146	STIMSON HOUSE	SUGGESTED N/R GROUP
1528		MILLER COURT	DAOB 139	HORNER HOUSE	SUGGESTED N/R GROUP
1529		MILLER COURT	DAOB 145	TRIPLETT HOUSE	SUGGESTED N/R GROUP
1531		MILLER COURT	DAOB 144	TRIPLETT HOUSE	SUGGESTED N/R GROUP
1539		MILLER COURT	DAOB 143	THOMPSON HOUSE	SUGGESTED N/R GROUP
1542		MILLER COURT	DAOB 138	SMITH HOUSE MACEDONIA BAPTIST CHURCH	SUGGESTED N/R GROUP
4839		MILLERS MILL RD	DA 106	CEMETERY	UNDETERMINED
7681		MONARCH RD	DA 115	HOUSE	UNDETERMINED
8078		MONARCH RD	DA 116	CECIL HOUSE	UNDETERMINED

ENVIRONMENT

142	MURPHY RD	DA 9	JETT SIMON	UNDETERMINED
1500	N HIGHLAND AVE	DAOB 10	LE VEGA CLEMENTS HOUSE	NATIONAL REGISTER
	OLD HARTFORD RD	DA 159	S FORK PANTHER CREEK BRIDGE	DET. ELIG. BY N/R KEEPER
	OLD HARTFORD RD	DA 178	HOUSE	UNDETERMINED
1300	OLD HARTFORD RD	DAOB 13	ROSE HILL CEMETERY	UNDETERMINED
2301	OLD HARTFORD RD	DAOB 14	ELMWOOD CEMETERY	MEETS N/R CRITERIA
3301	OLD HARTFORD RD	DAOB 6	G E TRADEMARK WATER TANK	UNDETERMINED
3940	OLD HARTFORD RD	DAOB 5	HORSE MAILBOX	UNDETERMINED
8700	OLD HARTFORD RD	DA 183	HOUSE	UNDETERMINED
8919	OLD HARTFORD RD	DA 182	HOUSE	UNDETERMINED
8949	OLD HARTFORD RD	DA 181	HOUSE	UNDETERMINED
9325	OLD HARTFORD RD	DA 180	HOUSE	UNDETERMINED
9365	OLD HARTFORD RD	DA 179	HOUSE	UNDETERMINED
	OLD HIGHWAY 54	DA 422	HOUSE	UNDETERMINED
	OLD HIGHWAY 54	DA 423	HOUSE	UNDETERMINED
	OLD HIGHWAY 54	DA 424	HOUSE	UNDETERMINED
	OLD HIGHWAY 54	DA 425	HOUSE	UNDETERMINED
	OLD HIGHWAY 54	DA 426	HOUSE	UNDETERMINED
	OLD HIGHWAY 54	DA 427	HOUSE	UNDETERMINED
	OLD HIGHWAY 54	DA 428	HOUSE	UNDETERMINED
	OLD HIGHWAY 54	DA 429	HOUSE	UNDETERMINED
	OLD HIGHWAY 54	DA 430	HOUSE	UNDETERMINED
	OLD HIGHWAY 54	DA 431	HOUSE	UNDETERMINED
	OLD HIGHWAY 54	DA 432	HOUSE	UNDETERMINED
	OLD HIGHWAY 54	DA 433	HOUSE	UNDETERMINED
	OLD HIGHWAY 54	DA 434	HOUSE	UNDETERMINED
	OLD HIGHWAY 54	DA 435	HOUSE	UNDETERMINED
	OLD HIGHWAY 54	DA 436	COMMERCIAL BUILDING	UNDETERMINED
	OLD HIGHWAY 54	DA 437	HOUSE	UNDETERMINED
	OLD HIGHWAY 54	DA 438	HOUSE	UNDETERMINED
	OLD HIGHWAY 54	DA 439	HOUSE	UNDETERMINED
	OLD HIGHWAY 54	DA 440	HOUSE	UNDETERMINED
	OLD HIGHWAY 54	DA 441	PHILPOT SCHOOL	UNDETERMINED
	OLD HIGHWAY 54	DA 442	HOUSE	UNDETERMINED
	OLD HIGHWAY 54	DA 443	GENERAL STORE	UNDETERMINED
	OLD HIGHWAY 54	DA 444	HOUSE	UNDETERMINED
	OLD HIGHWAY 54	DA 445	HOUSE	UNDETERMINED
	OLD HIGHWAY 54	DA 446	HOUSE	UNDETERMINED
	OLD HIGHWAY 54	DA 447	HOUSE	UNDETERMINED
	OLD HIGHWAY 54	DA 448	HOUSE	UNDETERMINED
	OLD HIGHWAY 54	DA 449	HOUSE	UNDETERMINED
	OLD HIGHWAY 54	DA 450	HOUSE	UNDETERMINED
	OLD HIGHWAY 54	DA 451	HOUSE	UNDETERMINED
	OLD HIGHWAY 54	DA 452	HOUSE	UNDETERMINED
	OLD HIGHWAY 54	DA 453	HOUSE	UNDETERMINED
	OLD HIGHWAY 54	DA 454	COMM/PROFESSIONAL/OFFICE	UNDETERMINED
6320	OLD HIGHWAY 54	DA 101	DAWSON BAPTIST CHURCH	UNDETERMINED

