



# WALTON MAIN STREET *Strategic Plan*



# Walton Main Street Strategic Plan

November 2015

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# Walton Main Street Strategic Plan

## PART ONE - INTRODUCTION

### History of Walton

Walton, located approximately 20 miles south of Cincinnati, Walton traces its roots to a settlement that began in the 1790s. Originally known as Gaines Cross Roads, the Kentucky Legislature renamed the town Walton in 1840. It was at one time a major transportation hub and north-south portal of not only Boone County, but also for the entire Greater Cincinnati region. The town's early development was closely tied to Abner Gaines, who built a striking brick house (c. 1814) just north of today's downtown. Gaines operated a tavern on the property for a number of years and founded a stagecoach line that carried passengers between Cincinnati and Lexington on the Covington-Lexington Turnpike. This turnpike eventually became U.S. 25 (Dixie Highway), which brought a great deal of vehicular traffic to Walton's Main Street – the core of town. Furthermore, two separate railroad lines were built through Walton, including the L&N (1860s) and Cincinnati, New Orleans, and Texas Pacific (1870s – now Southern RR), bringing further traffic and economic opportunities to the historic downtown area. While used almost exclusively as freight lines now, at one point these two rail lines offered regular passenger service with two depots being located on Main Street near the intersection with Depot Street.

Prior to Interstate 75 (I-75) opening in the early 1960s, traffic heading north and south to and from Cincinnati would pass through the historic Walton downtown on Main Street (Dixie Highway/U.S. 25). Once opened, I-75 essentially served as a bypass to Dixie Highway (Main Street) and created a new threat to the businesses that depended on the traffic to stay open. In 1961, an interchange to I-75 was built on the road known today as the Mary Grubbs Highway. Instead of passing through downtown Walton, most traffic would now never see it. Only the occasional car exiting the highway and venturing over to Main Street would augment the local traffic. The impact was immediate and from that point on, the focus would be on how to keep businesses in downtown as commercial activity and development began to shift toward the interstate highway interchanges. The situation has only accelerated as the Walton Towne Center develops and expands.

### Walton Downtown (WD) Zoning District

In 1997, the Walton Downtown (WD) zoning district was established through the creation and adoption of Article 24 "Walton Downtown District (WD)" of the Boone County Zoning Regulations. The zoning for the properties along Main Street from Old Beaver Road south to just south of the Walton Branch of the Boone County Public Library was changed from Commercial Two (C-2) to Walton Downtown District (WD) on the Official Zoning Map at the same time (**see Figure 1**). This WD zoning district was the result of months of study by the Main Street Committee, City of Walton, and Boone County Planning Commission staff beginning in 1996. The Committee recognized that the Main Street area had a broad range of residential, office, and commercial uses

in a small town environment, and that the area's character and needs did not correlate to the requirements of the C-2 zone in place at that time. The WD zoning district was designed to encourage continued growth of the mixed-use central business district in a manner that maintained Walton's small town character along Main Street. In addition, streetscape improvements were made to Main Street in that same general time frame.



Figure 1 - Walton Downtown (WD) Zoning District

### Walton South Main Street National Register Historic District and Gaines Tavern

The Walton South Main Street National Register Historic District was established in 2005. The 31-acre district is linear in nature, straddling south Main Street from Depot Street south to the Norfolk Southern overpass (see Figure 2). It originally included 47 primary buildings, mostly residences built between c. 1900 and 1925, along with the 1949 Walton Christian Church and 1922 Walton Methodist Church. Also included are three houses previously listed in the National Register: the Bruce Wallace House (67 S. Main), the Edwards House (143 S. Main) and the Chandler House (167 S. Main). In 2007, the city purchased bronze plaques to recognize each historic property in the South Main Street district. Since its creation, two contributing structures in the South Main Street Historic District have been demolished: the Baptist Parsonage (49 S. Main) and the Vernon James House (149 S. Main).

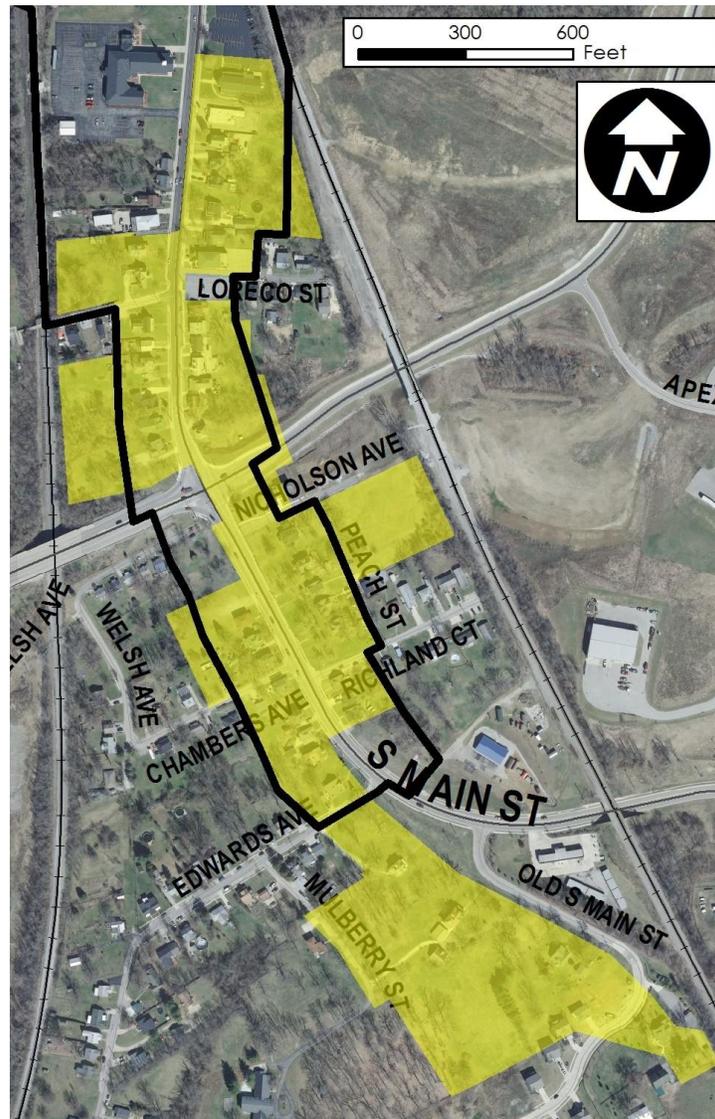
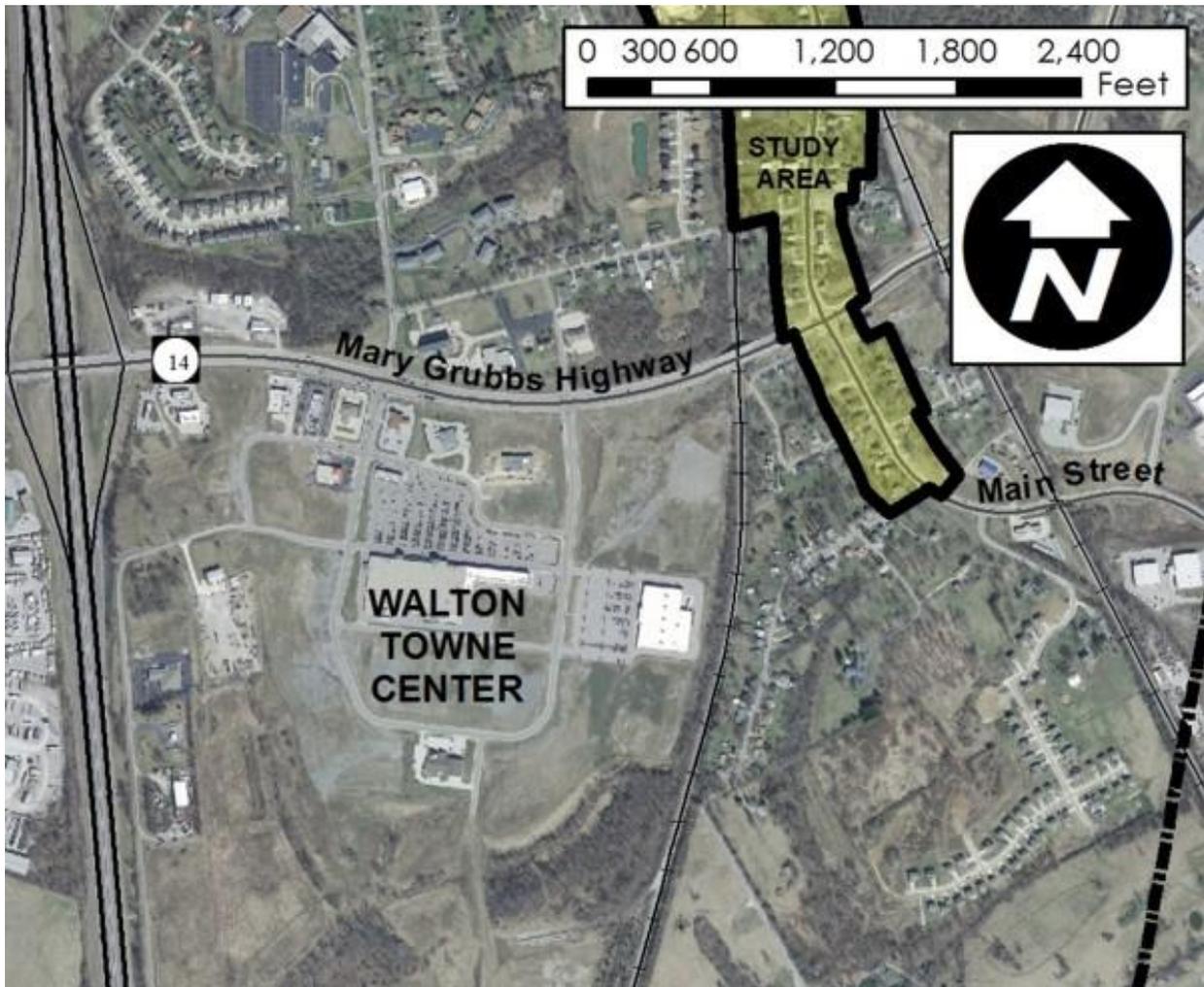


Figure 2 - Walton South Main Street National Register Historic District

More recently, the City of Walton acquired the Abner Gaines House, which is located at the north end of town outside the South Main Historic District and current study area. The house has been expertly rehabilitated as a house museum and is being operated by the City and Friends of Gaines Tavern as the Gaines Tavern History Center, with regular Sunday visiting hours and numerous seasonal special events.

### Walton Towne Center Zoning Map Amendment

In 2005, a zone change was requested, and ultimately approved, by the City of Walton for the commercial section of the Walton Towne Center development on Mary Grubbs Highway located between Main Street and I-75, just a quarter of a mile away from the study area for this plan (see **Figure 3**). The zone change was for the property to change from Industrial One (I-1) to Commercial



*Figure 3 - Walton Towne Center*

Two (C-2) and encompassed approximately 130 acres. The I-1 zoning district was retained for approximately 75 acres in the southern portion of the Walton Towne Center development area. In a letter that accompanied the application, the City of Walton stated that “the City feels this (zone change) will help to accomplish our goal of bringing a grocery store to the City.” The effect of the zone change, however, presented the possibility of negative impacts upon the historic Main Street business district. The Towne Center would provide several shopping options concentrated in a small area disconnected from the Main Street district, and possibly force the closure of similar, smaller-scale businesses along Main Street that may not be able to compete with the scale and selection available at the Towne Center.

### **Purpose of this Plan**

Walton’s historic Main Street is in danger of being marginalized by a series of bypasses (especially I-75), new developments outside the Main Street corridor (Walton Towne Center), and an aging building stock. This plan will serve as a guide to help Walton’s historic Main Street remain relevant and vibrant in light of the changes that have impacted it over the past several decades. This plan will attempt to put forth achievable strategies to help the historic Main Street not only survive with the surrounding developments, but also thrive as a unique entity on its own. It is also the goal of this plan to reinforce the qualities which have made historic Main Street the long-standing center of the City of Walton in spite of the changes and challenges it confronts.

## PART TWO - THE PLANNING PROCESS

### **Walton Business Association for Community Enrichment (BACE)**

In 2011, the Business Association for Community Enrichment (BACE) was started. This group was part of a networking group through the Northern Kentucky Chamber of Commerce to help with community service projects. Over the past 4 years the revamped BACE group has worked on many different projects, the latest being this historic Walton Main Street project.

In 2013, Planning Commission staff was invited by the BACE group to participate in their monthly meetings with the role of providing technical assistance to the group on development issues within the City Walton. This service is similar to what the Planning Commission already provides for the Union Economic Development Council (EDC), the Burlington Business Association, and the Hebron Business Association. In the summer of 2014 it was suggested that the BACE group produce a strategic plan for the historic Walton Main Street area in light of the obstacles the businesses and residents are facing as a result of changing market forces and trends. Planning Commission staff was directed to assist in the effort and began by producing an outline of what would be needed and produced as a result of this process.

It was agreed upon by the BACE group that the following items were to be included in the planning process. First, a general “vision statement” as well as more specific “objectives” would be created to steer the process and keep it on target. A “study area” would be established based on what the plan would aim to achieve. A list of participants and roles would be developed to ensure a proper mix of community involvement in the planning process. The key to this plan’s effectiveness is the involvement of citizens, business owners, and city officials in the planning process from beginning to end and beyond.

### **Study Area**

In October of 2014, Planning Commission staff presented a draft outline of a planning process to the BACE group for their comments. The study area boundary chosen for this plan (**see Map 4**) was designed to accommodate the neighborhood business, government, and residential uses that primarily front Walton’s historic Main Street corridor - with a few minor exceptions. The study area is bounded on the north by the Brooks Meats/Family’s Main Street Café restaurant site near the intersection of U.S. 25 (Dixie Highway) and Old Beaver Road. The southern boundary occurs at the intersection of U.S. 25 (Dixie Highway) and Edwards Avenue. The study area encompasses approximately 70 acres. While this study area does not include some of the adjoining residential areas behind the properties that front on Dixie Highway, it does consider them in every aspect of the plan as they have an integral role in the development and support of the businesses and establishments located along Main Street.



Figure 4 - Walton Main Street Strategic Plan Study Area

## **Vision Statement**

In order to guide and steer the planning process, the BACE group and Planning Commission staff developed the following vision statement in October, 2014:

*To energize the Walton downtown district into a healthy business and residential center by utilizing and enhancing the public services, special events activities, and historical character of the town as a foundation.*

## **Objectives**

Established in November, 2014 were a list of more specific “objectives” that the BACE group hoped to accomplish as a result of this plan/planning process. After reviewing and refining, the objectives were agreed upon as follows:

### Improve Pedestrian Experience

1. *Improve Main Street pedestrian crossing(s);*
2. *Develop pedestrian-friendly activities (e.g., walking tour brochure);*
3. *Have a plan for pedestrian access features in future streetscape changes and/or redevelopment.*

### Make Main Street A Destination

1. *Assess the visual streetscape (power lines, appropriate new construction to match historic character of Main Street, landscaping, fencing, etc.) and make recommendations;*
2. *Create an ‘Historic Walton Main Street’ walking tour brochure;*
3. *Improve signage (informational and directional);*
4. *Install entrance signage at both north and south end of study area;*
5. *Establish Walton’s identity/brand (e.g., Family-Friendly, Sports, or School);*
6. *Create a National Main Street 4-point approach (Organization, Promotion, Design, and Economic Restructuring).*

### Address Parking Issues

1. *Identify and maximize existing parking, both on-street and off-street (e.g., signage, restriping);*
2. *Explore collaborative parking agreements with churches, businesses, etc.*

### Improve Business Climate

1. *Identify and attract appropriate businesses with staying power;*
2. *Have a strong business advocacy group (i.e., BACE);*
3. *Create and maintain a database of available properties;*
4. *Overcome the perception of school tax rate being an economic obstacle;*
5. *Have someone serve as an economic development professional (public, non-profit, or volunteer) at least part time to assist in Main Street effort.*

### **Walton-Verona High School**

During initial talks about the planning process, the idea of involving students from Walton-Verona High School was discussed favorably at BACE meetings. The Business Management class (taught by Mr. David Sandlin) was invited to participate, primarily in the data gathering process. This proved to be an invaluable learning exercise for the students, who participated in a “real world” project dealing with the very subject they were studying in the classroom. It also allowed Walton’s youth to be active participants in the planning process since they are the future generation of leaders in the community and their involvement and input is invaluable.

