CITY of BEREA

2015 COMPREHENSIVE PLAN

ACKNOWLEDGEMENTS

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TABLE OF CONTENTS

VISION

Through implementation of the Comprehensive Plan, the City of Berea hopes to create a culturally diverse, sustainable community, create employment opportunities, provide shopping and other commercial services, encourage entertainment and recreation activity venues, and create and maintain open space and parks while preserving the City's history and the citizens' heritage.

MISSION STATEMENT

The City of Berea will provide high quality services to its citizens, safely, consistently, and ethically, and will safeguard the City's financial integrity, employ the best workforce possible, and plan proactively for growth while preserving Berea's unique character.

STRATEGIES:

The City of Berea will strive to achieve this mission through the following strategies:

A. Provide high quality, timely, and consistent city services;
B. Provide for the demands of growth and a changing economy;
C. Maintain positive relationships with employees, citizens, industry, businesses, elected officials, other governments, and interest groups;
D. Explore opportunities offered by regional action;
E. Maintain sound financial management;
F. Maintain and improve infrastructure;
G. Require fair, ethical, consistent, responsive conduct by all city employees and representatives.

1.0 INTRODUCTION

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The City of Berea's citizens have a bright and prosperous future ahead as the community continues to be planned and directed in accordance with the goals, objectives and implementation strategies included within this Comprehensive Plan. The City's unique history, topography, and vision of the future garnered through public participation were used, along with the Kentucky Revised Statute requirements to update the Plan.

1.1 CONTEXT

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The City of Berea is located in the southern portion of Madison County along Interstate 75. The City of Richmond, Berea's largest neighboring community is also along Interstate-75 approximately 15 miles to the north. The City's topography is relatively hilly. Larger hills and the top of the Cumberland Plateau can be seen to the south/southeast. Within the community, as well as in surrounding areas, there are many acres devoted to Berea College, arts and craft businesses, agricultural uses including farms and horse and cattle ranches, industrial business parks, commercial strips and open space recreational areas. The City of Berea is known throughout Kentucky for its arts and crafts, festivals, and for Berea College.

1.1.1 Vicinity/Context Map

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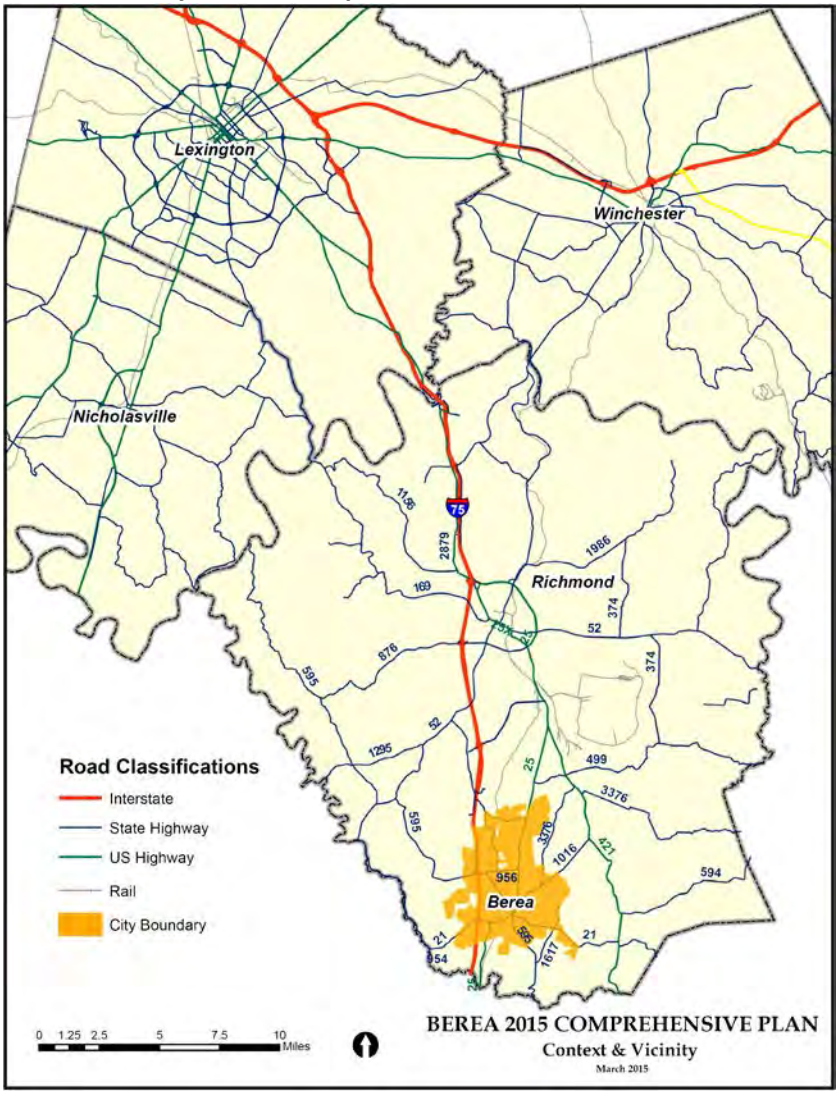

1.2 CITY GOVERNMENT ORGANIZATION

1.2 CITY GOVERNMENT ORGANIZATION

The City of Berea was created primarily for citizens' self-determination, representation, improvement to their quality of life, and to provide for a wide range of services. The City's growth, initially started by a man who wanted others with similar political ideology to gather within a community, has continued to this day. As development over the years has occurred, an ever increasing need for basic services has occurred. These services, including water, sewer, fire, and police (among others) underscore the need for local government.

Berea is led by the Mayor and City Council. There are also various boards and commissions that meet to discuss and review development plans. City staff provides support for the Mayor and Council and helps move the city toward their vision. City leaders and Staff listen to citizens, and the public in general, and convey those ideas to the Planning Commission and City Council to help ensure that the community's health, safety, and general welfare is protected while not infringing upon the rights of individuals.

In order to provide services to the City's residents and businesses, the City appropriates revenue from a variety of sources, including taxes, permit fees, and licenses.

1.3 STATEMENT OF THE COMPREHENSIVE PLAN

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The overall purpose of this Comprehensive Plan update is to maintain compliance with Kentucky Revised Statute requirements and to provide a guide for future growth and development within the community. The Plan identifies the City's goals and Objectives, and lays out a framework of implementation strategies for realizing these focal points.

The Comprehensive Plan should be usable and understandable by all members of the community, as well as others interested in the City's future. For this intent, the drafters of the document have strived to minimize the over-use of "legalese" and to write it in a manner that is both clear and concise.

1.4 GOALS & OBJECTIVES STATEMENT

1.4 GOALS & OBJECTIVES STATEMENT

The Goals and Objectives document, as adopted by the Berea Planning Commission and City Council, has been included in this document as part of the Appendices. The Goals and Objectives have then been copied from the adopted document and placed in their respective elements; Land Use Goals and Objectives have been placed at the beginning of the Land Use Element for ease of reference and so forth. This same format has then been followed for all subsequent Elements.

1.5 COMPREHENSIVE PLAN UPDATE

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The City of Berea appointed a committee and tasked the members with overseeing the production of the Comprehensive Plan Update. The planning process began by researching the City of Berea. Pertinent base study information has been included within each element in this Plan. Each Element is comprised of its corresponding goals and objectives, a purpose statement, a look at existing conditions within the City, and a

discussion of future trends and needs. This base study is a required component of every Comprehensive Plan in Kentucky. It is intended to provide a snapshot in time of Berea that can be used as a factual basis for the many decisions made by the City Council and Staff to bring about the community vision.

Much of the information included in the Base Study was obtained from the US Census Bureau, the state, and local sources. Census Bureau data was drawn directly from the 2010 Census results when possible and through the Bureau's American Community Survey (ACS) estimates where complete 2010 data was not yet available.

After conducting initial research the Committee met, discussed, drafted and adopted the Statement of Goals and Objectives as required by the Kentucky Revised Statutes. This portion of the Comprehensive Plan is meant to be a concise expression of goals and objectives for each of the elements the City of Berea will include within the remaining portion of the Comprehensive Plan.

The Committee chose to include several elements within the Comprehensive Plan beyond the base requirements. Kentucky State Statutes requires three elements to be in every Comprehensive Plan; Land Use, Transportation, and Community Facilities. In addition to the required three elements, the Berea Comprehensive Plan will also include Housing, Economic Development, Environment, and Historic and Cultural Resources. Goals for each of these elements were included in the Statement of Goals and Objectives.

The conclusion of the Comprehensive Plan will include implementation strategies and policies to help tie the document together and help focus the City's efforts to bring about the community's vision.

1.6 COMPREHENSIVE PLAN AMENDMENT PROCESS

The Comprehensive Plan is a "living" document and should change as the City grows, development occurs, community values evolve, or as other changes dynamically occur. To this end, an amendment process has been included to provide both guidelines and criteria for when an amendment becomes necessary.

According to Kentucky Revised Statutes Chapter 100, each community's Comprehensive Plan shall be updated at least once every five years. The City Council may determine to amend the Comprehensive Plan sooner. These amendments may be proposed by the City Council, Planning Commission, Staff, landowners, individual residents, or developers.

> Kentucky Revised Statutes 100.197 states, "*The comprehensive plan elements, and their research basis, shall be reviewed from time to time in light of social, economic, technical, and physical advancements or changes. At least once* every five (5) years, the Commission shall amend or readopt the plan elements. It shall not be necessary to conduct a comprehensive review of the research done at the time of the original adoption pursuant to KRS 100.191, when the commission finds that the original research is still valid. The amendment or re-adoption shall occur only after a public hearing before the planning commission" (Emphasis Added).

Any proposed change to the text of the Comprehensive Plan, the land use, circulation, water, wastewater map, or any other specific map included herein, either initiated by the Mayor and City Council or by another party, shall require an amendment to the Comprehensive Plan. If the Amendment is part of a development proposal that also requires a Rezoning then the Amendment to the Comprehensive Plan may be filed and completed concurrent with the Rezoning. If the Planning Commission denies the Comprehensive Plan Amendment then the Rezoning application shall be automatically denied as well.

1.6.1 Amendment Guidelines

Changes to the Comprehensive Plan must also meet the following guidelines for approval:

A. That the amendment constitutes an overall improvement to the Comprehensive Plan and will not solely benefit a particular landowner or owners at any particular point in time but will be of benefit to the City in general.

B. The amendment will not adversely impact any portion or the entirety of the community, by:
   1. Significantly altering acceptable existing and planned land use patterns,
   2. Requiring additional and more expensive infrastructure improvements to roads, sewer, or water delivery systems than are needed to support the prevailing land uses and may impact developments in other areas, unless otherwise negotiated through a development agreement, or other mitigation plan, and demonstrated to be of benefit to the City,
   3. Adversely impacting existing or previously planned uses through an unreasonable increase in traffic generated on existing systems by the proposed use, or
   4. Adversely affecting the livability of an area within the City or the health and safety of the residents.

C. That the amendment is consistent with the Comprehensive Plan's overall intent and other adopted plans, codes, and ordinances.

D. It shall be the burden of the party requesting the Comprehensive Plan Amendment to prove that the change constitutes an improvement to the Comprehensive Plan and satisfies all review guidelines above. It shall not be the burden of the City to provide a reason that an amendment should be approved or denied.

E. That the City has not provided adequate designated land uses that would allow for the proposed use to be sited as proposed.

2.0 LAND USE ELEMENT

2.1 GOALS & OBJECTIVES

2.1.1-A **GOAL:** Achieve land use patterns that contribute to reduced energy use, local food production, healthy citizens and community sustainability.

2.1.1-B **OBJECTIVES**

1. Implement the Comprehensive Plan by integrating its recommendations throughout all city decision-making, including the annual Comprehensive Plan review and Strategic Plan process, as well as all city policies, programs and regulations.
2. Support the city's comprehensive land use and development review process to ensure coordination between public and private sector service and utility providers and provide for maximum citizen participation.
3. Participate in a coordinated effort with Madison County and the City of Richmond to plan for future growth and development in the Berea – Richmond corridor in a way that protects the unique character of the city.
4. Identify, establish, and maintain interconnected open space and greenbelt corridors that enhance the natural environment, provide for wildlife habitat and protect environmentally sensitive areas.
5. Encourage aesthetically pleasing development that eliminates adverse impacts to the environment and to adjacent land uses and minimizes traffic, noise and other nuisances.
6. Restrict new development to areas adequately served by roads, sewers, water, fire and police protection, storm water drainage, sidewalks/bikeways and other public infrastructure.

2.1.2-A **GOAL:** Actively encourage and participate in all multi-jurisdictional planning efforts impacting Berea residents and workforce.

2.1.2-B **OBJECTIVES**

1. Ensure active representation of the Berea City Planning Commission in the Bluegrass Regional Planning Council.
2. Promote efforts toward cooperative planning among the Berea, Richmond and Madison County Planning Commissions, and with Eastern Kentucky University (EKU) and Berea College.
3. Work with state and federal agencies as well as other Madison County entities to plan for development associated with the Bluegrass Army Depot.

2.2 PURPOSE

The Land Use Element is the foundation upon which all other elements are built around. It encapsulates the vision of the community, outlines desired growth patterns, and identifies the intent and direction of future development. This element serves as the focal point or foundation for the Land Use Goals and Objectives, and also for those of the other elements.

Creating balance between the various land uses, residential and non-residential, is essential to optimize growth while minimizing potential costs incurred by the City for providing basic services and infrastructure, and mitigating any potential negative environmental impacts.

2.3 EXISTING CHARACTER

2.3 EXISTING CHARACTER

The City of Berea is a thriving community surrounded by hills and valleys and lush green vegetation. Interspersed among the vegetation are a myriad of buildings and developments that include both residential and nonresidential uses. City hall is located on one of the largest hills in town and is close to nearly all of the roads of regional significance. Architecturally, Berea has a wide range of styles, including the log, stone and brick buildings of the 19th and 20th centuries to the present day modern styles.

The age and condition of structures within the City vary from pristine, well-maintained/preserved, to a natural state of deterioration. Buildings that are in a state of deterioration may present the community and developers with infill and redevelopment opportunities in the future. Structures that have been well-maintained or preserved due to their history and significance help attract visitors and define the character and aesthetics of the community.

2.4 LAND USE DISCUSSION

2.4 LAND USE DISCUSSION

The Berea Comprehensive Plan provides a list of land use designations that the City believes will account for most if not all anticipated development and growth in the future. Specifically, these various land use types will provide a general direction for land owners, developers, and residents on what types or classes of uses may be developed on their properties. The goal of the Land Use Element is to encourage focused innovative and quality development according to the vision of the community.

As the City continues to grow, residents will have increased need for goods and services. These goods and services may include a variety of housing types with a range of sizes and costs, and a mix of commercial retail, office and industry. The Comprehensive Plan map defines the areas where the community as a whole would like each of these goods and services to locate. Guidelines and general criteria that may be helpful for Staff when considering future development proposals above the target densities of each residential designation may include:

A. Adjacency to existing infrastructure and public services,
B. Functional and aesthetic use of the development site,
C. Variation of residential product, type, location, and lot sizes,
D. Incorporation of additional recreation and open space amenities,
E. Mitigation of development related impacts.
F. Sensitive resources on development site that may include biology, geology, topography, archeology, and other categories.

2.5 LAND USE MAP COMPARISON

Berea has expanded its boundary by approximately two-thirds of a square mile over the last eight years. This is equivalent to approximately 400 additional acres. When comparing the Future land use map from 2007 to the updated future land use map that will be adopted with the 2015 Comprehensive Plan one will notice some significant changes.

Agricultural Land shows an increase of approximately 600 acres. Low Density Residential will decrease by approximately 800 acres. Medium Density Residential will increase by 100 acres. High Density Residential is also increasing from a little more than 200 acres to approximately 330 acres. Commercial land has decreased by 400 acres and Industrial land decreased by 100 additional acres. The last two land use designations of Mobile Home Residential, and Public/Semi-Public stay relatively close to their 2007 totals.

Table 2.5-1: 2006 Comprehensive Plan Current Land Use

LAND USE	Acres	Percent of Total
AGRICULTURE	2,411.14	23.65
LOW DENSITY RESIDENTIAL	3,698.48	36.29
MEDIUM DENSITY RESIDENTIAL	563.29	5.5
HIGH DENSITY RESIDENTIAL	228.79	2.2
COMMERCIAL	1,330.8	13.1
INDUSTRIAL	1,033.4	10.1
MOBILE HOME RESIDENTIAL	42.6	0.4
PUBLIC/SEMI-PUBLIC	883.7	8.67
TOTAL	**10,192.13**	100.00
Berea Square Mile Total	**15.93**	

Table 2.5-2: 2014 Comprehensive Plan Future Land Use

LAND USE	Acres	Percent of Total	Acres Affected by Floodplain
AGRICULTURE	3,204.56	30.25	458.77
LOW DENSITY RESIDENTIAL	2626.15	24.8	309.13
MEDIUM DENSITY RESIDENTIAL	661.61	6.2	21.52
HIGH DENSITY RESIDENTIAL	310.66	2.9	80.68
COMMERCIAL	969.95	9.16	159.80
INDUSTRIAL	902.76	8.52	24.75
MOBILE HOME RESIDENTIAL	33.88	0.32	12.86
PUBLIC/SEMI-PUBLIC	723.8	6.8	87.7
APROXIMATE STREET ROW	1158.77	10.94	N/A
TOTAL	**10,592.14**	100.00	1,155.20
Berea Square Mile Total	**16.55**		

Table 2.5-3: Maximum Berea Population at Buildout

LAND USE	Gross Acres	Net Acres	Maximum Development Density*	Dwelling Units**	Person /DU***	Buildoutϕ Population
AG	3,204.56	2,403.42	0.2	480.68	2.41	1,158
LDR	2,626.15	1,969.61	4	7,878.45	2.41	18,987
MDR	661.61	496.21	10	4,962.1	2.41	11,959
HDR	310.66	233.0	30	6989.85	2.41	16,846
MHR	33.88	25.41	4	101.64	2.41	245
TOTAL	**6,836.86**	**5,127.65**		**20,413**		**49,195†**

*Dwelling Units per Acre

**Dwelling Unit total has been rounded to the nearest full dwelling unit.

***The number used for the Persons per Dwelling Unit multiplier was obtained from the 2010 Census Bureau.

ϕBased on current size of the City of Berea. Total population will increase as the City annexes additional land. Totals have been rounded to the nearest person.

†Assumes that all property will develop at maximum allowable density. Obviously this will not occur, but this table provides information on what kind of level of service needs the City's roads and infrastructure will be required to be developed to satisfy demand. If the City continues to grow at a 2% growth rate and expands the City to meet the growth Berea will reach a population of 50,000 at approximately 2075. Also does not account for undevelopable floodplain area.

If all residential areas within a city developed to their maximum density then the City of Berea, at buildout of its existing annexed land, would have a total population of 49,195 persons. However, it is understood that this situation cannot be achieved with the land currently inside the city limits. The fact is that development cannot physically maximize site potential due to a myriad number of reasons including topography, geology, access to infrastructure, citizen comments and desires, and funding. Why show the above table with subsequent numbers? A few responses to this question are discussed below.

First, the City is growing, and has historically grown at an approximate average of two-percent per year. At some point the City will reach the 50,000 population mark. If Berea continues to grow at the historic rate of two-percent then this population would be reached in 2075.

The point of the above table is to show that the city will continue to grow and as such demands for services (public and private) will also grow. Demands on existing infrastructure will increase as well. Anticipating worst-case scenarios at the present and then planning for these eventualities now will help the city avoid service problems in the future.

2.6 LAND USE DESIGNATIONS

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All residential land use designations have an associated density range that defines permitted development densities. Further, each Comprehensive Plan Designation for both Residential and Non-Residential land uses include one or more specific zones defined within the *Berea Land Use Management and Development Ordinance*.

2.6.1 Residential

Agriculture

Density Range: One (1) dwelling unit per five (5) acres or greater.

Permitted Zoning: A

The Agriculture land use designation would accommodate uses such as farming, agri-businesses, orchards, ranches, and various other uses that would protect and preserve the agricultural land, and provide open and recreational space.

Low Density Residential

Density Range: One (1) to four (4) dwelling units per acre.

Permitted Zoning: R-1, PUD

Low Density Residential uses would, for the most part, include single family detached residences with a moderate to large lot. Development potential of properties within this designation would be determined by location and access to infrastructure (water, sewer, streets, etc.).

Medium Density Residential

Density Range: Four (4) to ten (10) dwelling units per acre.

Permitted Zoning: R-1A, R-2, PUD

This land use designation should act as a transition from strictly single family detached dwellings of the R-1 zone to a mixture of single and two-family dwellings, as well as the higher density of the downtown area. As is the case with development in other designations, development in this area will depend on accessibility to infrastructure and the ability to comply with other applicable codes and ordinances. A closer look at the possibility to allow small scale commercial (convenience stores, and markets as possibilities) on corners near subdivisions and developments proposed within this land use designation should be considered. These small scale commercial stores can be developed such that negative impacts may be mitigated for surrounding neighborhoods.

High Density Residential

Density Range: Ten (10) to Thirty (25) dwelling units per acre.

Permitted Zoning: R-3, R-1T, PUD

The High Density Residential land use designation would accommodate the R-3 zoning district, specifically apartments, and other multifamily-type dwellings. This designation would also include the Townhouse Residential zoning district as the allowable density within the R-1T district appears to be near thirty (30) dwelling units per acre. However, it should be noted that once the acreage of each development that would be used for right-of-way, landscaping, parking, etc. is deducted from the total gross acreage (leaving net acreage) the total number of dwelling units per acre would drop to approximately twenty-two (22). Flexibility to increase density using the PUD option should be commensurate with the level of amenities provided by the developer as part of the PUD application.

Also, as with the Medium Density Residential land use designation, some small scale commercial markets, like convenience stores may be considered as a possibility on corners to help meet retail needs for the area. Further, this area may be a good transition zone between residential and commercial and could accommodate a mix of uses, including “live-work” arrangements. Collector streets shall be required as a minimum design standard for all High Density Residential developments.

Mobile Home Residential

Density Range: Four (4) dwelling units per acre (minimum of 10 acres, maximum of 20 acres)

Permitted Zoning: MP

This land use designation is provided within the Comprehensive Plan to lay out the city's vision of where mobiles and manufactured homes can and should locate as development proposals are submitted for mobile/manufactured home parks/communities.

2.6.2 Non-Residential

2.6.2 Non-Residential

Commercial

Permitted Zoning: B-1, B-2, B-3, B-4

The Commercial land use designation is planned to accommodate all commercial type development from small neighborhood commercial uses to the regional high impact type uses. Negative Commercial impacts throughout the City may be mitigated by adopting design and architectural criteria or requirements. These may include architectural standards, additional landscaping, uniform building materials, consistent colors, lighting mitigation when adjacent to residential neighborhoods, and consistent signage materials throughout developments.

The City of Berea's commercial areas need to provide adequate service to meet the needs of the citizens and residents of the community. Specifically, Berea is bounded by I-75 along the entire western side of the city (with a portion of the city further west of the interstate) and is a central node to several US and Kentucky Highways (US 25, US 421, KY 21, KY 956, and KY 595). Traffic along I-75 is significant (not mentioning the other highways) and there are a myriad of reasons why passers-by would want, or need to stop and frequent Berea commercial areas. Due to the level of traffic these types of uses generate collector streets shall be required as a minimum design standard for all commercial developments.

The retail and service opportunities provided within a community are necessary to provide for or increase the quality of life for the community's residents, citizens, and visitors. The Commercial areas on the Land Use Map are placed in such a way as to meet those growing needs.

Development Guidelines

Providing development guidelines for commercial development may help mitigate some of the negative impacts created by commercial development.

1. Evaluate impact of proposals on adjacent intersections and overall traffic that could be generated by total aggregate of anticipated uses within commercial centers.
2. Consider placing a maximum size on individual developments depending on location and character of surrounding land uses.
3. Consider requiring traffic impact studies to be submitted for commercial developments.
4. Adopt architectural design standards requiring 360-degree or four-sided architectural variation on the facades, windows, roof, doors, and trimmings, etc.
5. Consider the adoption of additional landscaping requirements for commercial centers to create buffers in an effort to shield adjacent residential land uses from noise and/or light glare.

Industrial

Permitted Zoning: P-1, I-1, I-2

Industrial uses within a community are typically a sign of economic growth or sustainability. Manufacturing, offices, and other various "producers" help create and maintain stability in a community. These sites either employ residents, or bring in employees who then frequent other commercial sites for food and shopping. As such, it is important for a community to provide for and anticipate industrial development within the community. Obviously industrial type uses can bring a host of negative impacts. However, most, if not all of these negative impacts can be mitigated. Some negative impacts might include, noise, odor, excessive lighting (security purposes, delivery trucks at night, etc.), and various other potential problems largely dependent on the type of industrial use. Due to the level of traffic these types of uses generate collector streets shall be required as a minimum design standard for all industrial developments.

Berea is sited at an incredibly beneficial location. The City enjoys easy access from an interstate for the transportation of goods and materials necessary for many types of manufacturing. There is also a railroad that bisects the City that can be used to transport materials and goods. Additionally, the City has a four year college as well as easy access (within 40 miles) to multiple other universities (i.e Eastern Kentucky University, University of Kentucky, and Transylvania University). Location of these schools in relation to Berea has the potential to draw graduates with higher degrees for future jobs to the community. Between these two schools there are many individuals who can provide businesses and companies with the knowledge and expertise needed for various manufacturing careers. Success will largely be dependent on the City's economic development policies and the methods staff undertakes to bring companies to the community.

Development Guidelines

Mitigating negative impacts created by industrial type developments is important to the quality of life of the residents of a community. For this reason, several general guidelines have been included and may warrant additional study.

1. Evaluate impact of proposals on adjacent intersections and overall traffic that could be generated by total aggregate of anticipated uses within commercial centers.
2. Consider requiring traffic impact studies to be submitted for commercial developments.
3. Adopt architectural design standards to require some aesthetic articulation.
4. Consider the adoption of additional landscaping or opaque wall requirements for industrial parks to create buffers in an effort to shield adjacent land uses and streets from noise, odor, and/or light glare.

Public/Semi-Public

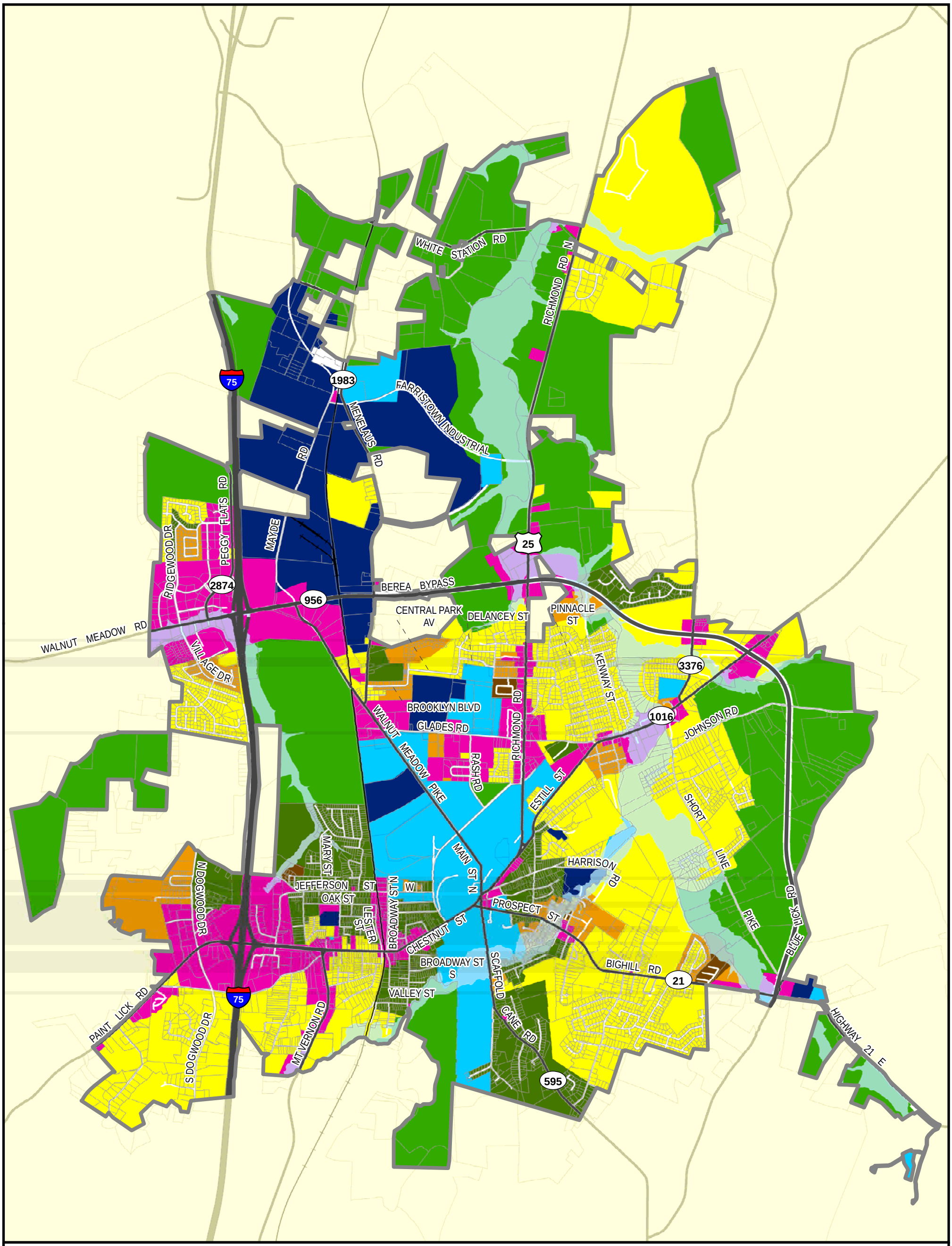
Related Zoning: PSF, INS

This land use designation is used for land and/or facilities that are owned by a city, county, state, or federal public or quasi-public institutional entity. The land uses allowed shall provide governmental, educational, cultural, infrastructural needs (water, sewer, and storm drain) services within the City. These essential land uses shall be constructed and developed in such a manner as to enhance the overall community's land use pattern and set an example for private development to follow by providing visual aesthetics while minimizing negative impacts, perceived and real.

2.7 MAP

2.7 MAP

The Future Land Use Map is attached below.



Land Use

- FLOODPLAIN
- AGRICULTURAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- HIGH DENSITY RESIDENTIAL
- MOBILE HOME RESIDENTIAL
- COMMERCIAL
- INDUSTRIAL
- PUBLIC/SEMI-PUBLIC

CITY OF BEREA
2015 COMPREHENSIVE PLAN
Future Land Use

0 650 1,300 2,600 3,900 5,200 Feet

March 2015

Bluegrass Area Development District

3.0 TRANSPORTATION

3.1 GOALS & OBJECTIVES

3.1.1-A **GOAL:** Develop and maintain an accessible, safe, and efficient diversified transportation system that effectively meets the needs of the community, and is integrated with the regional transportation network.

3.1.1-B OBJECTIVES

1. Support efforts to establish an eco-friendly public transit system for the benefit of Berea residents and students.
2. Support the development of public and private facilities that encourage Berea residents and students to walk or bicycle when possible by providing interconnected and safe sidewalks, trails, bikeways and street crossings in existing and new development.
3. Encourage the development of park-and-ride facilities.
4. Provide adequate, well-lit and landscaped parking facilities in the downtown area and in all new commercial, public industrial, college and other public developments.
5. Increase public awareness of the Madison County Airport and continue to support proposed improvements.
6. Implement recommendations for transportation operations and systems improvements as contained in the 2000 Madison County Area wide Transportation Plan.
7. Provide understandable and attractive way-finding signage that facilitates convenient and efficient traffic flow for vehicles, bikes and pedestrians throughout the community.
8. Require all new development, public and private, to provide adequate off-street parking, rights-of-way and paved travel surfaces that meet city specifications.
9. Enforce requirements for interior street systems in all new and existing public and private development to include connectivity with adjacent existing and future development.
10. Adopt a Complete Streets concept for new and existing streets.
11. Consider regulations that would allow for shared parking facilities and permeable parking and paving surfaces.

3.2 PURPOSE

The purpose of the Transportation Element is to look at an inventory of existing arterials, collectors, and local roads and then identify future areas of need. This information is then combined with Goals and Objectives for the transportation needs of the community. The result should be a well-defined focus, community direction, and a number of policies that will help the community achieve its Transportation Element's Goals and Objectives.

3.3 TRANSPORTATION EXISTING CHARACTER

3.3 TRANSPORTATION EXISTING CHARACTER

Around the State of Kentucky one can find a myriad of street networks that are all interconnected either indirectly or directly. Specifically, each community within the State has a network of streets which start as local roads that then "feed" into collectors, which in turn feed either other collectors or arterials (including state and U.S. Highways). This traffic is then funneled from the arterials to the interstates. The main purpose of the street system is to provide residents, visitors, and businesses the means to make "trips" between different locations inside or outside the community. They allow the public, at varying levels of service, to travel to various destinations.

A City's street system is much like the human body in that blood is pumped from the heart throughout the body using a vast network of arteries, veins, and capillaries that feed into the major and minor organs of the body to sustain life. So also is the street system a "life sustaining" network. Instead of sustaining life with the flow of blood, the street network sustains the life of the city through the (hopefully) efficient flow of vehicles and pedestrians. The more accessible areas of the city are for residents, businesses, and visitors, the greater the City's success for both livability and economic development.

Berea is in a unique position when one considers the streets that feed into the community. Like other Cities, Berea has its share of local and collector roads that serve the residents of the community. Berea also has multiple State and US Highways that all feed directly into the City Center. Some of the highways serving Berea include KY 21, US 25 (Richmond Road), KY 595 (Walnut Meadows Pike), KY 956 (Berea Bypass), KY-1983 (White Station Road), KY 1016, and Scaffold Cane Road. These highways create a six-spoke wheel. In addition to the highways mentioned above, the City has two direct access points onto Interstate-75 along the west. The two access points correspond directly with Highways KY 595, and KY 21.

3.3.1 Roadways – Freeways

3.3.1 Roadways – Freeways

Interstate-75 (I-75): I-75 was planned, along with many other interstate routes nationwide during the 1950's. It was constructed during the 1960's and has been updated, widened, and repaired multiple times in its history between the 1960's and the present day. This interstate has an approximate length of 192 miles within Kentucky. Right-of-way widths vary between the north and south boundaries of Berea ranging from approximately 200-feet to 360-feet (not including interchanges that can require approximately 1,000-feet or more). Actual total pavement is approximately 140-feet. Specific improvements include a shoulder on each side; three travel lanes per side (north and south directions) along with a dual middle shoulder and concrete barricade in the center. Additional pavement widths can be seen at entrance/exit ramps to accommodate the ramp lane(s). At this time there are no planned improvements or anticipated widening of I-75 between the two exits (76 and 77) located within Berea's City limits.

3.3.2 Roadways – Highways & Arterials

3.3.2 Roadways – Highways 7 Arterials

Standard design specifications for arterial roads within Berea include 80-feet of right-of-way. Specific improvements within this right-of-way include 47-feet of pavement for

travel lanes in both directions (23.5-feet for each side), six- (6) inch curb each side, two 12-foot landscape buffers between the paved right-of-way and the two four- (4) foot sidewalks. The two four- (4) foot sidewalks are placed on the right-of-way lines. Bike lanes will be constructed along those roadways within bikeway areas. This will increase required right-of-way along these roadways by a minimum of ten (10) to 15-feet

Some of the roads listed below are constructed with full arterial design standards. However, there are other roads, while classified as arterials, have not yet been improved to full arterial street standards. Full improvements may, or may not occur in the future and will depend on surrounding development and Commission/Council requirements.

KY 21: KY 21 is a State Highway and has an approximate length of 17-miles. Its western point of beginning is near Paint Lick in Madison County it then extends westward to its point of ending at the Madison – Jackson County boundary. KY 21 follows a general northwest to southeast direction while meandering its way through the hills and valleys of this area of Madison County. The majority of the road is a two lane highway (one lane on each side) without right or left turn lanes. That said, the portion of the road from the western side of I-75 past where KY 21 crosses the interstate and begins its climb up to Berea's City center has varying lanes from three (one in each direction plus center turn lane) to six lanes (two in each direction plus two lanes for northbound and southbound traffic onto I-75). KY 21 has multiple lanes for approximately one (1) mile of its 17 total miles. Right-of-way width ranges from approximately 40-feet in some areas to 244-feet as it crosses I-75.

US 25: Highway US 25 was constructed in 1925 and was routed along the Old Dixie Highway which had previously been named the Kingston Turnpike. This roadway traverses Berea from the northern to the southern boundaries. It heads in a generally southern direction to Berea's main street "Chestnut" where it turns ninety-degrees and heads in a western direction for approximately one and a half (1.5) miles. Of this distance US 25 and KY 21 run concurrently until US 25 turns and continues southward past the City's southern boundary. US 25 has two lanes (one in each direction) for the entirety of its path through the City except for one-quarter (0.25) mile north and south (total of 0.5 mile) of KY 956. Right-of-way width ranges from approximately 60-feet in some areas to 120-feet along other stretches.

KY 595 (Walnut Meadows Pike): KY 595 enters Berea from the western boundary and crosses under I-75 at exit 77. A quarter mile east of the interchange it changes direction from an east-west to a southeast direction where it becomes Main Street and runs to the center of Berea and connects to US 25, KY 21, and Chestnut Street. For the half-mile KY 595 runs concurrent with KY 956 it has six lanes, four used for travel lanes, and two for turn lanes onto the interstate ramps. When the roadway turns southward it becomes a three lane road (one in each direction plus median turn lane). As it nears the intersection with US 25, KY 21 and Chestnut Street it widens a little to accommodate on street parking. Right-of-way widths vary from approximately 50-feet to 150-feet.

KY 956 (Berea Bypass): KY 956 is generally an east-to-west street that, when completed, will be a bypass street for the Berea downtown. It will allow drivers to drive from the interstate around the outskirts of the downtown area and connect to KY 21 on the southeast of the City. Currently approximately a third of the street is completed with the remaining portion funded for construction. The existing portion current extends

from the interstate to US 25. The remaining portion will extend from the US 25/956 intersection in a quarter circle curve to KY 21 as shown on the Master Transportation Map. KY 956 east of the 25 will be improved to include two lanes of travel (one in each direction) along with a dedicated bike path and should along one side of the road, and curb and gutter along the other side.

White Station Road (part of KY 1983): The arterial portion of this road runs east to west and connects US 25 on the west to Menalaus Road (this street runs directly through one of Berea's industrial parks) on the east. White Station Road is approximately two (2) miles in length and has an approximate right-of-way width of 60-feet.

KY 1016: KY 1016 allows vehicular travel from the northeast boundary of Berea, around Christopher Street and Monolith Street, in a southwestern direction connects to US 25 before the US highway enters the downtown area. This street is approximate one and a half (1.5) miles in length within Berea's City limits. Its approximate right-of-way is 70-feet.

Glades Road: The *Land Use Management and Development Ordinance* lists Glades Road as an example of an arterial within. It allows travel in an east-to-west direction and connects to three other arterials, specifically KY 595 (Walnut Meadow Pike), US 25, and KY 1016. It has an approximate right-of-way of 60-feet.

Old U.S. 25N: This roadway runs in a generally north-to-south direction and extends from KY 1016 on the south northward passed the City of Berea's northern boundary. It provides direct access to both Berea and Richmond has an approximate right-of-way of 45-feet. It has two lanes of travel (one in each direction).

Short Line Pike: Short Line Pike extends southward from KY 1016 passed the City of Berea's southern boundary. It is offset west from the Old US 25N route and KY 1016 intersection by approximately 315 feet measured from the middle of each intersection. Short Line Pike has an approximate right-of-way of 40-feet and has two travel lanes, a landscape buffer and sidewalk on the south and east side of the street.

3.3.3 Roadways – Collectors

3.3.3 Roadways - Collectors

Standard collector street design specifications stipulate 60-feet of right-of-way. Improvements within a collector street's right-of-way include 36-feet of width for travel lanes in both directions (18-feet for each side), six- (6) inch curb each side, two 7.5-foot landscape buffers separating the paved right-of-way from two four- (4) foot sidewalks. The two four- (4) foot sidewalks are placed at the edge of the right-of-way lines. Bike lanes will be constructed along those roadways within bikeway areas. This will increase required right-of-way along these roadways by a minimum of ten (10) to 15-feet

Existing improvements for the collector streets listed below vary in width with some meeting design standards while others will require additional infrastructure improvements to bring them in line with the adopted design standards.

Baugh Street: Baugh Street is generally flat and runs in an east-west direction. It is located halfway between KY 956 to the north and Glades Road to the south. Baugh Street is considered a collector and provides direct access to multiple residential areas as well as to both Shannon Johnson Elementary School and Madison Southern High School. This street has an existing right-of-way of approximately 35-feet.

Blue Lick Road: This roadway acts as part of the eastern city boundary. It runs in a general north-to-south direction. Blue Lick Road provides access from residential development on its west and agricultural developments on its east to KY 21 to the south and Johnson Road (another collector) to the north. It has an existing right-of-way of 30-feet which includes approximate two (2) travel lanes.

Bratcher Lane: Bratcher Lane runs in a north-to-south direction and provides access from multiple residential neighborhoods to KY 21 and Scaffold Cane Road (KY 595). Right-of-way along this street is approximately 30-feet and provides approximately two (2) lanes of travel, and curb and gutter. Additional infrastructure was completed in fall of 2014. However, due to the fact that most property in this area is currently residential and there is a distinct lack of large vacant property that might develop in the future and provide the impetus to construct additional needed infrastructure, this may not be warranted or needed.

Broadway Street: Broadway Street between Jefferson Street (north side) and Valley Street (south side) is considered a collector street. Right-of-way width for this street is approximately 60-feet at the Broadway/Burdette intersection and steadily tapers down to approximately 30-feet near Valley. This street provides major access for residential, commercial and some industrial uses. Further, it provides direct access onto Chestnut Street (US 25 and KY 21).

Brooklyn Boulevard / Central Park Avenue / Delancey Street / Mainous Street: Together these four streets are considered a collector system. They provide access between Menalaus Road on the west and US 25 (Richmond Road) on the east. The design of these streets is currently sub-spec as typically required for Collector Roads. They are laid out in a staircase configuration from west to east. Also, multiple residences front onto the streets making ingress / egress an issue that will curb maximum allowable speed for through traffic. Existing right-of-way varies in width from 20-feet up to 45-feet. Brooklyn and Delancey are the widest and well defined road segments in this collector system. Central Park is paved but has less than 20-feet of total pavement width in some places. Future development of the parcels surrounding this street may provide the means of improving to at least the same standard as Brooklyn and Mainous. Brooklyn, Delancey, and Mainous all have approximately two (2) lanes of travel. Central Park has approximately one and a half (1.5) lanes width of pavement.

Burchwood Drive: This roadway creates a quarter circle starting at the north and west and curves south and east. Mary Street tees into Burchwood Drive almost in the middle. Burchwood Drive provides access to Mary Street, another collector and has an approximate right-of-way of 50-feet. Improvements include two travel lanes, landscape separation from pavement to the two four- (4) foot sidewalks.