ENVIRONMENT

8071		OLD HIGHWAY 54	DA 102	FAIR FOREST CAMP-PLASTER ROOSTER	UNDETERMINED
		PEARL ST	DAOB 258	HOUSE	UNDETERMINED
		PEARL ST	DAOB 259	HOUSE	UNDETERMINED
		PEARL ST	DAOB 299	COMMERCIAL GARAGE	UNDETERMINED
		PEARL ST	DAOB 300	HOUSE	UNDETERMINED
		PEARL ST	DAOB 301	HOUSE	UNDETERMINED
		PEARL ST	DAOB 302	HOUSE	UNDETERMINED
		PEARL ST	DAOB 303	COMMERCIAL BUILDING	UNDETERMINED
1421		PEARL ST	DAOB 45	HOUSE	UNDETERMINED
1600	BLK	PEARL ST	DAOB 309	COMMERCIAL BUILDING	UNDETERMINED
1601	BLK	PEARL ST	DAOB 310	HOUSE	UNDETERMINED
200		PHILLIPS CT		HOUSE (PHILLIPS CT NR HIST DIST)	N/R DISTRICT CONTRI. SITE
201		PHILLIPS CT		HOUSE (PHILLIPS CT NR HIST DIST)	N/R DISTRICT CONTRI. SITE
202		PHILLIPS CT		HOUSE (PHILLIPS CT NR HIST DIST)	N/R DISTRICT CONTRI. SITE
203		PHILLIPS CT		HOUSE (PHILLIPS CT NR HIST DIST)	N/R DISTRICT CONTRI. SITE
205		PHILLIPS CT		HOUSE (PHILLIPS CT NR HIST DIST)	N/R DISTRICT CONTRI. SITE
206		PHILLIPS CT		HOUSE (PHILLIPS CT NR HIST DIST)	N/R DISTRICT CONTRI. SITE
207		PHILLIPS CT		HOUSE (PHILLIPS CT NR HIST DIST)	N/R DISTRICT CONTRI. SITE
210		PHILLIPS CT		HOUSE (PHILLIPS CT NR HIST DIST)	N/R DISTRICT CONTRI. SITE
717		PLEASANT VALLEY RD	DA 157	HAPHAZARD	NATIONAL REGISTER
2224		PLEASANT VALLEY RD	DA 129	J W EDMOND FIELDS FARM	UNDETERMINED
502	-514	PLUM ST	DAOB 120	ROW OF HOUSES	DEMOLISHED
618		POINDEXTER ST	DAOB 398	HOUSE	UNDETERMINED
		POPLAR LOG BRIDGE RD	DA 177	TOWNSLEY FAMILY CEMETERY	UNDETERMINED
4225		POPLAR LOG BRIDGE RD	DA 192	HOUSE	UNDETERMINED
4244		POPLAR LOG BRIDGE RD	DA 83	BREY HOUSE	DEMOLISHED
4801		POPLAR LOG BRIDGE RD	DA 84	BOLING SISTERS	UNDETERMINED
		RATCLIFF RD	DA 313	BARN	UNDETERMINED
		RATCLIFF RD	DA 314	BARN	UNDETERMINED
		RATCLIFF RD	DA 315	BARN WITH ATTACHED EQUIPMENT SHED	UNDETERMINED
1929		RAY RD	DA 139	BLACKFORD CREEK BRIDGE	DET. ELIG. BY N/R KEEPER
10200		RED HILL-MAXWELL RD	DA 74	HOUSE	UNDETERMINED
		REID RD	DA 215	HOUSE	UNDETERMINED
		REID RD	DA 216	HOUSE	UNDETERMINED
		REID RD	DA 217	HOUSE	UNDETERMINED
		REID RD	DA 218	HOUSE	UNDETERMINED
		REID RD	DA 232	HOUSE	UNDETERMINED
2000		REID RD	DA 128	NEWTON HOUSE	UNDETERMINED
4100		RONNIE LAKE RD	DA 78	ALLEN JOHNSON HOUSE	UNDETERMINED
9138		SACRA DR	DA 152	MACEO METHODIST CHURCH	UNDETERMINED
9839		SANDS RD	DA 194	FARM	UNDETERMINED
8104		SAUER LN	DA 13	SAUER HOUSE	UNDETERMINED
10235		SCYTHIA RD	DA 136	GRAVES HOUSE	UNDETERMINED
		SHORT ST	DA 387	HOUSE	UNDETERMINED
		SHORT ST	DA 388	HOUSE	UNDETERMINED
		SHORT ST	DA 389	HOUSE	UNDETERMINED