In July 2014, staff generated a list of potential contributions the Business Management class (of Juniors & Seniors) could make to the project. Those tasks included conducting an inventory of parking spaces and properties along Main Street, developing questions for a citizen questionnaire, and conducting a Strengths, Weaknesses, Opportunities, and Threats (SWOT) Analysis. Staff met with Mr. Sandlin in August 2014 and began working on the role his students would have in the planning process. Planning Commission staff met with the class in January 2015 to discuss these tasks and were met with great enthusiasm by the students. The students worked on these items over the course of the next four months and provided the BACE group with several key pieces of reconnaissance that are incorporated into this plan.

### **2015 Community Survey**

In late January, Planning Commission staff, Walton-Verona High School students, and members of the BACE group began to develop potential questions for a survey from which the comments and suggestions received could be utilized in the development of the plan (see Figure 5). Below are the survey questions:

- *What is your age?*
- *What is your gender?*
- *Where do you live?*
- *How often do you visit Walton’s historic Main Street?*
- *What types of businesses on Walton’s historic Main Street do you visit most?*
- *What types of events on and around Walton’s historic Main Street do you attend?*
- *What has kept you from visiting Walton’s historic Main Street?*
- *What types of businesses would attract you to Walton’s historic Main Street more often?*
- *What types of improvements do you feel are needed along Walton’s historic Main Street?*
- *Do you own or operate a business along Walton’s historic Main Street?*
- *How long has your business been located on Walton’s historic Main Street?*
- *Why did you choose Walton’s historic Main Street for the location of your business?*
- *Where are the majority of your customers from?*
- *As a business owner/operator, what other types of businesses would you like to see on Walton’s historic Main Street?*
- *What does your business plan include? (staying, expanding, relocating, closing, etc.)*

In February 2015, an aggressive public awareness campaign was launched to have as many people partake in an on-line survey in order to gauge what direction the community envisions for historic Walton Main Street. An article published in *The Boone County Recorder* (March 12, 2015) encouraged people to partake in the survey. Notices about the survey were also sent out by the City in water bills. Business Management class students spread the word by social media throughout the school, informing the younger generation of Walton residents to express their opinions. The goal was to reach as many people who live, shop, or own/operate a business in historic Main Street as possible.

Results of the survey, parking and property inventories, and other relevant data are presented below in Part Three.



**Walton Historic Main Street Survey**

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**5. WHAT TYPES OF BUSINESSES ON WALTON'S HISTORIC MAIN STREET DO YOU VISIT MOST?  
(select all that apply)**

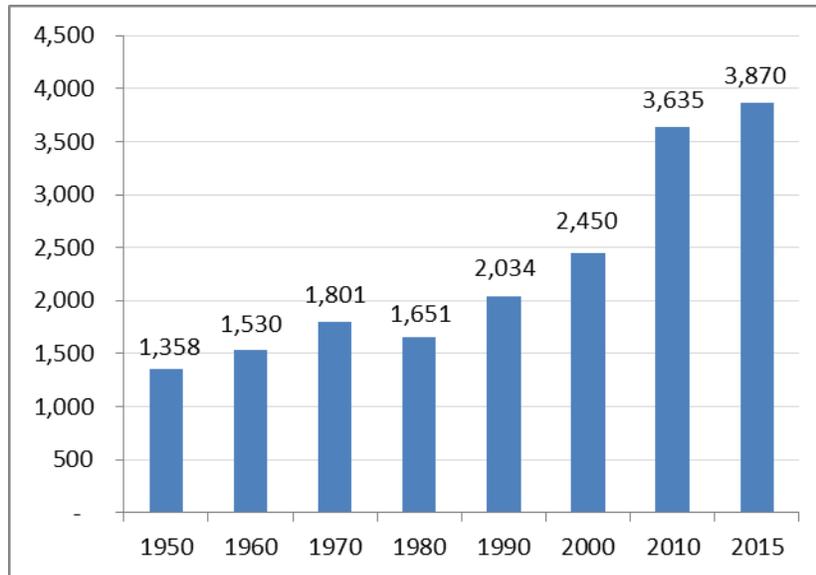
- specialty/seasonal stores
- restaurants
- healthcare providers
- animal grooming
- convenient store/deli
- banking
- barber shop
- florists
- retail stores
- city government
- Other (please specify)

*Figure 5 - excerpt from the on-line survey*

## PART THREE - EXISTING CONDITIONS

### Demographics

The population within the city limits of Walton has slowly, but continually, increased since 1950 when it was 1,358 according to the U.S. Census Bureau (see **Figure 6**). The latest estimate for the population of the incorporated City of Walton (as of July 1, 2014) is 3,870 people. That is an increase of 2,512 people over the past 65 years and 235 since the official Census in 2010. The population will continue to increase thanks to residential developments annexed by Walton over the past decade.



*Figure 6 - Walton historical population*

As these subdivisions build out the City will see a continuation of this steady population increase. There are approximately 30 businesses and a dozen public service destinations within the study area with the largest draws being the City Building, Senior Center, Library, and the few businesses in the core of the business district. These destinations draw from the surrounding population beyond the City limits. Although the peak times of increased population occur primarily during weekday business hours, occasional events held in and around historic downtown Walton attract far greater numbers of people during traditionally non-peak hours. These events include Walton Old Fashioned Days, Pig Fest, and other events in and around Main Street. Sunday mornings are also peak times for pedestrian activity due to the presents of several churches along Main Street.

### Property Inventory

As a result of the planning process, it was determined that an inventory of the buildings and lots in the study area along Walton's Main Street was needed to provide a snapshot of existing uses, locations of vacant buildings and/or lots, and potential sites for future development and/or redevelopment. Students from the Business Management class walked the study area and helped

Planning Commission staff to document and describe the design and use of all the structures as well as identifying vacancies. This information can provide the backbone of an updateable property inventory spreadsheet that should be valuable in helping connect potential businesses with the owners of appropriate vacant buildings or leasable spaces in the study area.

A total of 104 primary buildings were identified among the 129 parcels in the study area. Many parcels have additional buildings or structures (e.g., garages, sheds) and there are two instances where a single parcel contains two primary buildings with separate street addresses. Commercial uses are located primarily toward the north end of the study area, which is almost exclusively residential in nature to the south of Needmore Street. With the exception of the 1901 Walton High School building (now multi-family housing), buildings range between 1 and 2.5 stories in height. The oldest building in the study area is the 1860s Norman House occupied by Chambers & Grubbs Funeral Home. Most of the primary buildings were built between c. 1870 and c. 1960 and less than 10% of the building stock appears to be less than 40 years old.

Some of the key statistics related to primary buildings are presented below in (see **Figure 7**). . At the time of the inventory (June 2015) the Occupancy rate stood at 85%, with 13 vacant buildings and 3 others of indeterminate status. Two-thirds of the building stock is in Good or better condition, while 27% might be considered to be in Fair condition. Just seven buildings were noted to be in a Poor or dilapidated state. However, the block between Needmore Street and Mary Grubbs Highway has a noticeable number of poorly maintained buildings. One house has garbage piled on its front porch, which produces a strong odor easily detected by pedestrians. Residential uses (single and multi-family) represent 57% of the 104 primary buildings in the study area. One quarter (25%) of the total was commercial in nature at the time of the inventory, including barber/beauty shops, retail, childcare, banking, professional services, funeral services, and others. There are also 3 restaurants and 3 buildings which are mixed use residential/commercial. Six buildings are in use at least part-time for religious purposes and 6 others are public, including the Walton City Building and Walton Branch of the Boone County Public Library.

*Figure 7: Primary Building Statistics from the Property Inventory (104 Total)*

OCCUPANCY STATUS	#	CONDITION:	#	CURRENT USE:	#
Occupied	88	Excellent	6	Single Family Residential	53
Vacant	13	Good	63	Multi-Family Residential	7
Unknown	3	Fair	28	Commercial	26
		Poor	7	Mixed Commercial/Residential	3
				Public	6
				Lodge/Church	6
				Restaurant	3

Most of the land area in the historic downtown area is devoted to a viable land use and therefore leaves little potential for new development without directly replacing existing land uses and/or buildings. A detailed printout of the inventory is attached to this document as **Appendix A**.

Walton has a unique “small-town” character that can be seen in its many historically and architecturally significant buildings in the downtown area. However, most of the historic properties in and around Walton have not been assessed for inclusion in the Kentucky Historic Inventory, in part because the last county-wide inventory was conducted in the mid-1990s.

There is little potential for establishment of a National Register district along Main Street in the downtown area because so many historic buildings have been lost or altered. However, a number of buildings in the study area have National Register potential as individual properties. Three residences on (or adjacent to) North Main Street were added to the National Register in 2005, including the Tomlin House (109 N. Main), Mayhugh House (133 N. Main), and Blau House (15 Alta Vista). **Figure 8** lists other properties in the study area which have good potential for listing in the National Register in their current condition.

*Figure 8: Historic Properties in the Study Area with National Register Potential*

<b>Historic Name</b>	<b>Address</b>	<b>Style</b>	<b>Date</b>	<b>Current Use</b>
<b>Old Walton Equitable Bank</b>	19 N Main	Neoclassical	1929	US Bank
<b>Norman House</b>	45 N Main	Italianate	1860s	Chambers & Grubbs Funeral Home
<b>Walton Graded School</b>	85 N Main	Neoclassical	1901	Apartments
<b>Dudley House</b>	91 N Main	Queen Anne	1890s	Single Family Home
<b>Berry Johnson House</b>	93 N Main	Queen Anne	1890s	Single Family Home
<b>Alan Gaines House</b>	95 N Main	Queen Anne	1890s	Single Family Home
<b>House</b>	110 N Main	Queen Anne	1890s	Duplex Home
<b>Walton Hall</b>	10 S Main	Neoclassical	1906	Law Office
<b>Commercial Building</b>	12 S Main		1910s	Mixed Use
<b>Dixie State Bank</b>	14 S Main	Neoclassical	c. 1928	Commercial
<b>Professor Gordon House</b>	22 S Main	Craftsman	1910s	Single Family Home
<b>William Brittenham House</b>	32 S Main	Craftsman	1910s	Single Family Home

There is value in encouraging retention and rehabilitation of properties in the existing National Register District as well as listing of other potentially eligible properties elsewhere along Main Street. While the original purpose of the National Register was to offer a level of protection from federally funded or permitted projects, there is some financial benefit as well. National Register properties in Kentucky are eligible for two types of rehabilitation tax credits. Income producing properties (restaurants, apartment buildings, etc.) are eligible for the 20% Federal Rehabilitation Tax Credit. Kentucky offers a state-level 20% tax credit for income producing properties. Kentucky is one of a number of states which offers Rehabilitation Tax Credits (30% with a minimum \$20,000 investment) for residential properties.



## Comprehensive Plan

The 2010 Boone County Comprehensive Plan recognized the importance of the historic Main Street portion of Walton. In the Land Use Element (p. 172), local commercial infill development is encouraged to occur along Dixie Highway in Walton. The 2010 Comprehensive Plan also recognized the need to protect Walton’s “historic resources and its small town character,” and added that “Walton’s Main Street is the most functional business district with a small town

character in the county.” Over the years, private demolition of buildings has called attention to the fact that Walton’s historic Main Street will continue to see dramatic changes and that a strategic plan is needed.

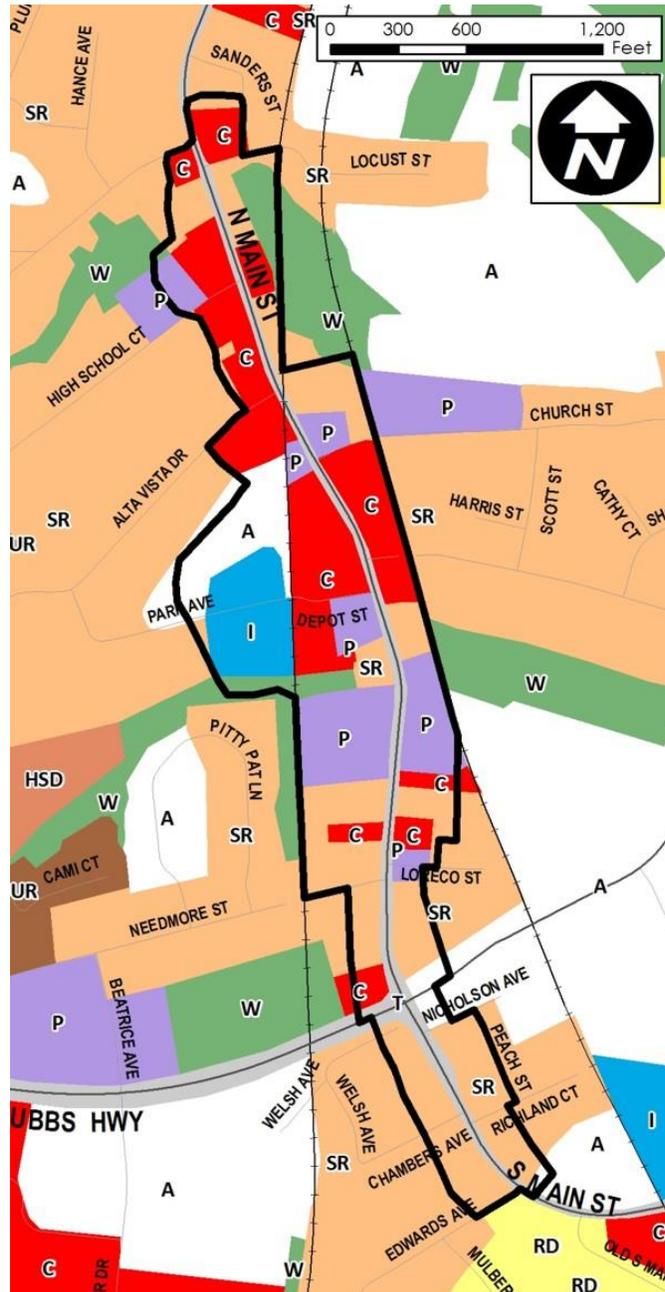


Figure 10 - 2009 Existing Land Use

The 2009 Existing Land Use Map (**Figure 10**) reflects the common knowledge that the northern half of the study area is primarily Commercial (C) while the southern is comprised mostly of Suburban Density Residential (SR) with both halves showing some Public Facilities (P) uses such as churches, the US Post Office, and other government uses. The 2035 Future Land Use Map (**Figure 11**) envisions this to essentially remain the same as the development opportunities are limited.