Burnell Drive: Generally, this street runs in a north-to-south direction and provides access from multiple local roads to KY 21 to the north. It has an approximate right-of-way of 50-feet and provides two travel lanes, landscaped buffers between pavement and the two four (4) -foot sidewalks. No plans to provide additional width have been submitted or are anticipated.

Center Street / Harrison Road: Center and Harrison work together to create a collector street system. Local roads surrounding these two roads have direct access to US 25. Further, local roads may also travel along these roads to Forest Street, which is a perpendicular roadway and also a collector. From Forest, local traffic would have access to two additional arterial roadways. Right-of-way widths for Center Street and Harrison Road vary between approximately 45-feet (along Harrison) to 65-feet (along Center).

Dogwood Drive – North: Dogwood Drive is split up into a north section and south section. The northern portion of this roadway is located north of KY 21 and west of I-75. It acts as a collector for many industrial/commercial businesses, as well as several residential developments that are further north of the non-residential uses. This roadway has approximately 40-feet of right-of-way and two paved lanes of travel (one in each direction).

Dogwood Drive – South: The southern portion of Dogwood Drive extends from KY 21 southward, passed the City's southern boundary. This roadway is considered a collector as it provides direct access to KY 21, an arterial, as well as indirect access to I-75. It has an approximate right-of-way of 35-feet and provides two travel lanes.

Ellipse Street: As a collector, Ellipse provides a "bypass" route for the downtown area of Berea. This roadway provides direct access to-and-from multiple local roads and arterials including US 25, KY 595 (Walnut Meadow Pike), KY 21, and Jefferson Street. Ellipse Street has an approximate right-of-way of 65-feet. Two travel lanes exist along this roadway. Separated sidewalks with a landscape buffer are also present along the north and west sides of the roadway.

Farristown Industrial Road: This roadway is a perpendicular collector to Mayde Road and Menalaus Road collectors. Currently it provides access to a school and dead-ends near some agricultural fields. However, it is anticipated that in the future this street will be extended south and east and connect to US 25 providing a second route to the eastern side of Berea for the industrial uses along both Mayde and Menalaus Roads. Its current right-of-way for the completed segment is approximately 75-feet and has three lanes, two for travel and the third for left-turns and vehicle stacking.

Forest Street: Forest Street is a collector that allows traffic to travel in a north-south direction. It bisects the Center Street collector and connects directly with two arterials, KY 1016 on the north and KY 21 on the south. Current right-of-way is approximately 40-feet. Due to the location of residences along this collector widening may prove difficult.

Jefferson Street: The Jefferson Street collector extends east and west. It connects directly to Ellipse Street on the east, is bisected by the railroad and connects to Prince Royal drive on the west. Right-of-way along Jefferson Street is approximately 36-feet. There are no current plans to widen this road.

Johnson Road: Johnson Road extends eastward from Shortline Pike passed Berea's eastern city boundary (beyond KY 1617). Johnson Road acts as a collector for City and County traffic and provides access to Short Line Pike which feeds north to KY 1016 and south to KY 1617 and KY 21. It has a current right-of-way width of 30-feet.

Kenway Street: This street is considered a collector that provides local roads and residences access to Glades Road from Wilson and Powell Streets collectively. When KY 956 by pass is completed this road should be extended northward to the bypass, which would then provide residents an alternative route to the interstate. Right-of-way width for this street varies between approximately 35- and 50-feet.

Lester Street and Oak Street: Lester and Oak Streets provide a secondary collector system to the Jefferson Street collector. Oak Street runs parallel to Jefferson and tees into Lester Street which then runs southward and connects to US 25/KY 21. These two roads provide access to the US 25/KY 21 arterial for both residences and businesses. Right-of-way for these streets is approximately 30-feet along Oak Street and 40-feet along Lester Street. Currently the City has no plans of widening the streets, nor are there any development plans that would require improvement to the existing infrastructure.

Mary Street: Mary Street runs in a north-to-south direction and connects Burchwood Drive with Jefferson Street. Traffic from multiple neighborhoods will use Mary Street to reach a highway or arterial. It has an approximate right-of-way of 55-feet and has two travel lanes, landscape buffer and sidewalks.

Mayde Road: Mayde Road is a parallel collector to Menalaus and currently extends northward from KY 956 one and a half (1.5) miles where it dead ends. Future plans indicate that this road will be extended northward to Menalaus Road and would provide commercial truck traffic and emergency vehicle access to this portion of the City that Menalaus Road cannot due to its location and other external circumstances, including the wooden railroad bridge. The railroad runs parallel and in between Mayde and Menalaus Roads.

Menalaus Road: Menalaus Road extends northward from KY 956 approximately three (3) miles where it connects to White Station Road. Approximately two (2) miles north of KY 956 is a single lane old Civil War era wooden railroad bridge. In its current state it is not capable of handling commercial truck travel, or emergency fire trucks. At some point in the future (there are no plans currently or in the short/mid- term to repair or upgrade the bridge) the bridge will need to be reconstructed. Current right-of-way of Menalaus Road varies in width, although its average appears to be approximately 50-feet.

North Powell Street: North Powell Street provides a secondary collector street that runs parallel with Kenway Street. These two streets provide access to Glades Road and KY 1016. It runs in generally a north-south direction and has an approximate right-of-way of 35-feet.

Peggy Flats Road: Peggy Flats Road extends northward from KY 595 and runs parallel with I-75 for approximately one (1) mile where it makes a 90-degree turn to the west. This street is Berea's main route of access to the Madison County Airport which is located a little more than six (6) miles northwest of Berea's city center. Peggy Flats Road has an approximate right-of-way width of 30-feet and two lanes of travel.

Pinnacle Street: This Street is a collector that provides local road traffic a direct access route to US 25. It currently deadends on the east side approximately 150-feet east of the Pinnacle and Baker Streets intersection. After the KY 956 Bypass is completed and Kenway is extended northward to the Bypass, the City of Berea may want to look at extending Pinnacle Street eastward to connect with Kenway Street. Approximate right-of-way for this street is 35-feet.

Prince Royal Drive: Jefferson Street, located north and running perpendicular to Prince Royal Drive tees into the north end of this street. Traffic from Jefferson Street can connect to KY 21 and Interstate 75 from Prince Royal Drive. Prince Royal Drive has multiple commercial businesses fronting on and directly accessing the street. It has varying right-of-way widths of approximately 80-feet near the KY 21 intersection down to 45-feet at the Jefferson Street curve.

Rash Road: Rash Road generally runs north-to-south and connects to Glades Road on the north and Ellipse Road on the south. It provides a route to an arterial street for traffic from both local roads and businesses. It has an approximate right-of-way of 40-feet. It has two lanes of travel plus landscaping and sidewalk on the west side of the street. Due to the location of the businesses and housing along this road there is ample room for expansion to full collector street standards.

Ridgewood Drive: Ridgewood Drive is a collector road that general runs in a north-to-south direction. It has direct access to KY 595 on the south and indirect access to Peggy Flats Road to the east. Traffic that generally uses this road includes business and local residential vehicles. This roadway has approximately 55-feet of right-of-way and has two lanes of travel with no striping. While there are no plans to widen the road in the short or midterm there is room to widen the road to full collector standard design specifications.

Valley Street: This street connects south Broadway, a collector street, with Boone Street on the south side of the City of Berea. Traffic along this road would include local residential vehicles. It has an approximate right-of-way of 30-feet. The city has no current plans to widen the street and opportunities to do so would be limited due to existing development.

Village Drive: Village Drive is considered a collector and provides direct access to KY 595 (Walnut Meadow Road) to the north. The relative south end of Village Drive is a cul-de-sac. A large number of residential dwellings use this road to travel to the Interstate (via KY 595) or use KY 595 to reach other parts of Berea. It has two lanes of travel and has a right-of-way width of approximately 50-feet. In addition to the two lanes of travel (unstriped) there are landscape buffers and sidewalks on both sides of the street except where development has not yet occurred.

3.3.4 Roadways – Frontage or Service Roads

3.3.4 Roadways – Frontage or Service Roads

Clay Drive: Clay Drive is a short frontage road that allows businesses that front onto US 25 to have shared minimal access points into the highway. It has an approximate right-of-way of 30-feet. The importance of frontage roads cannot be over stated. This 900-foot frontage road reduced the number of access points from approximately 14 down to two (2). Clay Drive will be closed on both ends with one or two entrances into the frontage road once Richmond Road (US 25) is reconstructed.

3.3.5 Airport

Madison Airport: The airport was opened for public use in 1979. Since 1991 it has received funding from Berea, Richmond, and the Madison County Fiscal Court with a varying amount each year. They have partnered with Eastern Kentucky University (EKU) to provide a flight training aviation program. The two-directional runway has a useable runway length of 5,001 feet. The runway has dual end identifier lights.

The runway elevations are 966.7 feet and 1,002.0 feet above sea level. Runways are named by a number between 01 and 36, which is generally one tenth of the magnetic azimuth of the runway's heading in degrees: a runway numbered 09 points east (90°), runway 18 is south (180°), runway 27 points west (270°) and runway 36 points to the north (360° rather than 0°). Madison Airport's runways are named Runway 18, and Runway 36. This airport is designated for "non-precision instrument" take-off and landing.

3.3.5 Airport

3.3.6 Railroads

The CRX Railroad line bisects the City of Berea from the north to the south. It parallels I-75 on the east. The railroad maintains a one-half (1/2) to one (1) mile distance from the interstate and travels through the City's industrial parks. Approximately six (6) miles of rail are located within the City.

Maintaining a working relationship with the railroads will be invaluable as the City continues to grow and additional industrial spurs are needed to serve future or expanding industrial businesses.

3.3.6 Railroads

3.3.7 Trails

Trails provide for an increase in residents' quality of life as well as an impetus for tourists and outdoor enthusiasts to travel to the community. Individuals, while walking, hiking, biking, or participating in other outdoor activity along these trails will provide a boost to the City's economy. It will be important for the City of Berea to not only propose but adopt policy to help create these intra-city trail network connections. Below are three tables that outline existing, proposed, and suggested trails.

3.3.7 Trails

Table 3.3-1: Existing Trails

	Miles	Feet
Beebe-White Trail	1.83	9,655.45
Berea City Park Trail	1.79	9,470.74
Cross Country Trails	3.71	19,585.29
Dresser Loop	0.65	3,431.21
Indian Fort Trails	7.15	37,746.76
John B Stephenson Trail	0.24	1,249.66
Mayde Rd Industrial Trail	1.20	6,339.90
Richmond Road Trail	0.36	1,898.94
Berea Bypass	1.38	7,299.76
Mayde Rd To Artisan Center Connector Trail	0.21	1121.79
Prospect Street Trail	0.89	4,685.10
Total	**19.41**	**102,484.60**

Table 3.3-2: Proposed Trails		
	Miles	**Feet**
Indian Fort Multi-Use Trail	3.04	16,027.51
Menelaus Rd Trail	0.10	508.55
Richmond Road Trail	1.18	6,224.10
Scaffold Cane Trail	0.59	3,122.68
Ellipse Street Trail	0.50	2,641.67
Bypass Bike Trail	3.64	19,243.1
Shortline Trail	2.12	11,202.91
Total	**11.17**	**58,970.52**

Table 3.3-3: Suggested Trails		
	Miles	**Feet**
Center Street Trail	0.43	2,244.64
Brushy Fork Trail	3.33	17,564.42
Menelaus Rd Trail	1.50	7,914.70
Scaffold Cane Trail	0.47	2,465.03
Silver Creek Trail	5.51	29,116.85
Waterline Trail	2.19	11,574.47
Estill Street Trail	0.39	2,065.63
Foley/Southern To Bypass Trail	1.22	6,463.15
Total	**15.04**	**79,408.88**

*Berea is currently going through the process to be designated a Trail Town by the State

3.3.8 Bike Lanes

3.3.8 Bike Lanes

Bike lanes are striped or marked portions of streets and roadways dedicated solely for bicycles. Studies have shown a direct correlation between bike lanes and a lower risk of injury for cyclists.

Several different types of bike lanes include conventional, buffered, contra-flow, and left-side. Each of these bike lane types should be used in different situations. For instance, along a typical arterial or collector street the conventional or buffered bike lane types may be the best option depending on total right-of-way, number of lanes etc. While along one-way streets a jurisdiction may use the contra-flow or left-side bike lane type.

The City should create policies or goals to, at the very least, conduct a study of streets within the community and determine if bike lanes would be warranted. Connecting pedestrian, hiking, and off-road bike trails could be completed using various types of bike lanes, multi-use paths, and sidewalks throughout the community.

3.4 FUTURE ROADWAYS

Increases in population or traffic from development will require the construction of new infrastructure as well as the expansion of existing infrastructure. In anticipation of this future growth, it is important to list roads that are expected to be widened or constructed in the near or short term, a mid-term, as well as long term.

The following streets are anticipated to be completed, extended, and upgraded within a short-term timeline:

A. KY 956 Bypass Completion
B. Farristown Industrial Road Extension
C. Pinnacle Street Extension
D. Kenway Road Extension up to KY 956 Bypass
E. Mayde Road Extension up to Menalaus Road / KY 1983
F. KY 595 from Peggy Flats to Quinn Road

3.5 ROADWAY DESIGN

Berea's functional roadway classification designations include arterials, collectors, and local roads. Each of these road types has standard or typical adopted design specifications. Tables have been attached below to describe each design (Illustrations are adopted and included within the Subdivision Code).

Table 3.5-1: Arterial Design Standards	
Total Right-of-Way	80'
Total Lane Width	23.5'
Total Lanes	2 - 4
Total Pavement	47'
Curb and Gutter*	0.5'
Landscape Buffer Width*	12'
Sidewalks*	4'
* There are curbs and gutters, two sidewalks, and two landscape buffers, this number should be doubled for total street ROW calculations	

Table 3.5-2: Collector Design Standards	
Total Right-of-Way	60'
Total Lane Width	18'
Total Lanes	2
Total Pavement	36'
Curb and Gutter*	0.5'
Landscape Buffer Width*	7.5'
Sidewalks*	4'
* There are curbs and gutters, two sidewalks, and two landscape buffers, this number should be doubled for total street ROW calculations	

Table 3.5-3: Local Design Standards	
Total Right-of-Way	50'
Total Lane Width	13.5'
Total Lanes	2
Total Pavement	27'
Curb and Gutter*	0.5'
Landscape Buffer Width*	7'
Sidewalks*	4'
* There are curbs and gutters, two sidewalks, and two landscape buffers, this number should be doubled for total street ROW calculations	

3.6 STREET DESIGNATION LENGTHS

3.6 STREET DESIGNATION LENGTHS

The City of Berea has approximately 136 miles of streets within the City limits. This is further increased if calculated based on lane miles versus total street miles. Due to time constraints staff did not calculate lane miles. The table below separates the streets into Arterial, collector, local roads and interstates with two subcategories for future arterials and future collectors. The data is not meant to be interpreted that there are not going to be, or that staff believes that there will be no future local roads. However, for the purposes of this transportation element it is important to focus on Arterials and Collectors as these roadways are responsible for moving a majority of the traffic around and through the city. Future arterials and collectors beyond what is listed will be needed in the future. Specific Area transportation studies should be used to calculate additional and future infrastructure needs.

Table 3.6-1: Total Length of Streets by Designation		
Designation	**Feet**	**Miles**
Arterials	126,893.69	24.03
Future Arterials	19,243.08	3.64
Collectors	151,537.63	28.70
Future Collectors	9,881.55	1.87
Interstate	78,058.42	14.78
Local Streets	334,109.41	63.28
Total	**719,723.78**	**136.31**

3.7 KENTUCKY's 2014 to 2020 SIX YEAR HIGHWAY PLAN

3.7 KENTUCKY'S 2014 TO 2020 SIX YEAR HIGHWAY PLAN

The new Six Year Highway Plan was recently approved by the Kentucky Legislature. Within the Plan is a list of projects that will take place within Madison County. Of those projects within Madison County several will directly affect the City of Berea and include:

A. 07-192 – Construction of a two (2) lane Berea Bypass, section two, from 150-feet east of US 25 in a southeast direction to connect to KY 21.

B. 07-236 – Comprehensive Traffic Study for the Intersection of Main Street and Berea College Campus.
C. 07-239.01 – Improve Prospect Street pedestrian access in Berea.
D. 07-1137 – Replace bridge over Terrill Branch Road on KY 3376 in Berea, 200-feet north of Peachtree Drive.
E. 07-8505 – Improve roadway, sidewalks, and bike paths on US 25 between Ellipse Street and Glades Road and then continue on to the Berea Bypass.
F. 07-8635 – Supplemental funding needed to complete project 07-8103.

3.8 INTERSECTION STUDY AREA

3.8 INTERSECTION STUDY AREA

A study was completed by the City of Berea, which provided an analysis of the proposed (and funded) Berea Bypass Route that will connect I-75 with KY 21. The Bypass Study provides a future land use map that should be used as a basis for future development when combined with the Comprehensive Plan.

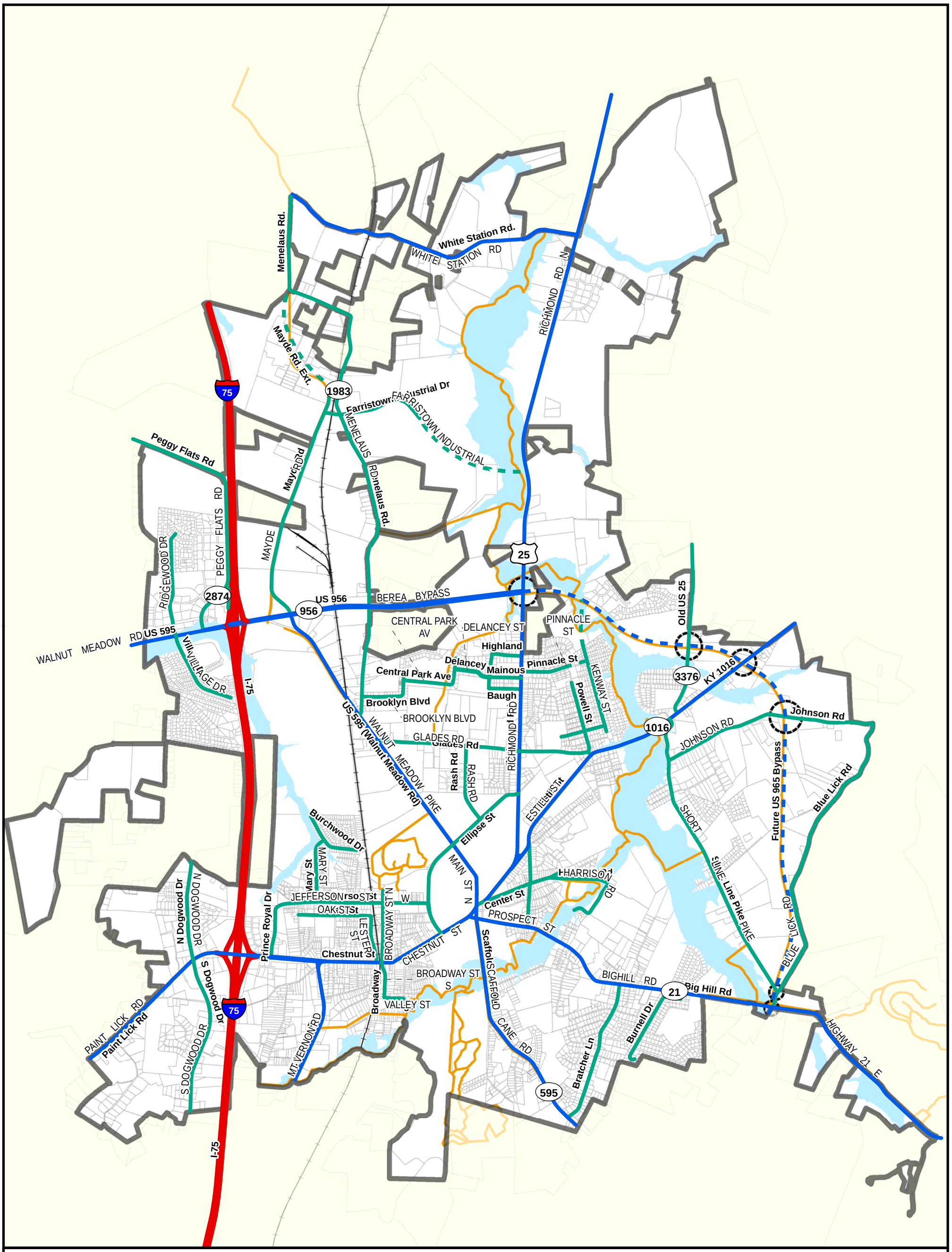
The map included within the Transportation Element contains multiple circular nodes at each major intersection along the Bypass route. These nodes show areas that should develop as, and would be idea locations for non-residential type uses; commercial retail along the street frontages, with industrial type uses setback and buffered from both the bypass and the other arterials.

The Berea Bypass also contains site design requirements for non-residential developments, including signage, landscaping, and building/parking layout requirements. These elements should be adhered to when development occurs along the Bypass.

3.9 MAPS

3.9 MAPS

All maps related to transportation and circulation within the City of Berea are attached below.



STREET DESIGNATION

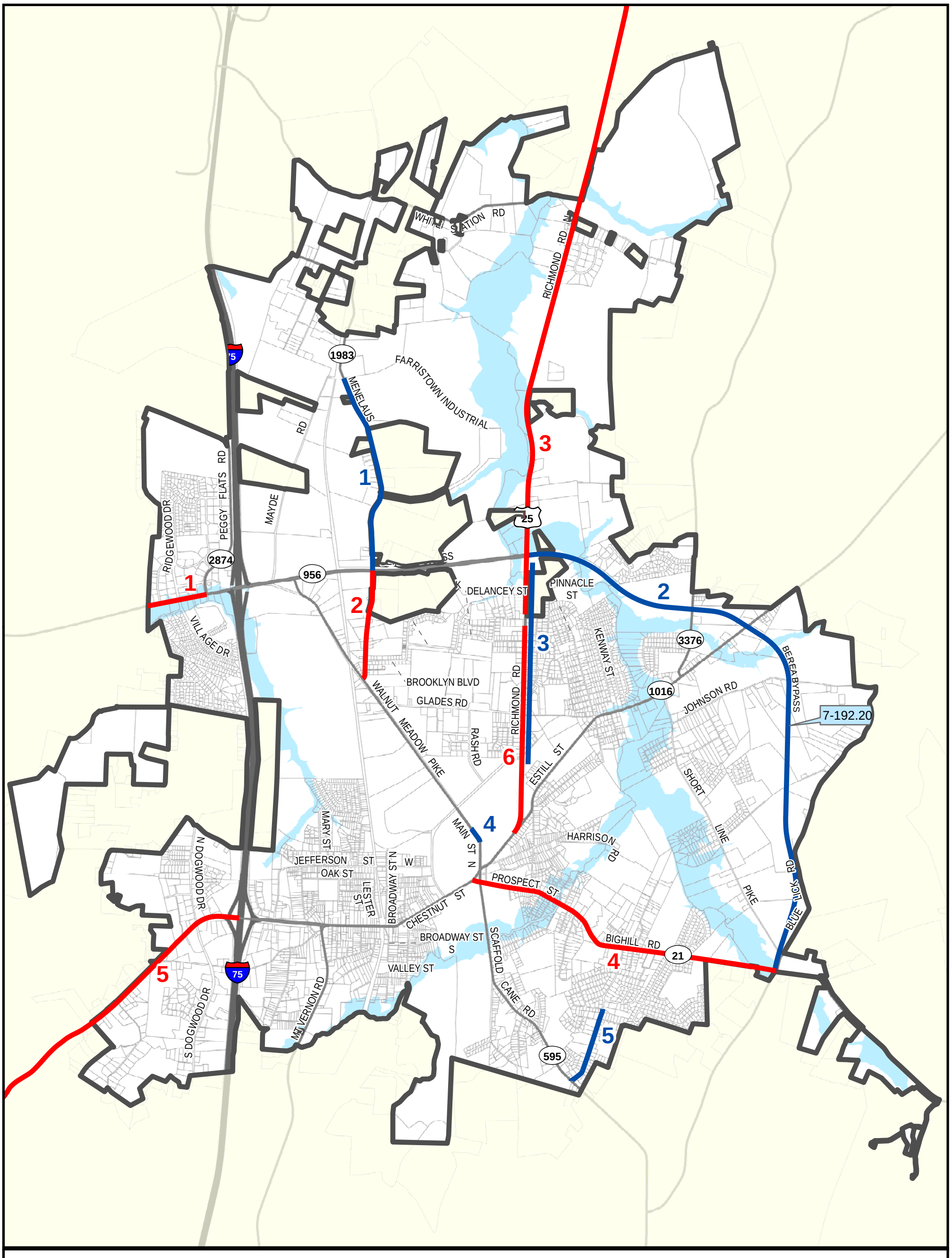
- INTERSTATE
- EXISTING ARTERIAL
- PROPOSED ARTERIAL
- EXISTING COLLECTOR
- FUTURE COLLECTOR
- CITY BOUNDARY
- RAILROAD
- INTERSECTION STUDY AREA
- EXISTING TRAILS
- FLOODPLAIN

CITY OF BEREA
2015 COMPREHENSIVE PLAN
Circulation Master PLan

0 650 1,300 2,600 3,900 5,200 Feet

March 2015

Bluegrass Area Development District



Unfunded

1 (Unknown Number)
2 7-8635 - was funded but Berea was allowed exchange area
3 07 076 B0025 109.00
4 07 076 D0021 1.00
5 07 076 D0021 3.00
6 07 076 B0025 108.00

Funded

1 **7-8635.00**
2 **7-192.20 - Berea Bypass**
3 **7-8505.00**
4 **7-236.00**
5 **7-8504.00**

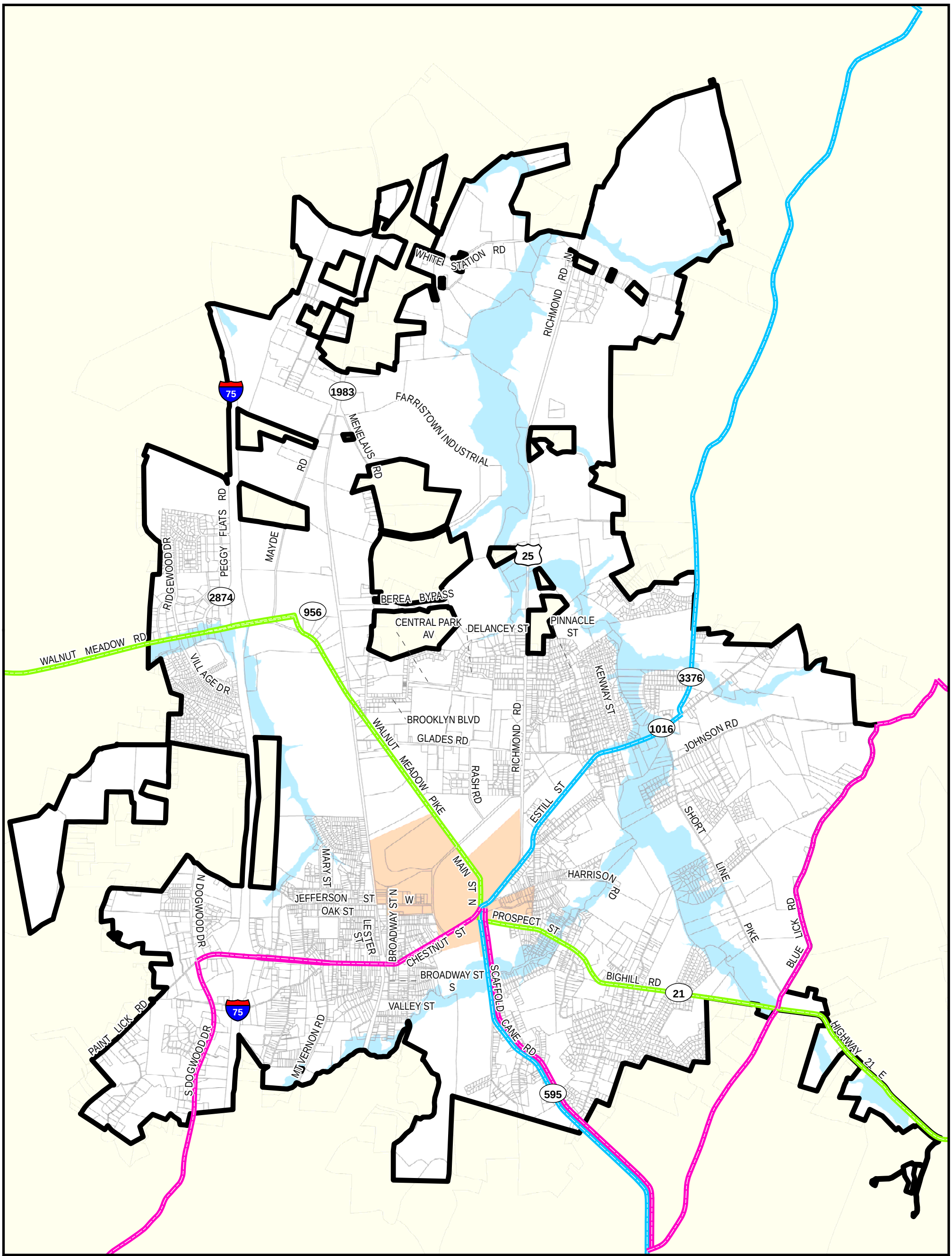
Unfunded Projects 2007
Funded Projects 2007

CITY OF BEREA
2015 COMPREHENSIVE PLAN
KYTC Six Year Highway Plan

0 650 1,300 2,600 3,900 5,200 Feet

March 2015

Bluegrass Area Development District



Midland Kentucky Bike Tour

TransAmerica Bike Tour

Bluegrass Bike Tour

City Boundary

Parcels

Floodplain

Berea College Campus

LIMITATION OF LIABILITY: The Bluegrass area Development District has no reason to believe that there are any inaccuracies or defects in information incorporated in this work, but BGADD makes no representations of any kind, including, but not limited to, the warranties of merchantability or fitness for a particlar use, nor any such warranties to be implied, with respect to the information or data furnished herein.

CITY OF BEREA
2015 COMPREHENSIVE PLAN
Bike Tours

0 625 1,250 2,500 3,750 5,000 Feet

Bluegrass Area Development District

March 2015

4.0 COMMUNITY FACILITIES & SERVICES

4.1 GOALS & OBJECTIVES

4.1.1-A **GOAL:** Ensure that adequate, affordable and accessible community facilities and services are provided in a sustainable, efficient manner that conserves human and natural resources while meeting the needs of Berea visitors, residents and employers.

4.1.1-B OBJECTIVES

1. Encourage the adoption of practices that promote long-term sustainable infrastructure and development patterns
2. Encourage the adoptions of policies that support a vibrant, accessible, and sustainable community growth pattern.
3. Support community efforts to develop an energy conservation plan through the Berea Energy Conservation Study (BECS).

4.1.2-A **GOAL:** Encourage the establishment of policies and regulations related to water supply and management.

4.1.2-B OBJECTIVES

1. Support policies and regulations to manage drainage and storm water systems in a manner that protects or improves natural stream hydrology and water quality.
2. Encourage the conservation of water and energy resources to reduce the need for additional capacity.
3. Support efforts to identify new sources of high quality water.

4.1.3-A **GOAL:** Provide and expand utilities and public facilities in a manner that protects the environment, community character and existing development.

4.1.3-B OBJECTIVES

1. Regulate the siting and design of cellular towers, antennas and other wireless facilities in a manner that protects the character and aesthetic of the community.
2. Encourage the elimination of overhead utilities in existing areas and new development.
3. Encourage efficient and proactive public safety services including fire, police, ambulance, code enforcement and animal control.
4. Require adequate infrastructure, along with any necessary easements and rights-of-way, to meet the needs of projected growth and development/redevelopment.
5. Support further development of public and private recreational facilities, parks, trails and green space.
6. Provide adequately sized and maintained collection and distribution facilities for the treatment and handling of water, sewage and solid waste.
7. Encourage and support affordable local health facilities.
8. Support public and private efforts to provide affordable, high quality, licensed daycare for adults and dependent children of residents and the local workforce.

4.0 COMMUNITY FACILITIES & SERVICES

4.1 GOALS & OBJECTIVES

9. Provide quality educational opportunities for all residents of all ages, abilities and interests.

4.2 PURPOSE

4.2 PURPOSE

The ultimate purpose of the Community Facilities Element is to provide an inventory accounting of the existing public buildings and services provided by the City. This is then followed by a discussion of future needs that the City anticipates related to additional public buildings and services. Berea's service needs as outlined in this document should provide a framework for City Staff to use to coordinate the construction and provision of services with proposed development.

4.3 EXISTING CONDITIONS & FUTURE NEEDS

4.3 EXISTING CONDITIONS & FUTURE NEEDS

Berea provides a variety of services for the health, safety, general welfare and recreational needs of the community. Services, such as, police, fire, water, sewer, education, parks and open space, libraries, and electricity, all have basic site requirements. Police and Fire both require buildings and vehicles. Libraries require additional buildings and locations as the City grows. Parks and open space need land around the community to develop with a myriad of different amenities. Water, sewer, and electricity not only need the infrastructure within the City's streets, but also facilities to purify the water, treat the sewage, and generate electricity. In addition to the publically provided services there are also private utility companies that provide water, trash, cable, phone, and gas services to the community's residents.

4.3.1 Police

4.3.1 Police

The Department is managed by the Chief of Police, two Captains and an administrative assistant and 35 additional employees. The Police Department also owns and maintains 35 vehicles. Patrol officers responded to 20,000+ calls and investigated more than 1,000 crime reports in 2013, providing twenty-four hour service to approximately 14,000 city residents covering approximately 10 square miles. The Police Department foresees the need to add an additional officer within the next five (5) to ten (10) years.

The Patrol Division consists of a Captain, three Patrol shifts and the Investigations unit. As the primary service delivery component for the Berea Police Department, the Patrol Division responds to calls for service from community members, engages in proactive policing and provides traffic enforcement as a part of the normal duty day.

The Criminal Investigation Division is composed of a Division Supervisor, a Sergeant and three detectives. It is responsible for self-initiated and follow-up investigations of specifically assigned cases, including serious incidents such as homicides, death investigations, robberies, sexual assaults and other felony cases.

The Support Services Division serves as the infrastructure of the police department, charged with providing administrative and support functions. The division is commanded by the Administrative Captain who oversees the records section, professional standards unit, training, public information officers, school resource officers and safety officers.

4.3.2 Fire

4.3.2 Fire

The Berea Fire Department consists of 19 Career Firefighters and 30 Volunteer Firefighters. These Firefighters provide fire protection for the City of Berea and Southern Madison County. The Fire Department has a response area of 56 square miles and answers approximately 800 to 1,000 emergency calls annually. They operate out of two Fire Stations which are manned 24/7. The first facility is located on Glades Road west of US 25. The Volunteer Firefighters staff the second facility and provide a Rescue Squad which covers Southern Madison County. Their facility is located off of Melody Lane. The Fire Chief's office is located on Chestnut near City Hall. The Fire Department currently owns and maintains eleven (11) vehicles. Over the next five (5) to ten (10) years it is believed that the Fire Department will need an additional six (6) firefighters and three (3) vehicles.

In addition to answering emergency calls each year the Fire Department also has a community outreach program. The Berea Fire Department reaches out to the community in a variety of ways to educate the public in fire safety and other safety issues. The Fire Department is highly involved with the school systems, local businesses, industries, health care facilities and day cares. With the school systems and day cares they provide presentations in the school/ daycare or at the station. These presentations are age dependent and include *Don't Be Scared of a Firefighter in Gear, If Your Clothes Catch on Fire, Escape Plans, Candle Safety, Cooking Fires, and Overall fire awareness.*

At local businesses, industries and health care facilities, upon request, this department provides fire extinguisher classes and assistance with escape and evacuation plans. The Fire Department also offers services for residential structures, upon request, such as a home safety survey or assisting with the installation of smoke detectors.

The Department's service fleet includes three front-line and one reserve pumpers, a 95' aerial platform, two tanker trucks and three command vehicles. It also maintains three HazMat trailers, two for decontamination and one for spills. Supported by the city's professional staff, the volunteer station maintains three rescue trucks and one brush fire truck.

Fire protection services in Berea are rated 3/8B by the Insurance Services Office (ISO). ISO has developed a rating system which measures an area's fire protection capabilities, used by most insurance companies to set their rates. Areas are ranked from Class 1 (best) to Class 10 (worst). Where there is a split rating, such as in Berea, the second number applies to all properties within a five-mile radius of a fire station, while the first applies to those that are also within 1000' of a fire hydrant.

The Madison County E-911 Center provides support and assistance to all public safety agencies operating within Madison County. Requests for emergency services including law enforcement, fire suppression and emergency medical services are received at one central location. The Center also works with EMA/CSEPP personnel in the event of a hazardous materials incident or other community emergency. Madison County 911 employs 25 full-time trained dispatchers, on duty twenty-four hours a day, seven days a week.

The Madison County Emergency Medical Service was established in 1970 as the Madison County Ambulance Service. In 1976, when its first paramedics were hired, the Service was one of only five counties in Kentucky to offer Advanced Life Support (ALS) services. One of its three crews served full-time in Berea, where its second station was opened in 1990. The service currently operates four stations with seven ALS staffed units.

4.3.3 Libraries

4.3.3 Libraries

Madison County Public Library The county library system operates two branches – one in Berea and a second in Richmond. Programs operated by the library include Book Buddies, which provides free library delivery service to homebound residents of all ages countywide, and Library-on-the-Go, an electronic locker system that allows users to place a hold on library materials and pick them up anytime day or night. An Inter-Library Loan (ILL) program lets users to borrow materials from other libraries, within and outside of the Madison County system.

The Berea facility includes a Community Room and a 36-seat theatre style meeting room available for public use, as well as a study room, Teen Room and Children's Area.

Hutchins Library The Hutchins Library at Berea College is also open to the community at large. The library maintains a collection of books, journals, newspapers, e-resources, CDs, audio tapes, videos, DVDs, LPs and other materials, participates in the ILL and assists in academic research. Hutchins also has a Special Collections & Archives department, audiovisual viewing areas, group study rooms, copiers, printers, and scanners, as well as two fully equipped multimedia classrooms.

4.3.4 Schools

4.3.4 Schools

As can be seen in the table below, all of the schools that provide educational services to Berea are over 75-percent capacity, with three of the schools over capacity. Due to the numbers of students attending these schools and the apparent lack of room there is definite need for expansions on existing schools or newly constructed school facilities to meet the growing demand.

Table 4.3-1: Public Schools Serving the City of Berea

Berea Area Public Schools	Students		Operational Capacity	School District
	Enroll	Capacity		
Berea Community Elem.	515	531	97%	Berea Independent School District
Berea Community Middle	275	257	107%	
Berea Community High	297	278	107%	
Shannon Johnson Elem.	493	624	79%	Madison School District
Silver Creek Elem.	522	696	75%	
Farristown Middle	374	499	75%	
Foley Middle	516	622	83%	
Madison Southern High	1,030	936	110%	
Total	**4,022**	**4,443**	*Data Source: Kentucky Department of Education	

Madison County School District Facilities Plan, 2011 The Facilities Plan currently in place for Madison County schools was first approved in 2007 and again in 2009. The District received a waiver in 2011 extending the Plan to 2015. A new District Facilities Plan is due for completion within the next year.

The Plan includes multiple projects at schools in the Berea area. A new elementary school with a 500 student capacity is included with an anticipated cost of $11.4 million. Facility renovations, including lighting, plumbing and HVAC systems, totaling about $5.4 million are planned for Silver Creek Elementary and Foley Middle schools. Finally, the Plan includes a new 30,735 square foot vocational school at a cost of $7.6 million. The school would house programs for business, auto and electrical technicians, carpentry, welding, drafting, health services and technology.

4.3.5 Parks & Open Space

4.3.5 Parks & Open Space

The City of Berea's Parks and Recreation maintains and manages five (5) parks within the City limits. The names of these parks include City Park, Park Expansion, Memorial Park, Chestnut Street Park, and Mary Street Park.

City Park

This 38-acre athletic complex opened on July 4th, 1993 and is located behind Berea Community School off of Ellipse Street. The Berea City Park features the following Facilities & Amenities:

- 1 T-ball Field, 1 Baseball Field w/grass infield, 2 Softball Fields and 1 Youth League Field
- Duerson Football Stadium
- 2 Playgrounds (Age 5 & Under and Age 6-12)
- 1 Large Picnic Shelter with Grill and Restroom Facilities
- Double Regulation Size Sand Volleyball Courts
- Horseshoe Pits
- U-6, U-7, U-8 Soccer Fields
- 3/4 Mile Lighted Paved Shared Use Path
- Press Box that Contains Restroom and Concession Facilities
- Lighted Basketball Court
- Swimming Pool

Park Expansion

This 30 acre park expansion opened July 2010. The Berea City Park Expansion features the following Facilities & Amenities:

- 4,852 feet of additional shared use path that connects to the existing shared use path at the City Park and the Beebe White Shared Use Path
- Handicapped Accessible Playground
- Skate park with Modular Skate Elements
- Regulation Size, Lighted Football Field
- Concession Stand with Restroom Facilities and Covered Dining Area
- Small Picnic Shelter
- Lighted Basketball Court
- 160 Parking Spaces

Memorial Park

Memorial Park is Berea's oldest park and is dedicated to those who gave their lives while serving our country. Memorial Park is our most passive green space area and is located adjacent to Old Town on Jefferson Street. This 2 acre park includes the following Facilities and Amenities:

- 2 Playgrounds (Age 5 & Under and Age 6-12)
- 1 Large and 1 Small Picnic Shelter with grill and restroom facilities
- Sidewalk system with lighting

Other Amenities

Aside from the five parks, the City also has a folk center and a multigenerational center as well.

4.3.6 Water – Berea Municipal Utilities

4.3.6 Water – Berea Municipal Utilities

Table 4.3-2: Existing Water Lines

Diameter	Length (ft)	Length (miles)	Year Range (constructed)	Material
1"	4,190.18	0.79	1925 – 1978	*D.I. & PVC
2"	28,630.01	5.42	1925 – 2013	D.I. & PVC
4"	15,926.32	3.02	1925 – 2006	D.I. & PVC
6"	176,460.63	33.42	1925 – 2009	D.I. & PVC
8"	36,244.61	6.86	1925 – 2012	D.I. & PVC
10"	16,790.12	3.18	1925 – 2001	D.I. & PVC
12"	48,307.75	9.15	1925 – 2001	D.I. & PVC
14"	33,672.59	6.38	1925 – 1989	D.I. & PVC
16"	40,936.66	7.75	1953 – 1989	D.I.
20"	1,427.59	0.27	2012	PVC
Total	**402,586.47**	**76.25**	***D.I. = Ductile Iron ** No Line Data was available for Southern Madison Water District**	

Existing water lines within the City of Berea range in size from a one-inch (1") line to twenty-inch (20") trunk line. The water line coverage as shown on the water map appears to either be incomplete or does not provide complete water service to all properties within the City limits. As new development occurs within the City these services will need to be extended to meet the increased demand. The City's municipal water provides service to roughly 4,000 customers. In addition to this, the City has wholesale water provision accounts with two other water companies (Southern Madison Water District and Garrard County Water Association) that supply water services to an additional 5,500 customers.