ENVIRONMENT

8234		SHORT STATION RD	DA 243	WOODLAND FARMS (HOUSE)	UNDETERMINED
		SKINNER LN	DA 250	HOUSE	UNDETERMINED
		SKINNER LN	DA 277	HOUSE	UNDETERMINED
		SKINNER LN	DA 283	HOUSE	UNDETERMINED
		SKINNER LN	DA 284	HOUSE	UNDETERMINED
		SKINNER LN	DA 285	HOUSE	UNDETERMINED
4005		SOUTH HAMPTON RD	DA 118	MCKAY/THORNBERRY HOUSE	NATIONAL REGISTER
209	-213	ST ANN ST	DAOB 186	PARKING LOT	UNDETERMINED
212		ST ANN ST	DAOB 88	DAVISS CO COURTHOUSE	N/R DISTRICT NON-CONTRIB.
212		ST ANN ST	DAOB 88	DAVISS COUNTY COURTHOUSE SQUARE	N/R DISTRICT CONTRI. SITE
212		ST ANN ST	DAOB 148	CONFEDERATE MONUMENT	NATIONAL REGISTER
215		ST ANN ST	DAOB 185	COMMERCIAL BUILDING	DEMO FR N/R DIST NON-C.
221		ST ANN ST	DAOB 184	COMMERCIAL BUILDING	N/R DISTRICT CONTRI. SITE
223	-225	ST ANN ST	DAOB 89	COMMERCIAL BUILDING	N/R DISTRICT CONTRI. SITE
227		ST ANN ST	DAOB 183	MASONIC TEMPLE	N/R DISTRICT CONTRI. SITE
310		ST ANN ST	DAOB 200	PARKING LOT	UNDETERMINED
324	-326	ST ANN ST	DAOB 199	COMMERCIAL BUILDING (& DIC 124)	N/R DISTRICT CONTRI. SITE
426		ST ANN ST	DAOB 59	CENTRAL PRESBYTERIAN CHURCH	UNDETERMINED
610	, 614- 616	ST ANN ST	DAOB 54	SERIES OF BLDGS	UNDETERMINED
1200		ST ANN ST		HOUSE (JZ MOORE NR+LOC DIST)	N/R DISTRICT CONTRI. SITE
1201		ST ANN ST		HOUSE (JZ MOORE NR+LOC DIST)	N/R DISTRICT CONTRI. SITE
1205		ST ANN ST		HOUSE (JZ MOORE NR+LOC DIST)	N/R DISTRICT CONTRI. SITE
1206		ST ANN ST		HOUSE (ALTERED/DISTRICT INTRUSION) (JZ MOORE NR+LOC DIST)	N/R DISTRICT NON-CONTRIB.
1207		ST ANN ST		HOUSE (LESS THAN 50 YRS IN 1985) (JZ MOORE NR+LOC DIST)	N/R DISTRICT NON-CONTRIB.
1210		ST ANN ST		HOUSE (JZ MOORE NR+LOC DIST)	N/R DISTRICT CONTRI. SITE
1214		ST ANN ST		HOUSE (CONTEMPORARY) (JZ MOORE NR+LOC DIST)	N/R DISTRICT NON-CONTRIB.
1215		ST ANN ST		HOUSE (JZ MOORE NR+LOC DIST)	N/R DISTRICT CONTRI. SITE
1219		ST ANN ST		HOUSE (JZ MOORE NR+LOC DIST)	N/R DISTRICT CONTRI. SITE
1220		ST ANN ST		HOUSE (JZ MOORE NR+LOC DIST)	N/R DISTRICT CONTRI. SITE
1228		ST ANN ST		HOUSE (JZ MOORE NR+LOC DIST)	N/R DISTRICT CONTRI. SITE
1229		ST ANN ST		HOUSE (JZ MOORE NR+LOC DIST)	N/R DISTRICT CONTRI. SITE
1230		ST ANN ST		HOUSE (JZ MOORE NR+LOC DIST)	N/R DISTRICT CONTRI. SITE
1231		ST ANN ST		HOUSE (JZ MOORE NR+LOC DIST)	N/R DISTRICT CONTRI. SITE
1301		ST ANN ST		HOUSE (JZ MOORE NR+LOC DIST)	N/R DISTRICT CONTRI. SITE
1304		ST ANN ST		HOUSE (CHILD DAY CARE CENTER) (JZ MOORE NR+LOC DIST)	N/R DISTRICT CONTRI. SITE
1307		ST ANN ST		HOUSE (JZ MOORE NR+LOC DIST)	N/R DISTRICT CONTRI. SITE
1311		ST ANN ST		HOUSE (JZ MOORE NR+LOC DIST)	N/R DISTRICT CONTRI. SITE
1315		ST ANN ST		HOUSE (JZ MOORE NR+LOC DIST)	N/R DISTRICT CONTRI. SITE
1316		ST ANN ST		HOUSE (JZ MOORE NR+LOC DIST)	N/R DISTRICT CONTRI. SITE
1324		ST ANN ST		HOUSE (JZ MOORE NR+LOC DIST)	N/R DISTRICT CONTRI. SITE
1325		ST ANN ST		HOUSE (JZ MOORE NR+LOC DIST)	N/R DISTRICT CONTRI. SITE
1326		ST ANN ST		HOUSE (JZ MOORE NR+LOC DIST)	N/R DISTRICT CONTRI. SITE
1329		ST ANN ST		HOUSE (JZ MOORE NR+LOC DIST)	N/R DISTRICT CONTRI. SITE
1330		ST ANN ST		HOUSE (JZ MOORE NR+LOC DIST)	N/R DISTRICT CONTRI. SITE