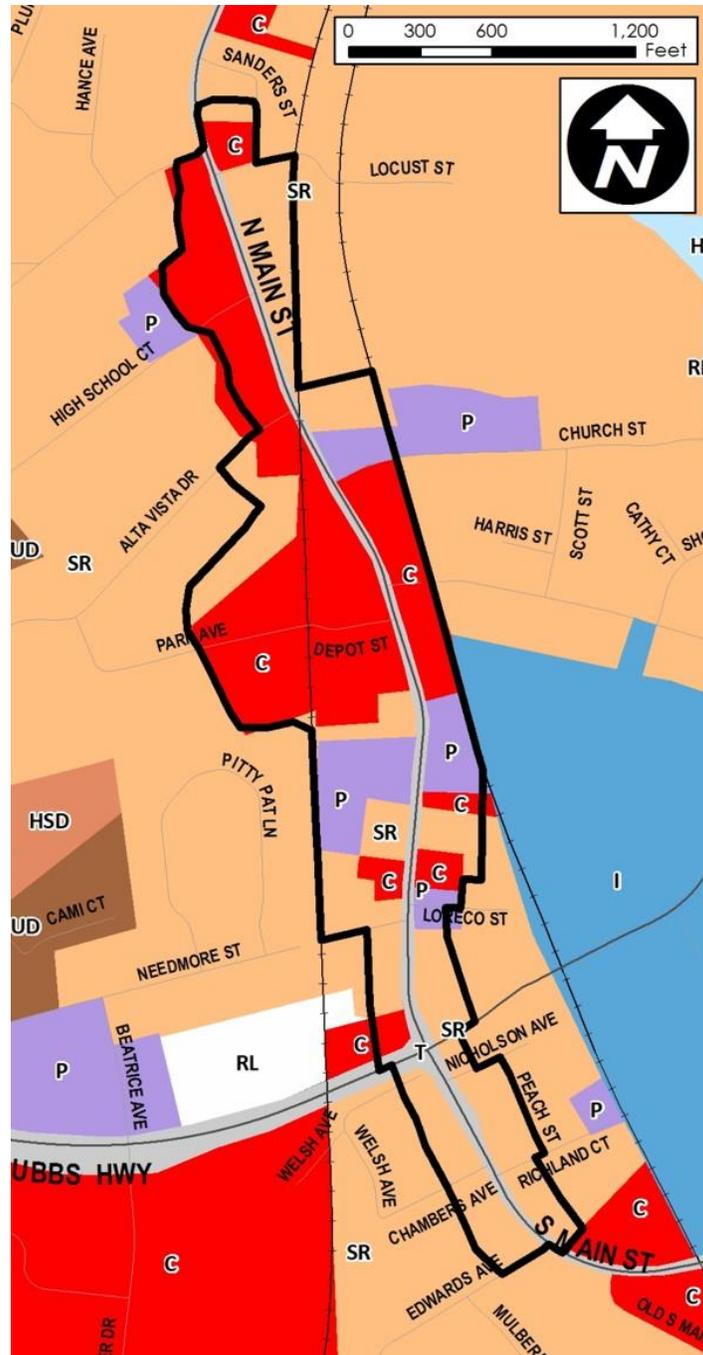


Figure 11 - 2035 Future Land Use

### Transportation

The primary transportation corridor in Walton is U.S. 25 (Dixie Highway), or Main Street, which runs down the middle of the historic downtown corridor. This was the main north/south vehicular transportation route until the early 1960s when Interstate 75 (I-75) was constructed and basically bypassed the historic Walton downtown. Since that time, most traffic passes through the Walton

area on I-75 instead of Dixie Highway as it had in the past. In 2008-09, Mary Grubbs Highway was extended eastward towards Kenton County and essentially bisected the study area in two and also claimed several residential properties in the process. Furthermore, in 2006 the condemnation of the High Street bridge leading east over the Norfolk & Southern Railroad tracks cut off a local in-town connection to several residents. The negative transportation impacts of this closure will soon be partially resolved as there are plans to construct a pedestrian bridge over the tracks in the same place thanks to a Transportation Alternatives Program (TAP) grant applied for recently.

Parking in the study area has long been a point of contention as to whether or not it is lacking or sufficient. During the process of gaining an inventory of properties and buildings along Main Street, the students from Walton-Verona High School also identified and mapped out parking opportunities in order to better understand this situation (see **Figure 12**). In the study area there are approximately 950 parking spaces either on-street or in private and public lots. There are about 100 on-street parking spaces along Main



Street and these spaces are distributed evenly throughout the study area. Of the 850 parking lot spaces, only 63 are located within public lots such as the City of Walton parking lot and the Library lot. The remaining spaces are in private lots of businesses, churches, or other establishments.

There appears to be plenty of on-street parking during the daytime hours and even several spaces on week nights where people can park and visit the few establishments open late. However, there does appear to be a lack of on-street parking to support weekend night parking needs. There are plenty of private lots in the area but are almost exclusively reserved for the use of patrons to the particular business they are owned by. The fact that in the evenings those parking lots are vastly underused opens up the possibility of creating some sort of public parking agreement between businesses who may need them for evening customers or even with the City of Walton in order to encourage off-hours parking alternatives for hours when professional offices may be closed and are not utilizing them.



Figure 12 - Parking spaces, lots

## **2015 Survey Results**

The survey used to gather data for this plan was made available in paper form and online through Survey Monkey from late February through the end of March 2015. The number of respondents was better than expected with over 350 people taking the survey. The full results of the survey helped staff to understand the needs and opinions of those directly involved with historic Walton Main Street and guide development of appropriate recommendations.

Survey results revealed several issues that were already assumed as well as others which were not anticipated. One goal of the survey was to reach every age group and in the end, all ages were well represented. Some other observations of note include the fact that twice as many females as males responded. Two-thirds of the respondents lived in Walton and most of those who shop in Walton are from the immediate area. Over half of respondents said they visit Walton less than once a week; including 9% who say they never visit Main Street - most claiming that “there just isn’t anything they we need.” Those who do frequent Main Street do so for banking, government business, church, or to grab a bite to eat. Almost everyone who comes to Walton Main Street attend the special events in town such as Old Fashioned Days. Half attend Pig Fest or Christmas On Main. Twenty percent say the lack of parking keeps them away and almost everyone believes that the town needs more parking.

Of the 25 business owners and operators who responded to the survey, most have had their businesses on Main Street for more than a decade which is indicative of business stability. When asked why they opened in town they said it was because it was close to home and space was available. The great majority of business owners plan on staying in Walton for the long term. Also of note is the fact that patrons and business owners all agree that Walton needs more restaurant choices or a coffee shop in town. For a detailed question-by-question summary of the survey results see **Appendix B**.

## **Strengths, Weaknesses, Opportunities, Threats (SWOT) Analysis**

In addition to assisting with the survey and inventory tasks, the Business Management class conducted a “SWOT” Analysis of Walton’s historic Main Street. This process, developed in the 1960s by Albert S Humphrey, identifies the strengths, weaknesses, opportunities, and threats within and around the study area. What makes a SWOT analysis helpful is that, with a little thought, it can reveal opportunities that may be used to one’s advantage. Furthermore, by understanding the weaknesses of the community, the City of Walton can manage, prepare for, and even eliminate threats that would otherwise catch it by surprise. By using self-examination as well as examining the surrounding elements impacting the city, one can start to develop a strategy that helps distinguish Walton’s historic Main Street from outside “competitors” in order to compete and even thrive.

Walton, as do most older communities do, struggles to maintain its historic charm while embracing the inevitable growth and progress going on in and around it. Walton’s one-time thriving city center, the Main Street Business District, remains intact but has lost traffic and businesses for

many reasons including, but not limited to, the building of the Walton Towne Center and Interstate I-75. A summary of the strengths, weaknesses, opportunities, and threats are as follows:

**Strengths:**

- *Walkable business district (.5 mile in length);*
- *Easy access (less than 1 mile from expressway);*
- *Increased local traffic due to Walton Towne Center;*
- *Slow, but steady, growing population in and around the City of Walton;*
- *Historic relevance (Gaines House, National Register District, railroads, etc.);*
- *Strong sense of community;*
- *Co-ordinated community events (Old Fashion Day, Christmas on Main, etc.);*
- *Historic buildings potentially available for business use.*

**Weaknesses:**

- *Lack of parking (real or perceived);*
- *Limited number and variety of businesses;*
- *Lack of signage/branding;*
- *Lack public gathering areas;*
- *Lack of “destination-type” businesses;*
- *Limited landscaping/curb appeal;*
- *Some areas appear worn and neglected;*
- *Lack of safe pedestrian crossing areas;*
- *Disjointed mix of retail/residential space.*

**Opportunities:**

- *Available retail space (including historic buildings);*
- *Promote local history (Gaines House, railroad, etc.);*
- *Coordinate/plan with county officials;*
- *Re-establish Main Street as city center;*
- *Draw visitors from Walton Towne Center;*
- *Rejuvenate historic buildings.*

**Threats:**

- *Walton Towne Center’s existing and future businesses;*
- *Florence retail, dining, and entertainment alternate options;*
- *Potential loss of library;*
- *Potential lack of engagement from or resistance to change from both local businesses and residents;*
- *Possible reluctance by property owners to invest in improvements.*

With many strengths and positive attributes, the Walton Main Street Business District has much to offer both local and visiting patrons. Capitalizing on the prevalent strengths of Main Street, while taking advantage of the many opportunities that are available for growth and improvement is essential for the revitalization of the Walton Main Street Business District. Equally important to the success of Main Street, is to address current weaknesses and potential threats early, both within and outside of Walton itself.

## PART FOUR - RECOMENDATIONS

*The following list of recommendations represents tasks that should be undertaken to implement the “vision statement” and “objectives” of the Walton Main Street Strategic Plan. Some items are small in nature and short-term, while others are more involved, long-term tasks. Some recommendations appear multiple times as they may help to meet several needs. Much of the responsibility for implementing these recommendations rests with the City of Walton as well as the BACE group. To accomplish the recommendations, they will need to be prioritized. Many put responsibilities on the City of Walton and will have to be evaluated in terms of fiscal resources and timing. Creative funding for some of these improvements will also be needed. This plan recommends that Walton City Council prioritize the entire list of recommendations in a way that could lead to a future capital improvements program as well as identify what agency/agencies would be heading up the specific recommendations.*

### **Improved Business Climate**

- Utilize and maintain the database of available properties and buildings included as part of this plan as a way to connect prospective tenants with property or building owners. As the survey results showed, most businesses located here because of the availability of space. The promotion of these opportunities is paramount to the attraction of new businesses;
- Have the Boone County Planning Commission GIS Services Division create a mapping application based on the features of the database of properties and buildings so as to make for easier and more comprehensive access to the latest and most accurate data in hopes of connecting prospective businesses with the appropriate owners;
- Make an effort to attract appropriate businesses that have been identified by the survey as desirable to add to historic Walton Main Street including restaurants and coffee shops;
- Have a dedicated economic development professional who will work to attract businesses to Main Street. Ideally, this person would be a City of Walton employee, who could readily connect potential businesses with prospective properties based on the needs and availability of buildings, building spaces, and/or vacant land;
- Ensure that Walton has a strong business advocacy group that will serve as a liaison between the City and any existing and potential businesses. This group could be assisted by the Northern Kentucky Chamber of Commerce;
- Aggressively promote existing historic Main Street businesses in mailings (both physical and electronic) as well as via social media. Occasionally spotlight a Main Street business in the Walton column featured in *The Boone County Recorder*;
- The City of Walton should consider applying to become a Designated or Nationally Certified Main Street program. As of 2015, there are 39 Main Street communities in Kentucky, including 11 designated programs and 28 accredited programs (accredited programs must meet somewhat more stringent requirements). However, even if such designation is not sought and/or received, the Main Street Four Point approach should be implemented for Walton Main Street. The Four Point approach is a preservation-oriented tool for economic development. The points and their key components are as follows: (1) Organization: Main

Street board and director coordinating volunteers & partners; (2) Promotion: communicating a positive image of the area's unique characteristics; (3) Design: creating/maintaining a safe & appealing historic built environment; (4) Economic Restructuring: making a successful commercial district without compromising historic character.

### **Improve the Pedestrian Experience**

- Continuously identify and track segments of sidewalk along Main Street that are in need of repair and work with the State Transportation Cabinet to facilitate repairs in a timely manner;
- Develop an inspection schedule and response procedure for problems which may deter pedestrians, such as dangerous/fallen trees, debris, or garbage on or near sidewalks;
- Improve the safety and visibility of Main Street pedestrian crossing(s) by restriping them as well as adding scale-appropriate signage or textured pavement alerting motorists to the potential of people crossing the street at designated locations;
- Encourage evening pedestrian activity by adding streetlights where needed. These lamps should be of an historic design and be placed at strategic locations to promote existing businesses as well as enhance the sense of safety for pedestrians;
- Develop pedestrian-friendly activities such as historic walking tours or install additional sidewalk furniture that encourages people to walk around as well as sit down outside along the Main Street corridor;
- As property develops or redevelops, be sensitive in design to the pedestrian environment by incorporating benches, flower boxes, and other street furniture where possible and practical.

### **Main Street as a Destination**

- Assess the visual streetscape aesthetics of power lines, landscaping, fencing, etc. along Main Street and strive to improve upon any negative impacts they may have on the historic character of Main Street as redevelopment opportunities arise;
- Create an 'Historic Walton Main Street' walking tour brochure to better connect people with the rich tradition that exists as well as to promote the study area as a place to come experience and see;
- Improve signage (informational and directional) by having it more uniform and consistent;
- Install entrance or "Gateway" signage at both north and south end of the Main Street core.

### **Walton Identity/Brand**

- Establish a better identity/brand for Walton (e.g., family-friendly, sports, trains, or school) and promote it via social media, articles, signs, marketing, etc.;
- Create an 'Historic Walton Main Street' walking tour brochure to reinforce the historic character of Main Street;
- Utilize vacant storefronts, such as the former Maintenance Garage building, as an information center which promotes Walton's rich downtown heritage and helps connect visitors to it;

- Use vacant storefronts and business spaces as small, local business incubators providing startup businesses a way to become stable and poised for continued growth with a commitment to the City and the historic downtown Main Street specifically;
- Capitalize on and actively promote Walton’s strong railroad presence and heritage. Dedicate and promote a site for public viewing of passing trains, which have played (and continue to play) an important role in the development of the City of Walton. There is a large community of train enthusiasts who seek out and frequent such spots. One such example is the small train-themed park on Dixie Highway in Erlanger, KY where kids can play on train-themed equipment, view an actual caboose, visit a small train museum in the former depot station, and also watch trains in the adjoining rail yard as they roll by. There are several locations on or near Walton’s Main Street where this could be incorporated including the park on the north side of the City Building. This park could offer views of both rail lines (CSX and Norfolk & Southern) that pass through town. The Gaines Tavern History Center is another ideal location for training viewing and interpretation with ready access to programming space in the tavern;
- Coordinate multiple events to maximize regional exposure and encourage return visits. For example, schedule events at the Towne Center (carnival area, rides, Touch-a-Truck, etc.) and Gaines Tavern History Center (Railroad theme or the like) simultaneously with the existing and established Walton Old Fashioned Days and/or Pig Fest. Offer parking and shuttle transportation between the three sites as necessary. It could be stretched into a 2 or 3-day event, include a 5K race, etc.