4.3.7 Future Water Needs

4.3.7 Future Water Needs

According to the Kentucky Infrastructure Authority there are six (6) future projects, some are partially funded and some are not funded. Some of these projects are anticipated to be constructed within the next two years and others have a time frame between three to five years. These six (6) projects are discussed under the main two projects numbers KY0760030 and KY0760407.

KY 0760030 - Upper Owsley Reservoir (WX21151040): Berea Municipal Utilities has been granted $1,468,000 of a total budget cost of $12,000,000 to construct a new reservoir upstream from the existing reservoir, as well as install a new 16-inch transmission main line that will run in a north-to-south direction for 2,722 feet from the new reservoir up to infrastructure within KY 21. The project narrative states, "Berea Municipal Utilities continues to face a raw water shortage as the water sources are all (three) impounded waters. Various alternatives have been explored to supplement the shortage including interconnection to Richmond (Richmond refuses), pumping from the Kentucky River (too far), impounding more water in the existing Owsley Fork reservoir, indirect Potable reuse and construction of a new Upper Owsley Fork reservoir. Upper Owsley Fork reservoir would capture runoff from Owsley fork and also serve as a pumped storage for available excess flow from the existing Owsley fork reservoir using a new pipeline. The new reservoir would help maintain the water level in the existing Owsley Fork Reservoir to improve raw water quality. BMU needs approximately 1MGD additional raw water capacity when needed during drought conditions to meet demand.

NRCS funding has now been granted to BMU ($468,000) to help fund planning for mandated improvements to the Owsley Fork Dam to attain high hazard status. Within the planning process of this project having started in 2013, the concurrent need of additional raw water could produce an alternative to achieve both goals. The NRCS funding is earmarked solely for the high hazard improvements. The raw water capacity issue continues to be the highest priority for BMU and southern Madison County with all costs borne by the City."

KY0760030 – Raw Water and High Service Pumping and Controls Modification (WX21151053): Partially funded with approximately $30,000 of a total $680,000 anticipated budget, Berea Municipal Utilities plans to upgrade three (3) pump stations, a water treatment plan, as well as extend a 20-inch transmission main line a little more than 1,450 feet.

The project narrative provided on the Kentucky Infrastructure Authority states, "This project combines several aspects of the raw water and high service pumping systems to create a more cost effective and lower maintenance system. The largest component is the upgrading of the Cowbell pump station. This project will allow 4 mgd (million gallons per day) pumping from the Cowbell Reservoir instead of the approximately 2.5 mgd available now.

Other improvements include replacement of existing pump control valves at the high service pump station with more efficient valves and replacing existing high service discharge valves at the water plant. Telemetry at the pump stations and the elevated tank will be added. A section of high service transmission main will be paralleled."

KY0760407 – I75 & KY 595 Water Expansion Project (WX21151003): To-date, the water expansion project will include an extension of an 8-inch PVC transmission waterline 9,724 linear feet, the construction of a 600,000 water storage tank, the installation of a water pump station, and any necessary and appurtenant infrastructure components related to these items. The project is currently unfunded and has a goal timeframe of three to five years for completion.

KY0760407 – Southern Madison Water District-Scaffold cane Area Waterline Extension Project (WX21151017): The proposed project includes the minor renovations of an existing pump station and a new 100,000 gallon water storage tank. The project will strengthen and reinforce the existing system, improve water service to the existing customers and allow for the extension of water service to new customers in the Scaffold Cane Area of Madison County. It is currently partially funded with an anticipated completion timeframe of up to two years. To-date $156,500 of a total required budget of $313,000 has been provided to Southern Madison Water District.

KY0760407 – Southern Madison Water District – Smith Lane Water Line Upgrade Project (WX21151032): The proposed project includes the replacement of approximately 8,000 linear feet of 4 inch water line with 8 inch water line along Smith lane in Madison County. This water line upgrade will help feed water to the new Berea industrial Park and a new subdivision at the corner of US 25 north and Herndon lane. This project will reinforce and strengthen the existing system and will allow for the addition of new customers in the area. It will also include a 4,253 linear foot extension of a 10-inch distribution water line. This project is not currently funded, while showing a zero (0) to two (2) year completion timeframe.

KY0760407 – Southern Madison Water District – Scaffold cane Area Water Line Extension Project (WX21151054): Tasks that will be completed as part of this project include minor renovations of an existing pump station and a new 100,000 gallon water storage tank. The project will strengthen and reinforce the existing system, improve water service to the existing customers and allow for the extension of water service to new customers in the Scaffold Cane Area of Madison County. Further, an 8-inch distribution water line will be extended approximately 800 feet, and an existing pump station will be rehabilitated to boost pressure in the system. Total construction costs are anticipated to be approximately $247,000 and to-date Southern Madison water District has received $156,500 of the total. Completion date has been set to occur within two (2) years.

4.3.8 Sewer – Berea Municipal Utilities

4.3.8 Sewer – Berea Municipal Utilities

Table 4.3-3: Existing Sewer Lines

Diameter	Length (ft)	Length (miles)	Year Range (constructed)	Material
3"	1,501.50	0.28	2002	PVC
4"	3,216.82	0.61	1987 & 2002	PVC
8"	428,721.58	81.20	1925 to 2011	VCP & PVC
10"	29,771.07	5.64	1987 to 2011	PVC
12"	16,728.39	3.17	1955 & 1987	VCP & PVC
18"	1,958.91	0.37	1987	PVC
24"	4,035.28	0.76	1987	PVC
27"	7,564.52	1.43	1987	PVC
30"	4,694.41	0.89	1987	PVC
	498,192.48	**94.35**		

Berea's existing sewer line sizes range from three inches (3") to thirty inches (30"). As can be seen from the table above a majority of the sewer lines are more than thirty years old. Prior to 1963 all pipe installed was a mixture of PVC pipe and Vitrified Clay Pipe (VCP). After 1963 one-hundred percent (100%) of all pipe installed has been PVC. Multiple articles related to PVC have different rates of decay and anticipated life expectancy. PVC is anticipated to have a life expectancy of more than fifty (50) years.

Vitrified Clay Pipe (VCP) has a proven life expectancy greater than the anticipated PVC timeframe. It is important to note that some of the VCP within Berea was constructed in 1925 and is approximately 89 years old.

Berea's sewer service customer base is approximately 5,400 accounts.

4.3.9 Future Sewer Needs

4.3.9 Future Sewer Needs

Berea Municipal Utilities anticipates the construction of several main sewer lines which are shown on the Sewer map below.

Table 4.3-4: Proposed Sewer Lines

Diameter	Length (ft)	Length (miles)	Year Range (Anticipated from 2014)	Material
8"	37,397.91	7.08	0-2	PVC
10"	2,787.57	0.53	0-2	PVC
12"	1,262.43	0.24	0-2	PVC
15"	2,585.06	0.49	0-2	PVC
Total	**44,032.97**	**8.34**		

The Kentucky Infrastructure Authority shows four (4) sewer related projects currently planned or underway within the City of Berea. The four list projects are all listed under the main project number KY0079898. While all four projects are approved, only one has been partially funded.

KY0079898 – Sugarville/Terrill Branch Interceptor (SX21151014): Infrastructure to be constructed will include the extension of 3,032 linear feet of an 8-inch collector sewer line, 1,262 linear feet of a 12-inch collector sewer line, and 2,585 feet of a 15-inch collector sewer line. By extending these several sewer lines the City will be able to eliminate a lift station, and a package treatment plant.

Total project cost is estimated at $1,271,140. Committed funds currently hold at $831,500 with a funding gap of $439,640. Completion timeframe for this project is list between zero (0) and two (2) years.

KY0079898 – Berea Water Street Storm Water Drainage Improvements (SX21151034)
The main description of this project will be to construct an 8-inch sewer line collector approximately 1,022 linear feet in length.

Currently, this project is unfunded and will carry a total construction cost of $255,985. Listed timeframe ranges between zero (0) and two (2) years.

KY0079898 – Berea Gravity Sewer Rehabilitation (SX21151045): Replace and/or rehabilitate 15,923 linear feet of existing sanitary sewer lines that have had maintenance issues in the past. Line sizes to be replaced / rehabilitated include both 8-inch and 10-inch PVC. Total project costs associated with this line replacement / rehabilitation is anticipated to be approximately $1,600,000. While it is currently unfunded, it still carries an anticipated completion date of less than two (2) years.

KY0079898 – US 25 North Sewer Extension Project (SX21151011): The main goal of this project will be to extend and provide trunk sewers to newly annexed areas prior to development which will prevent the need for other treatment processes. This will require a new lift station as well as the extension of 20,209 linear feet of an 8-inch PVC sewer interceptor line. The project is approved, but unfunded. The projected completion timeframe is between three (3) and five (5) years.

4.3.10 Electricity – Berea Municipal Utilities

4.3.10 Electricity – Berea Municipal Utilities

Berea Municipal Utilities' Electrical System serves roughly 4,365 residential, 660 commercial and 50 industrial customers. There are no plans to expand BMU's service area. BMU plans annually up to 13 years as to trends for any growth in usage and our infrastructure is sized accordingly. Growth projections are fairly flat. The electrical utilities infrastructure is comprised of two Substations which provide the following:

Rash Road Substation

- Powered by 2 substation transformers in parallel 20 Megavolt Amperes (MVA) & 25 MVA
- 4 circuits + 1 spare
- 12 kV (7200 V)
- Serves ~2/3 system
- Approximately 1600 poles
- Approximately 45 miles of line

Lewis Street Substation

- Powered by 14 MVA substation Transformer
- 4 circuits
- 4 kV (2400 V)
- Serves approximately 1/3 system
- Approximately 1100 poles
- Approximately 31 miles of line

4.3.11 Landfill

4.3.11 Landfill

The City of Berea, at one time, had a landfill off of Estridge Road. It has since been closed for that purpose and is now a transfer station. Currently the City does not have a dedicated city-run landfill. Two private companies provide garbage collection services for the community. These two companies, Legacy Carting and Waste Connections Inc., pick up the garbage and recycling and then transport the refuse to a landfill outside the City's boundary.

4.3.12 Solar Farm – Berea Municipal Utilities (BMU)

4.3.12 Solar Farm – Berea Municipal Utilities

Berea Solar Farm consists of a total of 246 solar panels. Phase I & II section consists of 120 panels, which have been leased, installed, and are generating electricity and customers' accounts will receive the credits. The Phase III & IV 126 panel expansion,

was officially placed in operation on July 08, 2014 and has more than doubled the size of the solar farm located on the grounds of the BMU on Harrison Road.

Each solar panel generates 60kW of power and excess electricity is stored in the Berea Municipal Utility distribution system. The power generated from these panels is general used to power the BMU and Street Department.

4.3.13 Private Utilities

4.3.13 Private Utilities

Within the boundaries of the City of Berea there are also private companies and organizations that provide necessary services which require a network of infrastructure. These companies include Delta Natural Gas, Bluegrass Energy Cooperative, Cable networks, satellite networks, and phone companies. Of these companies, the two that deserve some discussion are Delta Natural Gas and Bluegrass Energy Cooperative.

Delta Natural Gas: Delta Natural Gas also provides infrastructure and gas services to the residents and businesses of Madison County and more specifically to portions of the City of Berea. Specific data and information was not available.

Bluegrass Energy: Bluegrass Energy Cooperative provides energy to some of the residents and businesses within the City of Berea. The location of the utility infrastructure owned and serviced by Bluegrass Energy is located in the northern and northwestern area of the City.

Bluegrass Energy has a large amount of infrastructure that serves the City. An outline of that infrastructure is included below:

- Total Voltage of the lines is 7.2 kV.
- 2,009 total poles.
- 730 overhead transformers.
- 386 underground transformers.
- Four (4) different substations each serve different parts of Berea.
- 69.28 total miles of lines within Berea (52.82 overhead / 16.96 underground).

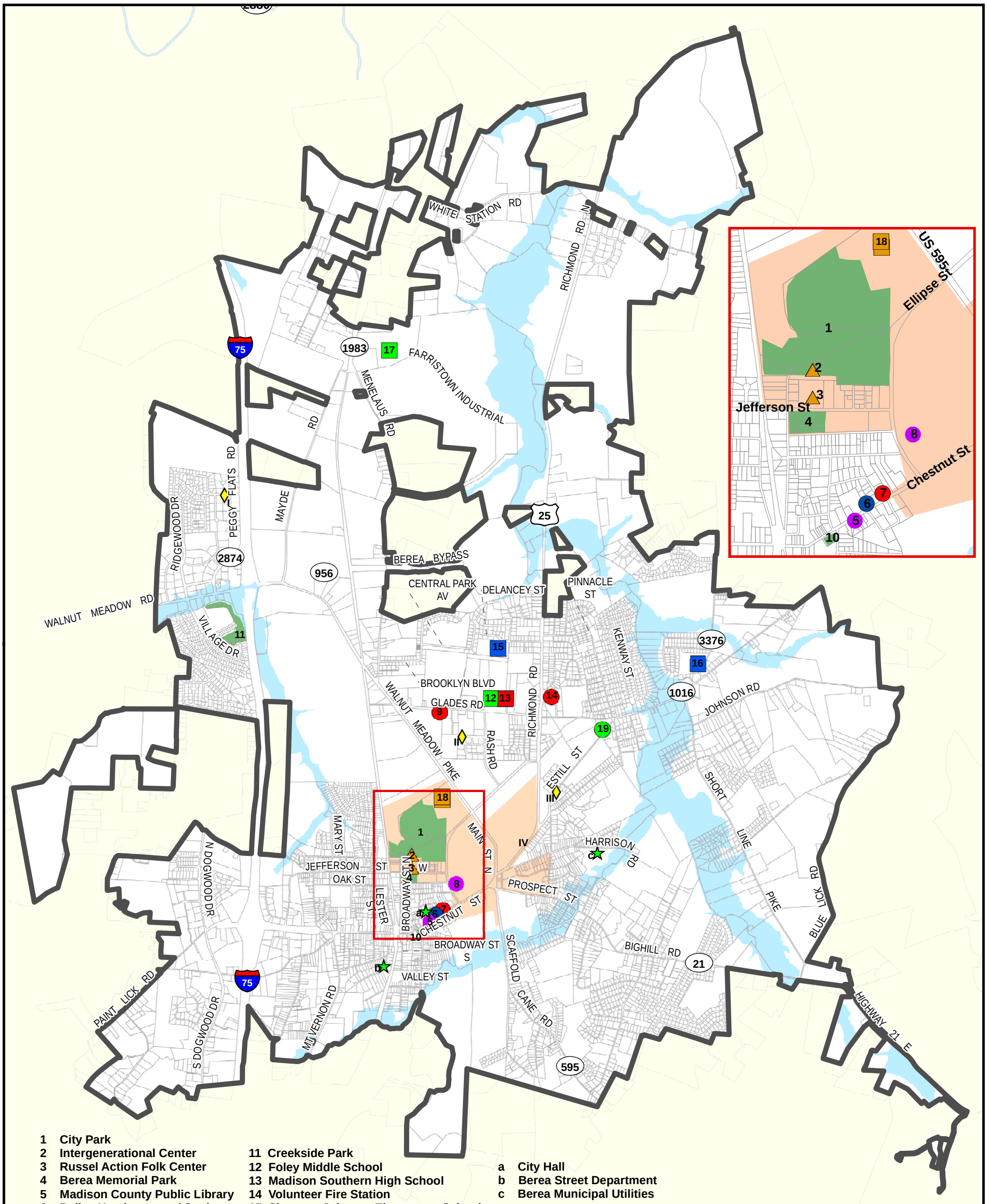
Medical Facilities: The City of Berea has one hospital a several medical clinics. St. Joseph's hospital located off of Estill Street is a short term acute care facility. The other medical clinics include the White House Clinic, Berea Health Clinic, and the Berea Primary Care Clinic. Some general data pulled from www.Hospital-data.com includes the following:

- Admissions:1,808
- Inpatient surgeries: 378
- Outpatient visits: 53,981
- Outpatient surgeries: 1,394
- Emergency room visits: 24,367
- Beds: 25

4.4 MAPS

4.4 MAPS

All maps related to public facilities and the above sections are provided below, and include the following: Public Facilities, Local Bike Trails and Paths, Water Lines, and Sewer Lines.



1	City Park	11	Creekside Park	a	City Hall
2	Intergenerational Center	12	Foley Middle School	b	Berea Street Department
3	Russel Action Folk Center	13	Madison Southern High School	c	Berea Municipal Utilities
4	Berea Memorial Park	14	Volunteer Fire Station		
5	Madison County Public Library	15	Shannon Johnson Elementary School	I	White House Clinic
6	Police Headquarters / Station	16	Silver Creek Elementary School	II	Berea health Clinic
7	Fire Chief Office / Station	17	Farristown Middle School	III	Berea Primary Care Clinic
8	Berea College Hutchins Library	18	Berea Community Schools	IV	St. Joseph's Hospital
9	Fire Station	19	Emergency Services (EMS)		
10	Chestnut Square Park				

Police
Fire Stations
Emergency Services (EMS)
Recreational Facilities
Library
City Facilities

Elementary School
Middle School
High School
Other
Parks

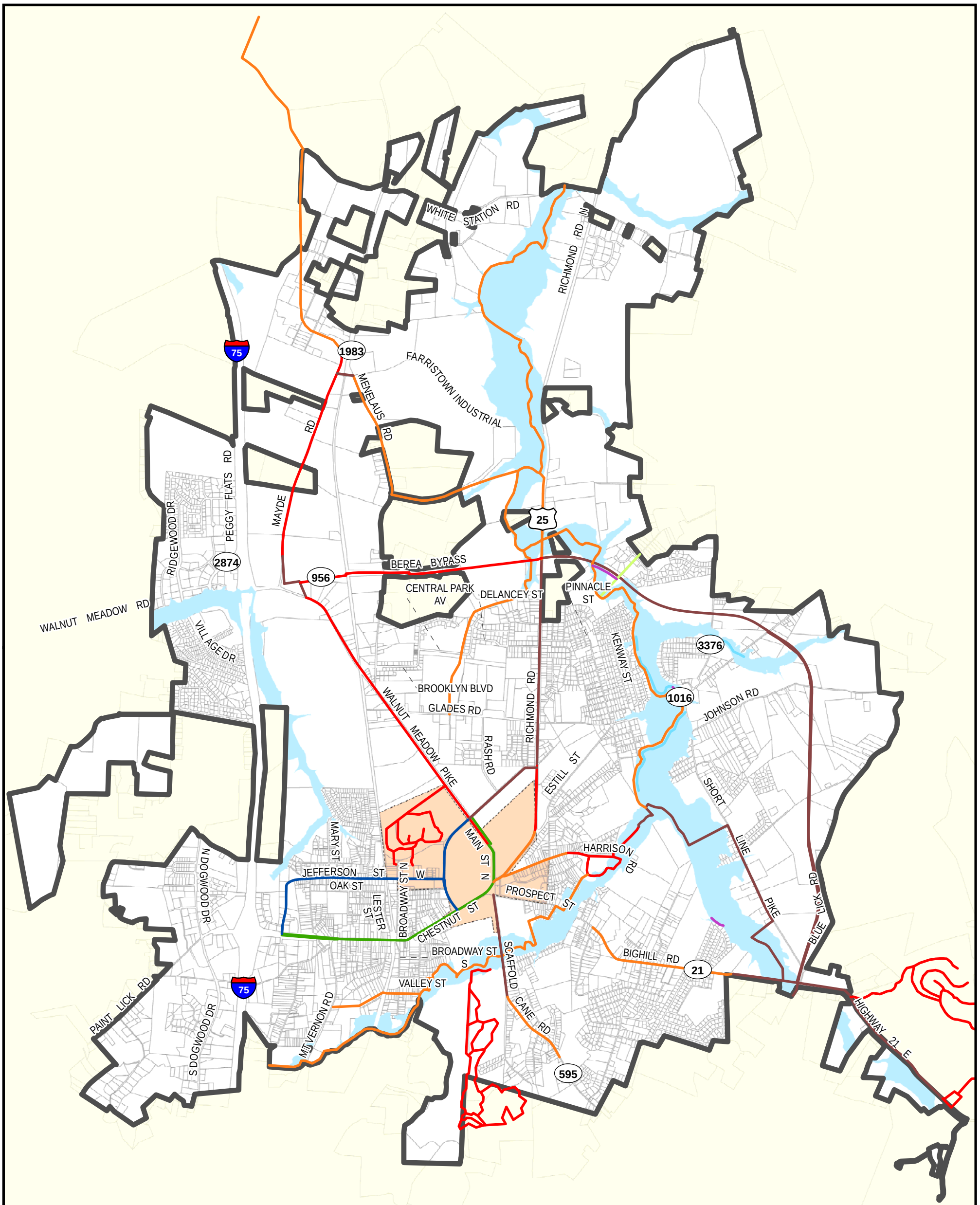
City Boundary
Berea College Campus
Parcels
Floodplain

CITY OF BEREA
2015 COMPREHENSIVE PLAN
Public Facilities

0 650 1,300 2,600 3,900 5,200 Feet

March 2015

Bluegrass Area Development District



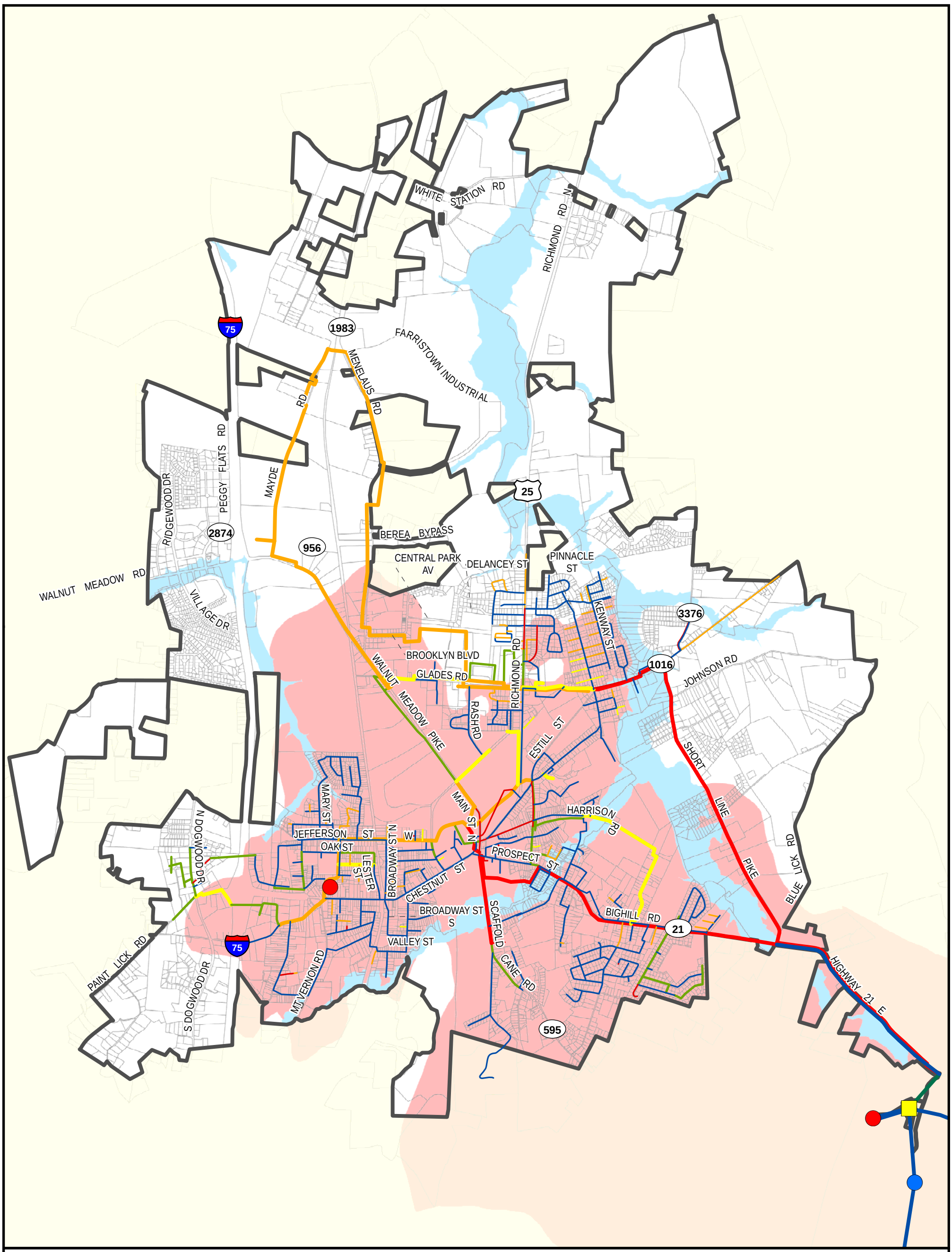
LIMITATION OF LIABILITY: The Bluegrass area Development District has no reason to believe that there are any inaccuracies or defects in information incorporated in this work, but BGADD makes no representations of any kind, including, but not limited to, the warranties of merchantability or fitness for a particlar use, nor any such warranties to be implied, with respect to the information or data furnished herein.

CITY OF BEREA
2015 COMPREHENSIVE PLAN
Local Bike Trails & Paths

0 650 1,300 2,600 3,900 5,200 Feet

March 2015

Bluegrass Area Development District



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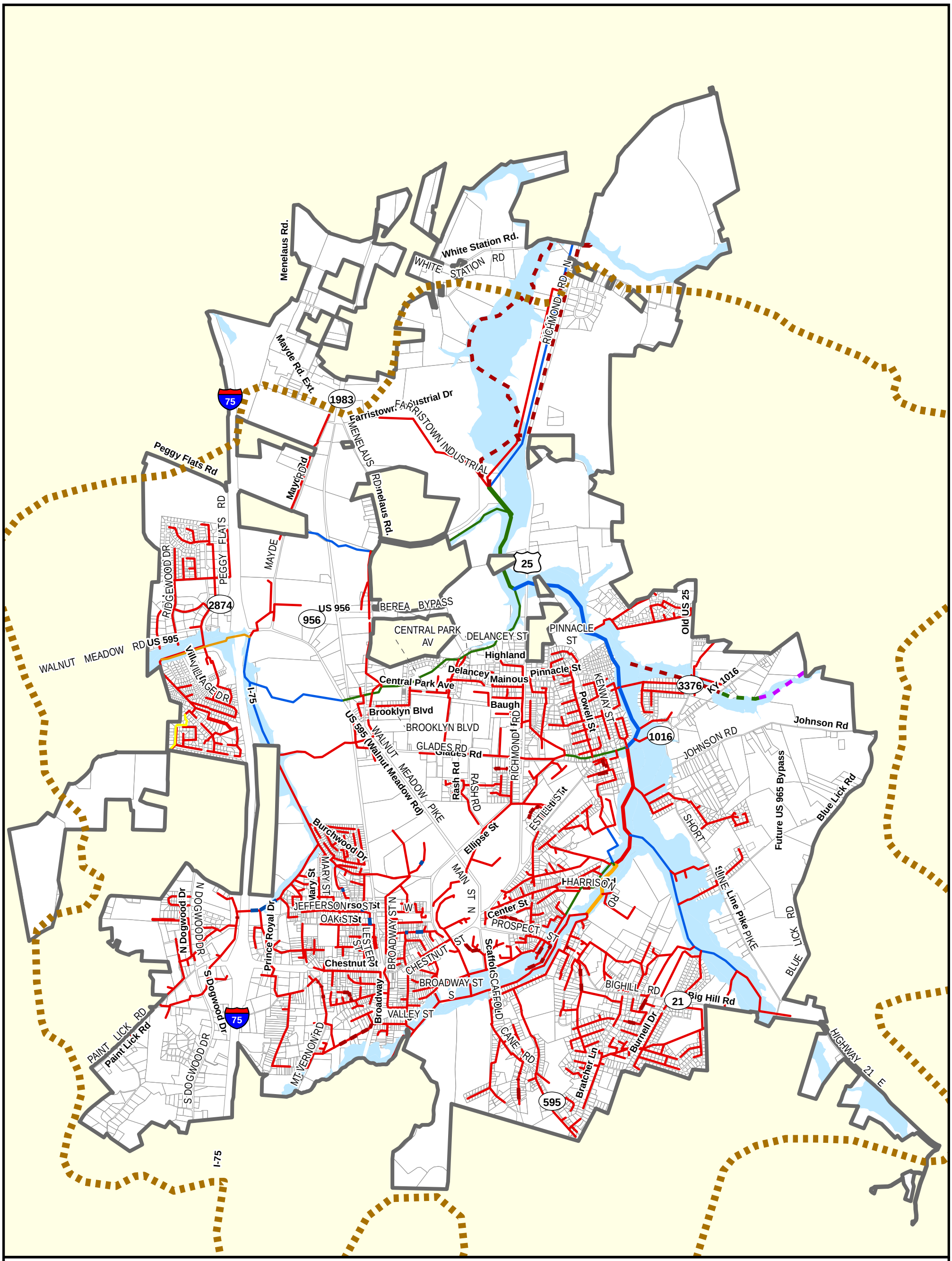
CITY OF BEREA
2015 COMPREHENSIVE PLAN
Water Master PLan

0 650 1,300 2,600 3,900 5,200 Feet

March 2015

Bluegrass Area Development District



Wastewater Line Diameter

- 3
- 4
- 8
- 10
- 12
- 18
- 24
- 27
- 30

Proposed Wastewater Line Diameter

- 8
- 10
- 12
- 15

- 201 Facilities Plan
- Treatment Plant
- Lift Station
- 100 Year Flood Zone
- Parcels
- City Limits

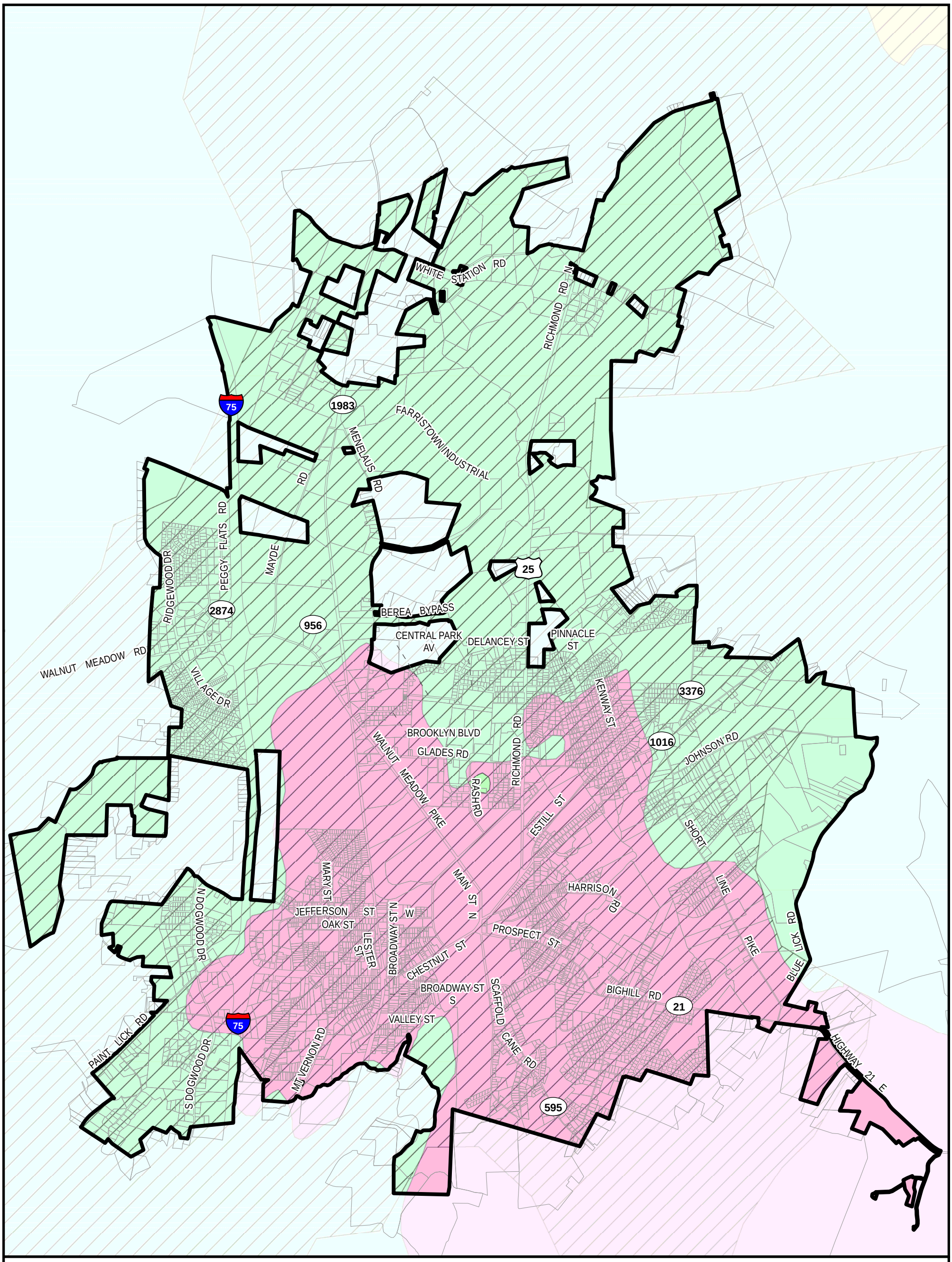
LIMITATION OF LIABILITY: The Bluegrass area Development District has no reason to believe that there are any inaccuracies or defects in information incorporated in this work, but BGADD makes no representations of any kind, including, but not limited to, the warranties of merchantability or fitness for a particlar use, nor any such warranties to be implied, with respect to the information or data furnished herein.

CITY OF BEREA
2015 COMPREHENSIVE PLAN
Wastewater Master PLan

0 650 1,300 2,600 3,900 5,200 Feet

March 2015

Bluegrass Area Development District



Natural Gas & Electricity Providers

- Delta Gas
- Berea Municipal Utilities
- Blue Grass Energy Cooperative Corp.
- Jackson Energy Cooperative
- Kentucky Utilities Company
- City Boundary
- Parcels

CITY OF BEREA
2015 COMPREHENSIVE PLAN
Utility Providers

0 650 1,300 2,600 3,900 5,200 Feet

March 2015

Bluegrass Area Development District

5.0 HOUSING ELEMENT

5.1 GOALS & OBJECTIVES

5.1.1-A **GOAL:** Provide safe, sanitary, affordable and livable housing options for all Berea residents.

5.1.1-B **OBJECTIVES**

1. Enforce building codes, property maintenance codes and handicapped accessibility requirements for both owner-occupied and rental housing fairly and consistently.
2. Eliminate substandard housing through redevelopment, conversion and rehabilitation using both public and private funding sources.
3. Encourage and support efforts to construct and maintain affordable and accessible housing for elderly, disabled and disadvantaged persons in areas with convenient multi-modal access to commercial districts, recreation, healthcare and other public facilities and services.
4. Ensure that new residential development is compatible with the existing land use, transportation patterns and the spatial arrangement of existing housing and neighborhoods.

5.1.2-A **GOAL:** Encourage the development of a diverse housing stock that serves a variety of needs and income levels and maintains high aesthetic values.

5.1.2-B **OBJECTIVES**

1. Encourage quality of design in residential subdivisions and housing units that includes a variety of architectural styles.
2. Support the establishment of neighborhood associations, and encourage neighborhoods in identifying and resolving neighborhood issues.
3. Promote a more livable residential and pedestrian-friendly community for Berea residents and students by requiring facilities such as street lighting, sidewalks, bikeways, trails, green space and recreation areas.
4. Encourage a mix of housing densities and types that adequately serves the economic and lifestyle requirements of the Berea community.
5. Encourage innovative residential development methods that preserve green space, make efficient use of public facilities and mitigate negative environmental effects.

5.1.3-A **GOAL:** Promote mixed use development that consists of appropriate combinations of residential and nonresidential uses.

5.1.3-B **OBJECTIVES**

1. Develop compatibility standards for manufactured homes and identify options for their appropriate location.
2. Locate mobile home parks at sites with adequate existing infrastructure, and regulate their development so as to create an attractive living environment.
3. Review Berea's PUD regulations to achieve an optimum mix of residential and non-residential use.

5.2 PURPOSE

The main purpose of the Housing Element is to evaluate the condition of existing residential housing within the community, review the quantity of different types of housing, and then to analyze future growth in population, anticipated housing needs, including quantity and distribution. Goals and Objectives are used to focus the City's efforts on meeting the communities housing needs by accommodating future growth, working to eliminate substandard dwelling conditions, and improve their quality, variety, and affordability.

5.3 EXISTING CHARACTER

The City of Berea has a wide variety of housing types. Many of these housing units or buildings display varying degrees of physical wear-and-tear. They range from new development to abandoned and dilapidated structures. They include single family attached, detached, and multifamily dwelling units.

Table 5.3-1: Total Housing within the City of Berea

	Quantity
Total housing units	5,497
Occupied housing units	5,093
Vacant housing units	404

According to the Census Bureau, the City of Berea has approximately 5,497 total housing units. Of these housing units, 5,093 are occupied and 404 are listed as vacant.

Table 5.3-2: Type of Housing Unit

	Quantity	Percentage
1-unit, detached	3,395	62
1-unit, attached	150	3
2 units	305	6
3 or 4 units	648	12
5 to 9 units	600	11
10 to 19 units	130	2
20 or more units	23	4
Mobile home	246	4
Boat, RV, van, etc.	0	0

The various housing types within Berea include single family detached, single family attached (meaning zero lot line or where the width of the lot is equal to the width of the building with zero side setbacks), duplexes (two (2) units per lot), multifamily from three (3) to 20+ units per lot or development, and mobile homes. Table 5.3-2 illustrates the breakdown in quantities and percentages of each of these types of housing units.

Table 5.3-3: Age of Housing within the Community

	Quantity	Percentage
Built 2010 or later	24	4
Built 2000 to 2009	1,243	23
Built 1990 to 1999	1,246	23
Built 1980 to 1989	801	15
Built 1970 to 1979	847	15
Built 1960 to 1969	348	6
Built 1950 to 1959	433	8
Built 1940 to 1949	120	2
Built 1939 or earlier	435	8

Age of housing units range from pre-1939 to 2014. It is important to note that close to 46-percent of all housing units within Berea were constructed between 1990 and 2010. Additionally, 30-percent of the available housing

units were constructed between 1970 and 1989. This would indicate that 76-percent of all housing units within Berea were constructed within the last 45 years. The remaining 24-percent of the housing units were constructed pre-1939 and 1969. Verification of the age of the oldest housing structures within the community has proven difficult to ascertain.

5.3.1 Substandard Housing

5.3.1 Substandard Housing

Table 5.3-4: Substandard Housing		
	Quantity	Percentage
Occupied housing units	5,093	93
Lacking complete plumbing facilities	31	1
Lacking complete kitchen facilities	0	0
No telephone service available	185	3

The City of Berea has within its boundary limits some housing that have certain characteristics that are less than standard, and the people living in those homes may be living in poverty. Specifically, one- (1) percent of the housing units within Berea (roughly 31 units) are lacking complete plumbing facilities. Approximately three- (3) percent of the housing units within the community have zero available phone service. Whether or not the one- (1) percent of homes previously discussed also falls within the three- (3) percent without phone service is not clear from the data provided.

5.3.2 Housing Valuation

5.3.2 Housing Valuation

Table 5.3-5: Housing Prices for Owner-Occupied		
	Quantity	Percentage
Owner Occupied	2,893	53
Less than $50,000	329	11
$50,000 to $99,999	647	22
$100,000 to $149,999	852	29
$150,000 to $199,999	589	20
$200,000 to $299,999	345	12
$300,000 to $499,999	89	3
$500,000 to $999,999	42	1
$1,000,000 or more	0	0

The housing values in Berea reflect a fairly even break down between all values as shown in the table to the left. The values range from less than $50,000 to nearly $1,000,000. The vast majority of housing prices fall within the $50,000 to $299,999 range which is approximately 71-percent of all owner-occupied housing. Owner-occupied housing accounts for 53-percent of all housing units within the community.

Table 5.3-6: Housing Units & Mortgages		
	Quantity	Percentage
Owner-occupied units	2,893	53
Housing units with a mortgage	1,622	30 (56% of the 53%)
Housing units without a mortgage	1,271	23 (44% of the 53%)

Of the 53-percent of housing units that are owner occupied, more than half, approximately 56-percent, have a mortgage attached to the home. The remaining 44-percent are mortgage free and appear to be owned with title-in-hand.

5.3.3 Rental Housing Units

5.3.3 Rental Housing Units

Table 5.3-7: Rental Housing Unit Data

	Quantity	Percentage
Occupied units paying rent	2,091	38
Less than $200	24	1
$200 to $299	71	3
$300 to $499	281	13
$500 to $749	1,169	56
$750 to $999	453	22
$1,000 to $1,499	80	4
$1,500 or more	13	1

Rental housing units within the City of Berea account for an approximate 38-percent of all housing units. Median rent paid by tenants falls within the $500 to $749 range. There appears to be a near perfect bell curve for the rental rate distribution from the low to the high end. It is important to note that of the data recorded by the Census Bureau, nine- (9) percent of total housing units are unaccounted for. While estimating this data based on existing distribution percentages is an option, it is most likely not advisable since there is no way to determine accuracy with a statistically acceptable margin of error.

5.4 FUTURE HOUSING NEEDS

5.4 FUTURE HOUSING

In order to determine the future housing needs for the City it will be important to look at the historic population as well as the previous and anticipated growth rates.

Table 5.4-1: Historic Population Data

Year	Population	Population Increase	% Growth
2013	14,374	226	1.597
2012	14,148	292	2.107
2011	13,856	295	2.175
2010	13,561	-1,188	-8.055
2009	14,749	238	1.64
2008	14,511	273	1.917
2007	14,238	364	2.624
2006	13,874	571	4.292
2005	13,303	535	4.19
2004	12,768	314	2.521
2003	12,454	415	3.447
2002	12,039	337	2.88
2001	11,702	374	3.302
2000	11,328	2,035	21.898
1990	9,293	-	-

Historic growth rates over the last three years, between 2011 and 2013 have been, have average approximately two- (2) percent. Growth rate for the 2009-2010 timeframe was a negative eight- (8) percent. This is one of two outliers within the Table 5.4-1 to the left. The other point that appears to be an outlier is between the timeframe 1990 to 2000 where the City experienced a near 22-percent growth rate. However, when this data point is reviewed in light of the following individual years of population growth rate it appears to be right in line for a ten (10) year span. Individual year growth rates for the 10 years following 2000 averaged three and one-half (3.5) percent to four- (4) percent.

Table 5.4-2: Estimated Population Data			
Year	Population	Population Increase	% Growth
2028	**19,346**	**379**	**2.0**
2027	18,966	372	2.0
2026	18,594	365	2.0
2025	18,230	357	2.0
2024	17,872	350	2.0
2023	**17,522**	**344**	**2.0**
2022	17,178	337	2.0
2021	16,841	330	2.0
2020	16,511	324	2.0
2019	16,187	317	2.0
2018	**15,870**	**311**	**2.0**
2017	15,559	305	2.0
2016	15,254	299	2.0
2015	14,955	293	2.0
2014	14,661	287	2.0

If we assume a conservative growth rate of two- (2) percent each year for the next fifteen years then the City's population in 2028 will be approximately 19,346 people.