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		ST ANTHONY RD	DA 199	FARM	UNDETERMINED
		ST ANTHONY RD	DA 211	ST ANTHONY CATHOLIC CEMETERY	UNDETERMINED
110		ST ELIZABETH ST	DAOB 107	DAVIESS COUNTY JAIL	DEMO MET N/R CRITERIA
318		ST ELIZABETH ST	DAOB 135	RAY'S COTTAGE	UNDETERMINED
326		ST ELIZABETH ST	DAOB 134	MONTGOMERY HOUSE	UNDETERMINED
6119		ST LAWRENCE RD	DA 119	ST LAWRENCE CATHOLIC CHURCH & GRAVEYARD	UNDETERMINED
9273		STANLEY-BIRK CITY RD	DA 10	BIRK HOUSE	UNDETERMINED
		STONE ST	DAOB 223	HOUSE	UNDETERMINED
602		STONE ST	DAOB 227	HOUSE	UNDETERMINED
608		STONE ST	DAOB 226	HOUSE	UNDETERMINED
616		STONE ST	DAOB 225	HOUSE	UNDETERMINED
622		STONE ST	DAOB 224	HOUSE	UNDETERMINED
701		STONE ST	DAOB 228	HOUSE	UNDETERMINED
706		STONE ST	DAOB 222	HOUSE	UNDETERMINED
710		STONE ST	DAOB 221	HOUSE	UNDETERMINED
714		STONE ST	DAOB 220	HOUSE	UNDETERMINED
715		STONE ST	DAOB 229	HOUSE	UNDETERMINED
720		STONE ST	DAOB 219	HOUSE	UNDETERMINED
726		STONE ST	DAOB 218	HOUSE	UNDETERMINED
730		STONE ST	DAOB 217	HOUSE	UNDETERMINED
731		STONE ST	DAOB 230	HOUSE	UNDETERMINED
733		STONE ST	DAOB 231	HOUSE	UNDETERMINED
734		STONE ST	DAOB 216	HOUSE	UNDETERMINED
735		STONE ST	DAOB 232	HOUSE	UNDETERMINED
808		STONE ST	DAOB 215	HOUSE	UNDETERMINED
812		STONE ST	DAOB 214	HOUSE	UNDETERMINED
813		STONE ST	DAOB 233	HOUSE	UNDETERMINED
814		STONE ST	DAOB 213	HOUSE	UNDETERMINED
815		STONE ST	DAOB 234	HOUSE	UNDETERMINED
817		STONE ST	DAOB 235	HOUSE	UNDETERMINED
819		STONE ST	DAOB 236	HOUSE	UNDETERMINED
1200	BLK	SWEENEY ST	DAOB 339	HOUSE	UNDETERMINED
1400	BLK	SWEENEY ST	DAOB 320	QUONSET HUT COMMERCIAL BUILDING	UNDETERMINED
1600	BLK	SWEENEY ST	DAOB 336	COMMERCIAL GARAGE	UNDETERMINED
1626		SWEENEY ST	DAOB 338	SWEENEY STREET MISSIONARY BAPTIST CHURCH	UNDETERMINED
1700	-	SWEENEY ST	DAOB 337	QUONSET HUT	UNDETERMINED
1301		TAMARACK RD	DAOB 17	CENTURY CHRISTIAN CHURCH	UNDETERMINED
		TRIPLETT ST	DAOB 263	HOUSE	UNDETERMINED
		TRIPLETT ST	DAOB 266	HOUSE	UNDETERMINED
		TRIPLETT ST	DAOB 267	HOUSE	UNDETERMINED
		TRIPLETT ST	DAOB 268	HOUSE	UNDETERMINED
		TRIPLETT ST	DAOB 269	HOUSE	UNDETERMINED
		TRIPLETT ST	DAOB 274	HOUSE	UNDETERMINED
		TRIPLETT ST	DAOB 275	HOUSE	UNDETERMINED
		TRIPLETT ST	DAOB 276	HOUSE	UNDETERMINED
		TRIPLETT ST	DAOB 277	HOUSE	UNDETERMINED