### **Parking Issues**

- Maximize existing public parking, both on-street and off-street, by installing directional signage and restriping in order to make it more visible;
- Explore collaborative parking agreements between the City of Walton and private parking lots of churches, businesses, and other establishments along Main Street;
- Business owners and employees should make it a general policy of taking the least desirable parking spaces in an effort to preserve the best spots for potential customers.

### **Transportation**

- Investigate the viability of having a shuttle bus that runs between the Walton Towne Center and the historic town center along Main Street as part of a cross-promotion that would benefit both areas as well as cut down on the number of vehicles in town and save on parking spaces. This operation could be run by the City or by a church in town;
- Promote the forthcoming pedestrian bridge on High Street over the Norfolk & Southern rail road as an opportunity to reconnect and welcome back pedestrians to Main Street who were “cut off” when the vehicular bridge was closed down several years ago;
- Incorporate traffic calming features into any improvements the State makes along Main Street in order to slow traffic down. Take advantage of this as a way to expose existing businesses to the through traffic who may otherwise miss seeing them;

- Use signage to direct cars to available parking spots and/or lots. Just the identification of available parking will suggest to the driver that there is something on Main Street worth checking out whether it is a business or historic feature.

### **Signage**

- Use signage to “announce” the arrival into the historic business or residential areas along Main Street. This signage must be modest and have an historic theme to it;
- Aggressively announce any and all events occurring on historic Main Street. Work with a banner company to monthly cycle, or change out, the banners which can be designed in two ways. One type would be draped across Main Street announcing major events such as ‘Old Fashioned Days’ while the other type could be incorporated onto telephone or light poles located along the road such as the signage seen along Mall Road or in Burlington.

### **Zoning Regulations/Zoning Map**

- The current zoning in the study area offers enough flexibility to accommodate the goals of this plan and may not need updating at this time. The City should periodically examine the uses permitted to ensure that they still align with the business types desired for the historic Main Street study area. The City might want to consider adopting architectural design guidelines within the WD district if concerns about appropriate construction and redevelopment continue. However, this step can only be pursued with vocal support from property owners;
- A closer look should be taken at the Commercial Two (C-2) zoning designation for the abandoned cement plant on both sides of Park Avenue just west of the CSX tracks to see if the uses in that district are appropriate or if another Commercial district would be more appropriate. This is the largest vacant parcel/property in the study area and should be studied a bit further.

### **Comprehensive Plan/Land Use Map**

- It is recommended that the Boone County Planning Commission strengthen language in the Comprehensive Plan during the next update regarding the importance of historic Walton Main Street and refer to this planning document. The Future Land Use Map would not need to be modified as a part of the next Comprehensive Plan update;

### **Official Adoption**

- The BACE group prefers that this plan be officially adopted by the City of Walton Council and serve as a valuable resource and guide to future development and redevelopment along the historic Main Street corridor through Walton. In this way, an added emphasis on commitment and priority will be given to the recommendations contained within this document;
- This plan needs a “champion” to use it as a tool to accomplish the vision statement which aims to “energize the Walton downtown district into a healthy business and residential center by utilizing and enhancing the public services, special events activities, and historical character of the town as a foundation.”

**APPENDIX 'A'**

**Property Inventory Spreadsheet**

PROPERTY ID #	ST #	STREET	SITE OCCUPANT	STATUS	BLDG USE	STOR	BUILT	ARCH STYLE	BLDG TYPE	BLDG CONDIT	COMMENTS	LEGAL DESCRIPTION	HISTORIC NAME
078.14-12-019.00	16	DEPOT ST	FIRST BAPTIST CH OF WALTON	OCC	CHURCH	1.0			PUB/INST	GOOD	WALTON FIRST BAPTIST CHURCH	1 LOT & 0.59 AC DEPOT ST (W3-14-19,20) ALSO 078.14-12-020.00	
078.14-12-023.00	16	DEPOT ST	PARKING								WALTON FIRST BAPTIST CHURCH PARKING, VACANT	1.04 AC DEPOT ST & U S 25 (W3-14-23)	
078.09-12-002.01	40	DEPOT ST	IMI CONCRETE	VACANT	COMM	1.0			DET BLDG	POOR	VACANT CONCRETE PLANT	0.27 AC ON WALTON CONCRETE (W3-9-2A)	
078.08-12-013.00	41	DEPOT ST	PARKING								VACANT LAND ACROSS FROM 40 DEPOT ST	4.878 AC & 1 LOT DEPOT ST (W3-8-13,W3-9-1) ALSO INCLUDES 078.09-12-001.00	
078.01-12-011.00	7	HIGH SCHOOL CT	PRIVATE RESIDENCE?	VACANT	SF HOME	1.0	c. 1955	RANCH	DET RES	FAIR	For Sale	PART OF LOT 1 WALTON VERONA SCHOOL PROPERTY (W3-1-11)	
078.01-12-012.00	9	HIGH SCHOOL CT	GAYHART DEVELOPMENT, LEGACY TRAINING, SNAPPY TOMATO	OCC	COMM	2.0	c. 1950	OFFICE BLDG	COM	FAIR		PART OF LOT 3 WALTON VERONA SCHOOL PROPERTY (W3-1-12)	
078.13-12-013.00	3	N MAIN ST	SNAPPY TOMATO PIZZA	OCC	RSTRNT	1.0	c. 2000		COM	GOOD		2103 SQ FT W SIDE MAIN ST (W3-13-13)	COMMERCIAL BUILDING
078.13-12-012.00	5	N MAIN ST	HUDSON EYE CENETER	OCC	COMM	1.0	1920s	CRAFTSMAN	COM	GOOD		1 LOT MAIN ST (W3-13-12)	RICHEY DRUGSTORE
078.12-12-022.00	10	N MAIN ST	WALTONIAN APARTMENTS	OCC	MF HOME	2.0	1900s		COM	FAIR	ALSO MONEY CONCEPTS	WALTONIAN HOTEL N MAIN ST (W3-12-22)	MR. ROSA KING HOTEL
078.12-12-020.00	18	N MAIN ST	AQW INC	OCC	COMM	2.0	1923	COMMERCIAL	COM	FAIR		2 PARCELS ON N MAIN ST (W3-12-20,21)	COMMERCIAL BUILDING
078.13-12-008.00	19	N MAIN ST	US BANK	OCC	COMM	2.0	1929	NEOCLASSICAL	COM	EXC	ALSO DALLAS, NEACE & KOENIG	19 N MAIN ST (W3-13-8)	OLD WALTON EQUITABLE BANK
078.13-12-010.00	19	N MAIN ST	US BANK ATM	OCC	COMM	1.0	c. 1990		DET BLDG	GOOD	HAS RR DEPOT DESIGN ELEMENTS	1 LOT MAIN ST- GARAGE (W3-13-10,11) ALSO INCLUDES 011.00	
078.13-12-009.00	19	N MAIN ST	PARKING									1 AC PARCEL MAIN ST (W3-13-9)	
078.12-12-018.00	24	N MAIN ST	WALTON FLORIST AND GIFTS	OCC	COMM	1.5	pre 1950		COM	GOOD		2 LOTS N MAIN ST (W3-12-18)	
078.12-12-016.00	26	N MAIN ST	SLEIGH BELLS	OCC	COMM	1.0	c. 1965		COM	EXC	ALSO GROSS INSURANCE	1 LOT 1 BLDG N MAIN ST (W3-12-16)	WALTON FAMILY PHARMACY
078.13-12-006.00	27	N MAIN ST	GARRETT'S PLACE	OCC	RSTRNT	1.0	1920s		COM	GOOD		2 PARCELS ON N MAIN ST (W3-13-6,7) ALSO INCLUDES 007.00	
078.13-12-005.00	29	N MAIN ST	PRIVATE RESIDENCE	OCC	MF HOME	1.0	1920s	CRAFTSMAN	DET RES	GOOD		1 LOT N MAIN (W3-13-5)	COMMERCIAL BUILDING
078.12-12-015.00	30	N MAIN ST	PRECISION DENTAL CARE	OCC	COMM	1.0	1960s	INTL	COM	GOOD		1 LOT N MAIN (W3-12-15)	
078.13-12-004.00	31	N MAIN ST	PRIVATE RESIDENCE?	VACANT	SF HOME				DET BLDG	GOOD		1 LOT MAIN (W3-13-4)	
078.12-12-013.00	32	N MAIN ST	MS TOOTIE'S LITTLE CUTIES	OCC	COMM	1.0	1970s		COM	FAIR		1 LOT EASTSIDE MAIN ST (W3-12-13,14) ALSO INCLUDES 078.12-12-014.00	
078.12-12-010.00	34	N MAIN ST	CITY PARK				1890s		REC		VACANT ACROSS CHURCH ST FROM CITY BLDG	1 LOT CHURCH ST (W3-12-10)	N. STEELE HOUSE
078.12-12-011.00	34	N MAIN ST	CITY PARK				1890s		REC		VACANT ACROSS CHURCH ST FROM CITY BLDG	1 LOT MAIN & CHURCH (W3-12-11,12) ALSO INCLUDES 078.	WARREN STEPHENSON HOUSE
078.13-12-001.00	35	N MAIN ST	CITY GARAGE	OCC	PUBLIC	1.0	1910s	COMMERCCIAL	GOV	GOOD		MAINTENANCE GARAGE (W3-13-1)	
078.12-12-006.00	40	N MAIN ST	WALTON CITY HALL	OCC	PUBLIC	1.0	1950s	RANCH	GOV	GOOD	CITY BUILDING	CITY HALL (W3-12-6)	HOUSE
078.12-12-005.00	44	N MAIN ST	SHAEBEN PAVILION	OCC	PUBLIC	1.0			REC	GOOD	COMMUNITY CENTER AND GAZEBO		
078.12-12-008.00	44	N MAIN ST	WALTON SENIOR CENTER	OCC	PUBLIC	1.0	2005	COL. REV	GOV	GOOD	COMMUNITY CENTER AND GAZEBO	WALTON COMMUNITY CENTER (W3-12-8)	
078.08-12-001.00	45	N MAIN ST	CHAMBERS & GRUBBS	OCC	COMM	2.5	1860s		COM	GOOD		LOTS 7 THRU 13 & LOTS 51 52 89 ALTA VISTA (W3-8-1)	NORMAN HOUSE
078.12-12-003.00	48	N MAIN ST	WALTON CITIZEN'S PARK						REC		PARKING LOT AT COMMUNITY CENTER	MAIN ST 1 LOT (W3-12-3)	DEMOISEY HOUSE
078.12-12-002.00	48	N MAIN ST	PARKING								VACANT LAND NORTH OF COMMUNITY CENTER	2.04 AC ON N MAIN ST (W3-12-2)	
078.05-12-004.00	49	N MAIN ST	TAYLOR'S BARBER SHOP	OCC	COMM	1.0	c. 1950		COM	GOOD		FRONT HALF OF LOTS 4 5 & 6 ALTA VISTA (GAS STATION) (W3-5-4,5) ALSO INCLUDES	
078.05-12-004.01	49	N MAIN ST									REAR HALF OF LOTS 4 5 6 ALTA VISTA		
078.05-12-001.00	55	N MAIN ST	WALTON FOOD MART	OCC	COMM	2.0	c. 1950		COM	FAIR		PART OF LOTS 1 2 3 & 1 LOT ALTA VISTA (W3-5-1,2,3) ALSO INCLUDES 002.00 & 003.00	
078.11-12-014.00	60	N MAIN ST	PRIVATE RESIDENCE	OCC	SF HOME	1.5	1890s	QUEEN ANNE	DET RES	FAIR		N MAIN ST (W3-11-14)	HOUSE
078.11-12-015.00	60	N MAIN ST									VACANT WEDGE SITE AT TRACKS	1 LOT (W3-11-15)	
078.04-12-020.00	63	N MAIN ST	WALTON LAUNDROMAT	OCC	COMM	1.0	1960s		COMM	FAIR		0.231 AC ON N MAIN ST (W3-4-20)	
078.11-12-013.00	64	N MAIN ST	PRIVATE RESIDENCE	OCC	SF HOME	1.0	1900s		DET RES	FAIR		1 LOT ON N MAIN ST (W3-11-13)	HOUSE
078.04-12-019.00	65	N MAIN ST	CAN SEW	OCC	COMM	1.0	1950s		COM	FAIR		2 LOTS ON MAIN ST (0.355 AC & 3222 SQ FT) (W3-4-19)	
078.11-12-012.00	66	N MAIN ST	PRIVATE RESIDENCE	OCC	SF HOME	1.0	c. 1900		DET RES	FAIR		1 LOT N MAIN ST (W3-11-12)	
078.04-12-018.00	67	N MAIN ST	RE/MAX & HUBBLE HOME REPAIRS	OCC	COMM	1.0	1950s		COM	GOOD		PART OF LOTS 1 & 2 HIGH SCHOOL COURT SUB (W3-4-18)	
078.11-12-010.00	68	N MAIN ST	PRIVATE RESIDENCE	VACANT	SF HOME	1.0	1920s		COM	GOOD	FOR SALE	1 LOT MAIN ST (HOUSE & GARAGE) (W3-11-10, 11) ALSO IN	WALTON LAUNDROMAT
	70	N MAIN ST	COMMERCIAL	VACANT	COMM	1.0				FAIR			
078.11-12-009.00	74	N MAIN ST	SOLID ROCK BAPTIST CHURCH	OCC	CHURCH	1.5	c. 1950		COM	GOOD		1 LOT & 0.1028 AC ON N MAIN ST (W3-11-9)	WALTON BOWL
078.01-12-010.00	75	N MAIN ST	HUEY FAMILY DENTISTRY	OCC	COMM	1.0	1950s		COM	GOOD		PART OF LOT 1 WALTON VERONA SCHOOL PROPERTY (W3-1-10)	
078.11-12-008.00	84	N MAIN ST	PRIVATE RESIDENCE	OCC	SF HOME	1.0	1950s	RANCH	DET RES	GOOD		1 LOT N MAIN ST & 1875 SQ FT (W3-11-8)	
078.01-12-008.00	85	N MAIN ST	APARTMENTS	OCC	MF HOME	3.0	1901	NEOCLASS	DET RES	FAIR		PART OF LOT PT 2 WALTON-VERONA SCHOOL PROPERTY (W3-1-11)	WALTON GRADED SCHOOL
078.11-12-006.00	86	N MAIN ST	PRIVATE RESIDENCE	VACANT	SF HOME	1.0	1950s	RANCH	DET RES	GOOD		2 LOT N MAIN ST (W3-11-6,7) ALSO INCLUDES 078.11-12-007.00	
078.01-12-007.00	87	N MAIN ST	APARTMENTS	OCC	MF HOME	2.0	1960s	RANCH	DET RES	GOOD		LOT 2 WALTON VERONA SCHOOL PROP (W3-1-7)	
078.11-12-005.00	90	N MAIN ST	DUPLEX	VACANT	MF HOME	1.5	c. 1915		COM	POOR		1 LOT N MAIN ST (W3-11-5)	
078.01-12-006.00	91	N MAIN ST	PRIVATE RESIDENCE	OCC	SF HOME	2.5	1890s	QUEEN ANNE	DET RES	GOOD		1 LOT N MAIN (W3-1-6)	DUDLEY HOUSE
078.11-12-004.00	92	N MAIN ST	WALTON MASONIC LODGE	OCC	CHURCH/LODGE	1.0	c. 2000		COM	GOOD		3 PARCELS ON MAIN & LOCUST ST (W3-11-4)	
078.01-12-005.00	93	N MAIN ST	HEART OF HEALING	OCC	MIXED	2.5	1890s	QUEEN ANNE	MIXED	GOOD		1 LOT ON N MAIN ST (W3-1-5)	BERRY JOHNSON HOUSE
078.01-12-003.00	95	N MAIN ST	PRIVATE RESIDENCE	OCC	SF HOME	2.5	1890s	QUEEN ANNE	DET RES	GOOD		MAIN ST 1 LOT (W3-1-3,4) ALSO INCLUDES 078.01-12-004.00	ALAN GAINES HOUSE
078.01-12-001.00	99	N MAIN ST	RSGC ROOFING	OCC	COMM	1.0	1980s	LOG	COM	FAIR		N MAIN STREET & OLD BEAVER RD (W3-1-1)	
078.06-10-016.00	104	N MAIN ST	FAMILY'S MAIN STREET CAFE	OCC	RSTRNT	1.0	2005?		COM	GOOD		LOTS 5 6 7 SANDERS (W1-6-16,17,18) ALSO INCLUDES 017.00 & 018.00	
078.06-10-014.00	106	N MAIN ST	PARKING								PARKING	LOTS 4 & 1 LOT SANDERS (W1-6-14)	
078.00-17-001.00	30	NICHOLSON AVE	DEMOLISHED									LOT 1 SEC 1 NICHOLSON SUBDIVISION	HOUSE
078.12-12-023.00	10	S MAIN ST	LAW OFFICE	OCC	COMM	2.0	1906	NEOCLASSICAL	COM	FAIR		1 LOT MAIN ST (W3-12-23)	WALTON HALL
078.13-12-014.00	11	S MAIN ST	MAKEE DEW'S BAR	VACANT	COMM	2.0	?		COM	FAIR		1 LOT MAIN ST (STEVES PUB) (W3-13-14)	
078.12-12-024.00	12	S MAIN ST	MAIN STREET SALON & BARKIN BARBER	OCC	COMM	2.0	1910s	COMMERCIAL	COM	FAIR		1 LOT MAIN ST (W3-12-24)	COMMERCIAL BUILDING
078.12-12-025.00	14	S MAIN ST	ALL ABOUT HAIR SALONG	OCC	COMM	2.0	c. 1928	NEOCLASSICAL	COM	GOOD		2 PARCELS MAIN ST (W3-12-25,26)	DIXIE STATE BANK
078.13-12-015.00	15	S MAIN ST	THE DOLL HOUSE BEAUTY SHOP	OCC	COMM	1.0	c. 1950	COMMERCIAL	COM	GOOD		4 PARCELS MAIN ST & DEPOT ST (W3-13-15,16,17)ALSO INC	HOUSE
078.12-12-027.00	18	S MAIN ST	CORA'S MAIN ATTRACTION	OCC	COMM	2.0	1970s	COMMERCIAL	COM	GOOD		5280 SQ FT ON S MAIN ST (W3-12-27)	
078.13-12-018.01	19	S MAIN ST	PARKING								PARKING AREA BEHIND 19 S MAIN BANK ATM	0.0466 AC ON N MAIN ST (W3-13-18A)	
078.14-12-015.00	21	S MAIN ST	BOONE COUNTY LIBRARY	OCC	PUBLIC	1.0	1990?	COL. REV	PUB/INST	GOOD		SOUTH MAIN ST 2 PARCELS	
078.14-12-017.00	21	S MAIN ST	PARKING									LOT SOUTH MAIN WALTON (W3-14-17, W3-14-15, W3-14-16) ALSO INCLUDES 015.00 &	
078.14-12-018.00	21	S MAIN ST	PARKING									WALTON LIBRARY PARKING	COMMERCIAL BUILDING
078.12-12-028.00	22	S MAIN ST	PRIVATE RESIDENCE	OCC	SF HOME	2.0	1910s	CRAFTSMAN	DET RES	GOOD		1 LOT S MAIN ST (W3-12-28)	PROFESSOR GORDON HOUSE
078.12-12-029.00	26	S MAIN ST	PRIVATE RESIDENCE	OCC	SF HOME	1.0	1870s	GABLED L	DET RES	GOOD		1 LOT N MAIN ST (W3-12-29)	
078.12-12-030.00	28	S MAIN ST	PRIVATE RESIDENCE	OCC	MF HOME	2.0	c. 1880	SADDLEBAG	DET RES	GOOD		LOT 28 CHILDERS DIV (W3-12-30)	BRITTENHAM RENTAL HOUSE
078.12-12-031.00	30	S MAIN ST	PRIVATE RESIDENCE	OCC	SF HOME	1.0	1900s		DET RES	GOOD		LOT 30 CHILDERS DIV (W3-12-31)	BRITTENHAM RENTAL HOUSE
078.14-12-013.00	31	S MAIN ST	PRIVATE RESIDENCE	UNKNOWN	SF HOME	1.0	1890s		ATTCH RES	FAIR	INCLUDES 33 S MAIN ST (TOTAL OF 2 HOUSES)	2 LOTS S MAIN ST (W3-14-13,14) ALSO INCLUDES 014.00	BRITTENHAM RENTAL HOUSE