The five year "land mark" years where the Comprehensive Plan should be updated or rewritten depending on circumstances are 2018, 2023, and then 2028 as mentioned above, and have been bolded for emphasis.

The current housing unit vacancy according to U.S. Census data is approximately 404 units. Multiplying 404 units by either average household size or average family size a calculation can be made to determine how much growth can be accommodated by the existing vacant housing units.

Table 5.4-3: Household Size	
Average household size	2.41
Average family size	2.87

In this case the more conservative number was used, specifically 2.41 persons per household. The resulting number is 974 persons. The number was rounded up to the nearest whole unit. Depending on the accuracy of the date the total vacancies within the City could potentially accommodate the projected population growth from 2013 to 2016 if no additional units are constructed. However, between 2010 and 2014 98 housing permits were issued and ten demolitions of existing housing structures occurred for a next increase of 88 housing structures. Between 2017 and 2028 an additional 4,091 persons are projected to move to Berea above the number that move out, or pass away. If it is assumed that household size remains the same then an additional 1,698 housing units will be needed above what is currently occupied and vacant. In order to accommodate the projected growth an average of 142 units will need to be constructed each year.

5.5 GROWTH & FUTURE SUBSTANDARD HOUSING

5.5 GROWTH & FUTURE SUBSTANDARD HOUSING

It is important to point out that as time moves forward the existing housing stock continues to age. There are currently between 185 and 216 housing units that are substandard in facilities and/or amenities. This number will also increase as the age of the housing stock increases. Goals and objectives, as well as implementation strategies should be included to identify how the City will help improve these dwelling units as well as account for how to handle housing that deteriorates and becomes substandard in the future.

6.0 HISTORIC & CULTURAL RESOURCES

6.1 GOALS & OBJECTIVES

6.1.1-A **GOAL:** Recognize and preserve the historic and cultural resources of the City of Berea and Madison County.

6.1.1-B **OBJECTIVES**

1. Encourage the identification, maintenance, and protection of all significant historic buildings, structures, fences, archeological resources, and other features through education and official designation.
2. Support the efforts of local organizations to inform residents and visitors of the unique historic and cultural features of the community through promotional and interpretive activities.
3. Support policies and regulations that respect Berea's history and the unique relationship between Berea College and the city.
4. Encourage revitalization and preservation of Berea's historic features and community character.
5. Support infill and adaptive re-use of existing historic structures as a means of providing unique and cost-effective options for residential, mixed use and commercial uses.
6. Protect residential neighborhoods from incompatible commercial development.

6.1.2-A **GOAL:** Encourage the creation of diverse cultural experiences and opportunities.

6.1.2-B **OBJECTIVES**

1. Support efforts to coordinate festivals and other civic events within the Berea community and promote them to residents and visitors.
2. Promote an active and vibrant performing arts and entertainment program.

6.2 PURPOSE

The City of Berea has a rich history that began more than 250 years ago and continues today as the City strives to foster and encourage diversity. Important historical events that the City's founders waded into included the slavery debate and civil rights. The fact that Berea has taken stances in the past to help preserve individual rights guaranteed by the Constitution of the United States speaks highly of commitment and courage of the City, both then and now. The City of Berea continues to take make it a priority to help increase the quality of life for its citizens and residents. Preserving the character and history of the City and managing new growth can be difficult. However, laying out a framework of goals and objectives is a first important step. It is necessary to follow these goals and objectives with guidelines and criteria for development within historically sensitive areas, such as the Downtown, at or near Berea College Campus, and historic corridors and sites.

The purpose of this element is to discuss the history of the community as well as provide a list or idea of the location of important historic sites. Further, the Goals and Objectives above will help provide a framework for policies (included at the end of the Comprehensive Plan) that will be needed to protect and preserve these areas.

6.3 HISTORICAL PERSPECTIVE

In 1850, this area of southern Madison County was called the Glade. There was no town, just a loose community of scattered farms known primarily for its racetrack and citizens who were sympathetic to emancipation. Since the early 1840's, Cassius Clay, a large landowner in Madison County, had sought to build a community in the Glade which would be a base for his own high political ambitions and the abolitionist cause. Located between the solid slavocracy of the Bluegrass and the mountains, he hoped the Glade would provide a gateway into a political base in the mountains. He sold land to prominent nonslaveholders at nominal cost and encouraged abolitionist missionaries to come to the area.

In 1853, Clay offered his friend Reverend John G. Fee, of Lewis County, Kentucky, a free track of land to move to the Glade. With some reluctance, Fee decided to move, and in 1854 accepted ten acres upon the ridge. With the help of local supporters and other missionaries from the American Missionary Association, Fee established a church, a school and tiny village. Asked by Clay to name the new settlement, Fee called it Berea after the Biblical town where the people "received the Word with all readiness of mind." This tiny village became the center of an abolitionist mission field as Fee directed a band of teachers and preachers in Madison, Jackson and Rockcastle Counties. Although never a significant political threat, the Berea Community was enough of an irritant that prominent Madison County slave owners drove Fee and 94 other supporters from the state in late 1859 and early 1860.

6.3.1 A Vision of a Unified Community

After the Civil War, the Fees and some other exiles returned to Berea to re-establish their vision of an interracial school and community. In January 1866, the Berea Literary Institute opened its doors. Despite predictions that the admission of blacks would destroy the school, the founders of Berea were able to achieve their vision to a large degree during the last half of the 19th century. By 1889 the total enrollment was approximately 450 students in primary, secondary and college departments. Large numbers of former slaves moved to Berea because of the opportunity that the community provided. Berea recruited black students, Union Church welcomed blacks into the congregation, new jobs were available and the college sold town lots on the condition that families live next to families of a different race. Maps from this period show that black residences were indeed interspersed among white throughout the town.

The former slaves took advantage of the opportunities they had. A large number of black graduates went on to distinguished careers throughout the country. The 1900 census cited 12.8% of all Madison County farms as black-owned, compared to 4.8% statewide; most of these were in the area surrounding Berea. This census also showed that most black men outside of town were farm owners and that few black women in the area were domestics.

The achievements of this noble vision made the subsequent events all the more tragic. In 1904, the Kentucky Legislature passed the Day Law forbidding interracial education, and Berea College chose to focus on the education of mountain whites. Disillusioned and frustrated by the lack of education and economic opportunities they once had, most blacks moved away and Berea became a segregated town.

6.3.2 The Emerging Town

6.3.2 The Emerging Town

As Berea College grew, a community surrounding it quickly sprang up and the college appointed a prudential committee to look after the affairs of the newly developed town. They laid out streets and sold lots, established a fire department, dug a public well and subscribed to have the railroad and public roads come through the town.

The growth of population and development of transportation created new economic opportunities. Merchants and tradesmen set up stores and shops. Farmers in the surrounding countryside came to the new town to buy and sell goods. The surrounding hills contained a wealth of timber, which passed through Berea on its way to other markets. Berea became in the words of one contemporary "a college and lumber mill town ungainly sprawled along the ridge." Within a few years many residents were firmly established in Berea with a significant investment in the town's stability and predictability of its leadership.

In the spring of 1890, the retirement of President Fairchild and selection of a new college president, William Stewart, created concern that the affairs of the town would be controlled by a man from outside the community. Using the strong political connections of Berea College Professor Le Vant Dodge, a group of Berea leaders acquired city charter in a remarkably short period of time. On April 4, 1890 the town incorporated and the affairs of town and college were separated for the first time.

6.3.3 Key Events that Defined Berea

6.3.3 Key Events that Defined Berea

When one reviews the past in relation to an individual or community it can be seen that what has transpired led to the present day and provided key points in time that have had far reaching and character defining effects. Berea has had several of these key points in time that have shaped and defined the community today.

A. The Railroad was constructed through Berea in 1882.

B. The Kingston Turnpike was the initial "highway" used until Dixie Highway was constructed. Dixie Highway has been expanded over the years into what is now known as US 25 or Richmond Road in Berea.

C. Interstate-75 was constructed in 1966 and has been a major factor in spurring growth in the region.

D. First Subdivision – Dixie Park was platted and began construction in 1925, which included more than one hundred lots.

E. Lack of Government Capacity
   1. Pre-1890 Berea College ran the City. They were viewed as the Mayor, Council, and Chamber of Commerce. During their tenure as the Pseudo-City Government they had the foresight to bring electricity and water services to the City residents. The College owned the utilities between 1904 and 2005 for Water and between 1912 to 2005 for Electricity.

   2. In 1890 the citizens of the City recognized some problems within the College (leadership) and moved to incorporate thus separating for the first time the college and City government.

3. In 1938 the City was given a grant to provide sewer services to the residents, with the first sewer bill being mailed out in 1940.

4. Starting in the 1960's Berea College ended all of their commercial enterprises (i.e. bakery, candy factory, and laundry) and their ownership of the hospital, high school, and elementary school.

F. Berea College – Reverend John G. Fee started a one room school in 1855. This school would one day become Berea College. Of note this building was also used for church services. Berea College's first teachers were recruited from Oberlin in Ohio and articles of incorporation were adopted in 1859.

Unfortunately that year was also the year the school was closed down by Pro-slavery sympathizers. The Civil War broke out shortly after this time. Fee spent the Civil War years raising money for the school and in 1865, following the end of the war he and his followers returned to the school. In 1873 the first Bachelor's degree was issued.

By 1911 the number of students seeking admission to Berea was so great that the college's trustees amended the constitution to specify the southern mountain region as Berea's "Special Field of Service," which corresponds with the long history of Appalachia commitment that had extended from as early as 1858.

Berea College continues to offer a high quality liberal arts education and maintains focus on its heritage and historic roots. Currently the college has approximately 1,613 enrolled undergraduate students and is located on 140 beautifully landscape acres. In addition there are also 7,700 acres of forest and 1,200 acres devoted to agriculture and natural resources that are controlled by the college. Faculty at the college includes 124 full-time and 35 part-time professors.

G. The City's Chamber of Commerce was formed after World War II and immediately began looking for industries to recruit and "lure" to the community. Berea Rubber Company was one of the first industrial employers to locate to the community in 1957. The Chamber continues to obtain and purchase land as well as recruit potential employers to the community.

6.4 Local Attractions

6.4 Local Attractions

Berea is best known as the home of Berea College, a private liberal arts college. The City also produces and caters to folk arts and crafts and several festivals are held throughout the year; including the Berea Crafts Festival and the Festival of Learnshops. Historic restaurants like Boones Tavern and many other well-maintained historic buildings can be found within the City. A Farmer's Market is also held on the Lawn of the Berea College Farm Store. These are just a few attractions that provide both residents and visitors activities for recreation and entertainment.

6.4.1 Berea and the Crafts Revival

6.4.1 Berea and the Crafts Revival

In the 1890's, there was a growing national interest in the culture and traditions of Appalachia by local color writers, academics, missionaries and teachers. These people were fascinated by the richness and traditions of Western European culture which still existed in the mountains. However, they were also dismayed by the apparent isolation, poverty and deprivation found in these areas.

Berea College's President, William Frost, took on his funding trips to the north traditional Appalachian overshot coverlets to illustrate his presentations on mountain people and the college's mission. These coverlets had been brought to Berea by students in exchange for tuition. Donors became very excited. These coverlets had been produced in the North during colonial times and they had great emotional appeal in the years just following the national centennial. Also, the writings of William Morris and the Arts and Crafts movement in England were generating interest in the revival of crafts in America.

Perceiving that there was a national market for coverlets and other traditional crafts, Frost established the Berea College Fireside Industries to market crafts made by people at home. He also encouraged craftspeople to move to Berea to better market their crafts. In quick succession, the college built a loom house, hired a supervisor to train and maintain quality and then established the Student Craft Industries. Frost hoped that the production of crafts would enable mountain people to earn an income and still hold on to their traditional lifestyle. Although this vision was never realized, Berea did become, a center for the American Crafts Revival in the first part of this century.

6.4.2 Historic Markers & Locations

6.4.2 Historic Markers & Locations

The Kentucky Historical Society, in cooperation with the Kentucky Transportation Cabinet (KYTC) placed three historical markers within or near the City of Berea.

A. *The Church of Christ, Union* marker (no. 1767) is located at the front of the church across from the Boone Tavern. The marker inscription reads, "Founded 1853 by the Rev. John G. Fee of Bracken County on the invitation of local citizens and Cassius M. Clay, who projected an antislavery community here. Opened in full equality to all races and nonsectarian, the church had a leading part in establishment of Berea College, 1855, and in cause of racial equality in this area (Presented by Congregation)."

B. The *"For Mountain Youth"* marker (no. 773) was placed on the Berea College Campus. Inscribed on the marker is the following, "Berea College, founded 1855 by John G. Fee with the support of Cassius Marcellus Clay, in a one-room school built by the community. Its constitution, 1858, made it Christian, non-sectarian, anti-slavery. Compelled to close 1859 by pro-slavery factions, reopened 1865. Dedicated to the service of mountain areas, Berea is an historic monument to equality."

C. *Site of the Boyhood Home of Red Foley* marker (no. 2114) can be found along KY Route 595 and Menelaus Road within the City. This marker is inscribed like the others and reads, "Born Clyde Julian Foley, June 17, 1910; nicknamed "Red" for his red hair. Recruited by Chicago's WLS Radio Station to perform on Barn Dance, 1931, renamed National Barn Dance and broadcast on NBC, 1933. Foley helped found Renfro Valley Barn Dance, 1938. Hosted Grand Ole Opry's "Prince Albert Show," 1946-53; ABC's "Ozark Jubilee," 1955-60.

D. *Clyde Julian "Red" Foley* - Foley costarred in ABC's "Mr. Smith Goes to Washington," 1962-63. "Chattanoogie Shoe Shine Boy" was number one on country and pop charts; "Peace in the Valley" first gospel song to sell over 1 million copies. First Kentuckian elected to Country Music Hall of Fame, 1967; inducted into Ky. Music Hall of Fame, 2002. Died Sept. 19, 1968. Presented by City of Berea."

Along with the above three historic markers within the City of Berea there are five additional sites listed on the National Register of Historic Places.

6.4.3 Lincoln Hall, Berea College

6.4.3 Lincoln Hall, Berea College

Constructed in 1887, the three-story brick structure was named for President Abraham Lincoln. According to the original NRHP application, Lincoln Hall "has the deepest associations with the school's history and is the most symbolic of Berea [College] identity and purpose". No exterior changes have been made to the original structure and interior alterations have been minor in nature, with no changes to the original floor plan.

6.4.4 L & N Passenger Station

6.4.4 L & N Passenger Station

Built by the Louisville & Nashville (L & N) Railroad in 1920 at a cost of $24,332, the station's design, materials and function represented the best in small-town railroad architecture for the time. Located on Broadway at Adams Street, it was the third depot to be constructed on the site. The 6,750 square foot brick veneer structure contained an express room, baggage room and agent's office. Segregated waiting rooms and toilet facilities were found on the site.

6.4.5 Boone Tavern Hotel

6.4.5 Boone Tavern Hotel

The Tavern was constructed in 1909 by New York City architects Cady and See and named for explorer Daniel Boone. One year after its original opening, a third floor was added to the Colonial Revival structure to meet an increasing demand for rooms. It is currently owned and operated by Berea College and has been significant in the development of Berea's downtown business district.

6.4.6 Tate Building

The original two-story brick veneer structure was constructed in 1929, with a third story added in 1930. The first floor was used for commercial purposes, with guest rooms on the remaining two floors. It is significant as an example of early hotels designed specifically to provide short-term, affordable accommodations catering to automobile, rather than train, travelers. The design was adopted from modern hotel design books and based on efficiency charts developed in the 1920s. According to the NRHP application, "the goal of Tate's Hotel was not to offer five-star services but to provide for the two basic amenities that a traveler needs: food and a room to sleep."

6.4.6 Tate Building

6.4.7 Berea College Forest

Located south and east of Berea, the 6,680 acre site is the oldest managed forest in Kentucky and one of the oldest in the nation. It was established in 1897 by Berea College to fill the gap between the nation's conservation goals and the scientific knowledge needed to achieve them. It is historically significant for both its commitment to education and its pioneering role in the development of forestry science and conservation practice in America.

6.4.7 Berea College Forest

6.5 HISTORIC DOWNTOWN GUIDELINES & OVERLAY

The City of Berea has adopted Downtown Design Guidelines that are contained within a document called the "Old Town Design Overlay District." Two focus areas are defined within the Old Town Design Overlay District, the Broadway Character Area and the Neighborhood Character Area. Also included within the document are recommended and required design characteristics that need to be followed when property within the two character areas are updated, modified, or reconstructed.

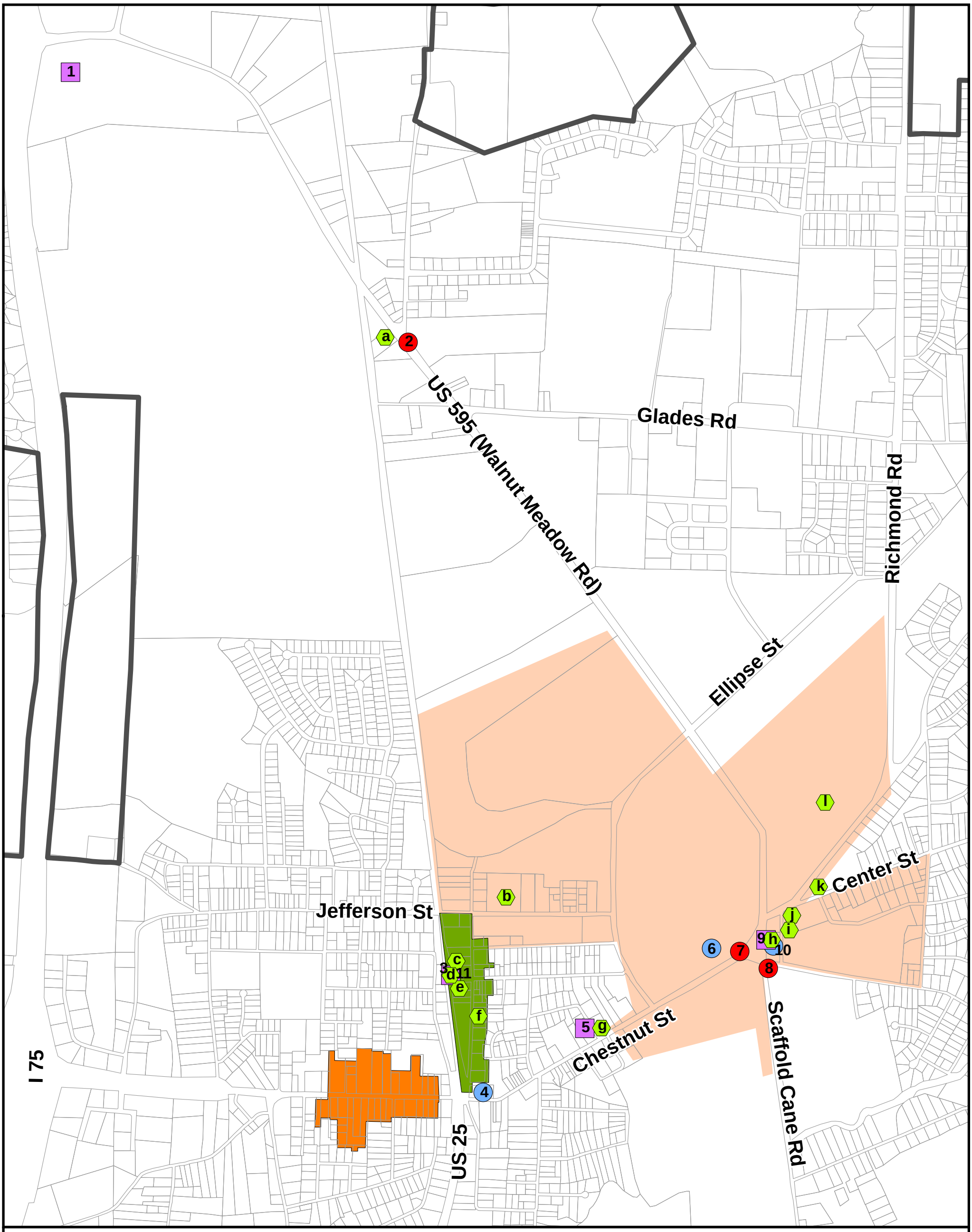
6.5 HISTORIC DOWNTOWN GUIDELINES & OVERLAY

Also included within the Land Use Management and Development Ordinance are three additional overlays. They are called "Chestnut Street Overlay District", North Broadway Tourism District", and the "Protected Corridor District." Future adoption of standards for these areas or adding them to the "Old Town Design Overlay District" guidelines and standards may be beneficial for future development within these overlay districts.

6.6 MAPS

6.6 MAPS

The Historic Sites, District, & Art Sites Map is attached below.



Historic Overlay Districts

- Chestnut Street
- North Broadway

- "Hand" Sculptures
- Tourism Organizations
- NRHP Historical Sites
- KY Historical Society Markers

- City Boundary
- Parcels
- Berea College Campus

CITY OF BEREA
2015 COMPREHENSIVE PLAN
Historic Sites, Districts, & Art Sites

1 Kentucky Artisan Center
2 Boyhood Home of Red Foley
3 Berea Toursim Commission
4 Tate Building
5 Kentucky Guild of Artists & Craftsmen
6 Lincoln Hall
7 For Mountain Youth
8 Union Church
9 Berea Arts Council
10 Boone tavern Hotel
11 L & N Passenger Station (The Blue Circle is located under #3 and Letter d)

a Headed Home by Neil DiTeresa
b We Make You Kindle Welcome by Mary Colmer
c Tin Man by Damon Farmer
d The Power of Make Believe by Cheryl Powell
e Circle of Life by Pat Banks
f Hand Stand by Michelle Noe
g Yatsukatake by R.C. Thompson
h Mano A Mano by Alfredo Escobar
i Gone Fishing by John Harmon
j Night and Day by Alex Lindberg
k The Hand of the Creator by Jennifer McLamb
l A Bird in Hand by Union Church

0 137.5 275 550 825 1,100 Feet

March 2015

Bluegrass Area Development District

7.0 ECONOMIC DEVELOPMENT

7.1 GOALS & OBJECTIVES

7.1.1-A **GOAL:** Support the attraction and expansion of diverse business and industry providing a wide range of goods and services as well as stable employment opportunities in an environmentally responsible and sustainable manner.

7.1.1-B **OBJECTIVES**

1. Establish policies and regulations to help business and industry develop in a way that enhances the aesthetic visual character and quality of life of the community.
2. Encourage the development of emerging communication capabilities, especially high speed internet and cellular services, required to attract high-quality business and industry.
3. Enable and encourage cooperation among existing businesses and industries for the betterment of the community.
4. Support small and local business development, non-profit ventures and entrepreneurship.
5. Support efforts to enable local investment in the local economy.
6. Support education, training and re-training of a dedicated, skilled and marketable workforce, including programs promoting a healthy and reliable worker.
7. Encourage clean industry to protect the environment.
8. Promote and market the community's 350 acre Industrial Park.
9. Support the Goals of the Berea Economic Advancement Team (BEAT) in its efforts to formulate an economic development plan for the community.

7.1.2-A **GOAL:** Recognize and support the economic significance of Berea's arts and tourism community.

7.1.2-B **OBJECTIVES**

1. Encourage development of recreational activities and facilities, such as eco- and adventure tourism, that capitalize on Berea's distinctive characteristics and natural setting.
2. Support and encourage small businesses, working artists and craftspeople with an emphasis on creating a functional, attractive and walkable environment for visitors, residents, merchants and employees.
3. Continue to fully integrate the Artisan Center into the art and crafts industry of Berea, especially through the full use of its education and training facilities.
4. Foster and encourage Berea College's sustained commitment to the community's tourism and artistic outreach efforts.

7.1.3-A **GOAL:** Support and promote community agriculture, including agri-business and agri-tourism efforts.

7.1.3-B OBJECTIVES

1. Ensure that zoning and subdivision regulations permit continued use of private property for agricultural purposes, including agri-business and agri-tourism.
2. Support farmers' markets and other public and private sector opportunities for local growers and producers to market farm produce and other value-added agricultural products.
3. Advocate contiguous urban development in order to retain the potential for a viable and productive cluster of agricultural uses.
4. Encourage alternative and eco-friendly farming practices.
5. Evaluate and adopt farmland preservation plans where appropriate.
6. Support urban agricultural activities on a small-scale individual or neighborhood basis.

7.2 PURPOSE

7.0 PURPOSE

Economic development helps create competitiveness within and throughout the community and surrounding areas. When a community couples goals and objectives with actionable strategies a sustainable economy can be created which may increase the community's appeal as a place to live, work and visit. Sustainable economies are a major incentive and attractor for higher income jobs that would help generate both wealth and investment.

It is important to note that economic activity helps generate the revenue necessary to provide public services and future infrastructure. No single entity—public or private—can implement these strategies alone. Implementation of the economic goals and objectives included above will require the City's organizations to work closely with private organizations and developers to ensure a flourishing and vibrant economy. Diversification of economic services is key to a thriving economy within a community.

7.3 EXISTING CHARACTER

7.3 EXISTING CHARACTER

The City of Berea is home to many commercial and industrial businesses. These businesses range in size from a couple employees to more than 1,800 total employees. In addition to the private companies the City also has a few public/Semi-Public/Institutions that are fairly large employers, including the City of Berea, Berea College, and the Berea School Districts.

Businesses can be found at the two I-75 exits, as well as various other locations through the City. Other main areas they can be found are downtown near City Hall and Berea College, along the 25, the 956, and the 21. Industrial and Commercial development vacancy rates are very low and most buildings that have been constructed for commercial/industrial purposes are occupied. Industrial space can be found in four different buildings, Light House Products, 1100-1102 Mayde Road, Progressive Systems, and D.C. (USA) Inc. Altogether, these four buildings provide 490,579 square feet of available industrial space. Two industrial parks, and one industrial site appear to have additional developable space. Total acreage for these three develops is approximately 385.33 acres.

Commercial space ready for tenant move-in, however, is harder to find. According to the Economic Development Department with the City of Berea, there is approximately 20,000 square feet available within the Walmart shopping center, and an additional 2,000-5,000 square feet around the City.

7.3.1 Workforce

7.3.1 Workforce

Table 7.3-1: Berea Employment Status		
	Estimate	**Percent**
Population 16 years and over	10,856	75.5%
In labor force	6,440	59.3%
Civilian labor force	6,408	59.0%
Employed	5,945	54.8%
Unemployed	463	4.3%
Armed Forces	32	0.3%
Not in labor force	4,416	40.7%

Berea has a total population of 10,856 individuals older than 16. Of these 10,856 people nearly 60-percent are counted in the labor force. 5,945 people of the 6,440 in the labor force are employed. A little more than four- (4) percent of the total labor force is unemployed. This number is two-thirds (2/3) the unemployment for Madison County which had an estimated 6.8-percent in 2013.

Also within the area, economically speaking, is the Richmond-Berea Micropolitan Area. The Cities of Richmond and Berea co-authored an Economic Development Plan titled, *"Madison County the Center of Southeast Kentucky,"* which should be incorporated into the future development and expansion opportunities within the community in order to help Berea continue to grow.

Table 7.3-2: Education, Income, and Poverty in Berea		
Topic	**Madison County**	**Berea**
High school graduate or higher, percent of persons age 25 years+, 2008-2012	84.50%	83%
Bachelor's degree or higher, percent of persons age 25 years+, 2008-2012	26.70%	26.50%
Mean travel time to work (minutes), workers age 16 years+, 2008-2012	22.5 min.	18.6 min.
Median household income (in 2012 dollars), 2008-2012	42,020	40,061
Per capita income in past 12 months (in 2012 dollars), 2008-2012	21,652	18,348
Persons in poverty, percent	22.30%	25.90%

7.4 S.W.O.T. ANALYSIS

7.4 S.W.O.T. ANALYSIS

7.4.1 Strengths

7.4.1 Strengths

- Strong Community Identity and clear defined history and focus ("Where Art's Alive" is one example): The community has several other clear areas of focus that will help draw people to the community both to visit and to live (Berea College, and a future Kentucky Trail Town).

- Close proximity (within 60-miles) of multiple four-year colleges and universities: A thriving community close to education institutions that offer advanced degrees has an easier time drawing to and retaining those individuals who receive the degrees if there are jobs available in those fields of study. If a community does not have the employment then those individuals who would have stayed end up moving to another community.

- Close proximity to Interstate-75: Cities that are close to or bisected by an interstate have a large market of travelers passing by or through the community on a daily basis. Some of these pass-by trips are generated by employers within the community, or other communities where the employee arrives at or passes through on their way to and from work. Other trips are generated by tourists or shoppers, among other types of drivers. A community needs to find a way to incentivize these drivers to stop in the community and in essence "Capture" the vehicle trips. These captured trips equate to revenue for the City.

- Close proximity to multiple US and State Highways: This is another important strength for a community in relation to economic development for the same reason as the above point.

- Close Proximity to a railroad: Rail provides industry and employment type development a direct means of obtaining materials as well as shipping finished product. This is important for economic development and is a main attractor for some types of industry.

- Existing marketable and available industrial building space: A surplus of industrial building space available for immediate lease is an attractor for businesses. One benefit to having a surplus is a decrease in time it takes a business to move in and start creating revenue.

- Low Commercial/Industrial property vacancy rates. According to Berea's Economic Development Director, the City enjoys a low commercial and industrial vacancy rate. While this alone is not considered an attractor to business of itself, it is a good indicator that once employers locate to the community they tend to stay.

- Low Unemployment Rate: The current reported unemployment rate (as determined by the U.S. Census) for the City, as quoted above is approximately four- (4) percent. Low unemployment numbers are a good indication of a growing or stable economy.

7.4.2 Weaknesses

7.4.2 Weaknesses

- Shortage of marketable available commercial space: A community with little to no surplus in available commercial leasable space will experience opportunity costs, where employers may be looking to locate in a certain area but due to costs or constraints will locate elsewhere. Businesses, like water, will find the easiest route. In this case, the easiest route for business is to find existing commercial space that requires a Tenant Improvement (TI) and avoiding if possible the need to constructing a new building and the process involved of getting to that point.

- National or major airport approximately 40 miles away in Lexington: Airports play a role in the economic development of a community. The benefits of an airport are the ability to move people and materials quickly, thereby creating trade and commerce. They also provide employment opportunities both directly and indirectly for the community. They increase accessibility to the community which has the potential to foster tourism and increasing economic activity.

- Majority of streets within the City are two lanes (one in each direction) with little to no ability to widen without purchasing or condemning property from adjacent citizens: In order for a community to continue to maintain economic growth or to sustain the existing economy it is important to be able to quickly move people and materials. As a community grows, if streets remain the same, the effective classification of those streets will diminish as congestion grows. A city's ability to widen the roads, or construct new connections will help alleviate congestion. The ability to widen roads, or construct new ones depends largely on both new businesses locating to the community and constructing those improvements, as well as wide existing rights-of-way that would allow the City to expand the existing infrastructure accordingly.

- Slow residential growth: The City, over the last four years, has issued a total of 98 residential building permits and approved the demolition of ten (10) existing housing structures. As discussed in the Housing Element, the City has been experiencing an average yearly growth rate of two- (2) percent. Given the current population this equates to approximately 300 additional people per year moving to the city, or being born within the City above any population loss due to death or leaving. In order to meet this population increase the City will need to see an increase in housing construction over the next couple years equal to 124 housing permits per year. Currently the City is issuing 20-percent of the needed permits.

- Long commute times for individuals who come to Berea to work.

7.4.3 Opportunities

7.4.3 Opportunities

- A defined set of economic goals and recommendations created for the Micropolitan Area.

- Current surplus of industrial building space available for employers who located to the community.

Table 7.4-1: Available Industrial Sites

Bldg. ID	Name	Total Acreage	Largest Possible Tract	Rail
151-019	Berea -- Menelaus Industrial Park	319	273	No
151-002	Berea Industrial Park	46.9	46.9	Possible
151-017	Pennington Brothers Industrial Site	19.43	19.43	No
	Total Acreage	**385.33**		

Table 7.4-2: Available Industrial Buildings

Bldg. ID	Building Name	Square Feet	Acreage	Ceiling Ht. (min.)
151-032	Light House Products	385,889	68.7	25.0'
151-037	D.C. (USA) INC.	10,000	9.2	20.0'
	Totals	**395,889**	77.9	

- Berea College
- Community activities and regional image
- Blue Grass Army Depot
- Madison County Airport is located approximately 5.9 miles north of the City's center – It is closer to Berea than it is to Richmond.
- The City as "The Art Destination." – Regional Tourism

7.4.4 Threats

7.4.4 Threats

- Losing students/potential employees/residents from the surrounding colleges and universities after graduation.
- Competing with communities for the same professional job base.
- Closing of the Blue Grass Army Depot
- High levels of required skill and education for manufacturing and employment type jobs not in sync with demographics of the surrounding Cities and County.

7.5 ORGANIZATIONS

7.5 ORGANIZATIONS

7.5.1 The City of Berea Chamber of Commerce

7.5.1 The City of Berea Chamber of Commerce

Founded in 1950 by business leaders within the community, the Chamber operated on a volunteer basis for nearly 30 years. Work was devoted to promoting the area, strengthening existing businesses, and creating new jobs. The last few years have seen a "tremendous" increase in membership. Current membership now stands at more than 300 individuals and businesses. Berea's Chamber of Commerce lists as their main goals to support current businesses, encourage new business development, enhance communication and collaboration, and to promote Berea as a place to live and work.

7.5.2 Arts & Tourism Associations

7.5.2 Arts & Tourism Associations

Support of the arts, especially handcrafted and artisan production, is important to Berea. Multiple organizations assist local artisans and promote their importance to tourism and economic development.

The Berea Tourism Commission operates a website at berea.com, which includes lists of shops and galleries, ongoing artisan workshops, restaurants and accommodations, outdoor recreational activities and a complete special events calendar. The Commission also maintains the Berea Welcome Center.

7.5.3 Berea Arts Council (BAC) was established to inspire a passion and love for the arts as a force for enhancing the quality of life of individuals and the community through encouraging creative expression, participating in and appreciating the arts and coordinating and presenting community arts activities. The Council was incorporated in 1986 to focus the resources of Berea College and Berea's extensive arts community on the need for arts in the community.

7.5.3 Berea Arts Council (BAC)

7.5.4 Kentucky Guild of Artists and Craftsmen (KGAC) is comprised of artists, craftsmen, collectors, galleries, interested individuals and businesses in Kentucky and surrounding states while its main office is located in Berea. Founded in 1961, it is the oldest organization in Kentucky working to preserve and promote the heritage and future of art and craft.

7.5.4 Kentucky Guild of Artists and Craftsmen (KGAC)

The organization became famous for its Art Train, operated through 1967, which visited locations throughout the state with annual exhibits promoting Kentucky artists and craftsmen. It was funded by the Department of Commerce to develop job opportunities, create new sources of income for communities with high underemployment and foster art education. KGAC currently sponsors annual art fairs, in the spring and fall, which showcase member artists working in clay, basketry, leather, jewelry, glass, photography and other media.

7.5.5 Kentucky Artisan Center at Berea is a state agency in the Tourism, Arts & Heritage Cabinet established to celebrate Kentucky's artisan heritage and to encourage Kentuckians and visitors to enjoy artisan products and activities. It occupies a highly visible site on a hillside adjacent to I-75 at the northern Berea exit.

7.5.5 Kentucky Artisan Center at Berea

The Artisan Center includes galleries, shops and a small restaurant. Artist demonstrations are held on Saturdays. Events also include readings and book signings by Kentucky authors, cooking demonstrations and informal music performances. Regular exhibits generally focus on a theme like wildflowers or landscapes or a medium like clay or metal. Facilities are also available for small meetings and events.

7.5.6 Service-Oriented Clubs or Organizations are also part of Berea's community. Some of these service oriented clubs include the *Lions Club, Kiwanis Club, Rotary Club, Progressive Club, and Younger Women's Club.*

7.5.6 Service-Oriented Clubs or Organizations

7.6 MOVING FORWARD

7.6 MOVING FORWARD

Economic development is much like tending a living flame. As you add more fuel to the fire it will continue to burn brighter and hotter. When the fuel is spent and the fire wanes, so too will the intensity of the fire wane.

If we relate this to economic development and the growth of a community one can see that as new development or redevelopment of existing property, in the form of commercial or industrial type employers, locates to the City the influx of revenue and money into the system will invigorate existing businesses. This increase or growth will bring new jobs, not just from the new employers but existing businesses also who find they need additional employees due to demand.

The City of Berea's Goals and Objectives have been adopted in order to provide a framework to move forward and attract new growth to the community. The hope is that these Goals and Objectives will be used in conjunction with other economic development documents drafted by the City, surrounding communities, and Madison County.

The final version of the Shuman Economic Report is another resource for the community that could be reviewed and used to help with ideas for economic growth and sustainability.

7.7 ECONOMIC NODES

7.7 ECONOMIC NODES

Included on the Circulation Master Plan are multiple nodes that are interspersed along the future KY 21. These nodes represent areas of anticipated commercial areas with some industrial areas setback from the roadway that should provide a focus for future economic growth and development.

8.0 ENVIRONMENT ELEMENT

8.1 GOALS & OBJECTIVES

8.1.1-A GOAL: Support environmental protection and preservation for the physical, social and economic well-being of the population.

8.1.1-B OBJECTIVES

1. Promote conservation of resources through programs and policies that encourage reduction, reuse, recycling and composting of solid waste as well as litter reduction.
2. Minimize pollution -- air, water, soil, light and noise -- through the preservation of open spaces and green areas, adequate landscape buffers, parks, greenspace corridors, trails and walking/bikeways.
3. Develop and strengthen landscaping policies and procedures to preserve and expand Berea's urban forest.
4. Limit development that will result in negative impacts in environmentally sensitive areas such as stream corridors, flood plains, wetlands, Karst, wildlife habitats and steep slopes.
5. Enforce the city's model energy code for new construction as a means of encouraging energy conservation and use of non-polluting energy sources.
6. Enforce the city's erosion control measures during construction as a means of reducing soil erosion and siltation.
7. Protect local biological diversity by discouraging the planting of exotic and invasive plant species.

8.2 PURPOSE

The Environment Element provides a critical evaluation of the natural and built conditions of the geographical area inside the City limits of Berea. This evaluation of existing conditions within the Berea City limits then provides a basis and framework for the Zoning Administrator to make informed decisions about development proposals and help balance preservation and development in relation to adopted Goals and Objectives.

8.3 EXISTING CONDITIONS

Berea is located on the northern boundary of an area known as the Cumberland Plateau. The "mountains" surrounding the City of Berea have a maximum elevation of approximately 2,500 feet. There are multiple smaller hills and valleys within the community with City Hall and Berea College sitting at the top of one such hill. The City also has floodplain areas, streams, rivers, and lush vegetation. Berea's Humid Continental Climate typically means that summers are warm, humid and stormy, and winters are generally cold.

8.4 DISCUSSION

An environmental assessment is used to determine areas with high, moderate, and low degrees of development sensitivity. Environmental Suitability is measured by

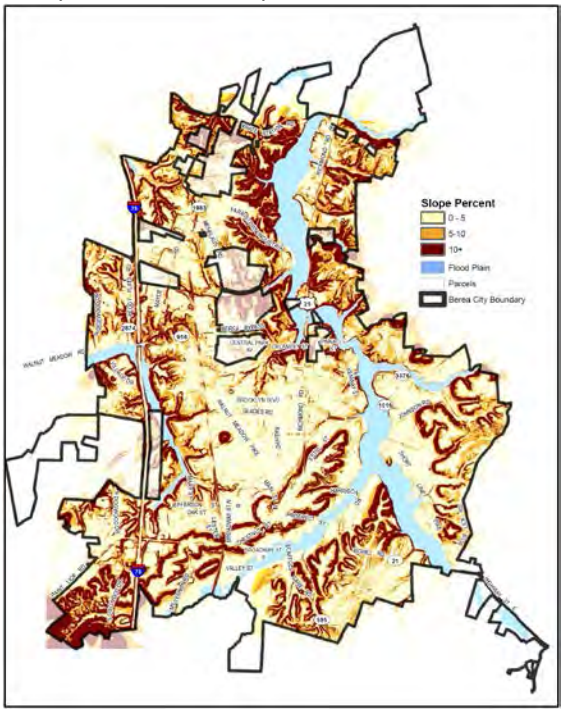
comparing a variety of environmentally sensitive areas and features of local significance. The intent is to identify those areas least and most suitable for urban development and then focus urbanizing development on those areas where impact on the environment is minimized. Key environmental features were selected and evaluated for inclusion on the Environmental Map including:

A. Soils
B. Topography and Slopes
C. Environmental Hazards
D. Vegetation and Habitat
E. Rivers, and Streams
F. Floodplain areas
G. State or Federally owned and controlled land (BLM, State Trust Lands, etc.)

8.4.1 Topography and Slopes

8.4.1 Topography and Slopes

Topography of the City of Berea is a large mix of some relatively flat areas that transition into steep slope areas. In fact, there are a large number of steep slope areas that have a slope greater than ten- (10) percent. Approximately one-third of the area within the City's boundary contains steep slopes in excess of ten- (10) percent. Typically, development may occur without incurring additional costs for geological and geotechnical studies if slopes are less than five- (5) percent. Development that occurs on land with slopes exceeding ten- (10) percent shall be required to submit geotechnical surveys and reports and a conceptual plan reviewed and approved by the Berea Fire Department showing how fire suppression will be provided to structures on the property. Of note, a majority of the steep slope areas directly correspond with the flood plain boundary as depicted on the map below.



8.4.2 Soils

8.4.2 Soils

Within the City limits of Berea there are approximately 37 different types of soil. Each of these soil types can then be subdivided by type or percentage of slope associated with that soil type. For the purposes of this document all soil types have been combined by their general classification name. The most prevalent soil (based on data obtained from the USDA December 16, 2013 soil survey) within Berea is the Lawrence Silt Loam which accounts for approximately fifteen (15) percent of the total area.

Berea Silt Loam and Captina Silt Loam each comprise approximately ten (10) percent of the total area, for a total of 35-percent of the soil within the City. Other soils present in large quantities and ranging from nearly seven- (7) percent to three- (3) percent include Beasley Silty Loam, Brassified Silt Loam, Trappist Silt Loam, Otway Silty Clay, Colyer Shaly Silt Loam, Colyer Shaly Silty Clay Loam, Blago Silt Loam, Mercer Silt Loam, Beasley Silty Loam. For a complete breakdown of all soils found within the City limits of Berea see the table included below (Additional Soil information has also been included within the Appendices).

All of these soils have the main qualifier of "Loam" in their soil type. Loam is defined as "a soil composed of a mixture of sand, clay, silt and organic matter." One notices, also, a second soil qualifier that defines the type of Loam, Sandy, Silty, or Clay. Loam soil is ideal for gardening and agricultural uses as it retains both nutrients and water while allowing excess water to percolate through and away.