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		TRIPLETT ST	DAOB 278	HOUSE	UNDETERMINED
		TRIPLETT ST	DAOB 279	HOUSE	UNDETERMINED
		TRIPLETT ST	DAOB 280	WAREHOUSE	UNDETERMINED
1300	BLK	TRIPLETT ST	DAOB 318	COMMERCIAL BUILDING	UNDETERMINED
1401	BLK	TRIPLETT ST	DAOB 317	COMMERCIAL BUILDING	UNDETERMINED
1500	BLK	TRIPLETT ST	DAOB 316	COMMERCIAL BUILDING	UNDETERMINED
1501	BLK	TRIPLETT ST	DAOB 314	COMMERCIAL BUILDING	UNDETERMINED
1600	BLK	TRIPLETT ST	DAOB 311	HOUSE	UNDETERMINED
1600	BLK	TRIPLETT ST	DAOB 312	HOUSE	UNDETERMINED
1600	BLK	TRIPLETT ST	DAOB 313	COMMERCIAL BUILDING	UNDETERMINED
1700	BLK	TRIPLETT ST	DAOB 304	HOUSE	UNDETERMINED
1700	BLK	TRIPLETT ST	DAOB 305	HOUSE	UNDETERMINED
1702		TRIPLETT ST	DAOB 308	COMMERCIAL/INDUSTRIAL BUILDING	UNDETERMINED
1751		TRIPLETT ST	DAOB 307	GAS STATION	UNDETERMINED
1816	1926	TRIPLETT ST	DAOB 21	GABES MOTEL BAR RESTAURANT SHOPPING CENTER	UNDETERMINED
10340		UPPER RIVER RD	DA 145	SCHOOL HOUSE RIVER HOUSE	UNDETERMINED
10301		US HIGHWAY	DA 187	HOUSE	UNDETERMINED
9137		US HIGHWAY 231	DA 184	HOUSE	UNDETERMINED
9624		US HIGHWAY 231	DA 185	HOUSE	DEMOLISHED
9838		US HIGHWAY 231	DA 81	BARNES HOUSE	DEMOLISHED
10100		US HIGHWAY 231	DA 186	HOUSE	UNDETERMINED
		US HIGHWAY 431	DA 193	FARM	UNDETERMINED
		US HIGHWAY 431	DA 200	BARN	UNDETERMINED
		US HIGHWAY 431	DA 255	HOUSE	UNDETERMINED
		US HIGHWAY 431	DA 301	HOUSE	UNDETERMINED
		US HIGHWAY 431	DA 302	HOUSE	UNDETERMINED
		US HIGHWAY 431	DA 303	HOUSE	UNDETERMINED
		US HIGHWAY 431	DA 304	HOUSE	UNDETERMINED
		US HIGHWAY 431	DA 305	HOUSE	UNDETERMINED
		US HIGHWAY 431	DA 306	HOUSE	UNDETERMINED
		US HIGHWAY 431	DA 307	COMMERCIAL GARAGE (FIRE DAMAGED)	UNDETERMINED
		US HIGHWAY 431	DA 308	HOUSE	UNDETERMINED
		US HIGHWAY 431	DA 309	HOUSE	UNDETERMINED
		US HIGHWAY 431	DA 310	HOUSE	UNDETERMINED
		US HIGHWAY 431	DA 311	HOUSE	UNDETERMINED
		US HIGHWAY 431	DA 312	HOUSE	UNDETERMINED
7625		US HIGHWAY 431	DA 68	SUTHERLAND SCHOOL	SUGGESTED N/R GROUP
8801		US HIGHWAY 431	DA 197	HOUSE	UNDETERMINED
8850		US HIGHWAY 431	DA 67	WILL GRIFFITH HOUSE/CRIPPLER HOUSE	UNDETERMINED
9419		US HIGHWAY 431	DA 66	LOG HOUSE	UNDETERMINED
10226		US HIGHWAY 431	DA 65	LOG CABIN	UNDETERMINED
2001		US HIGHWAY 60 E	DAOB 8	GLENMORE DISTILLERY	MEETS N/R CRITERIA
10960		US HIGHWAY 60 E	DA 155	AMOS RILEY PLANTATION/SITE OF JOSIAH HENSON HOME	REJECTED FOR N/R
		US HIGHWAY 60 W	DA 410	FRATERNAL/SOCIAL LODGE BUILDING	UNDETERMINED
		US HIGHWAY 60 W	DA 411	QUONSET HUT	UNDETERMINED