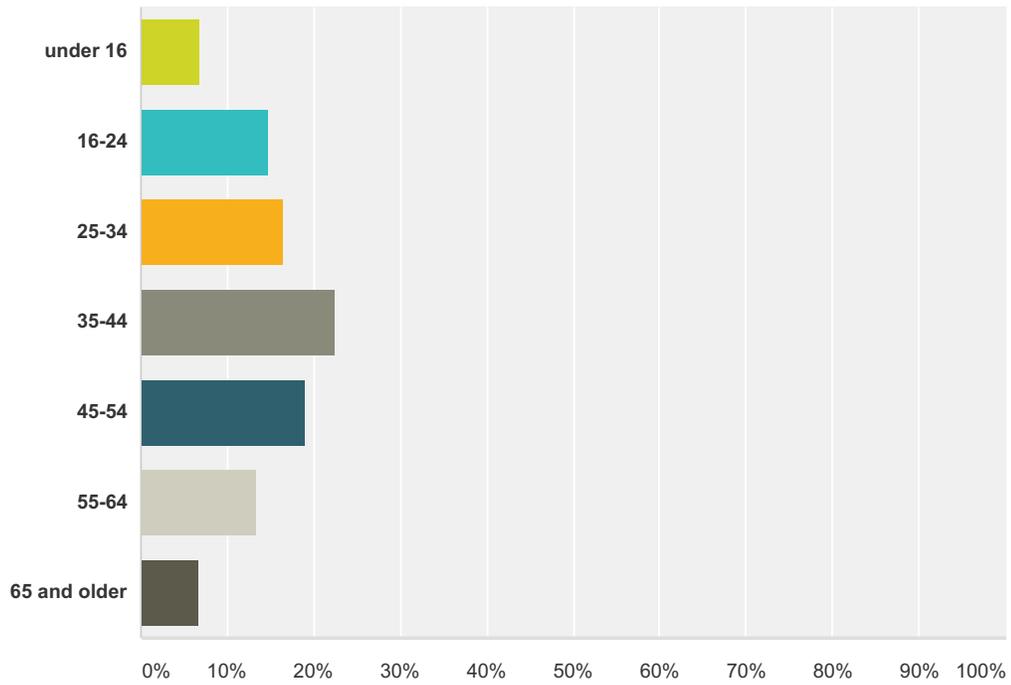
PROPERTY ID #	ST #	STREET	SITE OCCUPANT	STATUS	BLDG USE	STOR	BUILT	ARCH STYLE	BLDG TYPE	BLDG CONDIT	COMMENTS	LEGAL DESCRIPTION	HISTORIC NAME
078.12-12-032.00	32	S MAIN ST	PRIVATE RESIDENCE	OCC	SF HOME	2.0	1910s	CRAFTSMAN	DET RES	EXC		LOT 32 CHILDERS DIV (W3-12-32)	WILLIAM BRITTENHAM HOUSE
078.14-12-013.00	33	S MAIN ST	PRIVATE RESIDENCE	UNKNOWN	SF HOME	1.0	1890s		ATTCH RES	FAIR	INCLUDES 31 S MAIN ST (TOTAL OF 2 HOUSES)	2 LOTS S MAIN ST (W3-14-13,14) ALSO INCLUDES 014.00	BRITTENHAM RENTAL HOUSE
078.12-12-033.00	34	S MAIN ST	PARKING								PARKING - VACANT LAND NORTH OF CHRISTIAN CHURCH	LOT 34 CHILDERS DIV (W3-12-33)	
078.14-12-012.00	37	S MAIN ST	PRIVATE RESIDENCE	OCC	SF HOME	1.5	MODERN	MODERN	DET RES	GOOD		LOT 35 S MAIN ST (W3-14-12)	
078.14-12-009.00	47	S MAIN ST	FIRST BAPTIST CH OF WALTON	OCC	CHURCH	2.0	1967		DET BLDG	GOOD	FIRST BAPTIST CHURCH OF WALTON	1 PARCEL ON S MAIN ST (W3-14-9)	FIRST BAPTIST CH OF WALTON
078.14-12-011.00	47	S MAIN ST	CHURCH RECTORY	OCC	SF HOME	2.0	1920s	BUNGALOW	DET RES	GOOD	PARKING, VACANT NORTH OF FIRST BAPTIST CHURCH	1 LOT MAIN ST (W3-14-11)	FANNIE BRITTENHAM HOUSE
078.14-12-007.00	47	S MAIN ST	PARKING								PARKING, VACANT SOUTH OF FIRST BAPTIST CHURCH	1 LOT S MAIN ST (W3-14-7)	
078.14-12-008.00	47	S MAIN ST	PARKING						DEMO		PARKING, VACANT SOUTH OF FIRST BAPTIST CHURCH	1 LOT S MAIN ST (W3-14-8)	BAPTIST PARSONAGE
078.14-12-010.00	47	S MAIN ST	PARKING								PARKING, VACANT NORTH OF FIRST BAPTIST CHURCH	1 LOT S MAIN ST (W3-14-10)	HOUSE
078.12-12-034.00	50	S MAIN ST	WALTON CHRISTIAN CHURCH	OCC	CHURCH	2.0	1948	CHURCH	PUB/INST	GOOD	WALTON CHRISTIAN CHURCH	(W3-12-34) ALSO INCLUDES 078.12-12-035.00-038.00	WALTON CHRISTIAN CHURCH
078.12-12-039.00	52	S MAIN ST	US POST OFFICE (WALTON)	OCC	PUBLIC	1.0	1962	INTL	GOV	GOOD		.5 AC MAIN ST	
078.14-12-006.00	53	S MAIN ST	PRIVATE RESIDENCE	OCC	SF HOME	1.5	c. 1875		DET RES	GOOD		1 LOT S MAIN ST (W3-14-6)	HOUSE
078.12-12-040.00	54	S MAIN ST	PRIVATE RESIDENCE	OCC	SF HOME	2.5	c. 1915	COL. REV	DET RES	FAIR		1 LOT ON S MAIN ST (W3-12-40)	ROBERT W. JONES HOUSE
078.14-12-005.00	55	S MAIN ST	PRIVATE RESIDENCE	OCC	SF HOME	1.5	c. 1875		DET RES	GOOD		LOT SOUTH WALTON (W3-14-5)	HOUSE
078.12-12-041.00	56	S MAIN ST	PRIVATE RESIDENCE	OCC	SF HOME	2.5	1900s	MOD 45 SQUARE	DET BLDG	GOOD		1 LOT S MAIN ST (W3-12-41)	ARNOLD HOUSE
078.14-12-004.00	57	S MAIN ST	PRIVATE RESIDENCE	OCC	SF HOME	2.0	c. 1875		DET RES	GOOD	ALTERED	1 LOT MAIN ST (W3-14-4)	HOUSE
078.12-12-042.00	58	S MAIN ST	PRIVATE RESIDENCE	OCC	SF HOME	2.5	1900s		DET RES	GOOD		1 LOT S MAIN ST (W3-12-42)	WILFORD RICE HOUSE
078.14-12-003.00	59	S MAIN ST	BAIT SHOP/MIXED USE	OCC	MIXED	2.0	?		DET BLDG	FAIR	ALTERED	S MAIN ST (W3-14-3)	LINE BAIT TACKLE SHOP
078.12-12-043.00	62	S MAIN ST	PRIVATE RESIDENCE	OCC	SF HOME	2.0	1900s		DET RES	GOOD		1 LOT SOUTH MAIN ST (W3-12-43)	HOUSE
078.14-12-001.01	65	S MAIN ST	MIXED USE COMMERCIAL	VACANT	MIXED	2.5	1900s	COL. REV	DET RES	GOOD		PARCEL B (0.5766AC) ON S MAIN ST	D. B. WALLACE HOUSE
078.12-12-044.00	66	S MAIN ST	PRIVATE RESIDENCE	OCC	SF HOME	2.0	1890s		DET RES	FAIR		1 LOT S MAIN ST (W3-12-44)	HOUSTON-ROUSE HOUSE
078.14-12-001.00	67	S MAIN ST	PRIVATE RESIDENCE	VACANT	SF HOME	2.0	1930s	TUDOR REV	DET RES	FAIR		PARCEL A (0.7809AC) ON S MAIN ST (W3-14-1,2)	BRUCE WALLACE HOUSE
078.12-12-045.00	68	S MAIN ST	WALTON UNITED METHODIST CHURCH	OCC	CHURCH	2.0	1922	TUDOR REV	PUB/INST	GOOD		(W3-12-45)	WALTON UMC
078.06-13-031.00	70	S MAIN ST	PARKING								PARKING LOT AT LORECO AND S MAIN ST	CHURCH PARKING LOT (W4-6-31)	
078.06-13-030.00	72	S MAIN ST	PRIVATE RESIDENCE	OCC	SF HOME	2.0	1920s	BUNGALOW	DET RES	GOOD		1 LOT S MAIN ST (W4-6-30)	HOUSE
078.03-13-004.00	73	S MAIN ST	PRIVATE RESIDENCE	OCC	SF HOME	2.0	c. 1885	I-HOUSE	DET RES	FAIR		1 LOT SOUTH MAIN ST (W4-3-4)	A. MOTT HOUSE
078.06-13-029.00	74	S MAIN ST	PRIVATE RESIDENCE	OCC	MF HOME	2.0	1880s		DET RES	POOR		1 LOT ON S MAIN ST (W4-6-29)	HOUSE
078.03-13-005.00	75	S MAIN ST	PRIVATE RESIDENCE	OCC	SF HOME	1.5	c. 1927	BUNGALOW	DET RES	GOOD		1 LOT S MAIN ST (W4-3-5)	HOUSE
078.06-13-028.00	76	S MAIN ST	PRIVATE RESIDENCE	OCC	SF HOME	1.5	1940s	COL. REV	DET RES	EXC		1 LOT S MAIN ST (W4-6-28)	HOUSE
078.03-13-006.00	77	S MAIN ST	PRIVATE RESIDENCE	OCC	SF HOME	2.0	1900s		DET BLDG	FAIR		1 LOT S MAIN ST (W4-3-6)	WALTON RAND ROUSE HOUSE
078.06-13-027.00	78	S MAIN ST	PRIVATE RESIDENCE	OCC	SF HOME	1.5	1940s	CAPE COD	DET RES	GOOD		1 LOT S MAIN ST (W4-6-27)	HOUSE
078.06-13-026.00	80	S MAIN ST	PRIVATE RESIDENCE	VACANT	SF HOME	1.0	1940s		DET RES	GOOD	FOR SALE	1 LOT S MAIN ST (W4-6-26)	HOUSE
078.03-13-007.00	81	S MAIN ST	PRIVATE RESIDENCE	OCC	SF HOME	2.5	1900s		DET RES	GOOD	ALTERED	2 LOTS S MAIN ST (W4-3-7)	HOUSE
078.06-13-025.00	82	S MAIN ST	PRIVATE RESIDENCE	OCC	SF HOME	1.0	1890s		DET RES	POOR		1 LOT S MAIN ST (W4-6-25)	HOUSE
078.03-13-008.00	83	S MAIN ST	PRIVATE RESIDENCE	VACANT	SF HOME	1.5	c. 1875		DET RES	POOR		1 LOT S MAIN (W4-3-8)	WALSH RIDENOUR HOUSE
078.03-13-009.00	85	S MAIN ST	TRI-STATE LAND COMPANY	OCC	COMM	1.5	1900s	COL. REV	DET RES	POOR		S MAIN ST 1 LOT (W4-3-9)	REBECCA SLEET HOUSE
078.06-13-024.00	86	S MAIN ST	PRIVATE RESIDENCE	VACANT	SF HOME	1.5	c. 1920	BUNGALOW	DET RES	POOR		1 LOT S MAIN ST (W4-6-24)	BOB CONRAD HOUSE
078.06-13-021.01	86	S MAIN ST									VACANT LAND BEHIND 80, 82, 86 S MAIN ST	.41 AC NICHOLSON AV (THE REST OF THE ACREAGE TO THE HIGHWAY DEPT CAME OUT OF	
078.04-13-006.00	101	S MAIN ST							DET BLDG		VACANT LAND ACROSS FROM NICHOLSON AVE	1 LOT S MAIN ST (0.2AC) (W4-4-6,8)	
078.06-13-018.00	102	S MAIN ST	PRIVATE RESIDENCE	OCC	SF HOME	2.5	c. 1925	CRAFTSMAN	DET RES	EXC		1.04 AC ON S MAIN (W4-6-18)	GEORGE NICHOLSON HOUSE
078.04-13-007.00	103	S MAIN ST									VACANT LAND ACROSS FROM NICHOLSON AVE	0.18 AC ON S MAIN ST (W4-4-7)	
078.06-13-017.00	104	S MAIN ST	PRIVATE RESIDENCE	OCC	SF HOME	2.5	c. 1910	COL. REV	DET RES	EXC		1 LOT ON MAIN ST (W4-6-17)	ROBERT RATCLIFF HOUSE
078.04-13-006.02	105	S MAIN ST									VACANT LAND ACROSS FROM NICHOLSON AVE	1 LOT S MAIN ST (0.2 AC) (W4-4-8)	
078.06-13-016.00	106	S MAIN ST	PRIVATE RESIDENCE	OCC	SF HOME	1.5	c. 1925	BUNGALOW	DET RES	FAIR		1 LOT S MAIN (W4-6-16)	HOUSE
078.04-13-009.00	107	S MAIN ST	PRIVATE RESIDENCE?	UNKNOWN	SF HOME	2.0	c. 1910	CRAFTSMAN	DET RES	GOOD		1 LOT S MAIN ST (W4-4-9)	EMMA JANE MILLER HOUSE
078.06-13-015.00	108	S MAIN ST	PRIVATE RESIDENCE	OCC	SF HOME	1.5	1920s	BUNGALOW	DET RES	GOOD		LOT 1A RICHLAND COURT ADDITION (W4-6-15)	HOUSE
078.04-13-010.00	109	S MAIN ST	PRIVATE RESIDENCE	OCC	SF HOME	2.5	1900s	COL. REV	DET BLDG	GOOD		S MAIN (W4-4-10)	HOUSE
078.06-13-014.00	110	S MAIN ST	PRIVATE RESIDENCE	OCC	SF HOME	2.5	c. 1900	COL. REV	DET RES	FAIR		LOT 2A & 3A RICHLAND COURT ADDITION (W4-6-14)	HOUSE
078.04-13-011.00	111	S MAIN ST	PRIVATE RESIDENCE	OCC	SF HOME	2.0	c. 1910	COL. REV	DET RES	FAIR		1 LOT S MAIN (W4-4-11)	WILLIS BERKSHIRE HOUSE
078.04-13-020.00	115	S MAIN ST	PRIVATE RESIDENCE	OCC	SF HOME	2.5	c. 1915	CRAFTSMAN	DET BLDG	GOOD		LOTS A1 & A2 CLARKS ADDITION (W4-4-20)	BILL KRAUS HOUSE
078.06-13-006.00	116	S MAIN ST	PRIVATE RESIDENCE	OCC	SF HOME	1.5	c. 1925	BUNGALOW	DET BLDG	GOOD		LOTS 14B & 15B RICHLAND COURT ADDITION (W4-6-6)	WEBSTER HOUSE
078.04-13-021.00	117	S MAIN ST	PRIVATE RESIDENCE	OCC	SF HOME	2.5	c. 1910	CRAFTSMAN	DET BLDG	FAIR		LOT A3 CLARK ADD (W4-4-21)	HOUSE
078.06-13-005.00	118	S MAIN ST	PRIVATE RESIDENCE	OCC	SF HOME	1.0	c. 1950		DET RES	GOOD		LOTS 16B & 17B RICHLAND COURT ADDITION (W4-6-5)	HOUSE
078.04-13-022.00	119	S MAIN ST	PRIVATE RESIDENCE	OCC	SF HOME	1.0	1930s	BUNGALOW	DET BLDG	GOOD		PART OF LOT A4 CLARKS ADDITION (W4-4-22)	CHARLES CARLISLE HOUSE
078.06-13-004.00	120	S MAIN ST	PRIVATE RESIDENCE	OCC	SF HOME	1.5	c. 1925	BUNGALOW	DET RES	GOOD		LOTS 18B & 19B RICHLAND COURT ADDITION (W4-6-4)	HOUSE
078.04-13-023.00	121	S MAIN ST	PRIVATE RESIDENCE	OCC	SF HOME	1.0	1910s	COL. REV	DET RES	GOOD		LOT A5 & PART OF LOTS A8 & A9 CLARKS ADDITION (W4-4-2)	HOUSE
078.06-13-002.00	124	S MAIN ST						1920s	CRAFTSMAN		DEMOLISHED - VACANT LAND SOUTH OF 120 S MAIN ST	0.09 AC RICHLAND CT & US 25 (W4-6-2)	HOUSE
078.04-13-024.00	125	S MAIN ST					1910s	TUDOR REV	DET RES			LOTS A6 & A7 CLARKS ADDITION (W4-4-24)	CHARLES THOMPSON HOUSE