Table 8.4-1: Soils within Berea City Limits

Soils	Ac	Percent	Soils	Ac	Percent
Rock outcrop, Shale	3.2	0.0003	Shelbyville Silt Loam	203.5	0.019
Melvin Silt Loam	5.3	0.001	Elk Silt Loam	223.5	0.021
Nicholson Silt Loam	12.2	0.001	Dunning Silty Clay Loam	230.1	0.022
Egam Silty Clay Loam	14.3	0.001	Robertsville Silt Loam	231.6	0.022
Woolper Silty Clay Loam	14.4	0.001	Lowell Silt Loam	263.9	0.025
Caleast Silt Loam	28.1	0.003	Whitley Silt Loam	272.9	0.026
Hagerstown Silt Loam	30.5	0.003	Beasley Silty Clay	340	0.032
Water	34.6	0.003	Brassified Silt Loam	340.9	0.032
Rockcastle Silt Loam	36.6	0.003	Trappist Silt Loam	343.7	0.032
Fairmount-Rock outcrop complex	46.7	0.004	Otway Silty Clay	378	0.036
Shelocta Gravelly Silt Loam	46.7	0.004	Colyer Shaly Silt Loam	440.9	0.042
Rarden Silt Loam	50.7	0.005	Colyer Shaly Silty Clay Loam	476.8	0.045
Faywood Silt Loam	59.4	0.006	Blago Silt Loam	548.5	0.052
Gullied land	85.8	0.008	Mercer Silt Loam	570.4	0.054
Weikert Channery Silt Loam	104.1	0.01	Beasley Silty Loam	701.1	0.066
Cynthiana-Rock outcrop complex	137.6	0.013	Berea Silt Loam	994.8	0.094
Shrouts Silty Clay Loam	147.3	0.014	Captina Silt Loam	1060.6	0.1
Lindside Silt Loam	150.6	0.014	Lawrence Silt Loam	1590.3	0.15
Newark Silt Loam	195.2	0.018	**Totals for Area of Interest**	**10610.7**	**1 (100%)**
Huntington Silt Loam	195.9	0.018	http://websoilsurvey.nrcs.usda.gov/app/WebSoilSurvey.aspx		

Characteristics of soils greatly affect existing development, vacant sites, and surrounding property. The presence of expansive soils can cause major damage to foundations as they soak up water and then dry out. It will be important to verify, as development occurs, where expansive soil is located and take proper mitigating actions to minimize any negative impacts this may cause. Typically, soil is compacted when construction occurs for buildings, streets, sidewalks, and other utilities and infrastructure. Compacting soil is important for a few reasons. First, by compacting soil to a specific density helps determine the type and thickness of foundations, how high the building can be constructed, and will help prevent future shifting and possible cracking of any foundation placed on top. Second, compaction affects the percolation level of the soil. The more compacted the soil the less water can infiltrate down into lower levels of the soil. This results in increased run-off and erosion.

Construction of building foundations on "Loam" soils though require varying degrees of soil excavation first and is then followed by the construction of a "raft" style concrete foundation slab as an example. Due to the required excavation in order to place a solid foundation in areas with these types of soils costs usually increase.

8.4.3 Environmental Hazards

8.4.3 Environmental Hazards

Fault Lines: Within Berea's city limits are several minor fault lines. These fault lines have the potential to cause seismic tremors and earthquakes. A fault line is place on the Earth's surface where two tectonic plates meet. Some fault lines move by sliding along each other in opposite directions, while others push against each other, one rising while the other sinking. These movements of the fault lines are the cause of seismic activity. The fault lines within Berea are considered to be "Low" risk as these faults have remained inactive for a period of time.

KARST / Subsidence: Karst refers to a type of topography formed in limestone, dolomite, or gypsum created by the dissolution of rock by the filtration of rain and underground water. It is characterized by closed depressions or sinkholes, and underground drainage. Karst landscapes and aquifers form when water dissolves limestone, gypsum, and other rocks. The surface expression of Karst includes sinkholes, sinking streams and springs. Kentucky is one of the world's most famous Karst areas. About 38 percent of the state has sinkholes that are recognizable on topographic maps, and 25 percent have obvious and well-developed Karst features. Karst or potential land subsidence is a concern within the City of Berea. The northern third of the City is within a region that is prone to Karst. For a majority of the City the risk is low, however in the areas identified as "Karst Prone," the risk may be higher.

Landslides: Landslides are the down-slope movement of rock, soil, or both under the influence of gravity. They can occur in landscapes ranging from gentle slopes to steep cliffs. The velocity of landslide movement can also vary from slow to very rapid. In Kentucky landslides are not isolated to a particular region, as all that is required is gravity to exceed the strength of the materials that compose a slope. Landslides can be triggered or facilitated by intense rainfall, earthquakes, water level change, human activities, and geology. Areas that are generally prone to landslide hazards include existing old landslides; the bases of steep slopes; the bases of drainage channels; and developed hillsides where leach-field septic systems are used. Berea has many areas where the slope exceeds ten- (10%) percent. There are a few areas where the slope is approximately eighty- (80%) percent. Berea's Landslide potential, because of slopes and other terrain, is considerably high.

Severe Storm: Thunder storms are caused by rapid upward movement of warm, moist air. As the air uplifts it cools and condenses until it reaches the dew point, at which point raindrops form and fall, colliding with other rain drops and moisture. This downdraft moves cool/cold air downward which collides with the rising warm, moist air. This collision of warm and cold fronts creates thunderstorms. It is important to note that there are multiple kinds of storms including, Single Cell, Multicell Cluster, Multicell Line, and Supercell. The Supercell is the rarest and most dangerous form of thunderstorm. Additional dangers that arise from thunderstorms include flash floods, hail, out flow, high winds, tornadoes, most of which have caused damage to property and loss of life. Over the past sixty years Madison County has seen more severe storm events than all other counties except Estill County. Berea's potential to receive severe storms is rated in the *Hazard Mitigation Plan 2011* as medium.

Flooding: A flood is a natural event for rivers and streams. It is defined by the National Flood Insurance program (NFIP) as a general or temporary condition of partial or complete inundation of two or more acres of normally dry land area or of two or more properties from an overflow of inland/tidal waters, unusual and rapid accumulation or runoff of surface waters from any source, a mudflow, or a collapse or subsidence of land as a result of erosion or undermining cause by waves or currents of water exceeding anticipated cyclical levels. Several factors determine the severity of a flood. These may include rainfall intensity, duration, topography, ground cover, and frequency of inundation (climate, soil, and channel slope).

Berea is located in a "wet" climate zone and has multiple rivers and streams that course through the community. However, it is important to note that many of the steep slopes found within the City limits correspond directly with the banks of these rivers and streams which would minimize flooding potential. Further, soil types within the community allow for water filtration which also reduces flood potential. Berea has a low threat level for flooding. While flooding potential within Berea is low, it is important to remember that floods have caused loss of life in the past. Within the last sixty years, ten-percent of flooding events resulted in a death within Madison County.

Wildfires: Kentucky has approximately 25,288,300 acres of land. Roughly 12,000,000 of those acres are forested areas with another approximate 10,000,000 acres used for crops and pasture land. Wildfires have occurred and burned roughly 10,000 acres of land since 2000. The term wildfire may include grass, forest, and scrub fires that are either manmade or of natural origin. These are unplanned fires and fall within three general categories, Surface, Ground, and Crown. Madison County had 87 wildfire "events," which is the second largest number of wildfires since 2000 of the 16 Counties (Estill County had the highest number of wildfires) included in the Hazard Mitigation Plan 2011 (excluding Lexington – Fayette County). The inherent moisture within the State of Kentucky, Madison County, and Berea mitigates much of the damage potential of wildfires, and those that do occur are generally minor in size. In dryer states it is not uncommon for a single wildfire to burn tens of thousands of acres from a single "event" or even a few fires that have exceeded hundreds of thousands of acres. The threat of wildfire within Berea is low.

Global Climate Change: The average temperature of the United States has increased by between 1.3°F and 1.9°F since 1895 with the last decade the warmest on record. An increase of 5°F to 10°F is projected by the year 2100 if current trends in global greenhouse gas emissions continue. Berea can expect an increase in the frequency,

intensity, and duration of extreme heat events, which will affect public health, natural and built environments, energy use, agricultural production, and forest condition. Higher temperatures mean greater evaporation and water stress, and the proportion of precipitation falling in very heavy precipitation events is likely to increase. Negative impacts of climate change on other regions of the United States and the world are likely to have indirect effects on Berea through economic stresses and migration of people.

(National Climate Assessment - Current and projected effects of climate change on the United States http://nca2014.globalchange.gov/), (US EPA. Projections of future climate change and impacts: http://www.epa.gov/climatechange/science/future.html), (Gillis,J. 2014. Panel's warning on climate risk: Worst is yet to come. New York Times, March 31: http://www.nytimes.com/2014/03/31/science/earth/panels-warning-on-climate-risk-worst-is-yet-to-come.html?php)

Winter Storms: These storms vary in their severity and condition and can provide moderate snow coverage over a few hours to blizzard conditions with blinding wind-driven snow, sleet, or ice that continues for several days. Some winter storms may be large enough to affect several states while others may affect single communities. Regardless of extent and severity, all winter storms are followed by low temperatures, blowing snow, and reduced visibility.

A severe winter storm is defined as an "event" that drops four (4) or more inches of snow during a twelve- (12) hour period or six (6) or more inches during a twenty-four- (24) hour period. The damage caused by winter storms can have long last impacts for a community.

The types of severe winter storms that may occur include blizzards, heavy snow storms, and ice storms. Power outages, extreme cold, flooding, snow and ice accumulation have occurred after a winter storm has passed through the community. All of these issues that stem from winter storms has an actual quantitative cost associated with them. Madison County, since 1993 has incurred a cost of more than $450,000 in damages from these storms. Given the region in which Berea is located, the rated threat for severe winter storms has been listed as medium.

8.4.4 Vegetation and Wildlife Habitat

8.4.4 Vegetation and Wildlife Habitat

The biome, of which Kentucky is a part, contains a mix of Grassland, Deciduous Forests, and the Appalachian Mountains. These several very different biological regions have provided the State, and subsequently the City of Berea with an incredible diversity of vegetation and wildlife that includes a myriad of trees, shrubs, vines, grass, animals, insects, spiders, fish, and birds.

Wildlife

Various species of animals found within Berea include Bobcats, bats, chipmunks, squirrels, raccoons, rabbits, deer, skunks, mice, poisonous and non-poisonous snakes, turtles, cardinals, hawks, woodpeckers, warbler, owls, frogs, salamanders, and toads. Specific classes of animals within the above species are endangered or threatened. To date, a total of twenty-five animals within Kentucky are endangered, with another three classes of animals threatened or proposed-threatened. There is no documentation that was found during the writing of this plan that any of the above mentioned endangered or threatened species can be found in or around the City of Berea.

Vegetation

Berea also has many types of plant life as well and is an incredibly verdant community. The City sits within or near the boundaries of the Bluegrass, Knobs, and Cumberland Mountain regions.

A. Bluegrass Region: Ecology was open woodland savanna that included grassland and large single tree or copses including the coffee tree, black walnut, bur oak, and blue ash. However, today most of the wooded savanna is gone and what remains are numerous large trees on individual parcels and pasture land.

B. Cumberland Mountain Region: Forests in this area at one time contained a rich diversity comprised of as many as twenty different species. However, these forests were logged extensively. Glimpses of these impressive forests can be seen at Pine Mountain State Park and Cumberland Mountain National park.

C. Knobs Region: This region surrounds the Bluegrass where the mountains begin to rise as small hills. The vegetation in this region includes maple oak and beech-tulip poplar trees.

Also, located within seventeen miles of Berea's city hall are five (5) Wildlife Management Areas (WMA) as defined by the Kentucky Department of Fish and Wildlife.

A. Dix River WMA is located 13 miles southwest of Berea's City Hall along US-150. It is comprised of 401 acres of land owned by the Kentucky Department of Fish and Wildlife. Elevation of the WMA ranges from 844 feet to 880 feet above sea level. Of the 401 acres approximately 309 acres are open land with the remaining acreage covered in forest. The area is bound by the Dix River on the south side and the Mud Lick Branch on the north.

B. Cedar Creek Lake WMA is close to the Dix River WMA and is approximately 15 miles southwest of Berea's city center along US-150. This WMA is 798 acres in area. Six (6) total acres surround the 792 acre lake providing a 300-foot buffer around the lake. The land between the lake and then 300-foot buffer is made up of 39-percent open land, 51-percent forest with the remaining nine- (9) percent open water (from steams/rivers). Elevation above sea level for this area ranges from 836 feet minimum to 1006 maximum.

C. Miller Welch-Central Kentucky WMA is approximately seven and a half (7.5) miles northeast of City Hall along US-421 and has a total area of 1,847 acres. The 1,847 acres include approximately 1,090 acres of open land and approximately 739 acres of forest. Elevation ranges from 868 feet to 1,095 feet.

D. Bluegrass Army Depot WMA is also located northeast of the city center between US-25 and US-421 approximately eleven (11) miles and is the largest WMA in close proximity of Berea with a total of 14,517 acres. The 14,517 acres contains 7,694 acres of open land, 6,678 acres of forest, and 145 acres of open water. The elevation for the area ranges from 850 feet above sea level at the low end up to 1,040 feet above sea level at the highest point. The Bluegrass Army Depot WMA is owned and controlled by the U.S. Military and is an active military site. Access to the site requires a background check.

E. Mill Creek WMA is the furthest away at approximately 17 miles and can be found southeast of the City's center along US-421. This WMA is the second largest in relatively close proximity to the City of Berea. Its total area is 13,009 acres of land, 95-percent of which (12,359 acres) is forest. Open land accounts for five- (5) percent (650 acres) of the total MWA land area. Elevation for the area ranges from 940 feet to 1,495 feet above sea level. Mill Creek WMA is owned and operated by the U.S. Forest Service.

8.4.5 Rivers and Streams

8.4.5 Rivers and Streams

The City of Berea has nine rivers and streams that wend their way through various areas of the community and account for nearly twenty (20) miles of water surface. Water ways like these provide recreational opportunities for residents and visitors and help attract tourism to a community. Water ways, in areas that receive large inundations of water from storms within the community or upstream from the community has the potential to cause flooding. Many of the steep slope areas discussed above correlate directly with the banks of these rivers.

Table 8.4-2: Streams within the City Limits of Berea

ID	Name	Feet	Miles	KM
00486296	Ballard Branch	3,957.55	0.75	1.46
00488121	Brushy Fork	15,129.51	2.87	5.02
00490972	Dog Branch	6,426.82	1.22	2.17
00511992	East Fork Silver Creek	4,267.11	0.81	3.45
00503507	Silver Creek	38,091.00	7.21	15.10
00515895	Terrill Branch	7,784.36	1.47	2.63
00506114	Walker Branch	4,296.11	0.81	1.67
00506190	Walnut Meadow Branch	19,230.25	3.64	7.19
00506448	West Fork Silver Creek	105.01	0.02	2.44
	TOTAL	**99,287.72**	**18.80**	**41.13**

8.4.6 Floodplain Areas

8.4.6 Floodplain Areas

Berea has large areas covered by floodplain. Approximately twenty (20) percent of all land within the City is affected in some way by the 100-year and 500-year floodplains. Some of this land is located within the floodway, or FEMA zone's "A", "AE", and "0.2 Pct Annual Chance Flood Hazard." Due to the relative threat of flooding within Berea, policy should reflect the community's need to prohibit, minimize or mitigate potential loss of life and property within the Floodway and 100-year floodplain.

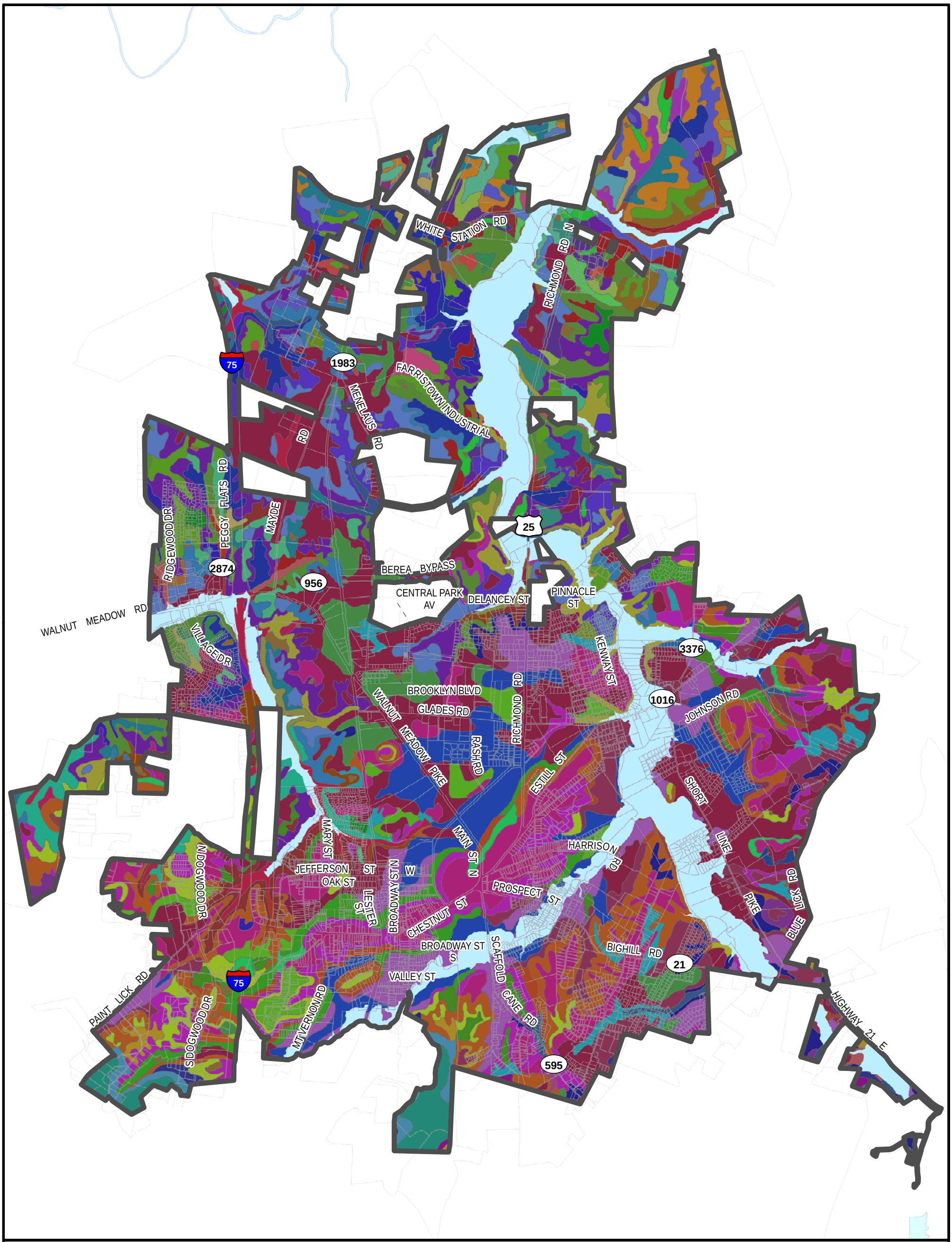
Table 8.4-3: Floodplain

FEMA ZONE	Flood Zone	Acres	Square Feet
A	100 Year Flood Zone	426.38	18,573,171.41
AE	100 Year Flood Zone	639.87	27,872,907.91
0.2 Pct Annual Chance Flood Hazard	500 Year Flood Zone	1,066.26	46,446,079.31
	TOTAL	**2,132.51**	**92,892,158.63**

8.5 MAPS

8.5 MAPS

Attached below are three maps including, a Soils map and corresponding legend, Geological Issues Map, and a Floodplain and Waterways Map.



City Boundary

Parcels

Floodplain

Soil Legend is included on separate or following page.

CITY OF BEREA
2015 COMPREHENSIVE PLAN
Soils Legend

0 650 1,300 2,600 3,900 5,200 Feet

March 2015

Bluegrass Area Development District

Soil Class	Soil Name
BaB	Beasley silt loam, 12 to 20 percent slopes
BaC	Beasley silt loam, 2 to 6 percent slopes
BaD	Beasley silt loam, 6 to 12 percent slopes
BcC3	Beasley silty clay loam, 12 to 20 percent slopes, severely eroded
BcD3	Beasley silty clay loam, 6 to 12 percent slopes, severely eroded
BeA	Berea silt loam, 0 to 2 percent slopes
BeB	Berea silt loam, 2 to 6 percent slopes
BeC	Berea silt loam, 6 to 12 percent slopes
Bg	Blago silt loam
BrC	Brassfield silt loam, 12 to 30 percent slopes
BrE	Brassfield silt loam, 6 to 12 percent slopes
CaB	Caleast silt loam, 2 to 6 percent slopes
CnA	Captina silt loam, 0 to 2 percent slopes (otwell)
CnB	Captina silt loam, 2 to 6 percent slopes (otwell)
CnC	Captina silt loam, 6 to 12 percent slopes (otwell)
CnC3	Captina silt loam, 6 to 12 percent slopes, severely eroded (otwell)
CoF	Colyer shaly silt loam, 12 to 50 percent slopes
CsF3	Colyer shaly silty clay loam, 12 to 50 percent slopes, severely eroded
CyE	Cynthiana-Rock outcrop complex, 12 to 30 percent slopes
Du	Dunning silty clay loam
Eg	Egam silty clay loam
EkB	Elk silt loam, 12 to 20 percent slopes
EkC	Elk silt loam, 2 to 6 percent slopes
ElD	Elk silt loam, 2 to 6 percent slopes, rarely flooded
ErB	Elk silt loam, 6 to 12 percent slopes
ErC	Elk silt loam, 6 to 12 percent slopes, rarely flooded
FaF	Fairmount-Rock outcrop complex, 30 to 60 percent slopes
FdC	Faywood silt loam, 12 to 30 percent slopes
FdE	Faywood silt loam, 6 to 12 percent slopes
Gu	Gullied land
HaB	Hagerstown silt loam, 2 to 6 percent slopes
HaC	Hagerstown silt loam, 6 to 12 percent slopes
Hu	Huntington silt loam
Lc	Lawrence silt loam
Ld	Lindside silt loam
LwB	Lowell silt loam, 12 to 20 percent slopes

Soil Class	Soil Name
LwC	Lowell silt loam, 2 to 6 percent slopes
LwD	Lowell silt loam, 6 to 12 percent slopes
LyE3	Lowell silty clay loam, 12 to 30 percent slopes, severely eroded
Mt	Melvin silt loam
MuA	Mercer silt loam, 0 to 2 percent slopes
MuB	Mercer silt loam, 2 to 6 percent slopes
MuC	Mercer silt loam, 6 to 12 percent slopes
Ne	Newark silt loam
NhB	Nicholson silt loam, 2 to 6 percent slopes
OtC	Otway silty clay, 12 to 30 percent slopes (shrouts)
OtE	Otway silty clay, 30 to 50 percent slopes (shrouts)
OtF	Otway silty clay, 6 to 12 percent slopes (shrouts)
RaC	Rarden silt loam, 12 to 20 percent slopes, eroded
RaD2	Rarden silt loam, 6 to 12 percent slopes
Rb	Robertsville silt loam
RcD	Rock outcrop, shale
RcE	Rockcastle silt loam, 12 to 20 percent slopes
Rs	Rockcastle silt loam, 20 to 30 percent slopes
ShA	Shelbyville silt loam, 0 to 2 percent slopes
ShB	Shelbyville silt loam, 2 to 6 percent slopes
ShC	Shelbyville silt loam, 6 to 12 percent slopes
SlD	Shelocta gravelly silt loam, 12 to 25 percent slopes
SrC	Shrouts clay, 6 to 30 percent slopes, severely eroded
SrE	Shrouts silty clay loam, 12 to 30 percent slopes
SuE3	Shrouts silty clay loam, 6 to 12 percent slopes
TrB	Trappist silt loam, 12 to 20 percent slopes
TrC	Trappist silt loam, 2 to 6 percent slopes
TrD	Trappist silt loam, 6 to 12 percent slopes
TsC3	Trappist silty clay loam, 6 to 12 percent slopes, severely eroded
W	Water
WeG	Weikert channery silt loam, 40 to 80 percent slopes
WhB	Whitley silt loam, 12 to 20 percent slopes (wernock)
WhC	Whitley silt loam, 2 to 6 percent slopes
WhD	Whitley silt loam, 6 to 12 percent slopes
WoB	Woolper silty clay loam, 2 to 6 percent slopes
WoC	Woolper silty clay loam, 6 to 12 percent slopes

City Boundary

Parcels

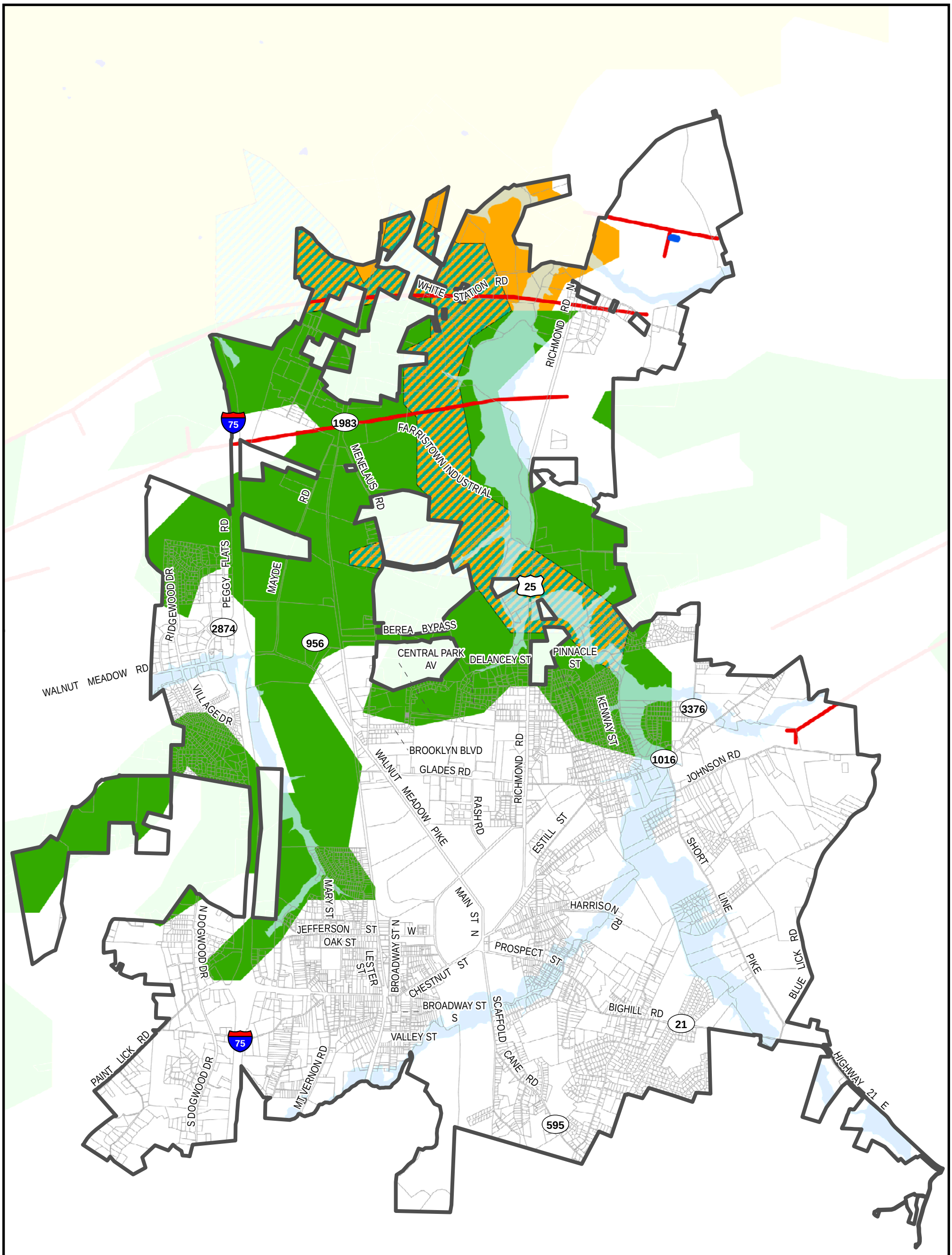
Floodplain

CITY OF BEREA
2015 COMPREHENSIVE PLAN
Soils Legend

0 625 1,250 2,500 3,750 5,000 Feet

Bluegrass Area Development District

March 2015



KARST

- Ordovician / Silurian
- Ordovician
- Silurian
- Subsidence / Sink Holes
- Fault Lines
- 100 Year Flood Zone
- City Boundary
- Parcels

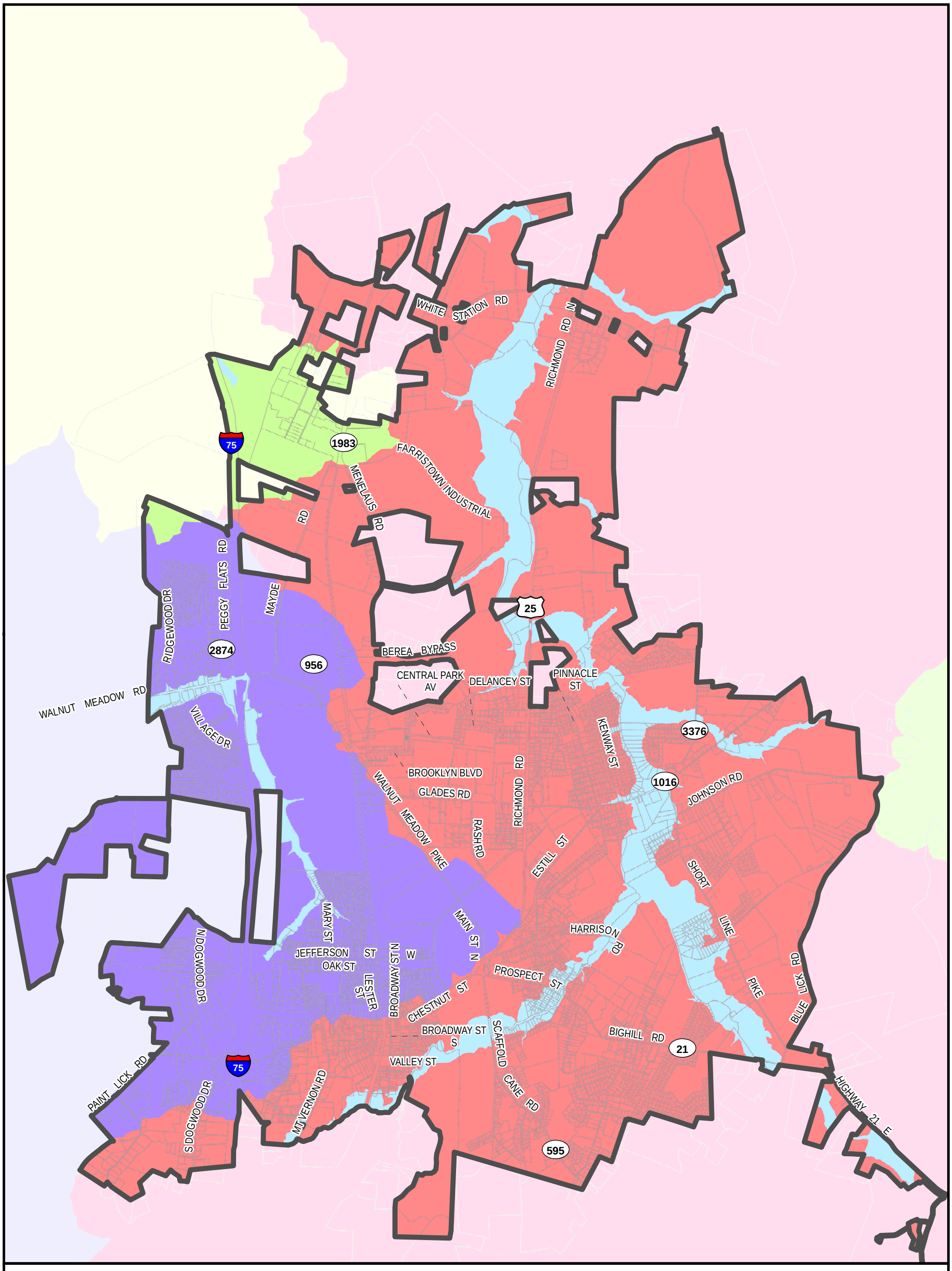
LIMITATION OF LIABILITY: The Bluegrass area Development District has no reason to believe that there are any inaccuracies or defects in information incorporated in this work, but BGADD makes no representations of any kind, including, but not limited to, the warranties of merchantability or fitness for a particlar use, nor any such warranties to be implied, with respect to the information or data furnished herein.

CITY OF BEREA
2015 COMPREHENSIVE PLAN
Geological Issues

0 650 1,300 2,600 3,900 5,200 Feet

March 2015

Bluegrass Area Development District



Watershed Boundary

- Ballard Branch-Silver Creek
- Upper Paint Lick Creek
- Upper Red Lick Creek
- Upper Roundstone Creek
- Silver Creek

- City Boundary
- Parcels
- Floodplain

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CITY OF BEREA
2015 COMPREHENSIVE PLAN

Floodplain & Watersheds

0 6501,300 2,600 3,900 5,200 Feet

March 2015

Bluegrass Area Development District

9.0 IMPLEMENTATION STRATEGIES

9.1 LAND USE ELEMENT

TABLE 9.1-1: IMPLEMENTATION STRATEGIES							
LAND USE - Goals & Objectives							
A.	Achieve land use patterns that contribute to reduced energy use, local food production, healthy citizens and community sustainability.		Short	Mid	Long	On-Going	Policy for Implementation
	1.	Implement the Comprehensive Plan by integrating its recommendations throughout all city decision-making, including the annual Comprehensive Plan review and Strategic Plan process, as well as all city policies, programs and regulations.				X	Setup regular intervals for reviewing the existing policies, programs, and regulations to determine how they can be used in city decision making.
	2.	Support the city's comprehensive land use and development review process to ensure coordination between public and private sector service and utility providers and provide for maximum citizen participation.				X	Evaluate existing development review process and adopt additional standards that would maximize coordination of services.
	3.	Participate in a coordinated effort with Madison County and the City of Richmond to plan for future growth and development in the Berea – Richmond corridor in a way that protects the unique character of the city.	X				Pursue collaborative partnerships with Richmond and Madison County to ensure smart growth between communities and along major corridors.
	4.	Identify, establish, and maintain interconnected open space and greenbelt corridors that enhance the natural environment, provide for wildlife habitat and protect environmentally sensitive areas.				X	Evaluate existing landscaping and open space requirements and ordinances. Adopt additional requirements and standards if needed.
	5.	Encourage aesthetically pleasing development that eliminates adverse impacts to the environment and to adjacent land uses and minimizes traffic, noise and other nuisances.	X				Evaluate existing site design standards and guidelines. Adopt additional site design and development guidelines.
	6.	Restrict new development to areas adequately served by roads, sewers, water, fire and police protection, storm water drainage, sidewalks/bikeways and other public infrastructure.	X			X	Adopt concurrent infrastructure policy requiring developers to extend infrastructure to meeting the demands of proposed development.

B.	Actively encourage and participate in all multi-jurisdictional planning efforts impacting Berea residents and workforce.		Short	Mid	Long	On-Going	Policy for Implementation
	1.	Ensure active representation of the Berea City Planning Commission in the Bluegrass Regional Planning Council (BRPC).			X		Appoint a representative to the BRPC and attend the BRPC meetings. Provide ideas for meeting topics that would be of interest to the community.
	2.	Promote efforts toward cooperative planning among the Berea, Richmond and Madison County Planning Commissions, and with EKU and Berea College.		X			Evaluate existing policies that dictate the City's response to cooperative efforts. Adopt procedures for collaboration.
	3.	Work with state and federal agencies as well as other Madison County entities to plan for development associated with the Bluegrass Army Depot.	X				Evaluate development potential of the Bluegrass Army Depot and adopt policies to help promote the reuse.

9.2 TRANSPORTATION ELEMENT

TABLE 9.2-1: IMPLEMENTATION STRATEGIES							
TRANSPORTATION - Goals & Objectives							
A.	Develop and maintain an accessible, safe, and efficient diversified transportation system that effectively meets the needs of the community, and is integrated with the regional transportation network.		Short	Mid	Long	On-Going	Policy for Implementation
	1.	Support efforts to establish an eco-friendly public transit system for the benefit of Berea residents and students.		X			Research public transit systems in other cities/states that have successful systems. Adopt a master transportation plan that contains guidelines and standards to help implement interconnectivity of roadways, trails, bikeways, and park-and-ride facilities.
	2.	Support the development of public and private facilities that encourage Berea residents and students to walk or bicycle when possible by providing interconnected and safe sidewalks, trails, bikeways and street crossings in existing and new development.				X	
	3.	Encourage the development of park-and-ride facilities.		X			
	4.	Provide adequate, well-lit and landscaped parking facilities in the downtown area and in all new commercial, public industrial, college and other public developments.			X		Review existing zoning code requirements for landscaping, parking, and lighting. Adopt additional standards in needed.
	5.	Increase public awareness of the Madison County Airport and continue to support proposed improvements.				X	Continue to support the Madison County Airport. Evaluate existing support.

	6.	Implement recommendations for transportation operations and systems improvements as contained in the 2000 Madison County Area wide Transportation Plan.			X		Review, update and improve the 2000 Madison County Area wide transportation Plan.
	7.	Provide understandable, attractive way finding signage that facilitates convenient and efficient traffic flow for vehicles, bikes and pedestrians throughout the community.		X			Evaluate existing sign code for potential additions that would require developments to provide on-site direction signage.
	8.	Require all new development, public and private, to provide adequate off-street parking, rights-of-way and paved travel surfaces that meet city specifications.			X		Evaluate existing parking and development circulation requirements and standards. Adopt updated and improved design standards. Require Cross Access Easements to be signed by property owners that would require shared access between developments. Adoption of new design engineering specifications for street design.
	9.	Enforce requirements for interior street systems in all new and existing public and private development to include connectivity with adjacent existing and future development.				X	
	10.	Adopt a Complete Streets concept for new and existing streets.				X	
	11.	Consider regulations that would allow for shared parking facilities and permeable parking and paving surfaces.		X			

9.3 COMMUNITY FACILITIES ELEMENT

TABLE 9.3-1: IMPLEMENTATION STRATEGIES							
COMMUNITY FACILITIES - Goals & Objectives							
A.	Ensure that adequate, affordable and accessible community facilities and services are provided in a sustainable, efficient manner that conserves human and natural resources while meeting the needs of Berea visitors, residents and employers.	**Short**	**Mid**	**Long**	**On-Going**	**Policy for Implementation**	
	1.	Encourage the adoption of practices that promote long- sustainable infrastructure and development patterns			X		Research sustainable infrastructure and development patterns and develop strategies to implement findings.
	2.	Encourage the adoptions of policies that support a vibrant, accessible, and sustainable community growth pattern.				X	
	3.	Support community efforts to develop an energy conservation plan through the Berea Energy Conservation Study (BECS).				X	

B.	Encourage the establishment of policies and regulations related to water supply and management.		Short	Mid	Long	On-Going	Policy for Implementation
	1.	Support policies and regulations to manage drainage and storm water systems in a manner that protects or improves natural stream hydrology and water quality.			X		Evaluate existing water, storm water, and energy policies. Development a Water, Sewer, Storm Water and Energy Master Plan that will include standards and requirements to promote water conservation, identifying additional water sources, and protect and improves the natural stream hydrology.
	2.	Encourage the conservation of water and energy resources to reduce the need for additional capacity.				X	
	3.	Support efforts to identify new sources of high quality water.			X		

C.	Provide and expand utilities and public facilities in a manner that protects the environment, community character and existing development.		Short	Mid	Long	On-Going	Policy for Implementation
	1.	Regulate the siting and design of cellular towers, antennas and other wireless facilities in a manner that protects the character and aesthetic of the community.	X				Adopt a wireless/cellular tower ordinance which contains design and siting standards.
	2.	Encourage the elimination of overhead utilities in existing areas and new development.			X		Adopt utility standards requiring the undergrounding of all electrical power lines.
	3.	Encourage efficient and proactive public safety services including fire, police, ambulance, code enforcement and animal control.		X			Evaluate existing fire, police, medical emergency services, animal control, and zoning for efficiency.
	4.	Require adequate infrastructure, along with any necessary easements and rights-of-way, to meet the needs of projected growth and development/redevelopment.			X		Adopt Concurrency Policies requiring developers to extend all necessary infrastructure needed for the demands created by the development.
	5.	Support further development of public and private recreational facilities, parks, trails and greenspace.			X		Evaluate existing landscaping, parks and open space requirements. Adopt updated standards and criteria as needed.
	6.	Provide adequately sized and maintained collection and distribution facilities for the treatment and handling of water, sewage and solid waste.			X		Review Engineering Design details for adequacy and adopt updated standards if needed.
	7.	Encourage and support affordable local health facilities.			X		n/a

	8.	Support public and private efforts to provide affordable, high quality, licensed daycare for adults and dependent children of residents and the local workforce.			X		Review the Zoning code requirements for adult and child day care facilities and adopt additional design and siting criteria to meet the community's needs.
	9.	Provide quality educational opportunities for all residents of all ages, abilities and interests.		X			n/a

9.4 HOUSING ELEMENT

TABLE 9.4-1: IMPLEMENTATION STRATEGIES							
HOUSING - Goals & Objectives							
A.	Provide safe, sanitary, affordable and livable housing options for all Berea residents.		**Short**	**Mid**	**Long**	**On-Going**	**Policy for Implementation**
	1.	Enforce building codes, property maintenance codes and handicapped accessibility requirements for both owner-occupied and rental housing fairly and consistently.				X	n/a
	2.	Eliminate substandard housing through redevelopment, conversion and rehabilitation using both public and private funding sources.			X		Review existing subdivision, and zoning code requirements for redevelopment, infill, and property rehabilitation. Adopt update standards.
	3.	Encourage and support efforts to construct and maintain affordable and accessible housing for elderly, disabled and disadvantaged persons in areas with convenient multi-modal access to commercial districts, recreation, healthcare and other public facilities and services.			X		
	4.	Ensure that new residential development is compatible with the existing land use, transportation patterns and the spatial arrangement of existing housing and neighborhoods.				X	n/a

B.	Encourage the development of a diverse housing stock that serves a variety of needs and income levels and maintains high aesthetic values.		**Short**	**Mid**	**Long**	**On-Going**	**Policy for Implementation**
	1.	Encourage quality of design in residential subdivisions and housing units that includes a variety of architectural styles.				X	Research and draft design criteria for housing units within subdivisions that addresses both architecture and siting of the unit.

	2.	Support the establishment of neighborhood associations, and encourage neighborhoods in identifying and resolving neighborhood issues.				X	Require all new subdivisions to submit copies of proposed CC&R's for City review and approval.
	3.	Promote a more livable residential and pedestrian-friendly community for Berea residents and students by requiring facilities such as street lighting, sidewalks, bikeways, trails, green space and recreation areas.				X	Evaluate existing landscaping, parks and open space requirements. Adopt updated standards and criteria as needed.
	4.	Encourage a mix of housing densities and types that adequately serves the economic and lifestyle requirements of the Berea community.			X		Research and adopt guidelines and criteria for mixed use developments that provide housing opportunities for multiple income levels and lifestyles.
	5.	Encourage innovative residential development methods that preserve green space, make efficient use of public facilities and mitigate negative environmental effects.				X	Explore incentives for developers that would help promote green space preservation and environmental impact mitigation.