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		US HIGHWAY 60 W	DA 414	QUONSET HUT	UNDETERMINED
5707		US HIGHWAY 60 W	DA 201	SCALE HOUSE & OFFICE FOR GEORGE RUDY COAL MINE	UNDETERMINED
5707		US HIGHWAY 60 W	DA 202	BOILER ROOM AT GEORGE RUDY COAL MINE	UNDETERMINED
5707		US HIGHWAY 60 W	DA 203	STEAM ENGINE ROOM AT GEORGE RUDY COAL MINE	UNDETERMINED
5707		US HIGHWAY 60 W	DA 204	PUMP HOUSE & REPAIR BUILDING-GEORGE RUDY COAL MINE	UNDETERMINED
5707		US HIGHWAY 60 W	DA 205	STORAGE BUILDING AT GEORGE RUDY COAL MINE	UNDETERMINED
5707		US HIGHWAY 60 W	DA 206	PONY-MULE BARN FOR GEORGE RUDY COAL MINE	UNDETERMINED
5707		US HIGHWAY 60 W	DA 207	SAW MILL HOUSE AT GEORGE RUDY COAL MINE	UNDETERMINED
5707		US HIGHWAY 60 W	DA 208	BLACK POWDER HOUSE FOR GEORGE RUDY COAL MINE	UNDETERMINED
5707		US HIGHWAY 60 W	DA 209	POND PUMP HOUSE ATGEORGE RUDY COAL MINE	UNDETERMINED
9901		US HIGHWAY 60 W	DA 7	W A ALEXANDER GROCERY	UNDETERMINED
10501		US HIGHWAY 60 W	DA 8	MILLER HOUSE	UNDETERMINED
3225		VEACH RD	DAOB 4	THOMAS MASON BARRON HOUSE	UNDETERMINED
107		W 14TH ST		ALL WEATHER HTG & COOLING	JZ MOORE LOCAL HIST DIST
406		W 15TH ST	DAOB 147	LASWELL HOUSE	SUGGESTED N/R GROUP
500		W 15TH ST	DAOB 142	HAYNES HOUSE	SUGGESTED N/R GROUP
100		W 23RD ST	DAOB 20	BUENA VISTA BAPTIST CHURCH	UNDETERMINED
100		W 2ND ST	DAOB 171	COMMERCIAL BUILDING	N/R DISTRICT NON-CONTRIB.
101	120-126 ALLEN ST	W 2ND ST	DAOB 93	BATES BLDG ORIGINALLY OWENSBORO SAVINGS BANK	N/R DISTRICT CONTRI. SITE
102		W 2ND ST	DAOB 170	COMMERCIAL BUILDING	N/R DISTRICT CONTRI. SITE
104	-106	W 2ND ST	DAOB 169	COMMERCIAL BUILDING	N/R DISTRICT CONTRI. SITE
105	-107	W 2ND ST	DAOB 160	COMMERCIAL BUILDING	N/R DISTRICT CONTRI. SITE
108		W 2ND ST	DAOB 168	COMMERCIAL BUILDING	N/R DISTRICT CONTRI. SITE
109		W 2ND ST	DAOB 161	COMMERCIAL BUILDING	N/R DISTRICT NON-CONTRIB.
111		W 2ND ST	DAOB 162	COMMERCIAL BUILDING	N/R DISTRICT NON-CONTRIB.
112		W 2ND ST	DAOB 92	(APEX) ARNOLD BUILDING	N/R DISTRICT CONTRI. SITE
115		W 2ND ST	DAOB 163	COMMERCIAL BUILDING	N/R DISTRICT NON-CONTRIB.
116	=118, 120, 122	W 2ND ST	DAOB 91	WERNER SMITH GLOVER BLDG	N/R DISTRICT CONTRI. SITE
117		W 2ND ST	DAOB 164	COMMERCIAL BUILDING	N/R DISTRICT NON-CONTRIB.
119		W 2ND ST	DAOB 165	COMMERCIAL BUILDING	N/R DISTRICT NON-CONTRIB.
121	-123	W 2ND ST	DAOB 166	COMMERCIAL BUILDING	N/R DISTRICT CONTRI. SITE
124	-126	W 2ND ST	DAOB 90	WALGREEN BLDG (DEMO 1990) NOW PARKING LOT	DEMOLISHED
125		W 2ND ST	DAOB 167	THE LOUISVILLE STORE	N/R DISTRICT CONTRI. SITE
311		W 2ND ST	DAOB 106	DEPT OF HUMAN RESOURCES	UNDETERMINED
625		W 2ND ST	DAOB 108	COMMERCIAL	UNDETERMINED
1025		W 2ND ST	DAOB 121	HOUSE	UNDETERMINED
1650		W 2ND ST	DAOB 124	ROBT E LEE SCHOOL	UNDETERMINED
2300		W 2ND ST	DAOB 357	YEISERS WAREHOUSE	UNDETERMINED
2731		W 2ND ST	DAOB 42	MOORMAN HOUSE	NATIONAL REGISTER
101	-103	W 3RD ST	DAOB 84	RENO BLDG/THE INQUIRER PUBLISHING CO BLDG	N/R DISTRICT CONTRI. SITE
105		W 3RD ST	DAOB 178	COMMERCIAL BUILDING	N/R DISTRICT CONTRI. SITE
107		W 3RD ST	DAOB 179	COMMERCIAL BUILDING	N/R DISTRICT CONTRI. SITE