## **APPENDIX 'B'**

### **Survey Questions/Results**

### Q1 WHAT IS YOUR AGE?

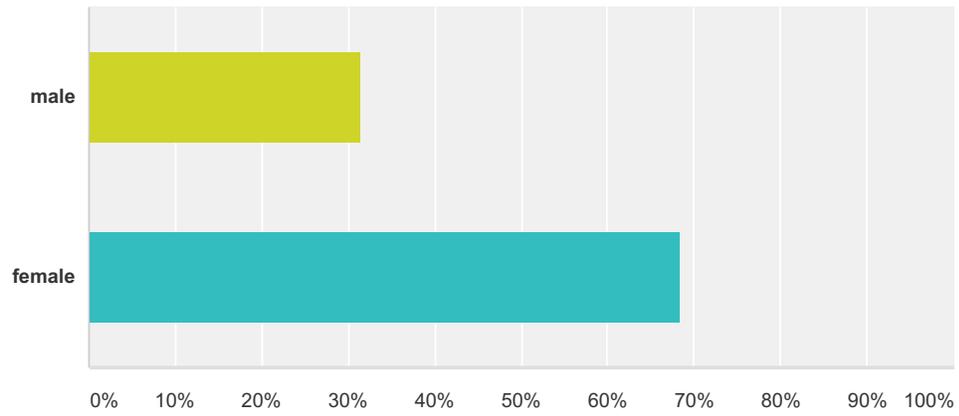
Answered: 358 Skipped: 1



Answer Choices	Responses
under 16	6.98% 25
16-24	14.80% 53
25-34	16.48% 59
35-44	22.63% 81
45-54	18.99% 68
55-64	13.41% 48
65 and older	6.70% 24
<b>Total</b>	<b>358</b>

### Q2 WHAT IS YOUR GENDER

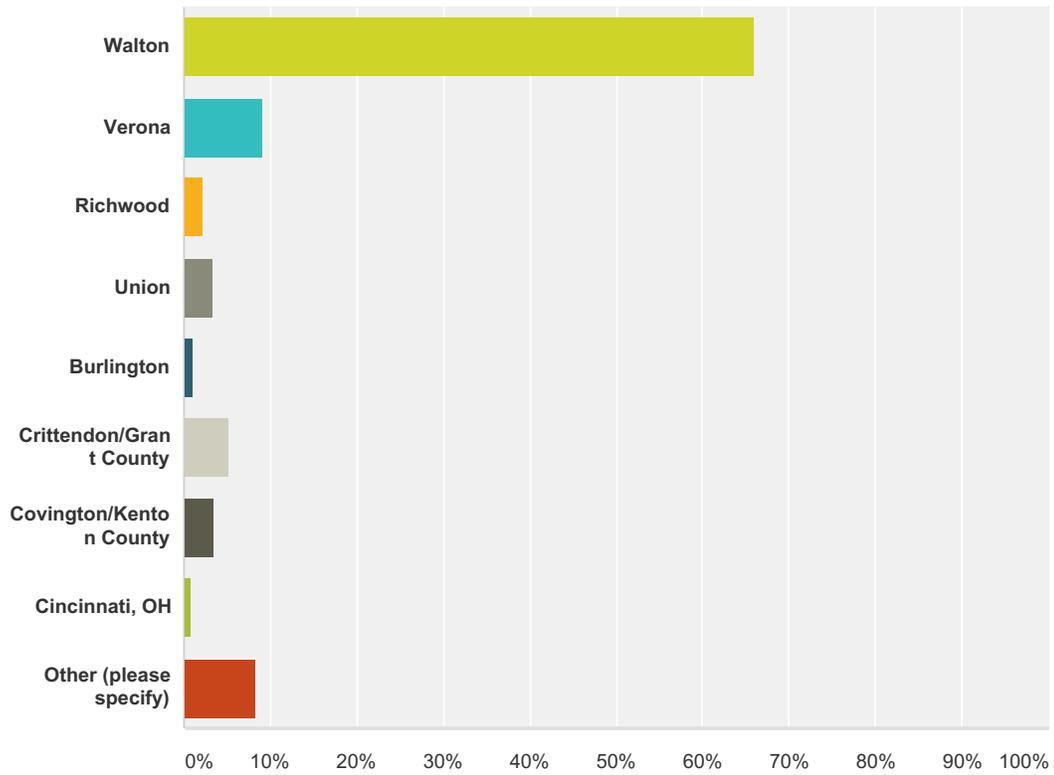
Answered: 355 Skipped: 4



Answer Choices	Responses	
male	31.55%	112
female	68.45%	243
<b>Total</b>		<b>355</b>

### Q3 WHERE DO YOU LIVE?

Answered: 359 Skipped: 0



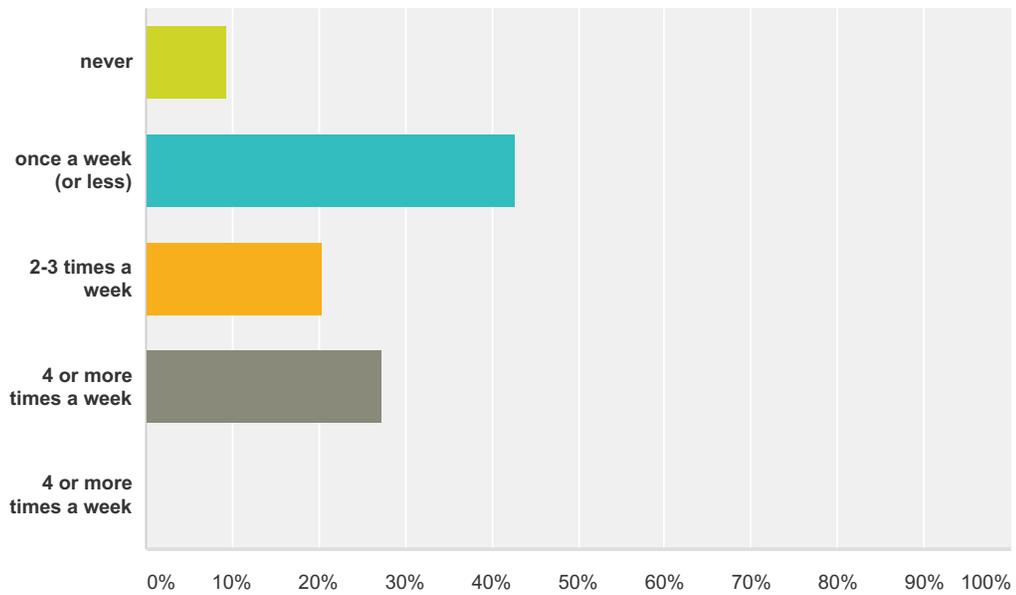
Answer Choices	Responses
Walton	66.02% 237
Verona	9.19% 33
Richwood	2.23% 8
Union	3.34% 12
Burlington	1.11% 4
Crittendon/Grant County	5.29% 19
Covington/Kenton County	3.62% 13
Cincinnati, OH	0.84% 3
Other (please specify)	8.36% 30
<b>Total</b>	<b>359</b>

#	Other (please specify)	Date
1	Florence	3/16/2015 11:57 AM
2	b/t Walton & Crittenden in unincorporated Kenton Cty	3/16/2015 10:39 AM
3	Lebanon, OH	3/15/2015 12:02 AM

4	Hebron, KY	3/13/2015 2:19 PM
5	Unincorporated Boone County	3/13/2015 12:48 PM
6	Boone County	3/13/2015 11:20 AM
7	piner	3/13/2015 9:15 AM
8	unicorporated Boone County	3/13/2015 8:55 AM
9	Florence	3/12/2015 9:25 PM
10	Crittenden/Boone County	3/12/2015 8:30 PM
11	dayton	3/12/2015 4:28 PM
12	dayton, former resident of walton	3/12/2015 4:12 PM
13	Hebron	3/12/2015 3:15 PM
14	Williamstown	3/12/2015 12:55 PM
15	Outside Walton	3/12/2015 12:31 PM
16	Morning View, KY	3/12/2015 11:24 AM
17	Independence	3/12/2015 10:52 AM
18	Independence	3/12/2015 10:47 AM
19	Williamstown/Grant County	3/12/2015 9:34 AM
20	Erlanger	3/12/2015 8:45 AM
21	Mt Zion area, but mailing address is Walton	3/12/2015 8:06 AM
22	Independence KY	3/12/2015 7:06 AM
23	Independence	3/11/2015 9:26 PM
24	Florence	3/11/2015 4:32 PM
25	Williamstown, KY	3/2/2015 5:44 PM
26	Taylor Mill	2/27/2015 9:49 PM
27	Elsmere	2/27/2015 4:56 AM
28	Bellevue, KY	2/26/2015 4:01 PM
29	Sparta	2/25/2015 12:08 PM
30	Dayton formerly walton	2/24/2015 7:51 PM