C.	Promote mixed use development that consists of appropriate combinations of residential and non-residential uses.		**Short**	**Mid**	**Long**	**On-Going**	**Policy for Implementation**
	1.	Develop compatibility standards for manufactured homes and identify options for their appropriate location.	X				n/a
	2.	Locate mobile home parks at sites with adequate existing infrastructure, and regulate their development so as to create an attractive living environment.			X		n/a
	3.	Review Berea's PUD regulations to achieve an optimum mix of residential and non-residential use.				X	n/a

9.5 HISTORIC AND CULTURAL RESOURCES ELEMENT

TABLE 9.5-1: IMPLEMENTATION STRATEGIES							
HISTORIC & CULTURAL RESOURCES - Goals & Objectives							
A.	Recognize and preserve the historic and cultural resources of the City of Berea and Madison County.		**Short**	**Mid**	**Long**	**On-Going**	**Policy for Implementation**
	1.	Encourage the identification, maintenance, and protection of all significant historic buildings, structures, fences, archeological resources, and other features through education and official designation.				X	Create a City directory to catalog all significant buildings, structures, fences, archeological resources and other features.
	2.	Support the efforts of local organizations to inform residents and visitors of the unique historic and cultural features of the community through promotional and interpretive activities.			X		Form a Committee made up of a members of the local organizations and the City with the goal to coordinate local historic educational efforts.
	3.	Support policies and regulations that respect Berea's history and the unique relationship between Berea College and the city.			X		n/a
	4.	Encourage revitalization and preservation of Berea's historic features and community character.				X	Adopt Historic architecture design and preservation guidelines.
	5.	Support infill and adaptive re-use of existing historic structures as a means of providing unique and cost-effective options for residential, mixed use and commercial uses.	X				Adopt policies and incentives that promote infill and adaptive reuse of existing historic structures.
	6.	Protect residential neighborhoods from incompatible commercial development.				X	Adopt density transfers.

B.	Encourage the creation of diverse cultural experiences and opportunities.		**Short**	**Mid**	**Long**	**On-Going**	**Policy for Implementation**
	1.	Support efforts to coordinate festivals and other civic events within the Berea community and promote them to residents and visitors.		X			Create a citizen/city committee to create, support, and coordinate festivals and civic events.
	2.	Promote an active and vibrant performing arts and entertainment program.		X			

9.6 ECONOMIC DEVELOPMENT ELEMENT

TABLE 9.6-1: IMPLEMENTATION STRATEGIES							
ECONOMIC DEVELOPMENT - Goals & Objectives							
A.	Support the attraction and expansion of diverse business and industry providing a wide range of goods and services as well as stable employment opportunities in an environmentally responsible and sustainable manner.		Short	Mid	Long	On-Going	Policy for Implementation
	1.	Establish policies and regulations to help business and industry develop in a way that enhances the aesthetic visual character and quality of life of the community.				X	Evaluate existing design standards. Adopt additional architectural and site design guidelines.
	2.	Encourage the development of emerging communication capabilities, especially high speed internet and cellular services, required to attract high-quality business and industry.				X	Research potential opportunities to bring high speed internet (i.e. "Google Fiber") and other modern technology to the City to help attract Tech industry and businesses.
	3.	Enable and encourage cooperation among existing businesses and industries for the betterment of the community.		X			Promote and aid the economic efforts of the Berea Chamber of Commerce.
	4.	Support small and local business development, non-profit ventures and entrepreneurship.			X		Review and evaluate City policy to help small business owners to navigate the City's requirements and codes.
	5.	Support efforts to enable local investment in the local economy.				X	Research potential policies that would allow the City to promote local economic investment.
	6.	Support education, training and re-training of a dedicated, skilled and marketable workforce, including programs promoting a healthy and reliable worker.				X	Research potential education and training seminars that can be provided by the Economic Development Department for Citizens.
	7.	Encourage clean industry to protect the environment.				X	Provide development incentives to developers who use additional techniques not required by law to help protect the environment.
	8.	Promote and market the community's 350 acre Industrial Park.				X	Research viable development incentives that can be provided to developers or businesses to encourage location in Berea.
	9.	Support the Goals of the Berea Economic Advancement Team (BEAT) in its efforts to formulate an economic development plan for the community.			X		Provide A City Staff member as a liaison for the BEAT to help in the development of a plan that also conforms to the adopted policies of the City.

B.	Recognize and support the economic significance of Berea's arts and tourism community.		Short	Mid	Long	On-Going	Policy for Implementation
	1.	Encourage development of recreational activities and facilities, such as eco- and adventure tourism, that capitalize on Berea's distinctive characteristics and natural setting.		X			Evaluate existing site requirements for recreational facilities. Update and or adopt new policies as needed.
	2.	Support and encourage small businesses, working artists and craftspeople with an emphasis on creating a functional, attractive and walkable environment for visitors, residents, merchants and employees.		X			Evaluate existing pedestrian related requirements for developments and update or adopt new policies requiring specific pedestrian related amenities.
	3.	Continue to fully integrate the Artisan Center into the art and crafts industry of Berea, especially through the full use of its education and training facilities.				X	n/a
	4.	Foster and encourage Berea College's sustained commitment to the community's tourism and artistic outreach efforts.				X	n/a

C.	Support and promote community agriculture, including agri-business and agri-tourism efforts.		Short	Mid	Long	On-Going	Policy for Implementation
	1.	Ensure that zoning and subdivision regulations permit continued use of private property for agricultural purposes, including agri-business and agri-tourism.				X	Review existing zoning code for allowable uses. Update or modify as needed.
	2.	Support farmers' markets and other public and private sector opportunities for local growers and producers to market farm produce and other value-added agricultural products.	X				
	3.	Advocate contiguous urban development in order to retain the potential for a viable and productive cluster of agricultural uses.			X		
	4.	Encourage alternative and eco-friendly farming practices.			X		
	5.	Evaluate and adopt farmland preservation plans where appropriate.			X		
	6.	Support urban agricultural activities on a small-scale individual or neighborhood basis.	X				

9.7 ENVIRONMENT ELEMENT

TABLE 9.7-1: IMPLEMENTATION STRATEGIES							
ENVIRONMENT - Goals & Objectives							
A.	Support environmental protection and preservation for the physical, social and economic well-being of the population.		Short	Mid	Long	On-Going	Policy for Implementation
	1.	Promote conservation of resources through programs and policies that encourage reduction, reuse, recycling and composting of solid waste as well as litter reduction.	X				Research and adopt a conservation ordinance that promotes land use development activities outside preservation areas (i.e. flood plain).
	2.	Minimize pollution -- air, water, soil, light and noise -- through the preservation of open spaces and green areas, adequate landscape buffers, parks, greenspace corridors, trails and walking/bikeways.				X	Evaluate and adopt updated landscaping, parking, trails, open space requirements that will help developments minimize potential pollution.
	3.	Develop and strengthen landscaping policies and procedures to preserve and expand Berea's urban forest.	X				
	4.	Limit development that will result in negative impacts in environmentally sensitive areas such as stream corridors, flood plains, wetlands, karst, wildlife habitats and steep slopes.	X				Evaluate the cost to developers to provide minimal environmental impact statements for property near environmentally sensitive areas.
	5.	Enforce the city's model energy code for new construction as a means of encouraging energy conservation and use of non-polluting energy sources.				X	n/a
	6.	Enforce the city's erosion control measures during construction as a means of reducing soil erosion and siltation.				X	n/a
	7.	Protect local biological diversity by discouraging the planting of exotic and invasive plant species.				X	Evaluate existing landscape requirements. Research and adopt a list of trees and plant materials allowed to be planted as part of development.

Community Data Profile

BASIC COMMUNITY DATA		
	Berea	**Madison**
Population – 2013	14,374	85,590
Berea College Student Population 2013	~1,550	-
Housing Units – 2010	5,633	35,514
Households – 2008 to 2012	5,093	31,281
Median Income – 2008 to 2012	$40,061	$42,020
Bachelors Degree of Higher – 2008 to 2012	26.50%	26.70%

Personal Income

	2007	**2012**	**Pct. Change**
Madison County	$26,342	$30,364	15.3 %
Kentucky	$31,691	$35,643	12.5 %
U.S.	$39,804	$43,735	9.9 %
Labor Market Area Range	$17,175- $43,252	$21,619- $44,861	

Source: U.S. Department of Commerce, Bureau of Economic Analysis.

Total Population

	2009	**2010**	**2011**	**2012**	**2013**
Labor Market Area	699,382	704,298	710,839	717,494	723,362
Madison County	83,258	83,143	84,101	84,759	85,590
Berea	N/A	13,616	13,856	14,148	N/A

Source: U.S. Department of Commerce, Bureau of the Census, Annual Estimates.

Population Projections

	2015	**2020**	**2025**	**2030**
Madison County	89,055	95,333	101,543	107,665

Source: Kentucky State Data Center, University of Louisville.

Households

	2012		**2012**
	Number of Households	**Persons Per Household**	**Median Household Income**
Madison County	31,281	2.48	$40,798

Source: U.S. Department of Commerce, Bureau of the Census. (Median Household Income)
Kentucky State Data Center, University of Louisville (Number of Households, Persons Per Household).

GENERAL STATISTICS & INFORMATION

Population by Selected Age Groups, 2012

	Madison County		Labor Market Area	
	Number	Percent	Number	Percent
Under 16	16,020	18.9	144,426	20.1
16-24	16,502	19.5	103,446	14.4
25-44	21,579	25.5	196,459	27.4
45-64	20,505	24.2	185,027	25.8
65-84	9,394	11.1	81,349	11.3
85 and older	786	0.9	7,209	1.0
Median Age	34.2		36.3	

Source: U.S. Department of Commerce, Bureau of the Census.

Population by Race and Hispanic Origin, 2012

	Madison County		Labor Market Area	
	Number	Percent	Number	Percent
White	78,107	92.1	628,576	87.6
Black	3,836	4.5	59,876	8.3
Am. Indian & Alaska Native	300	0.4	2,276	0.3
Asian	915	1.1	13,765	1.9
Native Hawaiian & other Pacific Islander	42	0.0	429	0.1
Other/Multirace	1,586	1.9	12,994	1.8
Hispanic Origin	1,900	2.2	32,858	4.6

Note: Hispanic is not a race category. A person can be white, black, etc. and be of hispanic origin.
Source: U.S. Department of Commerce, Bureau of the Census.

Total Available Labor

	Available Labor, 2012			Future Labor:
	Total	Unemployed	Potential Labor Supply	Becoming 18 Years of Age (2013-2016)
Labor Market Area	29,516	25,248	4,268	34,486
Madison County	3,050	3,050	N/A	3,853

Source: U.S. Department of Labor, Bureau of Labor Statistics; Kentucky Cabinet for Economic Development (KCED); U.S. Department of Commerce, Bureau of the Census.
Note: Total Available Labor = Unemployed + Potential Labor Supply.
Unemployed - people currently not employed, but actively seeking work.
Potential Labor Supply: Determined by the national labor force participation rate minus each county's labor force participation rate. Labor force participation rates are calculated by dividing the labor force by the population. NA (Not Applicable) applies to counties with a labor force participation rate greater than the national average.
Future Labor - people becoming 18 years of age (not part of the total available labor statistics).

Civilian Labor Force

	Madison County		Labor Market Area	
	2013	**May. 2014**	**2013**	**May. 2014**
Civilian Labor Force	45,916	45,372	354,082	354,163
Employed	42,789	42,338	328,818	329,848
Unemployed	3,127	3,034	25,264	24,315
Unemployment Rate (%)	6.8	6.7	7.1	6.9

Source: U.S. Department of Labor, Bureau of Labor Statistics.

Unemployment Rate (%)

Year	Madison County	Labor Market Area	Kentucky	U.S.
2009	9.2	9.2	10.5	9.3
2010	8.8	9.2	10.5	9.6
2011	7.7	8.5	9.5	8.9
2012	6.7	7.1	8.2	8.1
2013	6.8	7.1	8.3	7.4

Source: U.S. Department of Labor, Bureau of Labor Statistics.

Commuting Patterns

Residents of Madison County	**2010**	**Percent**
Working and Residing In County	14,443	48.2
Commuting Out of County	15,529	51.8
Total Residents	29,972	100.0
Employees in Madison County		
Working and Residing In County	14,443	52.0
Commuting Into County	13,334	48.0
Total Employees	27,777	100.0

Source: U.S. Department of Commerce, Bureau of the Census.

Average Weekly Wage, 2012

	Madison County	Kentucky (Statewide)	U.S.	Ohio
All Industries	$666	$778	$948	$851
Agriculture, Forestry, Fishing and Hunting	0	620	552	551
Mining	0	1,290	1,859	1,392
Construction	795	883	1,002	973
Manufacturing	936	1,013	1,164	1,068
Trade, Transportation, and Utilities	504	716	810	750
Information	590	846	1,527	1,068
Financial Activities	668	1,065	1,536	1,136
Services	544	688	850	776
Public Administration	905	820	1,088	1,035
Other	631	1,009	1,007	628

	Indiana	Illinois	Tennessee	Virginia
All Industries	$793	$1,004	$845	$993
Agriculture, Forestry, Fishing and Hunting	622	635	545	556
Mining	1,237	1,288	1,244	1,301
Construction	1,040	1,153	892	927
Manufacturing	1,083	1,211	1,053	1,047
Trade, Transportation, and Utilities	696	874	800	756
Information	918	1,316	1,127	1,527
Financial Activities	1,037	1,736	1,258	1,375
Services	676	898	762	974
Public Administration	816	1,155	829	1,357
Other	976	731	1,315	805

Source: U.S. Department of Labor, Bureau of Labor Statistics.

Four-Year Colleges and Universities Within 60 Miles of Berea

Institutions engaged in furnishing academic courses and granting degrees at baccalaureate or graduate levels.

Miles	Institution	Location	Enrollment (Fall 2012)
-	Berea College	Berea	1,658
11	Eastern Kentucky University	Richmond	15,968
16	Eastern Kentucky University, Lancaster Higher Education Center	Lancaster	N/A
27	Centre College	Danville	1,344
27	Eastern Kentucky University, Danville Campus	Danville	N/A
28	Asbury Theological Seminary	Wilmore	N/A
28	Asbury University	Wilmore	† 1,780
33	Indiana Wesleyan University - Lexington Education Center	Lexington	N/A
33	ITT Technical Institute, Lexington Campus	Lexington	270
33	Lexington Theological Seminary	Lexington	66
33	Sullivan University, Lexington Campus	Lexington	N/A
33	Transylvania University	Lexington	1,074
33	University of Kentucky	Lexington	28,034
38	Morehead State University at Mt. Sterling	Mt. Sterling	N/A
41	Eastern Kentucky University, Manchester Campus	Manchester	N/A
45	Eastern Kentucky University, Corbin Campus	Corbin	N/A
45	Midway College	Midway	1,575
46	Georgetown College	Georgetown	1,543
50	Morehead State University at Jackson	Jackson	N/A
53	Kentucky State University	Frankfort	2,524
54	Saint Catharine College	St.Catharine	874
54	Union College	Barbourville	1,211
58	Frontier School of Midwifery and Family Nursing	Hyden	1,398
58	University of the Cumberlands	Williamsburg	4,297
60	Campbellsville University	Campbellsville	3,667
		Total Enrollments	**67,283**

Note: Miles are calculated as straight-line distance, not highway miles.

† Denotes enrollment for entire institution, including branch campuses; otherwise, enrollment is for specified campus.

Source: Kentucky Cabinet for Economic Development.

Two-Year Colleges Within 60 Miles of Berea

Institutions engaged in furnishing academic, or academic and technical, courses and granting associate degrees, certificates, or diplomas below the baccalaureate level.

Miles	Institution	Location	Enrollment (Fall 2012)
11	National College - Richmond KY Campus	Richmond	140
27	Bluegrass Community & Technical College, Danville Campus	Danville	N/A
27	National College - Danville KY Campus	Danville	105
30	Bluegrass Community & Technical College, Winchester - Clark Co. Campus	Winchester	N/A
33	Bluegrass Community & Technical College, Cooper Campus	Lexington	13,218
33	Bluegrass Community & Technical College, Leestown Campus	Lexington	N/A
33	Bluegrass Community & Technical College, Regency Campus	Lexington	N/A
33	National College - Lexington KY Campus	Lexington	1,351
33	Somerset Community College, Laurel North Campus	London	N/A
33	Somerset Community College, Laurel South Campus	London	N/A
33	Spencerian College, Lexington Campus	Lexington	238
38	Somerset Community College, Somerset North Campus	Somerset	† 7,878
38	Somerset Community College, Somerset South Campus	Somerset	N/A
39	Somerset Community College, Casey Center	Liberty	N/A
46	Bluegrass Community & Technical College, Lawrenceburg Campus	Lawrenceburg	N/A
50	Hazard Community & Technical College, Lees College Campus	Jackson	N/A
52	Elizabethtown Community & Tech. College, Springfield Campus	Springfield	N/A
56	Maysville Community & Tech College, Licking Valley Campus	Cynthiana	N/A
56	Somerset Community College, Russell Center	Russell Springs	N/A
58	Hazard Community & Technical College - Leslie Co. Center	Hyden	N/A
60	Somerset Community College, McCreary Center	Whitley City	N/A
		Total Enrollments	**22,930**

Note: Miles are calculated as straight-line distance, not highway miles.
† Denotes enrollment for entire institution, including branch campuses; otherwise, enrollment is for specified campus.
Source: Kentucky Cabinet for Economic Development.

Kentucky Technical Schools Within 60 Miles of Berea

			Enrollment (2012-2013)		
Miles	**Institution**	**Location**	**Sec**	**P/S**	**Total**
11	Madison County ATC	Richmond	700	N/A	700
15	Rockcastle County ATC	Mount Vernon	402	N/A	402
16	Garrard County ATC	Lancaster	226	N/A	226
20	Jackson County ATC	McKee	355	N/A	355
20	Lincoln County ATC	Stanford	274	N/A	274
30	Clark County ATC	Winchester	489	N/A	489
32	Lee County ATC	Beattyville	256	N/A	256
33	Hughes Jones Harrodsburg ATC	Harrodsburg	370	N/A	370
33	Eastside Technical Center	Lexington	484	N/A	484
33	Southside Technical Center	Lexington	603	N/A	603
38	Montgomery County ATC	Mt. Sterling	381	N/A	381
38	Pulaski ATC	Somerset	379	N/A	379
39	Casey County ATC	Liberty	317	N/A	317
41	Clay County ATC	Manchester	200	N/A	200
45	Corbin ATC	Corbin	297	N/A	297
50	Breathitt County ATC	Jackson	351	N/A	351
53	Franklin County Career and Technical Center	Frankfort	761	N/A	761
53	Marion County ATC	Lebanon	493	N/A	493
54	Knox County ATC	Barbourville	439	N/A	439
56	Harrison County ATC	Cynthiana	487	N/A	487
56	Lake Cumberland ATC	Russell Springs	443	N/A	443
58	Leslie County ATC	Hyden	398	N/A	398
59	Wayne County ATC	Monticello	575	N/A	575
		Total Enrollments	**9,680**		**9,680**

Note: Miles are calculated as straight-line distance; not highway miles. Kentucky Tech secondary schools, called Area Technology Centers (ATC), are operated by the Department of Education, Office of Career and Technical Education. Other secondary schools are operated locally by public school districts. Secondary student enrollment is listed under Sec, and post-secondary student enrollment is listed under P/S.
Source: KY Cabinet for Workforce Development; KY Dept. of Education.

Training Resources

Bluegrass State Skills Corporation - The Bluegrass State Skills Corporation (BSSC) was established in 1984 by the General Assembly of the Commonwealth of Kentucky as an independent, de jure corporation to stimulate economic development through customized business and industry specific skills training programs. The BSSC works with business and industry and Kentucky's educational institutions to establish programs of skills training. The BSSC is attached to the Kentucky Cabinet for Economic Development for administrative purposes, in recognition of the relationship between economic development and skills training efforts.

The BSSC is comprised of two economic development tools, matching grants and recently authorized Skills Training Investment Tax Credit. The BSSC grant program is available to new, expanding and existing business and industry. Eligible training activities include pre-employment skills training and assessment; entry-level skills upgrade and occupational upgrade training; train-the-trainer travel; and capacity building. The Skills Training Investment Credit Act provides credits to existing businesses for skills upgrade training.

Information on other customized training, assessment services and adult education services can be obtained by contacting the local economic development agency.

Major Business & Industry *(Manufacturing & Service & Technology Firms Only)*

Firm	Product(s)/Service(s)	Emp.	Year Est.
Berea			
Berea College Crafts	Hand crafted wooden furniture & toys, games, brooms, baby blankets, place mats, couch throws, ceramics & jewelry.	8	1893
Berea Tool & Cutter Grinding	Tool and die, cutter grinding, fixtures, prototype, fabricating, machining and repair work.	5	1984
Bluegrass Wire Technologies	Fork lift industry electrical wiring harnesses	2	1985
Cutting Edge Tools LLC	Tool and die	17	2001
Hitachi Automotive Systems Americas Inc	Manufacture and assembly of brake and suspension systems. Processes include machining, plating, painting, welding, and assembly. Shocks, struts, brakes, compressors.	1250	1987
Hitachi Automotive Systems Americas Inc	Brake and Suspension Products (calipers, shocks, struts)	1200	1987
Jade Enterprises Inc	Sorting parts distribution	8	2011
Kentucky Steel Center Inc	Steel service center: coil slitting and steel sheets	51	1996
KI (USA) Corporation	Machined, metal stamped & cationic painted automotive parts & components, arc & resistance welding	117	1989
Lighthouse Home Products	Candle manufacturing/distribution	69	1969
Middletown Metal Works Inc	Product fabrication	42	2002
NACCO Materials Handling Group	Lift trucks	618	1973
Novelis Corporation	Ingots made from recycled aluminum cans	128	1989
Pittsburgh Glass Works LLC	Replacement windshields	105	1989
S & S Custom Machining Inc	Machine shop: general & precision machining; MIG & TIG welding	6	1988
Stemco Products Inc	Commercial highway truck and trailer hubs and brake drums	56	1973
Vetco Inc	Custom designed and built metal buildings	20	1983

Utilities Providing Service In Madison County

Electric

East Kentucky Power Cooperative - 859-744-4812
- Blue Grass Energy Cooperative Corp - 859-885-4191
- Clark Energy Cooperative - 859-744-4251
- Inter-County Energy Cooperative - 859-236-4561
- Jackson Energy Cooperative - 606-287-7161

Kentucky Utilities (a PPL company) - 800-500-4904
- Berea Municipal Utilities - 859-986-4391

Natural Gas

Columbia Gas of Kentucky Inc - 859-288-0227

Delta Natural Gas Company - 859-744-6171

Richmond Utilities - 859-623-2323

Sewer

Treatment Information (gallons per day)	**Capacity**	**Avg. Flow**	**Excess**
Berea Municipal Utilities - 859-986-4391			
J.C. Chambers Wastewater Treatment Plant	4,300,000	3,082,000	1,218,000
Richmond Utilities - 859-623-2323			
Richmond Otter Creek STP	8,000,000	5,150,000	2,850,000
Richmond Utilities - Silver Creek STP	1,000,000	374,000	626,000

Treatment information provided by Division of Water, 502-564-3410

Water

System Information (gallons per day)	**Capacity**	**Avg. Use**	**Excess**
Berea Municipal Utilities - 859-986-4391	4,000,000	2,949,500	1,050,500
Garrard County Water Association Inc - 859-792-4501	N/A	N/A	N/A
Madison County Utilities/Kingston-Terrill - 859-624-1735	N/A	N/A	N/A
Richmond Utilities - 859-623-2323	12,000,000	9,206,448	2,793,552

CENSUS DATA

People QuickFacts	Berea	Kentucky		People QuickFacts	Madison County	Kentucky
Population, 2013 estimate	14,374	4,395,295		Population, 2013 estimate	85,590	4,395,295
Population, 2010 (April 1) estimates base	13,561	4,339,357		Population, 2010 (April 1) estimates base	82,916	4,339,357
Population, percent change, April 1, 2010 to July 1, 2013	6.0%	1.3%		Population, percent change, April 1, 2010 to July 1, 2013	3.2%	1.3%
Persons under 5 years, percent, 2010	6.5%	6.5%		Persons under 5 years, percent, 2013	5.7%	6.3%
Persons under 18 years, percent, 2010	22.7%	23.6%		Persons under 18 years, percent, 2013	21.2%	23.1%
Persons 65 years and over, percent, 2010	12.7%	13.3%		Persons 65 years and over, percent, 2013	12.5%	14.4%
Female persons, percent, 2010	53.4%	50.8%		Female persons, percent, 2013	51.5%	50.8%
White alone, percent, 2010 (a)	90.7%	87.8%		White alone, percent, 2013 (a)	92.0%	88.5%
Black or African American alone, percent, 2010 (a)	4.0%	7.8%		Black or African American alone, percent, 2013 (a)	4.5%	8.2%
American Indian and Alaska Native alone, percent, 2010 (a)	0.5%	0.2%		American Indian and Alaska Native alone, percent, 2013 (a)	0.4%	0.3%
Asian alone, percent, 2010 (a)	1.2%	1.1%		Asian alone, percent, 2013 (a)	1.1%	1.3%
Native Hawaiian and Other Pacific Islander alone, percent, 2010 (a)	0.1%	0.1%		Native Hawaiian and Other Pacific Islander alone, percent, 2013 (a)	0.1%	0.1%
Two or More Races, percent, 2010	2.6%	1.7%		Two or More Races, percent, 2013	1.9%	1.7%
Hispanic or Latino, percent, 2010 (b)	2.7%	3.1%		Hispanic or Latino, percent, 2013 (b)	2.2%	3.3%
White alone, not Hispanic or Latino, percent, 2010	89.5%	86.3%		White alone, not Hispanic or Latino, percent, 2013	90.2%	85.6%
Living in same house 1 year & over, percent, 2008-2012	75.5%	84.9%		Living in same house 1 year & over, percent, 2008-2012	78.4%	84.9%
Foreign born persons, percent, 2008-2012	2.9%	3.2%		Foreign born persons, percent, 2008-2012	2.1%	3.2%
Language other than English spoken at home, pct age 5+, 2008-2012	3.0%	4.8%		Language other than English spoken at home, pct age 5+, 2008-2012	3.2%	4.8%
High school graduate or higher, percent of persons age 25+, 2008-2012	83.0%	82.4%		High school graduate or higher, percent of persons age 25+, 2008-2012	84.5%	82.4%

Bachelor's degree or higher, percent of persons age 25+, 2008-2012	26.5%	21.0%		Bachelor's degree or higher, percent of persons age 25+, 2008-2012	26.7%	21.0%
Veterans, 2008-2012	919	319,678		Veterans, 2008-2012	5,791	319,678
Mean travel time to work (minutes), workers age 16+, 2008-2012	18.6	22.7		Mean travel time to work (minutes), workers age 16+, 2008-2012	22.5	22.7
Housing units, 2010	5,633	1,927,164		Housing units, 2013	35,514	1,936,565
Homeownership rate, 2008-2012	56.8%	68.7%		Homeownership rate, 2008-2012	61.0%	68.7%
Housing units in multi-unit structures, percent, 2008-2012	31.0%	18.0%		Housing units in multi-unit structures, percent, 2008-2012	28.1%	18.0%
Median value of owner-occupied housing units, 2008-2012	$127,100	$120,000		Median value of owner-occupied housing units, 2008-2012	$143,000	$120,000
Households, 2008-2012	5,093	1,691,716		Households, 2008-2012	31,281	1,691,716
Persons per household, 2008-2012	2.41	2.49		Persons per household, 2008-2012	2.48	2.49
Per capita money income in past 12 months (2012 dollars), 2008-2012	$18,348	$23,210		Per capita money income in past 12 months (2012 dollars), 2008-2012	$21,652	$23,210
Median household income, 2008-2012	$40,061	$42,610		Median household income, 2008-2012	$42,020	$42,610
Persons below poverty level, percent, 2008-2012	25.9%	18.6%		Persons below poverty level, percent, 2008-2012	21.0%	18.6%
Business QuickFacts	**Berea**	**Kentucky**		**Business QuickFacts**	**Madison County**	**Kentucky**
Total number of firms, 2007	1,507	337,600		Total number of firms, 2007	6,400	337,600
Black-owned firms, percent, 2007	F	3.1%		Black-owned firms, percent, 2007	S	3.1%
American Indian- and Alaska Native-owned firms, percent, 2007	F	0.3%		American Indian- and Alaska Native-owned firms, percent, 2007	S	0.3%
Asian-owned firms, percent, 2007	F	1.6%		Asian-owned firms, percent, 2007	1.3%	1.6%
Native Hawaiian and Other Pacific Islander-owned firms, percent, 2007	F	0.0%		Native Hawaiian and Other Pacific Islander-owned firms, percent, 2007	F	0.0%
Hispanic-owned firms, percent, 2007	F	1.1%		Hispanic-owned firms, percent, 2007	F	1.1%
Women-owned firms, percent, 2007	37.0%	25.6%		Women-owned firms, percent, 2007	27.2%	25.6%
Private nonfarm establishments, 2012					1,615	89,795

Private nonfarm employment, 2012					21,959	1,481,323
Private nonfarm employment, percent change, 2011-2012					5.1%	1.2%
Nonemployer establishments, 2012					5,409	275,230
Manufacturers shipments, 2007 ($1000)	1,771,085	119,105,421		Manufacturers shipments, 2007 ($1000)	D	119,105,421
Merchant wholesaler sales, 2007 ($1000)	D	74,680,759		Merchant wholesaler sales, 2007 ($1000)	242,111	74,680,759
Retail sales, 2007 ($1000)	193,061	50,405,925		Retail sales, 2007 ($1000)	975,986	50,405,925
Retail sales per capita, 2007	$13,560	$11,843		Retail sales per capita, 2007	$12,008	$11,843
Accommodation and food services sales, 2007 ($1000)	30,800	6,300,866		Accommodation and food services sales, 2007 ($1000)	127,253	6,300,866
Geography QuickFacts	**Berea**	**Kentucky**		**Geography QuickFacts**	**Madison County**	**Kentucky**
Land area in square miles, 2010	16.01	39,486.34		Land area in square miles, 2010	437.29	39,486.34
Persons per square mile, 2010	846.9	109.9		Persons per square mile, 2010	189.6	109.9
FIPS Code	5842	21		FIPS Code	151	21
Building permits, 2012					218	9,725
(a) Includes persons reporting only one race.						
(b) Hispanics may be of any race, so also are included in applicable race categories.						
FN: Footnote on this item for this area in place of data						
NA: Not available						
D: Suppressed to avoid disclosure of confidential information						
X: Not applicable						
S: Suppressed; does not meet publication standards						
Z: Value greater than zero but less than half unit of measure shown						
F: Fewer than 100 firms						
Source: US Census Bureau State & County QuickFacts						

DP-1-Geography-Berea city, Kentucky: Profile of General Population and Housing Characteristics: 2010
2010 Demographic Profile Data
NOTE: For more information on confidentiality protection, nonsampling error, and definitions, see http://www.census.gov/prod/cen2010/doc/dpsf.pdf.

Subject	Number	Percent
SEX AND AGE		
Total population	13,561	100.0
Under 5 years	881	6.5
5 to 9 years	870	6.4
10 to 14 years	840	6.2
15 to 19 years	1,212	8.9
20 to 24 years	1,595	11.8
25 to 29 years	929	6.9
30 to 34 years	899	6.6
35 to 39 years	848	6.3
40 to 44 years	781	5.8
45 to 49 years	843	6.2
50 to 54 years	722	5.3
55 to 59 years	749	5.5
60 to 64 years	673	5.0
65 to 69 years	507	3.7
70 to 74 years	403	3.0
75 to 79 years	298	2.2
80 to 84 years	245	1.8
85 years and over	266	2.0
Median age (years)	32.4	(X)
16 years and over	10,801	79.6
18 years and over	10,479	77.3
21 years and over	9,313	68.7
62 years and over	2,101	15.5
65 years and over	1,719	12.7
Male population	6,315	46.6
Under 5 years	437	3.2
5 to 9 years	459	3.4
10 to 14 years	435	3.2
15 to 19 years	561	4.1
20 to 24 years	734	5.4
25 to 29 years	457	3.4
30 to 34 years	441	3.3
35 to 39 years	402	3.0
40 to 44 years	379	2.8
45 to 49 years	398	2.9
50 to 54 years	319	2.4
55 to 59 years	338	2.5
60 to 64 years	308	2.3
65 to 69 years	212	1.6

70 to 74 years	170	1.3
75 to 79 years	115	0.8
80 to 84 years	91	0.7
85 years and over	59	0.4
Median age (years)	30.8	(X)
16 years and over	4,915	36.2
18 years and over	4,760	35.1
21 years and over	4,228	31.2
62 years and over	818	6.0
65 years and over	647	4.8
Female population	7,246	53.4
Under 5 years	444	3.3
5 to 9 years	411	3.0
10 to 14 years	405	3.0
15 to 19 years	651	4.8
20 to 24 years	861	6.3
25 to 29 years	472	3.5
30 to 34 years	458	3.4
35 to 39 years	446	3.3
40 to 44 years	402	3.0
45 to 49 years	445	3.3
50 to 54 years	403	3.0
55 to 59 years	411	3.0
60 to 64 years	365	2.7
65 to 69 years	295	2.2
70 to 74 years	233	1.7
75 to 79 years	183	1.3
80 to 84 years	154	1.1
85 years and over	207	1.5
Median age (years)	34.1	(X)
16 years and over	5,886	43.4
18 years and over	5,719	42.2
21 years and over	5,085	37.5
62 years and over	1,283	9.5
65 years and over	1,072	7.9
RACE		
Total population	13,561	100.0
One Race	13,212	97.4
White	12,304	90.7
Black or African American	547	4.0
American Indian and Alaska Native	69	0.5
Asian	167	1.2
Asian Indian	25	0.2
Chinese	46	0.3
Filipino	16	0.1

Japanese	38	0.3
Korean	8	0.1
Vietnamese	9	0.1
Other Asian [1]	25	0.2
Native Hawaiian and Other Pacific Islander	8	0.1
Native Hawaiian	6	0.0
Guamanian or Chamorro	0	0.0
Samoan	0	0.0
Other Pacific Islander [2]	2	0.0
Some Other Race	117	0.9
Two or More Races	349	2.6
White; American Indian and Alaska Native [3]	79	0.6
White; Asian [3]	51	0.4
White; Black or African American [3]	139	1.0
White; Some Other Race [3]	37	0.3
Race alone or in combination with one or more other races: [4]		
White	12,630	93.1
Black or African American	715	5.3
American Indian and Alaska Native	176	1.3
Asian	231	1.7
Native Hawaiian and Other Pacific Islander	8	0.1
Some Other Race	170	1.3
HISPANIC OR LATINO		
Total population	13,561	100.0
Hispanic or Latino (of any race)	360	2.7
Mexican	227	1.7
Puerto Rican	33	0.2
Cuban	4	0.0
Other Hispanic or Latino [5]	96	0.7
Not Hispanic or Latino	13,201	97.3
HISPANIC OR LATINO AND RACE		
Total population	13,561	100.0
Hispanic or Latino	360	2.7
White alone	169	1.2
Black or African American alone	12	0.1
American Indian and Alaska Native alone	14	0.1
Asian alone	0	0.0
Native Hawaiian and Other Pacific Islander alone	0	0.0
Some Other Race alone	100	0.7
Two or More Races	65	0.5
Not Hispanic or Latino	13,201	97.3
White alone	12,135	89.5
Black or African American alone	535	3.9
American Indian and Alaska Native alone	55	0.4
Asian alone	167	1.2

Native Hawaiian and Other Pacific Islander alone	8	0.1
Some Other Race alone	17	0.1
Two or More Races	284	2.1
RELATIONSHIP		
Total population	13,561	100.0
In households	12,235	90.2
Householder	5,119	37.7
Spouse [6]	2,412	17.8
Child	3,490	25.7
Own child under 18 years	2,724	20.1
Other relatives	578	4.3
Under 18 years	254	1.9
65 years and over	77	0.6
Nonrelatives	636	4.7
Under 18 years	98	0.7
65 years and over	15	0.1
Unmarried partner	307	2.3
In group quarters	1,326	9.8
Institutionalized population	181	1.3
Male	37	0.3
Female	144	1.1
Noninstitutionalized population	1,145	8.4
Male	490	3.6
Female	655	4.8
HOUSEHOLDS BY TYPE		
Total households	5,119	100.0
Family households (families) [7]	3,382	66.1
With own children under 18 years	1,595	31.2
Husband-wife family	2,412	47.1
With own children under 18 years	1,018	19.9
Male householder, no wife present	232	4.5
With own children under 18 years	131	2.6
Female householder, no husband present	738	14.4
With own children under 18 years	446	8.7
Nonfamily households [7]	1,737	33.9
Householder living alone	1,477	28.9
Male	570	11.1
65 years and over	109	2.1
Female	907	17.7
65 years and over	390	7.6
Households with individuals under 18 years	1,782	34.8
Households with individuals 65 years and over	1,174	22.9
Average household size	2.39	(X)

Average family size [7]	2.92	(X)
HOUSING OCCUPANCY		
Total housing units	5,633	100.0
Occupied housing units	5,119	90.9
Vacant housing units	514	9.1
For rent	186	3.3
Rented, not occupied	8	0.1
For sale only	87	1.5
Sold, not occupied	16	0.3
For seasonal, recreational, or occasional use	40	0.7
All other vacants	177	3.1
Homeowner vacancy rate (percent) [8]	3.0	(X)
Rental vacancy rate (percent) [9]	7.5	(X)
HOUSING TENURE		
Occupied housing units	5,119	100.0
Owner-occupied housing units	2,831	55.3
Population in owner-occupied housing units	6,889	(X)
Average household size of owner-occupied units	2.43	(X)
Renter-occupied housing units	2,288	44.7
Population in renter-occupied housing units	5,346	(X)
Average household size of renter-occupied units	2.34	(X)

X Not applicable.

[1] Other Asian alone, or two or more Asian categories.

[2] Other Pacific Islander alone, or two or more Native Hawaiian and Other Pacific Islander categories.

[3] One of the four most commonly reported multiple-race combinations nationwide in Census 2000.

[4] In combination with one or more of the other races listed. The six numbers may add to more than the total population, and the six percentages may add to more than 100 percent because individuals may report more than one race.

[5] This category is composed of people whose origins are from the Dominican Republic, Spain, and Spanish-speaking Central or South American countries. It also includes general origin responses such as "Latino" or "Hispanic."

[6] "Spouse" represents spouse of the householder. It does not reflect all spouses in a household. Responses of "same-sex spouse" were edited during processing to "unmarried partner."

[7] "Family households" consist of a householder and one or more other people related to the householder by birth, marriage, or adoption. They do not include same-sex married couples even if the marriage was performed in a state issuing marriage certificates for same-sex couples. Same-sex couple households are included in the family households category if there is at least one additional person related to the householder by birth or adoption. Same-sex couple households with no relatives of the householder present are tabulated in nonfamily households. "Nonfamily households" consist of people living alone and households which do not have any members related to the householder.

[8] The homeowner vacancy rate is the proportion of the homeowner inventory that is vacant "for sale." It is computed by dividing the total number of vacant units "for sale only" by the sum of owner-occupied units, vacant units that are "for sale only," and vacant units that have been sold but not yet occupied; and then multiplying by 100.

[9] The rental vacancy rate is the proportion of the rental inventory that is vacant "for rent." It is computed by dividing the total number of vacant units "for rent" by the sum of the renter-occupied units, vacant units that are "for rent," and vacant units that have been rented but not yet occupied; and then multiplying by 100.

Source: U.S. Census Bureau, 2010 Census.