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109		W 3RD ST	DAOB 180	COMMERCIAL BUILDING	N/R DISTRICT CONTRI. SITE
111		W 3RD ST	DAOB 181	COMMERCIAL BUILDING	N/R DISTRICT CONTRI. SITE
114		W 3RD ST	DAOB 85	CENTRAL BANK & TRUST CO (NOW PNC BANK)	MEETS N/R CRITERIA
115		W 3RD ST	DAOB 182	PARKING LOT	UNDETERMINED
200	202, 204	W 3RD ST	DAOB 86	BROTHERS LODGE NO 132 IOOF	NATIONAL REGISTER
208		W 3RD ST	DAOB 87	BREIDENBACH BLDG	NATIONAL REGISTER
210	-212	W 3RD ST	DAOB 187	COMMERCIAL BUILDING	N/R DISTRICT CONTRI. SITE
214	-216	W 3RD ST	DAOB 188	COMMERCIAL BUILDING	N/R DISTRICT CONTRI. SITE
218		W 3RD ST	DAOB 189	COMMERCIAL BUILDING	N/R DISTRICT CONTRI. SITE
401		W 3RD ST	DAOB 136	AMES BLDG (BURNED 1987)	DEMOLISHED FR N/R
1302		W 3RD ST	DAOB 123	HOUSE	UNDETERMINED
1330		W 3RD ST	DAOB 122	FIRST ASSEMBLY CHURCH OF GOD	UNDETERMINED
1801		W 3RD ST	DAOB 354	HOUSE	UNDETERMINED
1817		W 3RD ST	DAOB 355	APARTMENT BUILDING	UNDETERMINED
1819		W 3RD ST	DAOB 356	HOUSE	UNDETERMINED
109		W 4TH ST	DAOB 75	PUBLIC ADMINISTRATION BLDG	DEMOLISHED
201	-203	W 4TH ST	DAOB 198	COMMERCIAL BUILDING (& DIC 124)	N/R DISTRICT CONTRI. SITE
205		W 4TH ST	DAOB 197	COMMERCIAL BUILDING (& DIC 124)	N/R DISTRICT CONTRI. SITE
207		W 4TH ST	DAOB 76	OLD RIVERTOWN LAND & AUCTION CO (& DIC 124)	N/R DISTRICT CONTRI. SITE
209		W 4TH ST	DAOB 77	W B TYLER HOUSE (& DIC 124)	N/R DISTRICT CONTRI. SITE
1700		W 4TH ST	DAOB 366	HOUSE	UNDETERMINED
1704		W 4TH ST	DAOB 365	HOUSE	UNDETERMINED
1712		W 4TH ST	DAOB 364	HOUSE	UNDETERMINED
2102		W 4TH ST	DAOB 361	HOUSE	UNDETERMINED
2106		W 4TH ST	DAOB 362	HOUSE	UNDETERMINED
2110		W 4TH ST	DAOB 363	HOUSE	UNDETERMINED
407		W 5TH ST	DAOB 109	TRINITY EPISCOPAL CHURCH	NATIONAL REGISTER
1500		W 5TH ST	DAOB 129	HOUSE	UNDETERMINED
1631		W 5TH ST	DAOB 128	COMMERCIAL	UNDETERMINED
1812		W 5TH ST	DAOB 382	HOUSE	UNDETERMINED
1816		W 5TH ST	DAOB 381	HOUSE	UNDETERMINED
1830		W 5TH ST	DAOB 380	HOUSE	UNDETERMINED
1840		W 5TH ST	DAOB 127	HOUSE	UNDETERMINED
1910		W 5TH ST	DAOB 379	HOUSE	UNDETERMINED
2014		W 5TH ST	DAOB 378	HOUSE	UNDETERMINED
2101		W 5TH ST	DAOB 367	HOUSE	UNDETERMINED
2102		W 5TH ST	DAOB 377	HOUSE	UNDETERMINED
2106		W 5TH ST	DAOB 376	HOUSE	UNDETERMINED
2113		W 5TH ST	DAOB 368	HOUSE	UNDETERMINED
2115		W 5TH ST	DAOB 369	HOUSE	UNDETERMINED
2202		W 5TH ST	DAOB 375	COMMERCIAL BUILDING	UNDETERMINED
2206		W 5TH ST	DAOB 374	HOUSE	UNDETERMINED
2311		W 5TH ST	DAOB 371	HOUSE	UNDETERMINED
2407		W 5TH ST	DAOB 372	HOUSE	UNDETERMINED
2512		W 5TH ST	DAOB 373	HOUSE	UNDETERMINED
8555		W 5TH STREET RD	DA 11	LOG BARN	UNDETERMINED

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1817	W 6TH ST	DAOB 386	HOUSE	UNDETERMINED
2104	W 6TH ST	DAOB 387	HOUSE	UNDETERMINED
2113	W 6TH ST	DAOB 388	HOUSE	UNDETERMINED
2317	W 6TH ST	DAOB 389	HOUSE	UNDETERMINED
2011	W 7TH ST	DAOB 395	HOUSE	UNDETERMINED
2011	W 7TH ST	DAOB 396	HOUSE	UNDETERMINED
2015	W 7TH ST	DAOB 394	HOUSE	UNDETERMINED
2017	W 7TH ST	DAOB 393	HOUSE	UNDETERMINED
2314	W 7TH ST	DAOB 392	HOUSE	UNDETERMINED
2104	W 8TH ST	DAOB 401	HOUSE	UNDETERMINED
2206	W 8TH ST	DAOB 402	HOUSE	UNDETERMINED
327	W 9TH ST	DAOB 114	HOUSE	UNDETERMINED
1135	W 9TH ST	DAOB 119	J J FRIEDMANN BLDG	UNDETERMINED
434	W HIGHLAND CT	DAOB 9	MONARCH-PAYNE HOUSE	NATIONAL REGISTER
1110	W PARRISH AVE	DAOB 26	PARRISH HOUSE	UNDETERMINED
1500	W PARRISH AVE	DAOB 130	DR THORPE HOUSE	UNDETERMINED
1500	W PARRISH AVE	DAOB 350	HOUSE (SAME AS DAOB 130?)	UNDETERMINED
1501	W PARRISH AVE	DAOB 131	KENTUCKY NATIONAL GUARD ARMORY	NATIONAL REGISTER
1521	W PARRISH AVE	DAOB 352	HOUSE	UNDETERMINED
1524	W PARRISH AVE	DAOB 351	OWENSBORO CATHOLIC HIGH SCHOOL	UNDETERMINED
3220	W PARRISH AVE	DAOB 1	HOUSE	UNDETERMINED
3734	W PARRISH AVE	DA 43	ELLIOTT HOUSE	UNDETERMINED
520	WALNUT ST	DAOB 115	HOUSE	UNDETERMINED
605	WALNUT ST	DAOB 116	HOUSE	UNDETERMINED
814	WALNUT ST	DAOB 117	HOUSE	UNDETERMINED
822	WALNUT ST	DAOB 118	HOUSE	UNDETERMINED
1406	WALNUT ST	DAOB 27	HAYCRAFT HOUSE	UNDETERMINED
	WARD RD	DA 235	HOUSE	UNDETERMINED
	WARD RD	DA 236	HOUSE	UNDETERMINED
	WARD RD	DA 237	HOUSE	UNDETERMINED
8153	WARD RD	DA 234	HOUSE	UNDETERMINED
8260	WARD RD	DA 238	HOUSE	UNDETERMINED
6001	WARE RD	DA 103	JOHN KING	UNDETERMINED
2170	WESTERFIELD LN	DA 82	OWENS HOUSE	UNDETERMINED
	WIMSATT RD	DA 382	HOUSE	UNDETERMINED
7640	WINDY HILL RD	DA 114	HOUSE	UNDETERMINED
	WINKLER RD	DA 419	HOUSE	UNDETERMINED
	WINKLER RD	DA 420	HOUSE	UNDETERMINED
	WINKLER RD	DA 421	HOUSE	UNDETERMINED
700	WORTHINGTON RD	DA 39	GILLES HOUSE	UNDETERMINED
2120	WRIGHTS LANDING RD	DA 137	HORNE HOUSE	UNDETERMINED
1436	YELVINGTON-KNOTTSVILLE RD	DA 144	KENDALL FARM	UNDETERMINED