### Q4 HOW OFTEN DO YOU VISIT WALTON'S HISTORIC MAIN STREET?

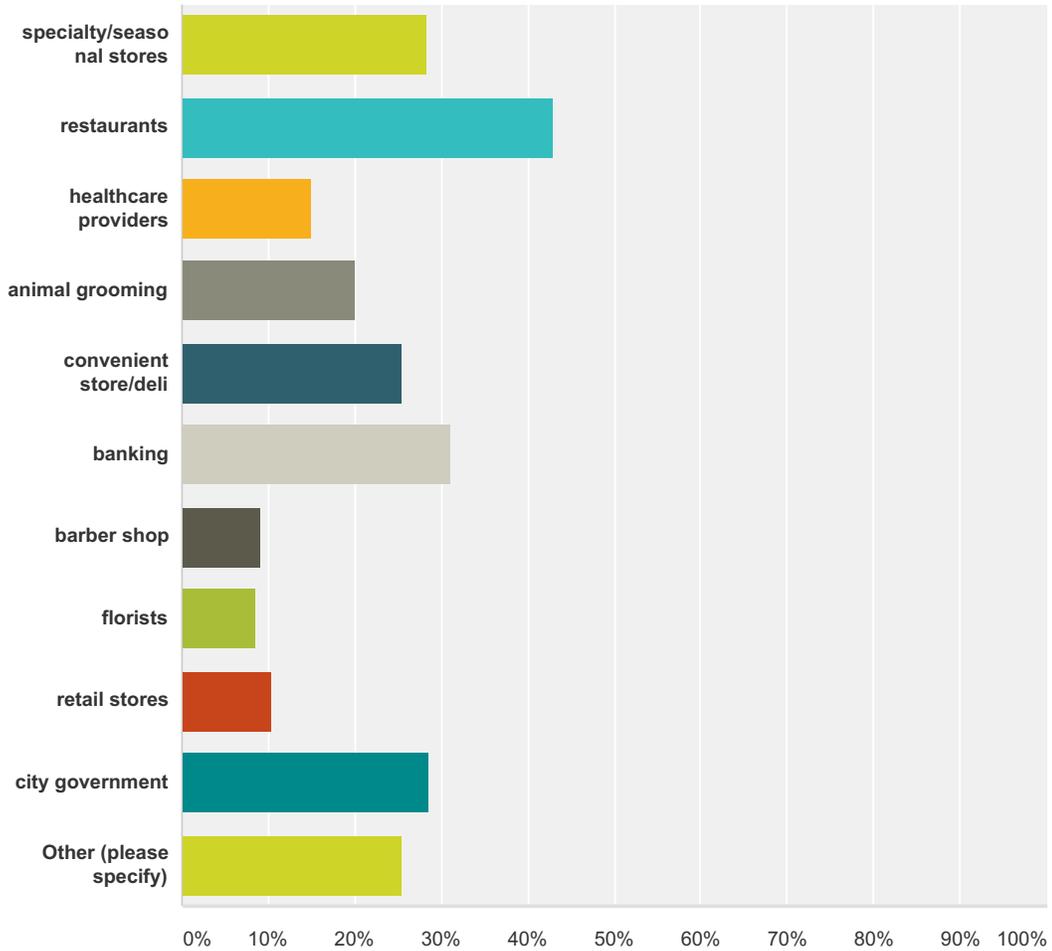
Answered: 355 Skipped: 4



Answer Choices	Responses
never	9.30% 33
once a week (or less)	42.82% 152
2-3 times a week	20.56% 73
4 or more times a week	27.32% 97
4 or more times a week	0.00% 0
<b>Total</b>	<b>355</b>

### Q5 WHAT TYPES OF BUSINESSES ON WALTON'S HISTORIC MAIN STREET DO YOU VISIT MOST?(select all that apply)

Answered: 314 Skipped: 45



Answer Choices	Responses	Count
specialty/seasonal stores	28.34%	89
restaurants	42.99%	135
healthcare providers	14.97%	47
animal grooming	20.06%	63
convenient store/deli	25.48%	80
banking	31.21%	98
barber shop	9.24%	29
florists	8.60%	27
retail stores	10.51%	33

city government	28.66%	90
Other (please specify)	25.48%	80
<b>Total Respondents: 314</b>		

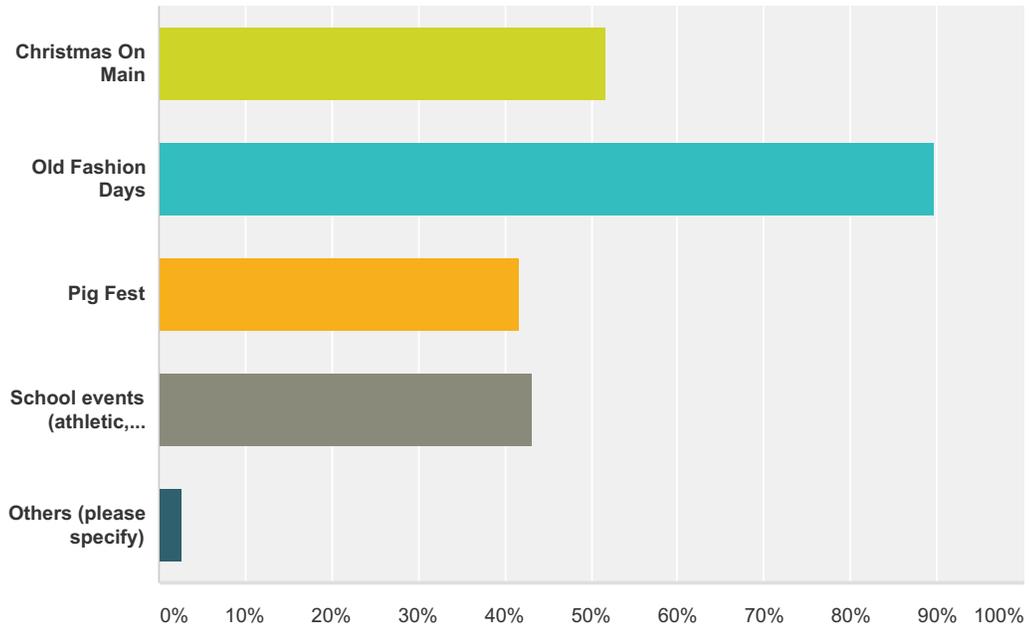
#	Other (please specify)	Date
1	Fitness center that offers spin class zumba aerobics ect...	4/1/2015 5:36 PM
2	Salon	3/22/2015 8:48 PM
3	Post Office	3/21/2015 4:23 PM
4	library	3/16/2015 7:17 PM
5	library	3/16/2015 3:21 PM
6	professional office	3/16/2015 11:58 AM
7	Hair salon & library & post office	3/16/2015 10:41 AM
8	All About You	3/14/2015 8:29 AM
9	visit family	3/13/2015 11:23 AM
10	Training facility	3/13/2015 10:24 AM
11	library	3/13/2015 10:18 AM
12	It's All About You Salon	3/13/2015 10:00 AM
13	grocery	3/13/2015 9:15 AM
14	library	3/13/2015 8:56 AM
15	Hair Salon	3/13/2015 7:33 AM
16	Dry cleaner, pet store, bakery	3/13/2015 1:04 AM
17	dentist office	3/12/2015 11:01 PM
18	Salon	3/12/2015 9:18 PM
19	library	3/12/2015 8:32 PM
20	post office	3/12/2015 7:31 PM
21	church	3/12/2015 3:14 PM
22	Post Office	3/12/2015 2:23 PM
23	Hair & Nail Salon	3/12/2015 2:11 PM
24	library	3/12/2015 1:10 PM
25	library	3/12/2015 1:10 PM
26	Library	3/12/2015 1:07 PM
27	My children's daycare	3/12/2015 1:03 PM
28	something to do with the kids like a skate park or roller skating place	3/12/2015 12:58 PM
29	I only visit during Old Fashion Day to perform in the parade.	3/12/2015 12:57 PM
30	church	3/12/2015 12:56 PM
31	thinks daycare	3/12/2015 12:56 PM
32	Library	3/12/2015 12:55 PM
33	Post office	3/12/2015 12:52 PM

34	Post Office	3/12/2015 11:26 AM
35	library	3/12/2015 11:09 AM
36	holiday events & old fashioned day	3/12/2015 10:54 AM
37	Library	3/12/2015 10:24 AM
38	Library, Post Office	3/12/2015 10:15 AM
39	The doll house hair salon	3/12/2015 10:13 AM
40	Salon/day spa , coffee house	3/12/2015 9:59 AM
41	church	3/12/2015 9:54 AM
42	Gas station	3/12/2015 9:37 AM
43	post office	3/12/2015 9:36 AM
44	Gas Station	3/12/2015 9:35 AM
45	gas station	3/12/2015 9:35 AM
46	Library	3/12/2015 9:30 AM
47	Library	3/12/2015 9:07 AM
48	beauty salons	3/12/2015 9:01 AM
49	Vet,	3/12/2015 8:49 AM
50	church, library	3/12/2015 8:47 AM
51	library	3/12/2015 8:07 AM
52	AQW	3/12/2015 8:05 AM
53	Library	3/11/2015 7:11 PM
54	library	3/11/2015 4:32 PM
55	Daycare	3/11/2015 2:05 PM
56	Post office	3/11/2015 12:38 PM
57	library	3/10/2015 11:31 AM
58	lawyer	3/10/2015 8:28 AM
59	library	3/9/2015 3:15 PM
60	T.H.I.N.K.S	3/9/2015 10:20 AM
61	Library	3/4/2015 2:09 PM
62	Library and church	3/2/2015 10:51 PM
63	The Walton Laundromat (world's oldest laundromat)	2/27/2015 9:50 PM
64	Gross Insurance	2/26/2015 4:01 PM
65	All about you!	2/25/2015 6:38 PM
66	beauty shop	2/25/2015 1:33 PM
67	insurance and daycare	2/25/2015 9:06 AM
68	Library, Post Office	2/25/2015 8:09 AM
69	daycare	2/25/2015 4:58 AM
70	post office	2/24/2015 11:09 PM
71	Manufacturer	2/24/2015 9:24 PM

72	Library	2/24/2015 7:47 PM
73	butcher	2/24/2015 6:30 PM
74	Gas Station, Walton Library	2/24/2015 5:54 PM
75	Friends that live there	2/24/2015 5:21 PM
76	church	2/24/2015 5:18 PM
77	bar / restuarant	2/24/2015 5:14 PM
78	Beauty Shop, Library	2/24/2015 5:08 PM
79	Library	2/24/2015 5:02 PM
80	salon	2/24/2015 4:52 PM

### Q6 WHAT TYPE OF EVENTS ON AND AROUND WALTON'S HISTORIC MAIN STREET DO YOU ATTEND?(select all that apply)

Answered: 292 Skipped: 67

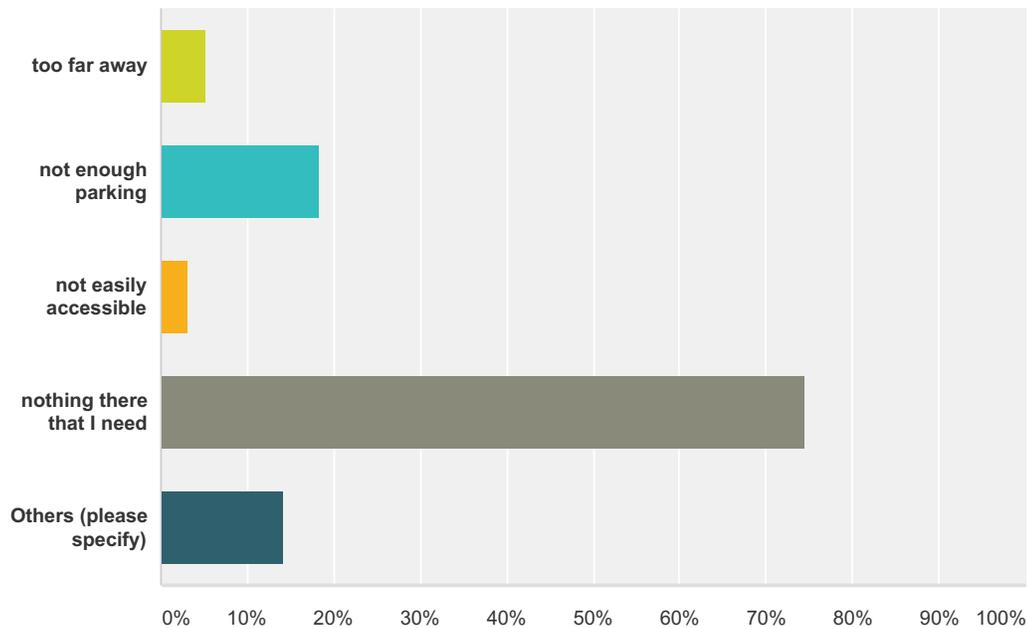


Answer Choices	Responses
Christmas On Main	51.71% 151
Old Fashion Days	89.73% 262
Pig Fest	41.78% 122
School events (athletic, arts, etc.)	43.15% 126
Others (please specify)	2.74% 8
<b>Total Respondents: 292</b>	

#	Others (please specify)	Date
1	club meetings, church	3/21/2015 4:23 PM
2	haven't attended any	3/13/2015 8:56 AM
3	church events	3/12/2015 9:14 AM
4	First Baptist Walton Car show-August	3/12/2015 8:47 AM
5	everyday business	3/12/2015 8:05 AM
6	alumni picnic	2/24/2015 7:52 PM
7	St.Joseph Academy Fish Fry	2/24/2015 5:54 PM
8	Memorial Day and Veterans Day Programs	2/24/2015 5:08 PM

### Q7 WHAT HAS KEPT YOU FROM VISITING WALTON'S HISTORIC MAIN STREET?

Answered: 283 Skipped: 76



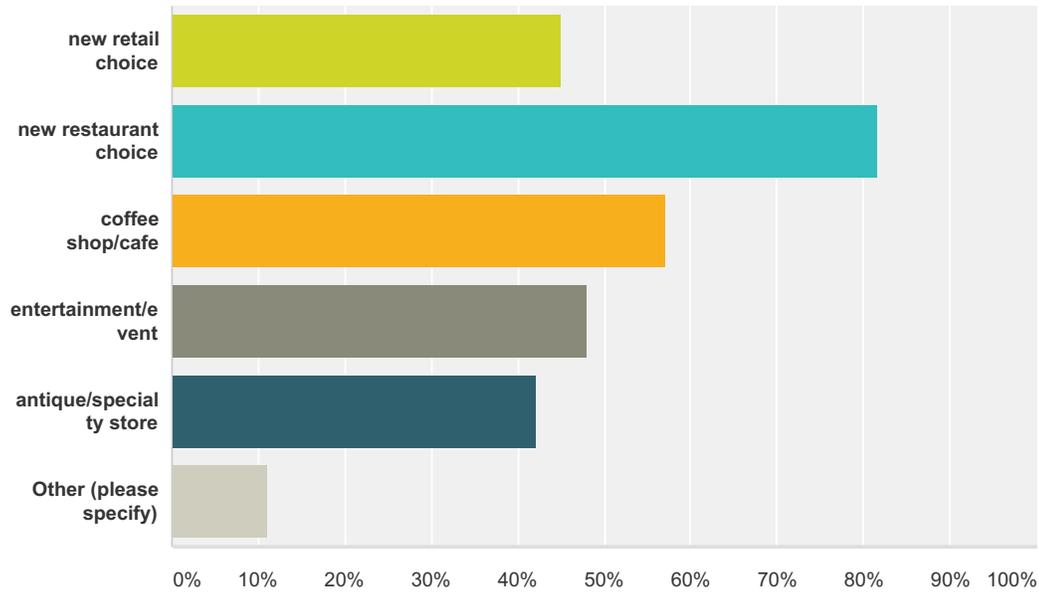
Answer Choices	Responses
too far away	5.30% 15
not enough parking	18.37% 52
not easily accessible	3.18% 9
nothing there that I need	74.56% 211
Others (please specify)	14.13% 40
<b>Total Respondents: 283</b>	

