



### **What is included in Focus Area 1?**

As Judge Knochelmann laid out in his March 10 letter to residents, Focus Area 1 now includes roughly 1,900 acres of land south of Maher Road, north of Walton Nicholson Road and west of Banklick Road. The majority of this land is already zoned for industrial development. Focus Area 1 represents less than 4% of the 53,000 acres of land in unincorporated Kenton County. *(A map of the updated Focus Area 1 is available on the opposite side of this handout.)*

### **What happened to Focus Area 2?**

In March, Kenton County pressed pause on further work in Focus Area 2. BE NKY Growth Partnership and Planning & Development Services of Kenton County believe Focus Area 1 will provide sufficient economic opportunities for the next decade.

### **What is the difference between warehousing and manufacturing?**

Warehousing involves storing goods and materials, often as part of the supply chain, before they are distributed to retailers or customers. Manufacturing, on the other hand, is the process of producing goods by transforming raw materials into finished products through labor, machinery and technology.

While warehousing and distribution play a role in the region's economy, they should be integrated with manufacturing operations and not dominate future development. Here's why:

- The average warehouse is nearly twice the size of a typical manufacturing facility.
- Truck traffic generated by warehouses is more than double that of manufacturing operations.
- Additionally, manufacturing projects create 30% more jobs than warehousing and offer wages that are 68% higher.

### **Why do we need to plan for manufacturing sites if empty warehouses exist?**

Many warehouse facilities are built speculatively (without an end user lined up) and are generally incompatible for most manufacturing uses. Manufacturers usually want build-to-suit to support their specific processes and utility needs.

### **Then why have speculative warehouses been constructed over the past several years?**

In recent years, Northern Kentucky has found itself at the epicenter of a national wave of warehouse construction, largely driven by economic changes brought on by the pandemic. Many communities nationwide face similar challenges and grapple with the same questions.

If the County lacks a proactive plan for the future, warehouse facilities could overwhelm the unincorporated areas of Kenton County along I-75 and US-25, sidelining manufacturing development.

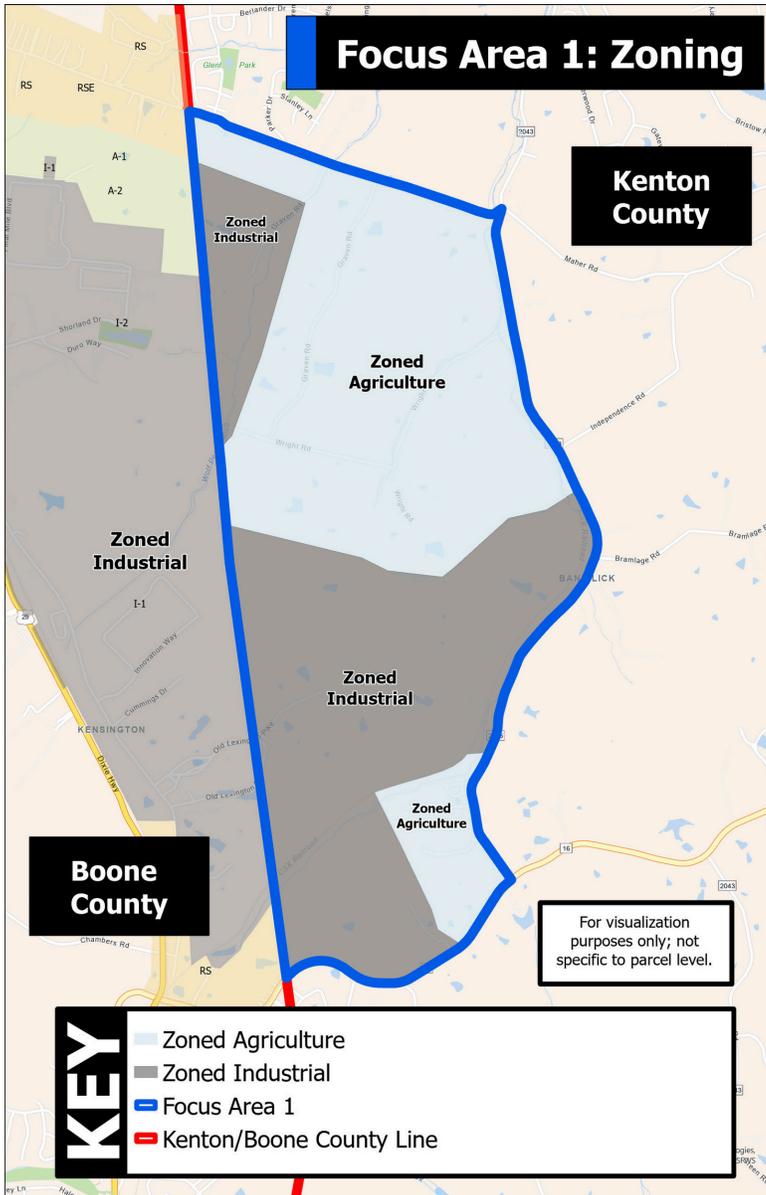
### **Is the County proposing to rezone my property?**

No. There are currently no rezoning proposals being considered at this time.

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## ABOUT THE MAP

The map to the left offers the most up-to-date look at the land included in Focus Area 1. The northern border is defined by Maher Road, while Walton Nicholson Road forms the southern border. The western side is formed by the Boone County line, while the eastern border runs alongside Banklick Road.

As shown in the map, much of the land is currently zoned for industrial development. This aligns with how land west to Focus Area 1 in Boone County is zoned industrial.

## HOW TO CONTACT US

### Judge/Executive Kris Knochelmann

Phone: (859) 835-1500 (cell)

Email: kris.knochelmann@kentoncounty.org

### Commissioner Dr. Jon Draud - District 2

Phone: (859) 392-1400 (office)

Email: jon.draud@kentoncounty.org

### Commissioner Beth Sewell - District 1

Phone: (859) 392-1400 (office)

Email: beth.sewell@kentoncounty.org

### Commissioner Joe Nienaber Jr. - District 3

Phone: (859) 392-1400 (office)

Email: joe.nienaber@kentoncounty.org

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