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Water Quality

Two general types of pollution affect the quality of our water. The first, point source, enters the hydrologic system through industrial or municipal discharges. The second, non-point source pollution, enters the water system through storm water run-off: streets, buildings, farm lands, and raining sites.

Storm water effects are the greatest source of pollution for our community's water supply. Current storm water management efforts include retention or detention of storm water along with erosion control methods to limit this source of pollution.

Daviess County is fortunate in that most of the sewage transmitted through the sanitary sewer system is treated before it is released into a receiving stream. One exception to this is when a heavy rain forces an overload on the portions of the city where combined sewers (storm water and sanitary) are used. When this occurs, the bypass gates of the sewage system are forced open and sewage is temporarily dumped into the main body of water. One solution to this problem is the separation of the two systems.

Kentucky State Government through the Natural Resources and Environmental Protection Cabinet imposes water pollution standards that Daviess County must follow. Enforcement of the standards is the responsibility of the Division of Water.

The US Environmental Protection Agency and Kentucky State Government through the Natural Resources and Environmental Protection Cabinet impose drinking water quality standards that Daviess County must follow. Primary enforcement of the standards is the responsibility of the Kentucky Division of Water, as provided by the Safe Drinking Water Act, as amended by the Safe Drinking Water Act amendments of 1986.

Owensboro Municipal Utilities (OMU) operates two treatment plants that are located on US Highway 60 East. The water is collected from an aquifer, not the Ohio River, using 33 deep wells. After treatment, the water is of good quality and complies with State and Federal drinking water standards.

Wellhead protection is the prevention of groundwater contamination by management of potential contaminant sources within a designated land area around a well field. The 1986 amendments to the federal Safe Drinking Water Act require every state adopt a wellhead protection plan to protect public water supply wells and springs from contamination. In Kentucky, the Wellhead Protection Program is coordinated by the Division of Water's Groundwater Branch, and is regulated through the Water Supply Planning Regulations (401 KAR 4:220). These regulations require that every public water system utilizing groundwater have a state approved community wellhead protection plan.

In compliance with these regulations, the Green River Area Development District, with the assistance of the Daviess County Wellhead Protection Committee and Owensboro Municipal Utilities (OMU), prepared *The Daviess County Wellhead Protection Plan*. The Kentucky Division of Water on September 20, 1999 approved this Plan.

Air Quality

The U.S. Environmental Protection Agency has issued primary and secondary air quality standards for six (6) criteria pollutants, which are known as the National Ambient Air Quality Standards (NAAQS). The primary standard is set at a level to provide an adequate margin of safety to protect the public health.

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Secondary standards are those levels of air quality that are judged necessary to protect the public welfare from any known or anticipated adverse effects of a pollutant.

The 1970 Clean Air Act requires that each state have an air pollution program. To fulfill this requirement, the Kentucky Air Pollution Control Commission adopted a program on February 15, 1972 in the form of statewide air quality regulations. Today, the Division for Air Quality within the Natural Resources and Environmental Protection Cabinet is continuing to implement the latest version of the Clean Air Act that was adopted in 1990. There have been only minor changes in the act since then.

The quality of air in Daviess County is currently monitored at two sites. Additional air monitoring sites are located in counties surrounding Daviess County to monitor the air coming into the county, as well as air exiting the metropolitan area. None of these sites currently experience high values of pollutants. Daviess County has met many of the air quality challenges presented to the area since the early 1970s. On May 1, 2012, Owensboro was rated on the AQI (Air Quality Index) as 26 for fine particulates, which means that **air quality is considered satisfactory , and air pollution poses little to no risk..** For complete data regarding air quality including emissions, odor, asbestos, air permits, haze, carbon monoxide, sulfur dioxide, mercury, hydrogen ion, particulate matter and monitoring network information, annual reports of the Kentucky Division of Air Quality can be accessed at <http://air.ky.gov>

Noise Control

State standards on noise levels have not been established. The Environmental Protection Cabinet presently serves only as an advisory group to local governments seeking assistance in preparing noise ordinances for their communities. A local noise control ordinance was adopted by the City of Owensboro in October of 1999.