DP03: SELECTED ECONOMIC CHARACTERISTICS

2008-2012 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section. Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

Subject	Kentucky				Berea city, Kentucky			
	Estimate	Margin of Error	Percent	Percent Margin of Error	Estimate	Margin of Error	Percent	Percent Margin of Error
EMPLOYMENT STATUS								
Population 16 years and over	3,433,526	+/-1,518	3,433,526	(X)	10,856	+/-357	10,856	(X)
In labor force	2,071,789	+/-5,523	60.3%	+/-0.2	6,440	+/-423	59.3%	+/-3.5
Civilian labor force	2,054,159	+/-5,515	59.8%	+/-0.2	6,408	+/-420	59.0%	+/-3.5
Employed	1,859,549	+/-5,815	54.2%	+/-0.2	5,945	+/-428	54.8%	+/-3.5
Unemployed	194,610	+/-3,319	5.7%	+/-0.1	463	+/-134	4.3%	+/-1.3
Armed Forces	17,630	+/-799	0.5%	+/-0.1	32	+/-36	0.3%	+/-0.3
Not in labor force	1,361,737	+/-5,613	39.7%	+/-0.2	4,416	+/-417	40.7%	+/-3.5
Civilian labor force	2,054,159	+/-5,515	2,054,159	(X)	6,408	+/-420	6,408	(X)
Percent Unemployed	(X)	(X)	9.5%	+/-0.2	(X)	(X)	7.2%	+/-2.1
Females 16 years and over	1,764,099	+/-1,470	1,764,099	(X)	5,699	+/-281	5,699	(X)
In labor force	980,874	+/-3,724	55.6%	+/-0.2	3,098	+/-313	54.4%	+/-5.0
Civilian labor force	979,324	+/-3,756	55.5%	+/-0.2	3,098	+/-313	54.4%	+/-5.0
Employed	893,082	+/-3,853	50.6%	+/-0.2	2,871	+/-324	50.4%	+/-5.2

Own children under 6 years	318,001	+/-1,919	318,001	(X)	922	+/-231	922	(X)
All parents in family in labor force	203,246	+/-2,931	63.9%	+/-0.8	591	+/-195	64.1%	+/-13.6
Own children 6 to 17 years	632,722	+/-2,439	632,722	(X)	1,794	+/-299	1,794	(X)
All parents in family in labor force	434,979	+/-3,697	68.7%	+/-0.5	1,364	+/-320	76.0%	+/-10.9
COMMUTING TO WORK								
Workers 16 years and over	1,833,778	+/-6,253	1,833,778	(X)	5,894	+/-426	5,894	(X)
Car, truck, or van -- drove alone	1,507,397	+/-6,109	82.2%	+/-0.2	4,064	+/-434	69.0%	+/-5.8
Car, truck, or van -- carpooled	190,577	+/-3,467	10.4%	+/-0.2	711	+/-205	12.1%	+/-3.4
Public transportation (excluding taxicab)	21,160	+/-1,236	1.2%	+/-0.1	0	+/-19	0.0%	+/-0.5
Walked	39,832	+/-1,618	2.2%	+/-0.1	924	+/-326	15.7%	+/-5.3
Other means	20,047	+/-1,103	1.1%	+/-0.1	83	+/-64	1.4%	+/-1.1
Worked at home	54,765	+/-1,683	3.0%	+/-0.1	112	+/-60	1.9%	+/-1.0
Mean travel time to work (minutes)	22.7	+/-0.1	(X)	(X)	18.6	+/-2.2	(X)	(X)
OCCUPATION								
Civilian employed population 16 years and over	1,859,549	+/-5,815	1,859,549	(X)	5,945	+/-428	5,945	(X)
Management, business, science, and arts occupations	599,337	+/-5,377	32.2%	+/-0.3	2,102	+/-365	35.4%	+/-5.4
Service occupations	310,740	+/-3,954	16.7%	+/-0.2	1,293	+/-336	21.7%	+/-5.2
Sales and office occupations	454,764	+/-4,229	24.5%	+/-0.2	1,376	+/-263	23.1%	+/-4.3
Natural resources, construction, and maintenance occupations	189,604	+/-2,503	10.2%	+/-0.1	429	+/-148	7.2%	+/-2.5
Production, transportation, and material moving occupations	305,104	+/-3,437	16.4%	+/-0.2	745	+/-182	12.5%	+/-3.0
INDUSTRY								
Civilian employed population 16 years and over	1,859,549	+/-5,815	1,859,549	(X)	5,945	+/-428	5,945	(X)

Agriculture, forestry, fishing and hunting, and mining	54,555	+/- 1,672	2.9%	+/-0.1	107	+/-73	1.8%	+/-1.2
Construction	116,740	+/- 2,640	6.3%	+/-0.1	227	+/-112	3.8%	+/-1.9
Manufacturing	254,467	+/- 3,499	13.7%	+/-0.2	806	+/-171	13.6%	+/-2.9
Wholesale trade	49,517	+/- 1,284	2.7%	+/-0.1	151	+/-136	2.5%	+/-2.3
Retail trade	218,316	+/- 3,467	11.7%	+/-0.2	578	+/-175	9.7%	+/-2.9
Transportation and warehousing, and utilities	111,861	+/- 2,380	6.0%	+/-0.1	171	+/-97	2.9%	+/-1.6
Information	32,992	+/- 1,367	1.8%	+/-0.1	165	+/-81	2.8%	+/-1.4
Finance and insurance, and real estate and rental and leasing	102,186	+/- 1,873	5.5%	+/-0.1	83	+/-53	1.4%	+/-0.9
Professional, scientific, and management, and administrative and waste management services	142,865	+/- 2,626	7.7%	+/-0.1	378	+/-153	6.4%	+/-2.5
Educational services, and health care and social assistance	448,716	+/- 4,383	24.1%	+/-0.2	2,013	+/-394	33.9%	+/-5.7
Arts, entertainment, and recreation, and accommodation and food services	155,375	+/- 2,690	8.4%	+/-0.1	747	+/-192	12.6%	+/-3.1
Other services, except public administration	87,540	+/- 2,230	4.7%	+/-0.1	282	+/-112	4.7%	+/-1.9
Public administration	84,419	+/- 2,034	4.5%	+/-0.1	237	+/-119	4.0%	+/-2.0
CLASS OF WORKER								
Civilian employed population 16 years and over	1,859,549	+/- 5,815	1,859,549	(X)	5,945	+/-428	5,945	(X)
Private wage and salary workers	1,460,938	+/- 5,896	78.6%	+/-0.2	4,696	+/-420	79.0%	+/-4.3
Government workers	289,489	+/- 3,770	15.6%	+/-0.2	972	+/-256	16.3%	+/-4.1
Self-employed in own not incorporated business workers	106,105	+/- 1,814	5.7%	+/-0.1	277	+/-111	4.7%	+/-1.8
Unpaid family workers	3,017	+/-390	0.2%	+/-0.1	0	+/-19	0.0%	+/-0.5
INCOME AND BENEFITS (IN 2012 INFLATION-ADJUSTED DOLLARS)								
Total households	1,691,716	+/- 5,160	1,691,716	(X)	5,093	+/-326	5,093	(X)

Less than $10,000	172,401	+/- 2,585	10.2%	+/-0.2	684	+/-188	13.4%	+/-3.4
$10,000 to $14,999	122,081	+/- 2,509	7.2%	+/-0.1	436	+/-145	8.6%	+/-2.7
$15,000 to $24,999	219,614	+/- 3,068	13.0%	+/-0.2	563	+/-149	11.1%	+/-2.9
$25,000 to $34,999	199,018	+/- 2,595	11.8%	+/-0.2	503	+/-154	9.9%	+/-2.8
$35,000 to $49,999	246,619	+/- 3,366	14.6%	+/-0.2	858	+/-179	16.8%	+/-3.5
$50,000 to $74,999	300,565	+/- 3,567	17.8%	+/-0.2	1,186	+/-229	23.3%	+/-4.5
$75,000 to $99,999	184,514	+/- 2,659	10.9%	+/-0.2	503	+/-141	9.9%	+/-2.7
$100,000 to $149,999	163,262	+/- 2,976	9.7%	+/-0.2	271	+/-101	5.3%	+/-1.9
$150,000 to $199,999	44,360	+/- 1,252	2.6%	+/-0.1	49	+/-41	1.0%	+/-0.8
$200,000 or more	39,282	+/- 1,089	2.3%	+/-0.1	40	+/-43	0.8%	+/-0.8
Median household income (dollars)	42,610	+/-238	(X)	(X)	40,061	+/- 4,513	(X)	(X)
Mean household income (dollars)	57,876	+/-284	(X)	(X)	47,399	+/- 3,999	(X)	(X)
With earnings	1,245,273	+/- 4,293	73.6%	+/-0.2	3,558	+/-271	69.9%	+/-3.8
Mean earnings (dollars)	60,567	+/-331	(X)	(X)	48,587	+/- 4,661	(X)	(X)
With Social Security	549,267	+/- 2,772	32.5%	+/-0.1	1,624	+/-203	31.9%	+/-3.1
Mean Social Security income (dollars)	15,575	+/-57	(X)	(X)	16,434	+/- 1,078	(X)	(X)
With retirement income	329,123	+/- 3,026	19.5%	+/-0.2	1,200	+/-200	23.6%	+/-3.6
Mean retirement income (dollars)	19,977	+/-234	(X)	(X)	18,465	+/- 3,232	(X)	(X)
With Supplemental Security Income	119,969	+/- 1,918	7.1%	+/-0.1	262	+/-114	5.1%	+/-2.2
Mean Supplemental Security Income (dollars)	8,118	+/-83	(X)	(X)	7,266	+/- 1,254	(X)	(X)
With cash public assistance income	42,773	+/- 1,469	2.5%	+/-0.1	170	+/-83	3.3%	+/-1.6
Mean cash public assistance income (dollars)	3,248	+/-139	(X)	(X)	3,988	+/- 3,219	(X)	(X)
With Food Stamp/SNAP benefits in the past 12 months	270,875	+/- 3,005	16.0%	+/-0.2	1,103	+/-225	21.7%	+/-4.3
Families	1,135,025	+/- 5,168	1,135,025	(X)	3,331	+/-202	3,331	(X)

Less than $10,000	73,064	+/-1,927	6.4%	+/-0.2	286	+/-126	8.6%	+/-3.7
$10,000 to $14,999	49,919	+/-1,659	4.4%	+/-0.1	246	+/-117	7.4%	+/-3.4
$15,000 to $24,999	115,340	+/-2,203	10.2%	+/-0.2	294	+/-107	8.8%	+/-3.3
$25,000 to $34,999	121,609	+/-2,156	10.7%	+/-0.2	271	+/-101	8.1%	+/-2.9
$35,000 to $49,999	167,657	+/-2,589	14.8%	+/-0.2	636	+/-162	19.1%	+/-4.6
$50,000 to $74,999	230,937	+/-3,237	20.3%	+/-0.3	917	+/-212	27.5%	+/-6.2
$75,000 to $99,999	156,162	+/-2,402	13.8%	+/-0.2	377	+/-124	11.3%	+/-3.7
$100,000 to $149,999	144,788	+/-2,649	12.8%	+/-0.2	215	+/-97	6.5%	+/-2.9
$150,000 to $199,999	40,674	+/-1,231	3.6%	+/-0.1	49	+/-41	1.5%	+/-1.2
$200,000 or more	34,875	+/-1,057	3.1%	+/-0.1	40	+/-43	1.2%	+/-1.3
Median family income (dollars)	53,833	+/-338	(X)	(X)	47,269	+/-6,730	(X)	(X)
Mean family income (dollars)	68,559	+/-394	(X)	(X)	54,764	+/-5,449	(X)	(X)
Per capita income (dollars)	23,210	+/-125	(X)	(X)	18,348	+/-1,742	(X)	(X)
Nonfamily households	556,691	+/-4,102	556,691	(X)	1,762	+/-302	1,762	(X)
Median nonfamily income (dollars)	23,874	+/-258	(X)	(X)	23,417	+/-5,897	(X)	(X)
Mean nonfamily income (dollars)	34,071	+/-326	(X)	(X)	29,378	+/-3,886	(X)	(X)
Median earnings for workers (dollars)	26,556	+/-124	(X)	(X)	20,659	+/-3,347	(X)	(X)
Median earnings for male full-time, year-round workers (dollars)	43,068	+/-249	(X)	(X)	46,282	+/-1,961	(X)	(X)
Median earnings for female full-time, year-round workers (dollars)	32,758	+/-246	(X)	(X)	31,875	+/-3,761	(X)	(X)
HEALTH INSURANCE COVERAGE								
Civilian noninstitutionalized population	4,251,528	+/-733	4,251,528	(X)	13,473	+/-100	13,473	(X)
With health insurance coverage	3,650,883	+/-8,839	85.9%	+/-0.2	11,367	+/-354	84.4%	+/-2.6
With private health insurance	2,784,422	+/-14,412	65.5%	+/-0.3	8,822	+/-596	65.5%	+/-4.4

With public coverage	1,379,410	+/-8,490	32.4%	+/-0.2	4,408	+/-434	32.7%	+/-3.2
No health insurance coverage	600,645	+/-8,949	14.1%	+/-0.2	2,106	+/-349	15.6%	+/-2.6
Civilian noninstitutionalized population under 18 years	1,019,082	+/-683	1,019,082	(X)	2,949	+/-358	2,949	(X)
No health insurance coverage	61,805	+/-2,817	6.1%	+/-0.3	128	+/-90	4.3%	+/-3.1
Civilian noninstitutionalized population 18 to 64 years	2,672,552	+/-1,121	2,672,552	(X)	8,690	+/-314	8,690	(X)
In labor force:	1,939,868	+/-5,361	1,939,868	(X)	6,135	+/-407	6,135	(X)
Employed:	1,758,738	+/-5,714	1,758,738	(X)	5,742	+/-418	5,742	(X)
With health insurance coverage	1,470,854	+/-7,714	83.6%	+/-0.3	4,679	+/-422	81.5%	+/-4.2
With private health insurance	1,419,517	+/-7,881	80.7%	+/-0.3	4,445	+/-435	77.4%	+/-4.6
With public coverage	93,403	+/-2,174	5.3%	+/-0.1	543	+/-169	9.5%	+/-2.9
No health insurance coverage	287,884	+/-4,860	16.4%	+/-0.3	1,063	+/-254	18.5%	+/-4.2
Unemployed:	181,130	+/-3,193	181,130	(X)	393	+/-121	393	(X)
With health insurance coverage	85,830	+/-2,366	47.4%	+/-1.0	143	+/-70	36.4%	+/-15.7
With private health insurance	58,000	+/-1,838	32.0%	+/-0.8	74	+/-45	18.8%	+/-11.2
With public coverage	31,354	+/-1,476	17.3%	+/-0.7	69	+/-58	17.6%	+/-13.9
No health insurance coverage	95,300	+/-2,382	52.6%	+/-1.0	250	+/-106	63.6%	+/-15.7
Not in labor force:	732,684	+/-5,454	732,684	(X)	2,555	+/-365	2,555	(X)
With health insurance coverage	578,878	+/-4,338	79.0%	+/-0.4	1,890	+/-298	74.0%	+/-6.1
With private health insurance	330,081	+/-3,437	45.1%	+/-0.5	1,158	+/-220	45.3%	+/-8.5
With public coverage	312,343	+/-4,324	42.6%	+/-0.4	943	+/-239	36.9%	+/-6.8
No health insurance coverage	153,806	+/-3,297	21.0%	+/-0.4	665	+/-190	26.0%	+/-6.1
PERCENTAGE OF FAMILIES AND PEOPLE WHOSE INCOME IN THE PAST 12 MONTHS IS BELOW THE POVERTY LEVEL								

All families	(X)	(X)	14.2%	+/-0.2	(X)	(X)	21.3%	+/-5.0
With related children under 18 years	(X)	(X)	22.1%	+/-0.4	(X)	(X)	29.1%	+/-8.3
With related children under 5 years only	(X)	(X)	25.6%	+/-0.9	(X)	(X)	42.4%	+/-14.2
Married couple families	(X)	(X)	7.2%	+/-0.2	(X)	(X)	12.7%	+/-4.8
With related children under 18 years	(X)	(X)	10.1%	+/-0.4	(X)	(X)	12.8%	+/-7.3
With related children under 5 years only	(X)	(X)	10.8%	+/-0.8	(X)	(X)	33.8%	+/-17.4
Families with female householder, no husband present	(X)	(X)	38.5%	+/-0.7	(X)	(X)	52.1%	+/-13.4
With related children under 18 years	(X)	(X)	49.0%	+/-1.0	(X)	(X)	59.3%	+/-14.1
With related children under 5 years only	(X)	(X)	58.4%	+/-1.8	(X)	(X)	57.1%	+/-26.6
All people	(X)	(X)	18.6%	+/-0.3	(X)	(X)	25.9%	+/-4.6
Under 18 years	(X)	(X)	25.7%	+/-0.5	(X)	(X)	32.4%	+/-10.0
Related children under 18 years	(X)	(X)	25.3%	+/-0.5	(X)	(X)	31.5%	+/-10.1
Related children under 5 years	(X)	(X)	30.3%	+/-0.7	(X)	(X)	35.5%	+/-13.0
Related children 5 to 17 years	(X)	(X)	23.4%	+/-0.5	(X)	(X)	30.0%	+/-12.3
18 years and over	(X)	(X)	16.3%	+/-0.2	(X)	(X)	24.0%	+/-4.1
18 to 64 years	(X)	(X)	17.2%	+/-0.3	(X)	(X)	27.7%	+/-5.0
65 years and over	(X)	(X)	12.2%	+/-0.3	(X)	(X)	8.7%	+/-4.5
People in families	(X)	(X)	15.6%	+/-0.3	(X)	(X)	22.9%	+/-5.6
Unrelated individuals 15 years and over	(X)	(X)	32.2%	+/-0.4	(X)	(X)	36.9%	+/-7.4

	Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.
	There were changes in the edit between 2009 and 2010 regarding Supplemental Security Income (SSI) and Social Security. The changes in the edit loosened restrictions on disability requirements for receipt of SSI resulting in an increase in the total number of SSI recipients in the American Community Survey. The changes also loosened restrictions on possible reported monthly amounts in Social Security income resulting in higher Social Security aggregate amounts. These results more closely match administrative counts compiled by the Social Security Administration.
	Workers include members of the Armed Forces and civilians who were at work last week.
	Industry codes are 4-digit codes and are based on the North American Industry Classification System 2007. The Industry categories adhere to the guidelines issued in Clarification Memorandum No. 2, "NAICS Alternate Aggregation Structure for Use By U.S. Statistical Agencies," issued by the Office of Management and Budget.

While the 2008-2012 American Community Survey (ACS) data generally reflect the December 2009 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2000 data. Boundaries for urban areas have not been updated since Census 2000. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

DP02: SELECTED SOCIAL CHARACTERISTICS IN THE UNITED STATES

2008-2012 American Community Survey 5-Year Estimates

Supporting documentation on code lists, subject definitions, data accuracy, and statistical testing can be found on the American Community Survey website in the Data and Documentation section.

Sample size and data quality measures (including coverage rates, allocation rates, and response rates) can be found on the American Community Survey website in the Methodology section.

Although the American Community Survey (ACS) produces population, demographic and housing unit estimates, it is the Census Bureau's Population Estimates Program that produces and disseminates the official estimates of the population for the nation, states, counties, cities and towns and estimates of housing units for states and counties.

Subject	Kentucky				Berea city, Kentucky			
	Estimate	Margin of Error	Percent	Percent Margin of Error	Estimate	Margin of Error	Percent	Percent Margin of Error
HOUSEHOLDS BY TYPE								
Total households	1,691,716	+/-5,160	1,691,716	(X)	5,093	+/-326	5,093	(X)
Family households (families)	1,135,025	+/-5,168	67.1%	+/-0.2	3,331	+/-202	65.4%	+/-4.3
With own children under 18 years	489,949	+/-3,950	29.0%	+/-0.2	1,529	+/-190	30.0%	+/-4.3
Married-couple family	845,055	+/-6,126	50.0%	+/-0.3	2,413	+/-259	47.4%	+/-4.7
With own children under 18 years	326,954	+/-4,425	19.3%	+/-0.2	947	+/-186	18.6%	+/-4.0
Male householder, no wife present, family	75,215	+/-1,836	4.4%	+/-0.1	143	+/-69	2.8%	+/-1.4
With own children under 18 years	38,550	+/-1,531	2.3%	+/-0.1	49	+/-48	1.0%	+/-0.9
Female householder, no husband present, family	214,755	+/-2,614	12.7%	+/-0.2	775	+/-188	15.2%	+/-3.9
With own children under 18 years	124,445	+/-2,294	7.4%	+/-0.1	533	+/-180	10.5%	+/-3.6
Nonfamily households	556,691	+/-4,102	32.9%	+/-0.2	1,762	+/-302	34.6%	+/-4.3
Householder living alone	474,821	+/-4,108	28.1%	+/-0.2	1,466	+/-294	28.8%	+/-4.5
65 years and over	170,519	+/-2,863	10.1%	+/-0.2	512	+/-119	10.1%	+/-2.1

Households with one or more people under 18 years	552,658	+/- 3,635	32.7%	+/-0.2	1,666	+/-197	32.7%	+/-4.7
Households with one or more people 65 years and over	416,860	+/- 2,285	24.6%	+/-0.1	1,331	+/-174	26.1%	+/-2.8
Average household size	2.49	+/- 0.01	(X)	(X)	2.41	+/- 0.14	(X)	(X)
Average family size	3.04	+/- 0.01	(X)	(X)	2.87	+/- 0.13	(X)	(X)
RELATIONSHIP								
Population in households	4,214,511	*****	4,214,511	(X)	12,265	+/-250	12,265	(X)
Householder	1,691,716	+/- 5,160	40.1%	+/-0.1	5,093	+/-326	41.5%	+/-2.4
Spouse	844,959	+/- 5,872	20.0%	+/-0.1	2,440	+/-258	19.9%	+/-2.0
Child	1,231,930	+/- 5,344	29.2%	+/-0.1	3,329	+/-386	27.1%	+/-3.1
Other relatives	244,056	+/- 5,706	5.8%	+/-0.1	467	+/-185	3.8%	+/-1.5
Nonrelatives	201,850	+/- 5,120	4.8%	+/-0.1	936	+/-261	7.6%	+/-2.1
Unmarried partner	91,484	+/- 2,311	2.2%	+/-0.1	298	+/-91	2.4%	+/-0.7
MARITAL STATUS								
Males 15 years and over	1,699,607	+/- 1,066	1,699,607	(X)	5,274	+/-343	5,274	(X)
Never married	518,929	+/- 4,039	30.5%	+/-0.2	1,975	+/-328	37.4%	+/-4.9
Now married, except separated	899,720	+/- 5,825	52.9%	+/-0.3	2,516	+/-255	47.7%	+/-5.5
Separated	32,239	+/- 1,175	1.9%	+/-0.1	34	+/-45	0.6%	+/-0.8
Widowed	47,734	+/- 1,313	2.8%	+/-0.1	157	+/-98	3.0%	+/-1.8
Divorced	200,985	+/- 2,774	11.8%	+/-0.2	592	+/-131	11.2%	+/-2.3
Females 15 years and over	1,792,309	+/- 1,069	1,792,309	(X)	5,751	+/-277	5,751	(X)
Never married	428,239	+/- 3,701	23.9%	+/-0.2	1,663	+/-227	28.9%	+/-3.5
Now married, except separated	885,217	+/- 5,776	49.4%	+/-0.3	2,528	+/-265	44.0%	+/-4.3
Separated	44,898	+/- 1,545	2.5%	+/-0.1	89	+/-60	1.5%	+/-1.1
Widowed	189,388	+/- 2,078	10.6%	+/-0.1	494	+/-139	8.6%	+/-2.2

Divorced	244,567	+/-3,693	13.6%	+/-0.2	977	+/-196	17.0%	+/-3.5
FERTILITY								
Number of women 15 to 50 years old who had a birth in the past 12 months	58,935	+/-1,544	58,935	(X)	221	+/-99	221	(X)
Unmarried women (widowed, divorced, and never married)	20,959	+/-966	35.6%	+/-1.4	32	+/-30	14.5%	+/-12.9
Per 1,000 unmarried women	40	+/-2	(X)	(X)	15	+/-14	(X)	(X)
Per 1,000 women 15 to 50 years old	56	+/-1	(X)	(X)	64	+/-28	(X)	(X)
Per 1,000 women 15 to 19 years old	33	+/-3	(X)	(X)	43	+/-42	(X)	(X)
Per 1,000 women 20 to 34 years old	107	+/-3	(X)	(X)	101	+/-50	(X)	(X)
Per 1,000 women 35 to 50 years old	18	+/-1	(X)	(X)	25	+/-27	(X)	(X)
GRANDPARENTS								
Number of grandparents living with own grandchildren under 18 years	96,846	+/-2,410	96,846	(X)	101	+/-80	101	(X)
Responsible for grandchildren	54,640	+/-1,659	56.4%	+/-1.2	92	+/-77	91.1%	+/-14.6
Years responsible for grandchildren								
Less than 1 year	10,766	+/-874	11.1%	+/-0.8	14	+/-23	13.9%	+/-25.6
1 or 2 years	13,138	+/-1,065	13.6%	+/-1.0	24	+/-37	23.8%	+/-34.9
3 or 4 years	9,331	+/-863	9.6%	+/-0.9	0	+/-19	0.0%	+/-26.9
5 or more years	21,405	+/-1,071	22.1%	+/-1.0	54	+/-62	53.5%	+/-38.3
Number of grandparents responsible for own grandchildren under 18 years	54,640	+/-1,659	54,640	(X)	92	+/-77	92	(X)
Who are female	33,773	+/-1,121	61.8%	+/-0.9	59	+/-47	64.1%	+/-20.0
Who are married	40,270	+/-1,477	73.7%	+/-1.4	63	+/-70	68.5%	+/-38.7
SCHOOL ENROLLMENT								
Population 3 years and over enrolled in school	1,094,621	+/-4,079	1,094,621	(X)	4,336	+/-434	4,336	(X)
Nursery school, preschool	65,893	+/-1,689	6.0%	+/-0.1	108	+/-78	2.5%	+/-1.8

Kindergarten	59,096	+/-1,574	5.4%	+/-0.1	223	+/-100	5.1%	+/-2.3
Elementary school (grades 1-8)	454,133	+/-2,347	41.5%	+/-0.3	1,469	+/-267	33.9%	+/-5.7
High school (grades 9-12)	229,226	+/-2,073	20.9%	+/-0.2	414	+/-116	9.5%	+/-2.7
College or graduate school	286,273	+/-3,328	26.2%	+/-0.2	2,122	+/-382	48.9%	+/-6.2
EDUCATIONAL ATTAINMENT								
Population 25 years and over	2,902,296	+/-1,291	2,902,296	(X)	8,044	+/-415	8,044	(X)
Less than 9th grade	218,429	+/-3,266	7.5%	+/-0.1	695	+/-261	8.6%	+/-3.1
9th to 12th grade, no diploma	291,767	+/-3,545	10.1%	+/-0.1	675	+/-198	8.4%	+/-2.5
High school graduate (includes equivalency)	988,008	+/-5,318	34.0%	+/-0.2	2,466	+/-358	30.7%	+/-4.0
Some college, no degree	595,225	+/-4,706	20.5%	+/-0.2	1,478	+/-239	18.4%	+/-2.8
Associate's degree	199,940	+/-3,020	6.9%	+/-0.1	601	+/-144	7.5%	+/-1.8
Bachelor's degree	361,888	+/-3,796	12.5%	+/-0.1	1,193	+/-283	14.8%	+/-3.4
Graduate or professional degree	247,039	+/-3,675	8.5%	+/-0.1	936	+/-167	11.6%	+/-2.2
Percent high school graduate or higher	(X)	(X)	82.4%	+/-0.2	(X)	(X)	83.0%	+/-3.6
Percent bachelor's degree or higher	(X)	(X)	21.0%	+/-0.2	(X)	(X)	26.5%	+/-4.2
VETERAN STATUS								
Civilian population 18 years and over	3,301,237	+/-957	3,301,237	(X)	10,670	+/-353	10,670	(X)
Civilian veterans	319,678	+/-2,789	9.7%	+/-0.1	919	+/-212	8.6%	+/-1.9
DISABILITY STATUS OF THE CIVILIAN NONINSTITUTIONALIZED POPULATION								
Total Civilian Noninstitutionalized Population	4,251,528	+/-733	4,251,528	(X)	13,473	+/-100	13,473	(X)
With a disability	711,788	+/-5,881	16.7%	+/-0.1	2,266	+/-377	16.8%	+/-2.8
Under 18 years	1,019,082	+/-683	1,019,082	(X)	2,949	+/-358	2,949	(X)
With a disability	56,713	+/-1,803	5.6%	+/-0.2	247	+/-180	8.4%	+/-5.7

18 to 64 years	2,672,552	+/- 1,121	2,672,552	(X)	8,690	+/-314	8,690	(X)
With a disability	415,478	+/- 4,591	15.5%	+/-0.2	1,417	+/-334	16.3%	+/-3.6
65 years and over	559,894	+/-716	559,894	(X)	1,834	+/-212	1,834	(X)
With a disability	239,597	+/- 2,020	42.8%	+/-0.4	602	+/-167	32.8%	+/-7.7
RESIDENCE 1 YEAR AGO								
Population 1 year and over	4,286,643	+/- 1,478	4,286,643	(X)	13,386	+/-115	13,386	(X)
Same house	3,637,387	+/- 8,546	84.9%	+/-0.2	10,110	+/-678	75.5%	+/-4.8
Different house in the U.S.	631,768	+/- 8,466	14.7%	+/-0.2	3,164	+/-619	23.6%	+/-4.7
Same county	370,253	+/- 6,521	8.6%	+/-0.2	2,009	+/-550	15.0%	+/-4.1
Different county	261,515	+/- 5,382	6.1%	+/-0.1	1,155	+/-327	8.6%	+/-2.5
Same state	148,397	+/- 4,112	3.5%	+/-0.1	723	+/-248	5.4%	+/-1.8
Different state	113,118	+/- 3,228	2.6%	+/-0.1	432	+/-174	3.2%	+/-1.3
Abroad	17,488	+/- 1,317	0.4%	+/-0.1	112	+/-109	0.8%	+/-0.8
PLACE OF BIRTH								
Total population	4,340,167	*****	4,340,167	(X)	13,651	+/-34	13,651	(X)
Native	4,200,381	+/- 2,568	96.8%	+/-0.1	13,249	+/-160	97.1%	+/-1.2
Born in United States	4,173,211	+/- 2,852	96.2%	+/-0.1	13,148	+/-168	96.3%	+/-1.2
State of residence	3,048,265	+/- 8,502	70.2%	+/-0.2	9,281	+/-474	68.0%	+/-3.5
Different state	1,124,946	+/- 8,167	25.9%	+/-0.2	3,867	+/-449	28.3%	+/-3.3
Born in Puerto Rico, U.S. Island areas, or born abroad to American parent(s)	27,170	+/- 1,296	0.6%	+/-0.1	101	+/-63	0.7%	+/-0.5
Foreign born	139,786	+/- 2,568	3.2%	+/-0.1	402	+/-159	2.9%	+/-1.2
U.S. CITIZENSHIP STATUS								
Foreign-born population	139,786	+/- 2,568	139,786	(X)	402	+/-159	402	(X)
Naturalized U.S. citizen	47,300	+/- 1,939	33.8%	+/-1.3	57	+/-41	14.2%	+/-11.7
Not a U.S. citizen	92,486	+/- 2,656	66.2%	+/-1.3	345	+/-163	85.8%	+/-11.7
YEAR OF ENTRY								

Population born outside the United States	166,956	+/-2,852	166,956	(X)	503	+/-166	503	(X)
Native	27,170	+/-1,296	27,170	(X)	101	+/-63	101	(X)
Entered 2010 or later	754	+/-235	2.8%	+/-0.8	0	+/-19	0.0%	+/-26.9
Entered before 2010	26,416	+/-1,262	97.2%	+/-0.8	101	+/-63	100.0%	+/-26.9
Foreign born	139,786	+/-2,568	139,786	(X)	402	+/-159	402	(X)
Entered 2010 or later	7,615	+/-946	5.4%	+/-0.7	13	+/-20	3.2%	+/-5.3
Entered before 2010	132,171	+/-2,466	94.6%	+/-0.7	389	+/-158	96.8%	+/-5.3
WORLD REGION OF BIRTH OF FOREIGN BORN								
Foreign-born population, excluding population born at sea	139,786	+/-2,568	139,786	(X)	402	+/-159	402	(X)
Europe	22,098	+/-1,449	15.8%	+/-0.9	89	+/-56	22.1%	+/-14.9
Asia	43,990	+/-1,204	31.5%	+/-0.9	177	+/-140	44.0%	+/-24.4
Africa	9,519	+/-1,069	6.8%	+/-0.7	32	+/-39	8.0%	+/-9.5
Oceania	1,010	+/-241	0.7%	+/-0.2	4	+/-8	1.0%	+/-2.1
Latin America	59,442	+/-1,716	42.5%	+/-1.0	53	+/-56	13.2%	+/-13.2
Northern America	3,727	+/-418	2.7%	+/-0.3	47	+/-57	11.7%	+/-13.7
LANGUAGE SPOKEN AT HOME								
Population 5 years and over	4,059,527	+/-604	4,059,527	(X)	12,866	+/-205	12,866	(X)
English only	3,862,744	+/-3,372	95.2%	+/-0.1	12,479	+/-235	97.0%	+/-1.3
Language other than English	196,783	+/-3,350	4.8%	+/-0.1	387	+/-169	3.0%	+/-1.3
Speak English less than "very well"	84,591	+/-2,664	2.1%	+/-0.1	187	+/-147	1.5%	+/-1.1
Spanish	102,950	+/-2,199	2.5%	+/-0.1	171	+/-99	1.3%	+/-0.8
Speak English less than "very well"	49,963	+/-1,719	1.2%	+/-0.1	63	+/-55	0.5%	+/-0.4
Other Indo-European languages	49,264	+/-2,232	1.2%	+/-0.1	67	+/-47	0.5%	+/-0.4
Speak English less than "very well"	14,443	+/-1,188	0.4%	+/-0.1	8	+/-11	0.1%	+/-0.1
Asian and Pacific Islander languages	31,845	+/-1,280	0.8%	+/-0.1	149	+/-141	1.2%	+/-1.1

Speak English less than "very well"	15,515	+/-842	0.4%	+/-0.1	116	+/-135	0.9%	+/-1.0
Other languages	12,724	+/-1,483	0.3%	+/-0.1	0	+/-19	0.0%	+/-0.3
Speak English less than "very well"	4,670	+/-812	0.1%	+/-0.1	0	+/-19	0.0%	+/-0.3
ANCESTRY								
Total population	4,340,167	*****	4,340,167	(X)	13,651	+/-34	13,651	(X)
American	894,485	+/-11,337	20.6%	+/-0.3	2,713	+/-632	19.9%	+/-4.6
Arab	10,982	+/-1,252	0.3%	+/-0.1	29	+/-40	0.2%	+/-0.3
Czech	5,128	+/-612	0.1%	+/-0.1	19	+/-24	0.1%	+/-0.2
Danish	4,496	+/-645	0.1%	+/-0.1	177	+/-106	1.3%	+/-0.8
Dutch	52,438	+/-1,962	1.2%	+/-0.1	226	+/-142	1.7%	+/-1.0
English	476,153	+/-6,893	11.0%	+/-0.2	1,757	+/-416	12.9%	+/-3.0
French (except Basque)	76,364	+/-2,258	1.8%	+/-0.1	393	+/-272	2.9%	+/-2.0
French Canadian	8,293	+/-818	0.2%	+/-0.1	106	+/-104	0.8%	+/-0.8
German	657,731	+/-7,293	15.2%	+/-0.2	2,360	+/-557	17.3%	+/-4.1
Greek	6,505	+/-723	0.1%	+/-0.1	13	+/-21	0.1%	+/-0.2
Hungarian	6,941	+/-623	0.2%	+/-0.1	33	+/-49	0.2%	+/-0.4
Irish	571,099	+/-7,017	13.2%	+/-0.2	1,815	+/-419	13.3%	+/-3.1
Italian	89,095	+/-2,856	2.1%	+/-0.1	199	+/-106	1.5%	+/-0.8
Lithuanian	1,961	+/-361	0.0%	+/-0.1	32	+/-36	0.2%	+/-0.3
Norwegian	12,820	+/-891	0.3%	+/-0.1	0	+/-19	0.0%	+/-0.2
Polish	37,950	+/-1,819	0.9%	+/-0.1	209	+/-145	1.5%	+/-1.1
Portuguese	3,026	+/-503	0.1%	+/-0.1	0	+/-19	0.0%	+/-0.2
Russian	8,868	+/-848	0.2%	+/-0.1	32	+/-47	0.2%	+/-0.3
Scotch-Irish	63,206	+/-1,897	1.5%	+/-0.1	460	+/-257	3.4%	+/-1.9
Scottish	81,853	+/-2,879	1.9%	+/-0.1	452	+/-220	3.3%	+/-1.6
Slovak	2,485	+/-488	0.1%	+/-0.1	0	+/-19	0.0%	+/-0.2
Subsaharan African	35,814	+/-2,518	0.8%	+/-0.1	49	+/-47	0.4%	+/-0.3
Swedish	16,696	+/-1,390	0.4%	+/-0.1	47	+/-38	0.3%	+/-0.3
Swiss	10,189	+/-965	0.2%	+/-0.1	14	+/-18	0.1%	+/-0.1
Ukrainian	3,663	+/-681	0.1%	+/-0.1	5	+/-9	0.0%	+/-0.1
Welsh	22,441	+/-1,349	0.5%	+/-0.1	91	+/-48	0.7%	+/-0.4
West Indian (excluding Hispanic origin groups)	5,193	+/-991	0.1%	+/-0.1	20	+/-17	0.1%	+/-0.1

Data are based on a sample and are subject to sampling variability. The degree of uncertainty for an estimate arising from sampling variability is represented through the use of a margin of error. The value shown here is the 90 percent margin of error. The margin of error can be interpreted roughly as providing a 90 percent probability

that the interval defined by the estimate minus the margin of error and the estimate plus the margin of error (the lower and upper confidence bounds) contains the true value. In addition to sampling variability, the ACS estimates are subject to nonsampling error (for a discussion of nonsampling variability, see Accuracy of the Data). The effect of nonsampling error is not represented in these tables.

Fertility data are not available for certain geographic areas due to problems with data collection. See Errata Note #92 for details.

The Census Bureau introduced a new set of disability questions in the 2008 ACS questionnaire. Accordingly, comparisons of disability data from 2008 or later with data from prior years are not recommended. For more information on these questions and their evaluation in the 2006 ACS Content Test, see the Evaluation Report Covering Disability

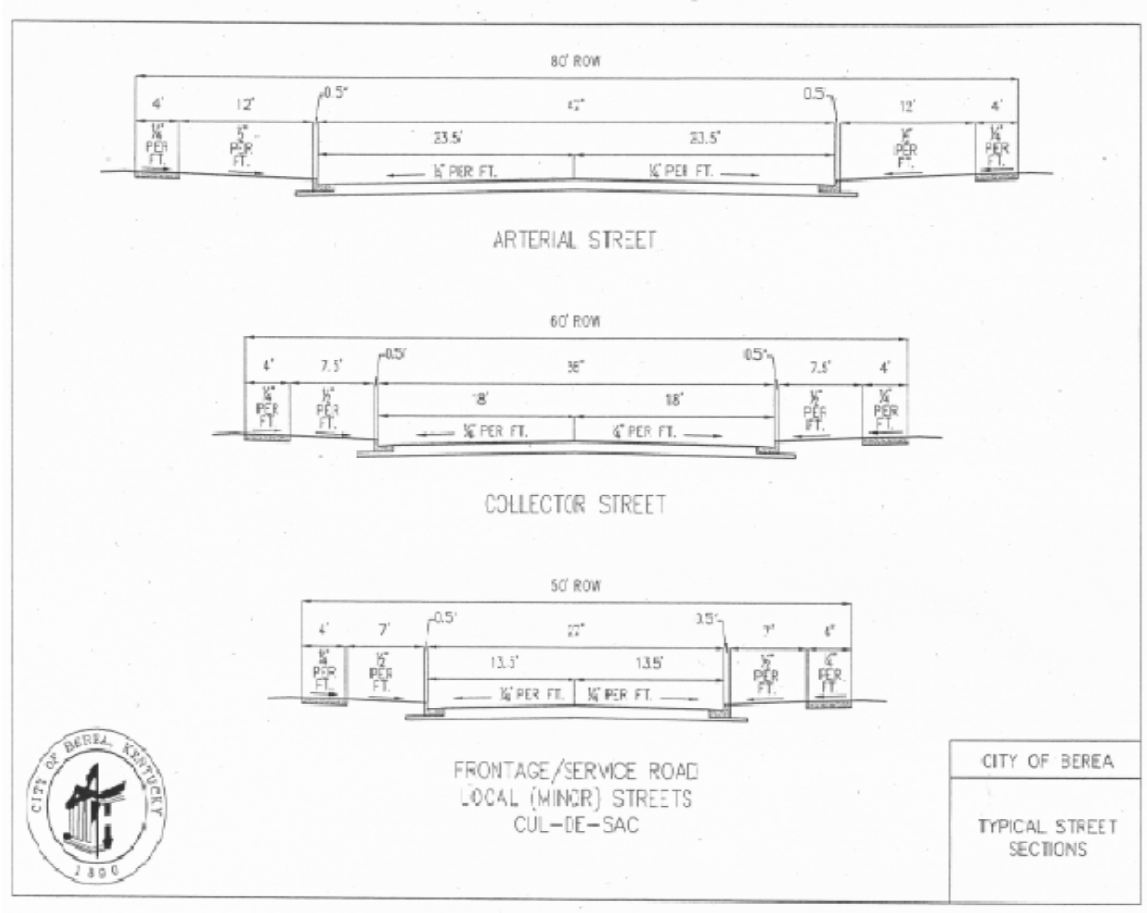
While the 2008-2012 American Community Survey (ACS) data generally reflect the December 2009 Office of Management and Budget (OMB) definitions of metropolitan and micropolitan statistical areas; in certain instances the names, codes, and boundaries of the principal cities shown in ACS tables may differ from the OMB definitions due to differences in the effective dates of the geographic entities.

Estimates of urban and rural population, housing units, and characteristics reflect boundaries of urban areas defined based on Census 2000 data. Boundaries for urban areas have not been updated since Census 2000. As a result, data for urban and rural areas from the ACS do not necessarily reflect the results of ongoing urbanization.

Source: U.S. Census Bureau, 2008-2012 American Community Survey
Explanation of Symbols:

1. An '**' entry in the margin of error column indicates that either no sample observations or too few sample observations were available to compute a standard error and thus the margin of error. A statistical test is not appropriate.
2. An '-' entry in the estimate column indicates that either no sample observations or too few sample observations were available to compute an estimate, or a ratio of medians cannot be calculated because one or both of the median estimates falls in the lowest interval or upper interval of an open-ended distribution.
3. An '-' following a median estimate means the median falls in the lowest interval of an open-ended distribution.
4. An '+' following a median estimate means the median falls in the upper interval of an open-ended distribution.
5. An '***' entry in the margin of error column indicates that the median falls in the lowest interval or upper interval of an open-ended distribution. A statistical test is not appropriate.
6. An '*****' entry in the margin of error column indicates that the estimate is controlled. A statistical test for sampling variability is not appropriate.
7. An 'N' entry in the estimate and margin of error columns indicates that data for this geographic area cannot be displayed because the number of sample cases is too small.
8. An '(X)' means that the estimate is not applicable or not available.

BEREA STREET DESIGN SPECIFICATIONS



ANIMALS FOUND WITHIN THE BEREA AREA

Mammals - Madison County			
Allegheny Woodrat	American Black Bear	Eastern Small-footed Myotis	Myotis in General
Eastern Spotted Skunk	Rafinesque's Big-Eared Bat	Virginia Big-Eared Bat	

Reptiles - Madison County		
Coal Skink	Northern Scarlett Snake	Timber Rattlesnake

Birds - Madison County			
American Bittern	American Black Duck	American Golden Plover	American Kestrel
American White Pelican	American Woodcock	American Bald Eagle	Bank Swallow
Barn Owl	Bewick's Wren	Black-Necked Stilt	Black-Throated Green Warbler
Black Tern	Black-crowned Night-Heron	Blue-Winged Warbler	Bobolink
Brown Creeper	Buff-breasted Sandpiper	Cerulean Warbler	Chuck-will's-widow
Common Moorhen	Common Tern	Dickcissel	Dunlin
Grasshopper Sparrow	Great Egret	Greater Scaup	Henslow's Sparrow
Hooded Merganser	Horned Grebe	Kentucky Warbler	King Rail
Lake Sparrow	Least Bittern	Lesser Scaup	Lesser Yellowlegs
Little Blue Heron	Loggerhead Shrike	Long-eared Owl	Louisiana Waterthrush
Northern Bobwhite	Northern Harrier	Northern Pintail	Osprey
Peregrine Falcon	Pied-billed Grebe	Piping Plover	Prairie Warbler
Prothonotary Warbler	Red-breasted Nuthatch	Red-headed Woodpecker	Ruffed Grouse
Rusty Blackbird	Sanderling	Sandhill Crane	Savannah Sparrow
Sedge Wren	Semipalmated Sandpiper	Sharp-shinned Hawk	Short-billed Dowitcher
Short-eared Owl	Solitary Sandpiper	Sora	Stilt Sandpiper
Spotted Sandpiper	Trumpeter Swan	Tundra Swan	Upland Sandpiper
Vesper Sparrow	Virginia Rail	Western Sandpiper	Whip-poor-will
Whooping Crane	Willow Flycatcher	Wilson's Phalarope	Wilson's Snipe
Wood Thrush	Worm-eating Warbler	Yellow Rail	Yellow-crowned Night-heron

VEGETATION FOUND WITHIN THE BEREA AREA

Latin name	Common name	Mississippi Embayment	Shawnee Hills	Mississippian Plateaus	Bluegrass	Appalachian Plateaus
Acer rubrum	Red maple	X	X	X	X	X
Acer saccharum	Sugar maple	X	X	X	X	X
Aesculus glabra	Ohio buckeye	X	X	X	X	X
Aesculus flava	Yellow buckeye	X	X	X	X	X
Aesculus pavia	Red buckeye	X	X	X		
Amelanchier arborea	Downy serviceberry	X	X	X		X
Amelanchier canadensis	Shadblow serviceberry		X	X	X	X
Amelanchier laevis	Allegheny servic eberry				X	X
Asimina triloba	Pawpaw	X	X	X	X	X
Betula lenta	Yellow birch			X		X
Betula nigra	River birch	X	X	X	X	X
Carpinus caroliniana	American hornbean	X	X	X	X	X
Carya illinoinesis	Pecan	X	X	X		
Carya glabra	Pignut	X	X	X	X	X
Carya laciniosa	Shellbark hickory	X	X	X	X	X
Carya ovata	Shadbark hickory	X	X	X	X	X
Catalpa speciosa	Northern catalpa	X	X	X	X	X
Celtis laevigata	Sugar hackberry	X	X	X	X	
Cercis canadensis	Eastern redbud	X	X	X	X	X
Chionanthus virginicus	Fringetree			X		X
Cladrastis kentukea	Yellowwood	X		X	X	X
Cornus alternifolia	Pagoda dogwood			X	X	X
Cornus floridus	Flowering dogwood	X	X	X	X	X
Crataegus crusgalli	Cockspur hawthorn			X	X	X
Crataegus viridis	Green hawthorn	X				X
Diospyros virginiana	Persimmon	X	X	X	X	X

Fagus grandifolia	American beech	X	X	X	X	X
Fraxinus americana	White ash	X	X	X	X	X
Fraxinus pennsylvanica	Green ash	X	X	X	X	X
Fraxinus quadrangulata	Blue ash			X	X	X
Gleditsia triacanthos	Honeylocust	X	X	X	X	X
Gymnocladus dioicus	Kentucky coffee tree	X	X	X	X	X
Halesia tetraptera	Mountain silverbell	X		X		X
Hamamelis virginiana	Common witchhazel			X	X	X
Ilex opaca	American holly			X		X
Juglans nigra	Black walnut	X	X	X	X	X
Liriodendron tulipifera	Tulip poplar	X	X	X	X	X
Liquidambar styricaflua	Sweet gum	X	X	X	X	X
Magnolia acuminata	Cucumbertree magnolia	X		X	X	X
Magnolia macrophylla	Bigleaf magnolia			X		X
Magnolia tripetala	Umbrella magnolia			X		X
Nyssa sylvatica	Blackgum	X	X	X	X	X
Ostrya virginiana	American hophornbeam	X	X	X	X	X
Oxydendron arborea	Sourwood	X	X	X		X
Prunus serotina	Black cherry	X	X	X	X	X
Pinus strobus	Eastern white pine		X	X		X
Pinus virginiana	Virginia pine		X	X		X
Platanus occidentalis	Sycamore	X	X	X	X	X
Quercus alba	White oak	X	X	X	X	X
Quercus coccinea	Scarlet oak	X	X	X	X	X
Quercus imbricaria	Shingle oak	X	X	X	X	X

Quercus muehlenbergii	Chinkapin oak	X	X	X	X	X
Quercus macrocarpa	Bur oak	X		X	X	
Quercus palustris	Pin oak	X	X	X	X	X
Quercus phellos	Willow oak	X	X	X		X
Quercus prinus	Chestnut oak	X	X	X	X	X
Quercus rubra	Northern red oak	X	X	X	X	X
Quercus velutina	Black oak	X	X	X	X	X
Robinia pseudoacacia	Black locust	X	X	X	X	X
Sassafras albidum	Sassafras	X	X	X	X	X
Stewartia ovata	Mountain stewartia					X
Taxodium distichum	Bald cypress	X	X	X	X	
Tilia americana	American linden	X		X	X	X
Tsuga canadensis	Eastern hemlock		X	X		X

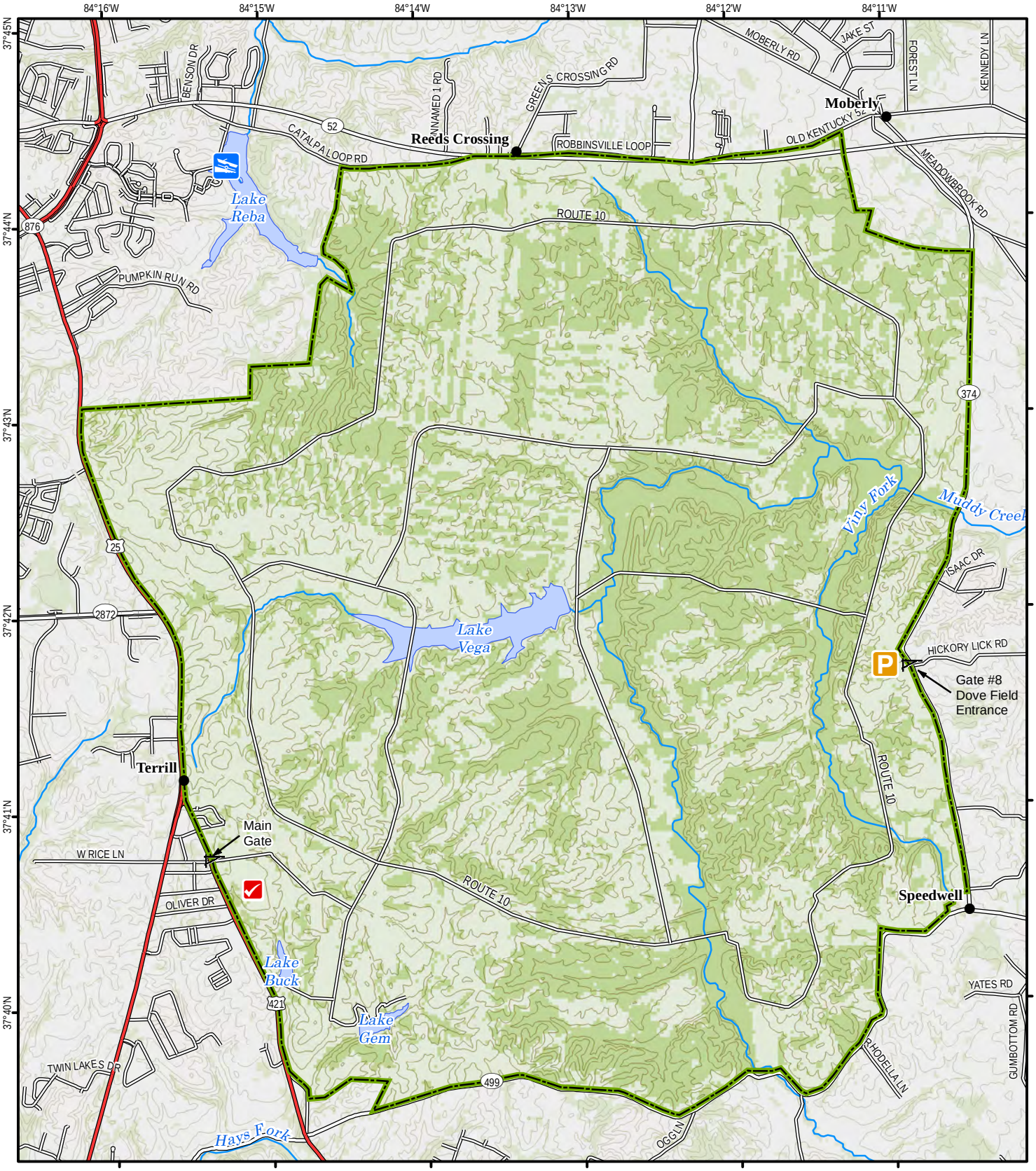
SOILS

Map Unit Symbol	Map Unit Name
BaB	Beasley silt loam, 2 to 6 percent slopes
BaC	Beasley silt loam, 6 to 12 percent slopes
BaD	Beasley silt loam, 12 to 20 percent slopes
BcC3	Beasley silty clay loam, 6 to 12 percent slopes, severely eroded
BcD3	Beasley silty clay loam, 12 to 20 percent slopes, severely eroded
BeA	Berea silt loam, 0 to 2 percent slopes
BeB	Berea silt loam, 2 to 6 percent slopes
BeC	Berea silt loam, 6 to 12 percent slopes
Bg	Blago silt loam
BrC	Brassfield silt loam, 6 to 12 percent slopes
BrE	Brassfield silt loam, 12 to 30 percent slopes
CaB	Caleast silt loam, 2 to 6 percent slopes
CnA	Captina silt loam, 0 to 2 percent slopes (otwell)
CnB	Captina silt loam, 2 to 6 percent slopes (otwell)
CnC	Captina silt loam, 6 to 12 percent slopes (otwell)
CnC3	Captina silt loam, 6 to 12 percent slopes, severely eroded (otwell)
CoF	Colyer shaly silt loam, 12 to 50 percent slopes
CsF3	Colyer shaly silty clay loam, 12 to 50 percent slopes, severely eroded
CyE	Cynthiana-Rock outcrop complex, 12 to 30 percent slopes
Du	Dunning silty clay loam
Eg	Egam silty clay loam
EkB	Elk silt loam, 2 to 6 percent slopes
EkC	Elk silt loam, 6 to 12 percent slopes
ElD	Elk silt loam, 12 to 20 percent slopes
ErB	Elk silt loam, 2 to 6 percent slopes, rarely flooded
ErC	Elk silt loam, 6 to 12 percent slopes, rarely flooded
FaF	Fairmount-Rock outcrop complex, 30 to 60 percent slopes
FdC	Faywood silt loam, 6 to 12 percent slopes
FdE	Faywood silt loam, 12 to 30 percent slopes
Gu	Gullied land
HaB	Hagerstown silt loam, 2 to 6 percent slopes
HaC	Hagerstown silt loam, 6 to 12 percent slopes
Hu	Huntington silt loam
Lc	Lawrence silt loam
Ld	Lindside silt loam
LwB	Lowell silt loam, 2 to 6 percent slopes
LwC	Lowell silt loam, 6 to 12 percent slopes
LwD	Lowell silt loam, 12 to 20 percent slopes
LyE3	Lowell silty clay loam, 12 to 30 percent slopes, severely eroded
Mt	Melvin silt loam
MuA	Mercer silt loam, 0 to 2 percent slopes
MuB	Mercer silt loam, 2 to 6 percent slopes
MuC	Mercer silt loam, 6 to 12 percent slopes

Ne	Newark silt loam
NhB	Nicholson silt loam, 2 to 6 percent slopes
OtC	Otway silty clay, 6 to 12 percent slopes (shrouts)
OtE	Otway silty clay, 12 to 30 percent slopes (shrouts)
OtF	Otway silty clay, 30 to 50 percent slopes (shrouts)
RaC	Rarden silt loam, 6 to 12 percent slopes
RaD2	Rarden silt loam, 12 to 20 percent slopes, eroded
Rb	Robertsville silt loam
RcD	Rockcastle silt loam, 12 to 20 percent slopes
RcE	Rockcastle silt loam, 20 to 30 percent slopes
Rs	Rock outcrop, shale
ShA	Shelbyville silt loam, 0 to 2 percent slopes
ShB	Shelbyville silt loam, 2 to 6 percent slopes
ShC	Shelbyville silt loam, 6 to 12 percent slopes
SlD	Shelocta gravelly silt loam, 12 to 25 percent slopes
SrC	Shrouts silty clay loam, 6 to 12 percent slopes
SrE	Shrouts silty clay loam, 12 to 30 percent slopes
SuE3	Shrouts clay, 6 to 30 percent slopes, severely eroded
TrB	Trappist silt loam, 2 to 6 percent slopes
TrC	Trappist silt loam, 6 to 12 percent slopes
TrD	Trappist silt loam, 12 to 20 percent slopes
TsC3	Trappist silty clay loam, 6 to 12 percent slopes, severely eroded
W	Water
WeG	Weikert channery silt loam, 40 to 80 percent slopes
WhB	Whitley silt loam, 2 to 6 percent slopes
WhC	Whitley silt loam, 6 to 12 percent slopes
WhD	Whitley silt loam, 12 to 20 percent slopes (wernock)
WoB	Woolper silty clay loam, 2 to 6 percent slopes
WoC	Woolper silty clay loam, 6 to 12 percent slopes

OFFICIAL WILDLIFE MANAGEMENT AREAS INSERTS

Blue Grass Army Depot



A map legend and additional information are provided on PDF pages that accompany this map.

Publication Date: 5/28/2014

0 0.25 0.5 0.75 1 Mile

Map Scale 1:50,000

Contour interval: 10 feet

Note to Map Users

Map prepared by Kentucky Department of Fish & Wildlife Resources (KDFWR). Although KDFWR strives for accuracy, data used to create this map are from a variety of sources and dates; as such, KDFWR makes no representations regarding the accuracy or fitness for use of the information furnished herein.

Blue Grass Army Depot Information

Public Hunting Area Location

Regional Locator

WMA Overview

Location & Size: Madison County, 14,517 acres
Contact: Nathan White at 859-779-6651 between hours of 6:30am and 5:00pm Monday-Thursday or via email at Nathan.matthew.white@us.army.mil
Elevation: minimum 850 feet, maximum 1040 feet.
Entrance GPS coordinates: Latitude N 37.69498, Longitude W -84.18103
Area Habitat: mostly open land: open land 53%, forest 46%, wetland 0%, open water 1%.

Directions & Description:
Blue Grass Army Depot is located 4.5 miles south of Richmond on US 421. The landscape is rolling terrain with open fields and some woodlands along streams and other low areas.

NOTE: This is an active military reservation. Access is strictly controlled and rigidly enforced; special hunting regulations apply. The dove hunt is by lottery drawing only. Two lakes are available for fishing.

To obtain access to this facility for hunting or fishing a National Crime Information Center background check is required.

For more information, contact Blue Grass Army Depot, Attn: Natural Resource Specialist, Building S-14, 431 Battlefield Memorial Hwy, Richmond, KY 40475. This property is owned by the U.S. Army.

Online Resources

Public Hunting Area users must abide by the Kentucky hunting, trapping, and fishing regulations. It is incumbent on persons using Public Hunting Areas to become familiar with these regulations. Kentucky Department of Fish & Wildlife Resources provides these regulations on our Web site at fw.ky.gov or by calling 1-800-858-1549.

Wildlife Management Area Map Notes & Legend

NOTE TO MAP USERS:

For most WMA maps the landscape is depicted using a combination of elevation contours, hillshading and a green tint indicating woodland areas that is derived from satellite imagery. On WMAs that are relatively small or have a history of surface mining aerial photography is used.

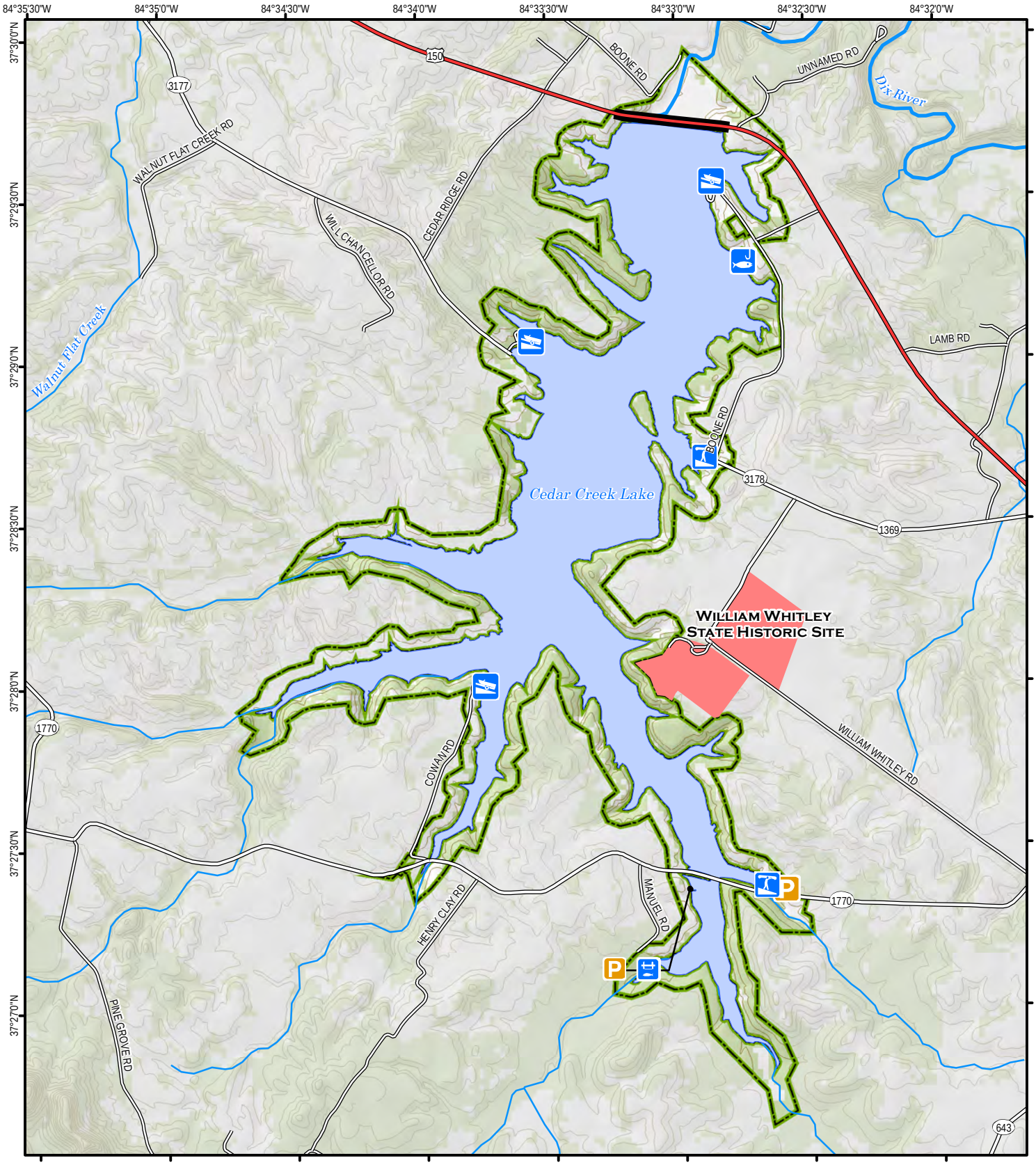
WMA Map Legend

- WMA Office
- Information Kiosk
- Check station
- Mobility-impaired Hunting Blind
- Trailhead
- Horseback Trailhead
- Parking Lot
- Picnic Area
- Restrooms
- Wildlife Viewing Site
- Interpretive Site
- Retriever Training Site
- Gate
- Campground
- Cemetery
- Corps of Engineers Office
- Waterfowl Blind
- Shooting Range
- Established Bank Access
- Fishing Pier
- Carrydown Launch
- Small Boat Ramp
- Large Boat Ramp
- State Park Office

- WMA Boundary
- Aerial photograph
- Other Public Hunting Areas
- Area Off Limits
- No Hunting
- Seasonally Restricted Access
- Mobility Impaired Hunting Area
- Primitive Hunting Only
- Foot Traffic Only
- Open Water
- Wetland
- Woodland

- Populated Place
- Kentucky Boundary
- Interstate Highway
- Kentucky Parkway
- U.S. Highway
- State Highway
- Local Road
- Forest Service Road
- Active Railroad
- Abandoned Railroad
- Federal Recreation Trail
- WMA Road
- WMA Foot Trail
- WMA Horse Trail
- Gas Pipeline
- Powerline
- Rivers and Streams
- Dam
- Trout Waters
- Elevation Contour

Cedar Creek Lake Wildlife Management Area



A map legend and additional information are provided on PDF pages that accompany this map.

Publication Date: 07/26/2013

0 0.25 0.5 0.75 1 Mile

Map Scale 1:30,000

Contour interval: 20 feet

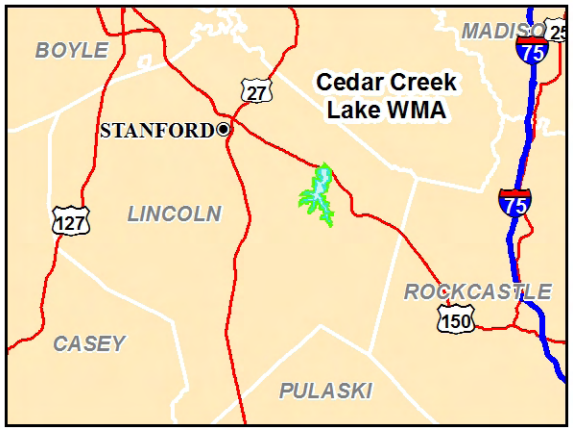
Note to Map Users

Map prepared by Kentucky Department of Fish & Wildlife Resources (KDFWR). Although KDFWR strives for accuracy, data used to create this map are from a variety of sources and dates; as such, KDFWR makes no representations regarding the accuracy or fitness for use of the information furnished herein.

Cedar Creek Lake WMA Information

Public Hunting Area Location

Regional Locator



WMA Overview

Location & Size: Lincoln County. WMA is 798 acres, Cedar Creek Lake is 792 acres.
Contact: (270) 465-5039
Elevation: minimum 836 feet, maximum 1006 feet.
Entrance GPS coordinates: Latitude N 37.45636, Longitude W -84.5499
Area Habitat: mostly forest: open land 39%, forest 51%, wetland 0%, open water 9%

Directions & Description:
Cedar Creek Lake WMA surrounds the 792 acre Cedar Creek Lake. West of Crab Orchard on US 150. Directions from Stanford - travel east on US 150, 8 miles to the dam. Boat launch ramps are located on Connector RD off of US 150, east of the dam, Old US 150, and Cowan RD, off of HWY 1770.

The topography consists of gently sloping hills in a 300-ft buffer zone around the lake. Approximately half of the acreage is forested and half is in an open condition. Good to moderate populations of squirrel, rabbits and songbirds exist on the area. Good to moderate numbers of waterfowl use the lake during spring and fall migration.

The area is open under statewide regulations for small game and waterfowl but is not open to modern gun deer season. See the Fall Hunting and Trapping Guide for additional information concerning hunting seasons.

WMA is owned by the Kentucky Department of Fish and Wildlife.

Online Resources

Public Hunting Area users must abide by the Kentucky hunting, trapping, and fishing regulations. It is incumbent on persons using Public Hunting Areas to become familiar with these regulations. Kentucky Department of Fish & Wildlife Resources provides these regulations on our Web site at fw.ky.gov or by calling 1-800-858-1549.

Wildlife Management Area Map Notes & Legend

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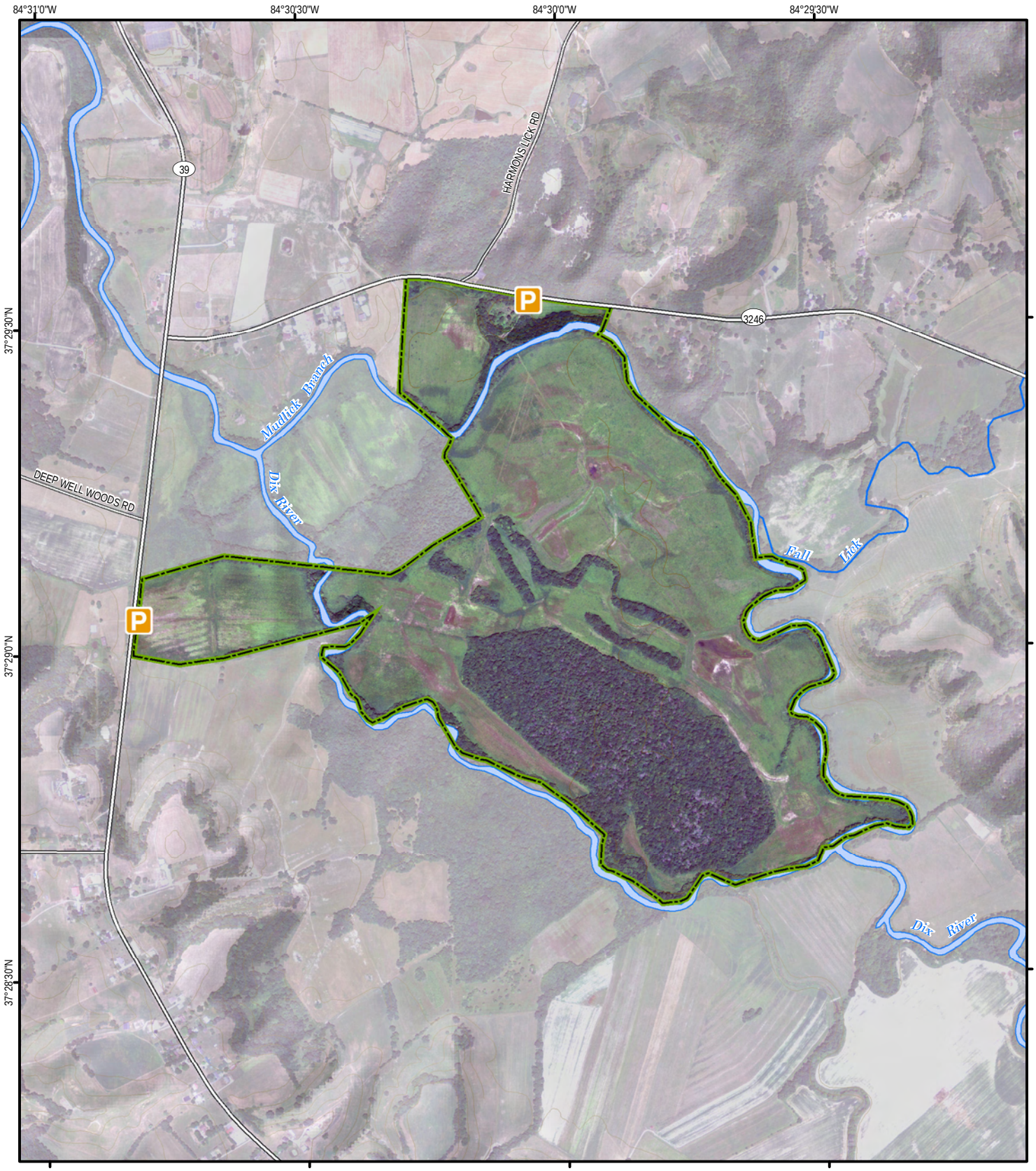
- Small Boat Ramp
- Large Boat Ramp
- State Park Office

- WMA Boundary
- Aerial photograph
- Other Public Hunting Areas
- Area Off Limits
- No Hunting
- Seasonally Restricted Access
- Mobility Impaired Hunting Area
- Primitive Hunting Only
- Foot Traffic Only
- Open Water
- Wetland
- Woodland

- Populated Place
- Kentucky Boundary
- Interstate Highway
- Kentucky Parkway
- U.S. Highway
- State Highway
- Local Road
- Forest Service Road
- Active Railroad
- Abandoned Railroad
- Federal Recreation Trail
- WMA Road
- WMA Foot Trail
- WMA Horse Trail
- Gas Pipeline
- Powerline
- Rivers and Streams
- Dam
- Trout Waters
- Elevation Contour

Dix River Wildlife Management Area



A map legend and additional information are provided on PDF pages that accompany this map.

Publication Date: 02/01/2013

0 0.1 0.2 0.3 0.4 0.5 Mile

Map Scale 1:15,000

Contour interval: 20 feet

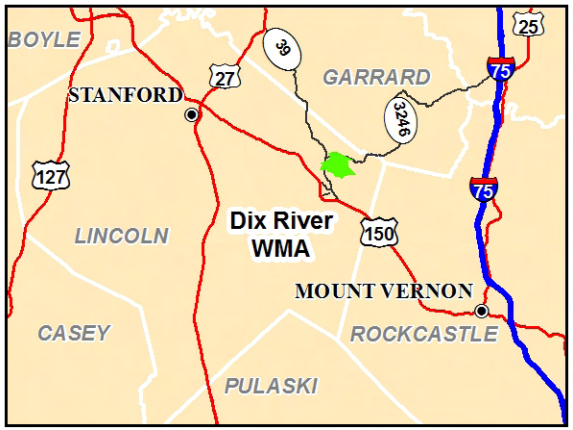
Note to Map Users

Map prepared by Kentucky Department of Fish & Wildlife Resources (KDFWR). Although KDFWR strives for accuracy, data used to create this map are from a variety of sources and dates; as such, KDFWR makes no representations regarding the accuracy or fitness for use of the information furnished herein.

Dix River WMA Information

Public Hunting Area Location

Regional Locator



WMA Overview

Location & Size: Lincoln County, 401 acres.
Contact: (270) 465-5039
Elevation: minimum 844 feet, maximum 880 feet.
Entrance GPS coordinates: Latitude N 37.49226, Longitude W -84.501
Area Habitat: mostly open land: open land 77%, forest 23%, wetland 0%, open water 0%.

Directions & Description:
From Stanford travel approximately 10 miles east on US 150; turn left on KY 39 and travel 1.75 miles to WMA on right; or turn right on KY 3246 (Falls Lick RD) and travel 2/3 mile to parking area on the right.

Directions from Mount Vernon – travel approximately 14 miles west on KY150; right on KY 39 for travel 1.75 miles to WMA on right; or turn right on KY 3246 (Falls Lick RD) and travel 2/3 mile to parking area on the right.

Dix River WMA is located in east central Lincoln County and consists of the 400 acres. The topography consists of flat bottomlands and the majority of the property is bounded by Dix River and Mud Lick Creek. Approximately 120 acres are forested and 280 acres are in an open condition. Elevations range from 850 to 880 feet above sea level. Good to moderate populations of squirrel, rabbits and songbirds exist on the area.

The area is open under statewide regulations for small game, turkey, and deer seasons with the exception of modern gun deer season. See the Fall Hunting and Trapping Guide for additional information concerning hunting seasons.

Owned by the Kentucky Department of Fish and Wildlife.

Online Resources

Public Hunting Area users must abide by the Kentucky hunting, trapping, and fishing regulations. It is incumbent on persons using Public Hunting Areas to become familiar with these regulations. Kentucky Department of Fish & Wildlife Resources provides these regulations on our Web site at fw.ky.gov or by calling 1-800-858-1549.

Wildlife Management Area Map Notes & Legend

NOTE TO MAP USERS:

For most WMA maps the landscape is depicted using a combination of elevation contours, hillshading and a green tint indicating woodland areas that is derived from satellite imagery. On WMAs that are relatively small or have a history of surface mining aerial photography is used.

WMA Map Legend

- WMA Office
- Information Kiosk
- Check station
- Mobility-impaired Hunting Blind
- Trailhead
- Horseback Trailhead
- Parking Lot
- Picnic Area
- Restrooms
- Wildlife Viewing Site
- Interpretive Site
- Retriever Training Site
- Gate
- Campground
- Cemetery
- Corps of Engineers Office
- Waterfowl Blind
- Shooting Range
- Established Bank Access
- Fishing Pier
- Carrydown Launch
- Small Boat Ramp
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- WMA Road
- WMA Foot Trail
- WMA Horse Trail
- Gas Pipeline
- Powerline
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- Dam
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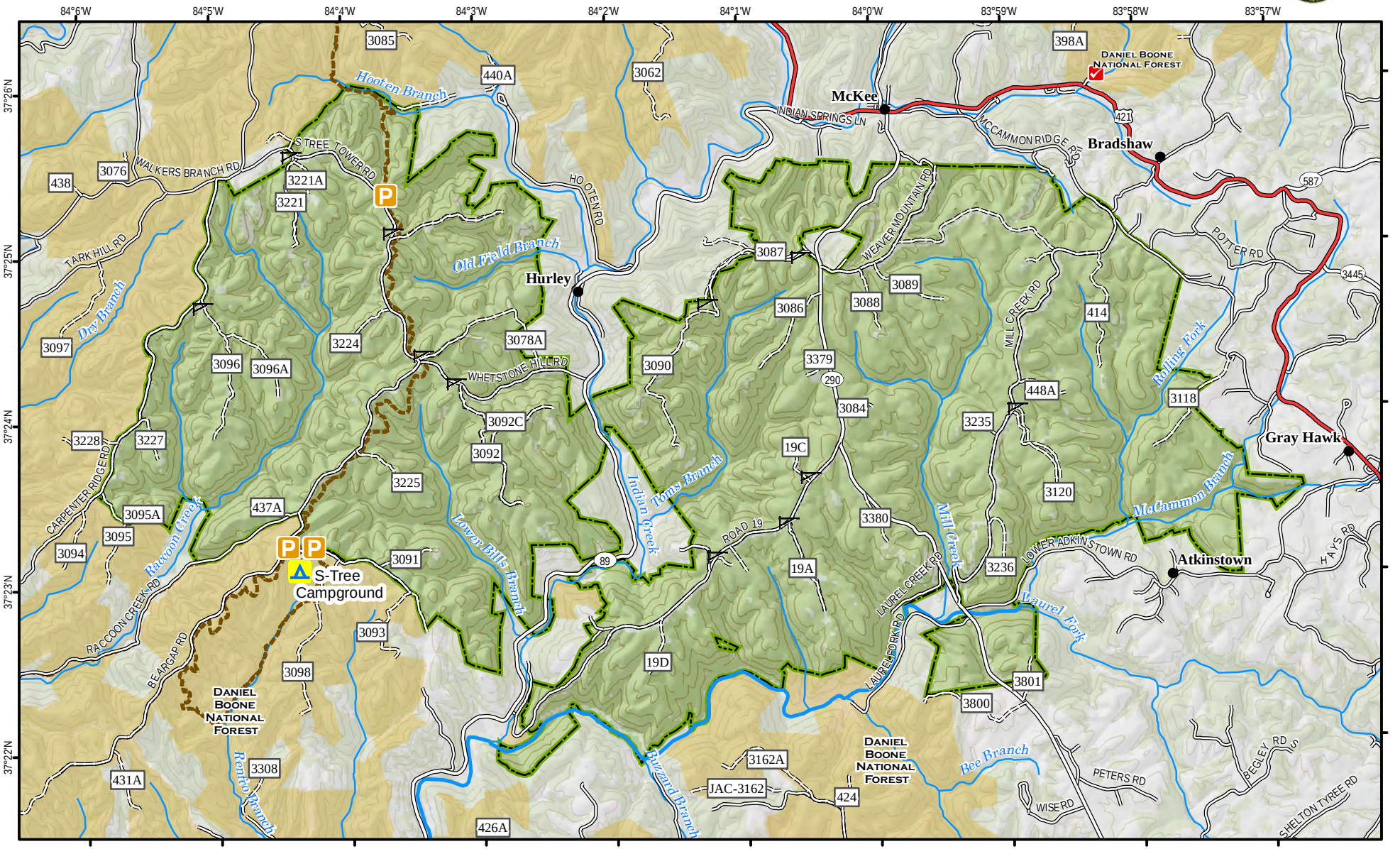
- Elevation Contour

Mill Creek Wildlife Management Area



A map legend and additional information are provided on PDF pages that accompany this map.

Publication Date: 09/23/2013

0 0.5 1 1.5 2 Miles

Scale 1:60,000

Contour interval: 100 feet

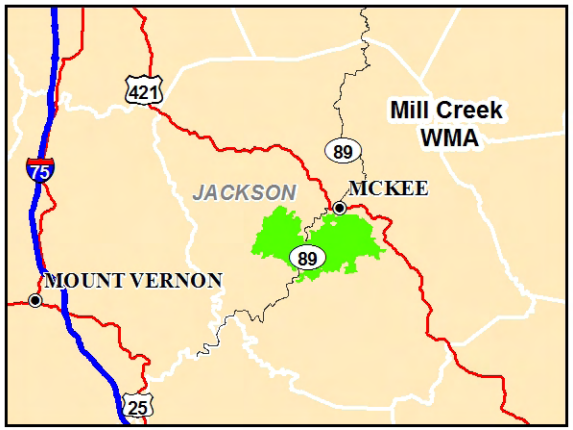
Note to Map Users

Map prepared by Kentucky Department of Fish & Wildlife Resources (KDFWR). Although KDFWR strives for accuracy, data used to create this map are from a variety of sources and dates; as such, KDFWR makes no representations regarding the accuracy or fitness for use of the information furnished herein.

Mill Creek WMA Information

Public Hunting Area Location

Regional Locator



WMA Overview

Location & Size: Jackson County, 13,009 acres.
Contact: (606) 287-7836
Elevation: minimum 940 feet, maximum 1495 feet.
Entrance GPS coordinates: Latitude N 37.42396, Longitude W -84.06375
Area Habitat: mostly forest: open land 5%, forest 95%, wetland 0%, open water 0%.

Directions & Description:
Two miles south of McKee, off of KY 89. Primarily hilly with steep slopes and long, narrow ridge tops, with flats only in bottoms and on tops of ridges. Mostly forested with approximately 30 acres of openings.

No developed facilities. Mobility impaired access to permit holders in designated area. The mobility impaired access area consists of the U.S. Forest Service trails that are open to ATVs which includes the Sheltowee Trace trail and Renfro Loop Trail on the Southwest end of the WMA. For camping check with owner.

Check in for deer quota hunt is located at 24 Ranger Station RD, on US Forest Service property, north of Mill Creek WMA, off US 421, about a mile and a half east of McKee (258 US 421, McKee, KY).

Owned by U.S. Forest Service.

Online Resources

Public Hunting Area users must abide by the Kentucky hunting, trapping, and fishing regulations. It is incumbent on persons using Public Hunting Areas to become familiar with these regulations. Kentucky Department of Fish & Wildlife Resources provides these regulations on our Web site at fw.ky.gov or by calling 1-800-858-1549.

Wildlife Management Area Map Notes & Legend

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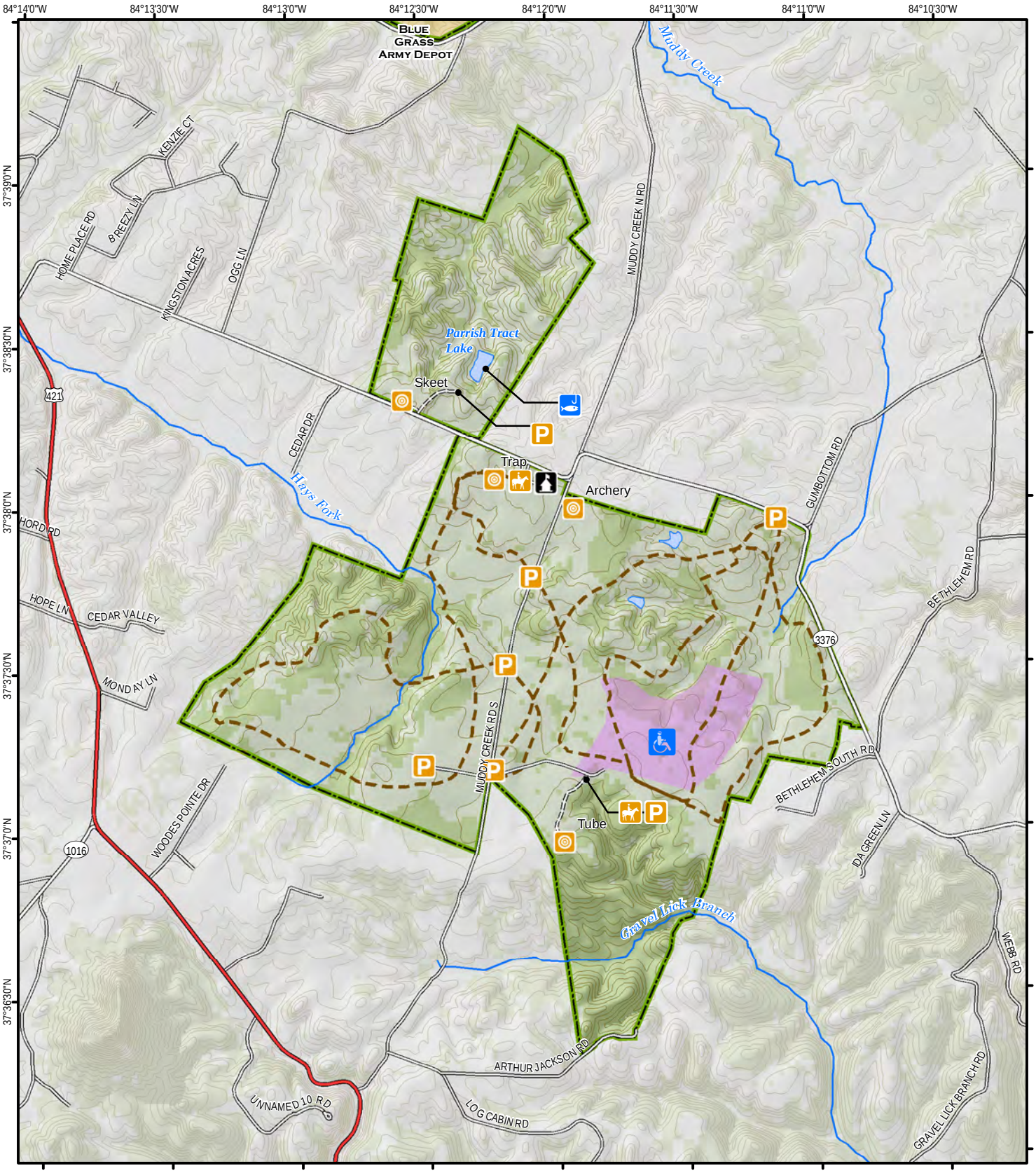
Miller Welch - Central Kentucky Wildlife Management Area



A map legend and additional information are provided on PDF pages that accompany this map.

Publication Date: 1/11/2012

0 0.25 0.5 0.75 1 Mile

Scale 1:30,000

Contour interval: 10 feet

Note to Map Users

Map prepared by Kentucky Department of Fish & Wildlife Resources (KDFWR). Although KDFWR strives for accuracy, data used to create this map are from a variety of sources and dates; as such, KDFWR makes no representations regarding the accuracy or fitness for use of the information furnished herein.

Miller Welch – Central Kentucky WMA Information

Public Hunting Area Location

Regional Locator

WMA Overview

Location & Size: Madison County, 1,847 acres.
Contact: (859) 986-4130
Elevation: minimum 868 feet, maximum 1095 feet.
Entrance GPS coordinates: Latitude N 37.63448, Longitude W -84.20066
Area Habitat: mostly open land: open land 59%, forest 40%, wetland 0%, open water 0%.

Directions & Description: Nine miles southeast of Richmond, from US 421 take Dreyfus RD east (KY 3376, also Bearwallow RD) at Kingston and proceed about 2 miles east. The WMA office is on the right, just before Muddy Creek RD (Paved road through center of area).

Rolling to flat terrain with fields, wooded areas. Oak-hickory timber stands, cedar thickets. Fishing in area ponds for largemouth bass, bluegill, channel catfish. Area used most for field trials, bird dog training, hiking, birding, trap and skeet shooting. Limited hunting for deer (archery only), wild turkey, squirrel, and dove; consult current Hunting Guide.

Shooting range (for single projectile firearms only; no shotshells or pistols allowed) open Monday-Saturday 9:00 AM-sunset & Sundays noon-sunset. Check online calendar or call Area office for closures or events. Trap and skeet shooting facilities are operated by local clubs and open to the public seasonally for nominal fees. Contact WMA office for current schedule and pricing. Archery ranges (10-60 yard static range and 30-station woodland course) open daily 9:00 AM-sunset.

Mobility impaired access to permit holders in designated area. Administration Buillding available for conservation club groups. Berea, Fort Boonesborough State Park and Daniel Boone National Forest are nearby.

Owned by Kentucky Department of Fish and Wildlife Resources.

Online Resources

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Wildlife Management Area Map Notes & Legend

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