#	Others (please specify)	Date
1	Time	3/19/2015 7:42 PM
2	smoking in restaurants	3/16/2015 7:19 PM
3	N/A	3/16/2015 11:58 AM
4	new Towne Center has other stores I need	3/16/2015 10:43 AM
5	i just work here & before only came to sleigh bells	3/14/2015 9:24 AM
6	i do go so nothing	3/13/2015 6:10 PM
7	Usually shop for groceries and eat at restaurants outside of the historic main street.	3/13/2015 11:54 AM
8	I have been there...I don't come more because there isn't enough there I am interested in- just Sleigh Bells & it's all about you salon	3/13/2015 10:01 AM
9	Nothing has kept me, but it would be nice to see a nice independent restaurant and coffee shop/sandwich shop.	3/13/2015 9:14 AM

10	lack of businesses, needs revived!	3/13/2015 7:35 AM
11	not much in walton; sleigh bells store is great addition	3/12/2015 11:04 PM
12	N/A Resident of Main Street	3/12/2015 9:19 PM
13	I don't drink, I bank elsewhere, I grocery shop & get gas at Kroger's, there is only 1 specialty shop & it is closed by the time I get home from work. Only 1 restaurant (that isn't really a bar) and they still allow smoking.	3/12/2015 2:25 PM
14	Weather	3/12/2015 1:04 PM
15	Not alot of things that appeal to 16 year olds.	3/12/2015 12:58 PM
16	nothing keeps me from visiting	3/12/2015 12:56 PM
17	n/a	3/12/2015 11:31 AM
18	some of the residential housing	3/12/2015 11:28 AM
19	Getting rundown	3/12/2015 10:26 AM
20	Nothing there to offer.	3/12/2015 9:39 AM
21	nothing i need and building's arent keep well for most part	3/12/2015 9:39 AM
22	Not enough restaurants	3/12/2015 9:38 AM
23	not a lot of time	3/12/2015 9:37 AM
24	Scary people.	3/12/2015 9:36 AM
25	NA	3/12/2015 8:50 AM
26	not enough restaurants and shopping	3/12/2015 8:49 AM
27	Need more business options	3/11/2015 12:40 PM
28	Current drug problem.	3/2/2015 6:22 PM
29	time	3/2/2015 5:45 PM
30	nothing	2/25/2015 1:34 PM
31	lack of businesses	2/25/2015 10:40 AM
32	restaurants smoking	2/24/2015 9:47 PM
33	Not interesting enough	2/24/2015 8:30 PM
34	pricing	2/24/2015 8:11 PM
35	N/a	2/24/2015 7:49 PM
36	needs new businesses	2/24/2015 7:17 PM
37	loved shop like Simple Times, then it was gone. a coffee shop would be nice.	2/24/2015 7:07 PM
38	n/a	2/24/2015 6:31 PM
39	Time	2/24/2015 5:54 PM
40	wish it offered more businesses	2/24/2015 5:15 PM

### Q8 WHAT TYPES OF BUSINESSES WOULD ATTRACT YOU TO WALTON'S HISTORIC MAIN STREET MORE OFTEN?(select all that apply)

Answered: 337 Skipped: 22



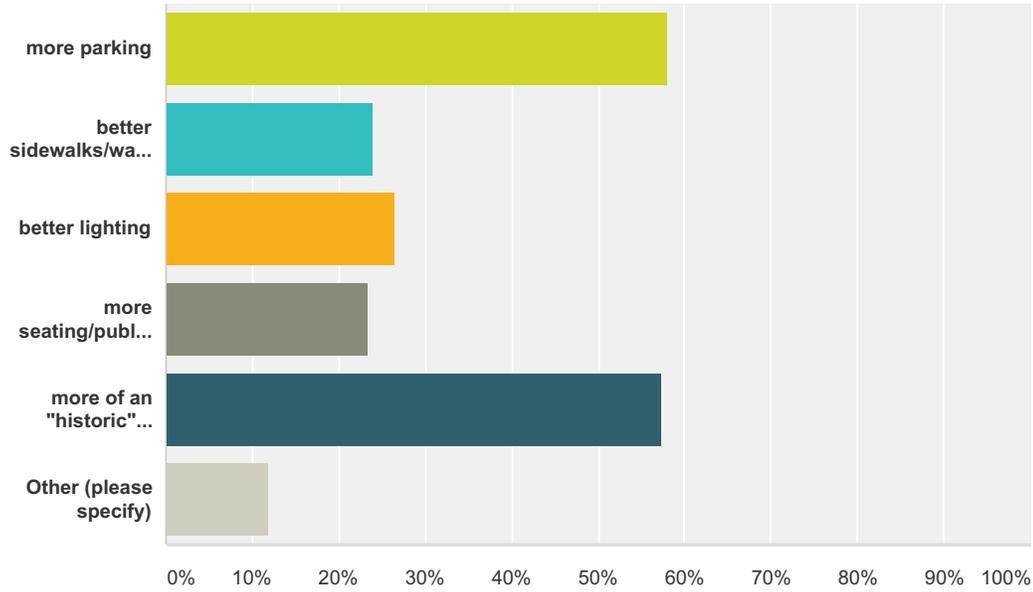
Answer Choices	Responses
new retail choice	45.10% 152
new restaurant choice	81.60% 275
coffee shop/cafe	57.27% 193
entertainment/event	48.07% 162
antique/specialty store	42.14% 142
Other (please specify)	10.98% 37
<b>Total Respondents: 337</b>	

#	Other (please specify)	Date
1	adult fitness center	4/1/2015 5:37 PM
2	dry cleaners	3/21/2015 4:26 PM
3	UPS/FedEx	3/16/2015 3:24 PM
4	Hallmark	3/14/2015 9:24 AM
5	Unsure	3/14/2015 8:32 AM
6	Safe night life.	3/13/2015 11:17 AM
7	Nothing for kids to do and only one sit down family restaurant in walton b	3/13/2015 9:31 AM
8	farmers market	3/13/2015 7:35 AM

9	Group Fitness Studio, Bakery	3/12/2015 2:16 PM
10	Pet store! Hardware store!	3/12/2015 2:16 PM
11	dollar tree	3/12/2015 1:21 PM
12	bakery, museum of local history. historical restaurant	3/12/2015 1:11 PM
13	video game vendor	3/12/2015 1:11 PM
14	entertainment stores, like a bookstore	3/12/2015 1:10 PM
15	Tanning salon	3/12/2015 1:04 PM
16	Movie Theatre, Y (swimming pool)	3/12/2015 12:57 PM
17	we are planning to move closer to walton	3/12/2015 10:55 AM
18	A cd store with band merch	3/12/2015 9:38 AM
19	Bakery	3/12/2015 9:31 AM
20	bakery!!!	3/12/2015 9:15 AM
21	kids indoor play-would love indoor pool/waterpark, also a craft mall would help crafters and shoppers	3/12/2015 8:50 AM
22	Hardware store and daycare	3/11/2015 9:29 PM
23	Mini Golf	3/11/2015 2:06 PM
24	Arts and crafts	3/11/2015 11:19 AM
25	Things for kids to do	3/5/2015 9:52 AM
26	YMCA	3/4/2015 2:10 PM
27	youth center for young teens there is little to do for teens around thus town.	2/27/2015 2:22 PM
28	sit down restaurant	2/25/2015 2:02 PM
29	A decent coffee shop and unique retail not available in malls	2/25/2015 12:59 PM
30	A larger park/green space	2/25/2015 11:22 AM
31	Special events	2/25/2015 10:40 AM
32	craft type stores	2/24/2015 11:12 PM
33	I miss Simple Times cafe'	2/24/2015 7:54 PM
34	Would like a smoke free restaurant	2/24/2015 6:34 PM
35	sewing nook, bakery	2/24/2015 5:54 PM
36	Anything that is nice.No more bars!!!! The bars dominate the town.	2/24/2015 5:16 PM
37	Consignment store	2/24/2015 5:04 PM

### Q9 WHAT TYPES OF IMPROVEMENTS DO YOU FEEL ARE NEEDED ALONG WALTON'S HISTORIC MAIN STREET? (select all that apply)

Answered: 320 Skipped: 39



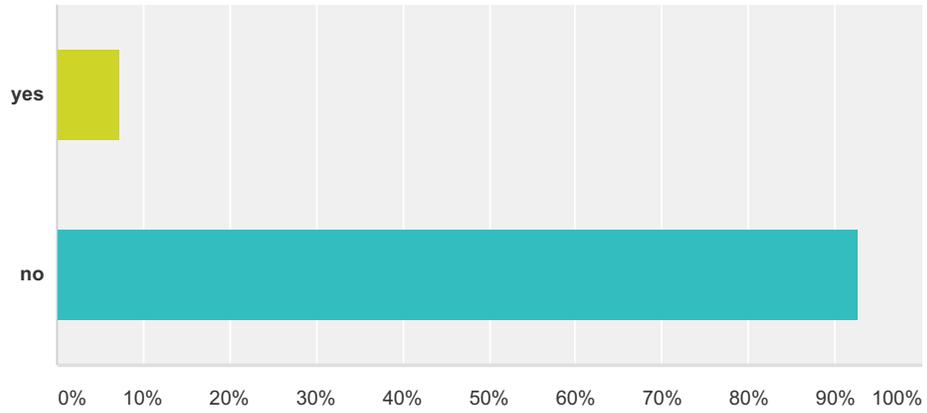
Answer Choices	Responses
more parking	58.13% 186
better sidewalks/walkways	24.06% 77
better lighting	26.56% 85
more seating/public benches	23.44% 75
more of an "historic" feel/historic elements	57.50% 184
Other (please specify)	11.88% 38
<b>Total Respondents: 320</b>	

#	Other (please specify)	Date
1	better maintained houses	3/16/2015 7:19 PM
2	Expansion of retail area so it is less congested.	3/16/2015 3:24 PM
3	N/A	3/16/2015 11:58 AM
4	remove overhead power lines	3/14/2015 10:47 AM
5	Lighting in certain sections.	3/14/2015 8:32 AM
6	Non smoking places to eat	3/13/2015 10:04 PM
7	A need for properties to be maintained/kept up.	3/13/2015 11:54 AM
8	Less Heroin.	3/13/2015 11:17 AM

9	Nonsmoking restaurant options - family friendly	3/13/2015 10:24 AM
10	Places for kids to go. I'm so sick of seeing kids run the streets. If they had s place to go and skate, play arcade games,or any type of activities I believe the drug and crime rate in walton would go down.	3/13/2015 9:31 AM
11	cleaner environment	3/12/2015 11:04 PM
12	Curb appeal for homes and businesses. Making sure properties are kept up and maintained.	3/12/2015 10:40 PM
13	Drugs out of the area	3/12/2015 9:19 PM
14	Zone commercial and do away with residential run down places.	3/12/2015 2:16 PM
15	just better reason to hang out around there	3/12/2015 1:11 PM
16	more trees	3/12/2015 12:56 PM
17	Need more local business owners. There's nothing that draws people to Walton. There is one store "Christmas store" but nothing else. Turn the government housing into places for small business owner in town.	3/12/2015 9:39 AM
18	More up to date things, Something for teens	3/12/2015 9:38 AM
19	More places to eat, and Shop	3/12/2015 9:37 AM
20	I really enjoy flowers and nice decorations.	3/12/2015 9:36 AM
21	N/A	3/12/2015 9:30 AM
22	gas lamps (old fashion feel)	3/12/2015 9:15 AM
23	improved parking lots	3/12/2015 9:02 AM
24	Clean up commercial and residential areas	3/12/2015 9:01 AM
25	some homes need to be cleaned up, also during recent snow storms I didn't see snow removal from sidewalks- we have a lot of walkers in Walton	3/12/2015 8:50 AM
26	more shops in close local to each other.	3/11/2015 9:29 PM
27	More Open Area and nice place to just relax	3/11/2015 2:05 PM
28	Specified parking areas	3/11/2015 12:40 PM
29	get rid of above-ground wires and poles	3/9/2015 3:16 PM
30	The beautiful homes are the only thing that make Main Street feel "historic" I've lived in Walton for 24 years and I've never considered Main Street to be "historic" - at least not historically preserved	3/9/2015 1:18 PM
31	More retail shops	2/25/2015 10:40 AM
32	make it like Bellevue	2/24/2015 11:12 PM
33	more police presents to run off drug traffickers	2/24/2015 8:12 PM
34	more novelty stores, restaurants	2/24/2015 8:07 PM
35	walking bridge from high street to downtown	2/24/2015 7:56 PM
36	different kind of lighting, stone seating?	2/24/2015 5:54 PM
37	The rental properties that house the drug lords need to be removed.	2/24/2015 5:04 PM
38	Historic Events - not flea markety	2/24/2015 4:58 PM

### Q10 DO YOU OWN OR OPERATE A BUSINESS ALONG WALTON'S HISTORIC MAIN STREET?

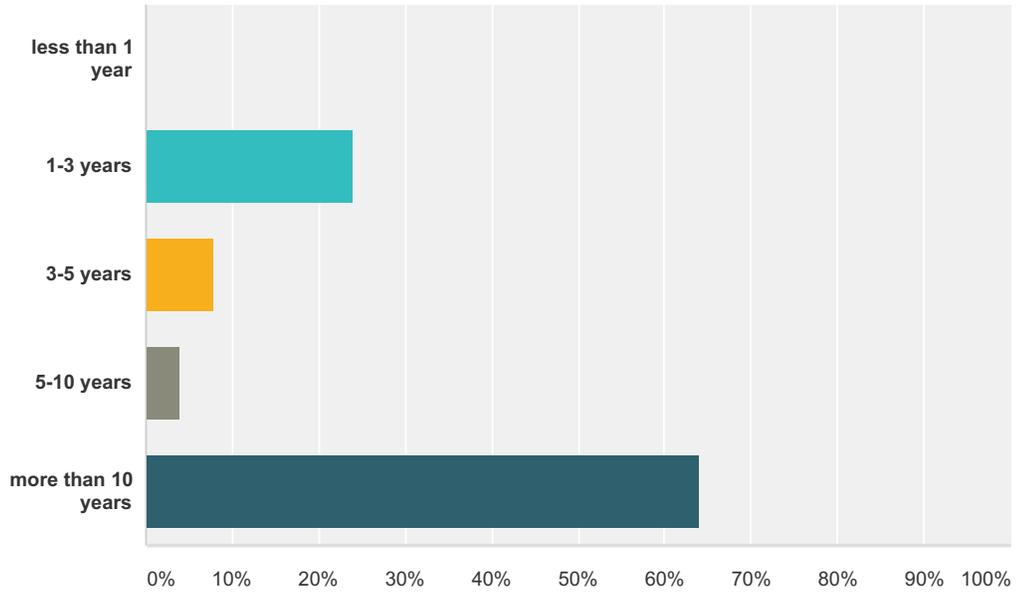
Answered: 339 Skipped: 20



Answer Choices	Responses
yes	7.37% 25
no	92.63% 314
<b>Total</b>	<b>339</b>

### Q11 HOW LONG HAS YOUR BUSINESS BEEN LOCATED ON WALTON'S HISTORIC MAIN STREET?

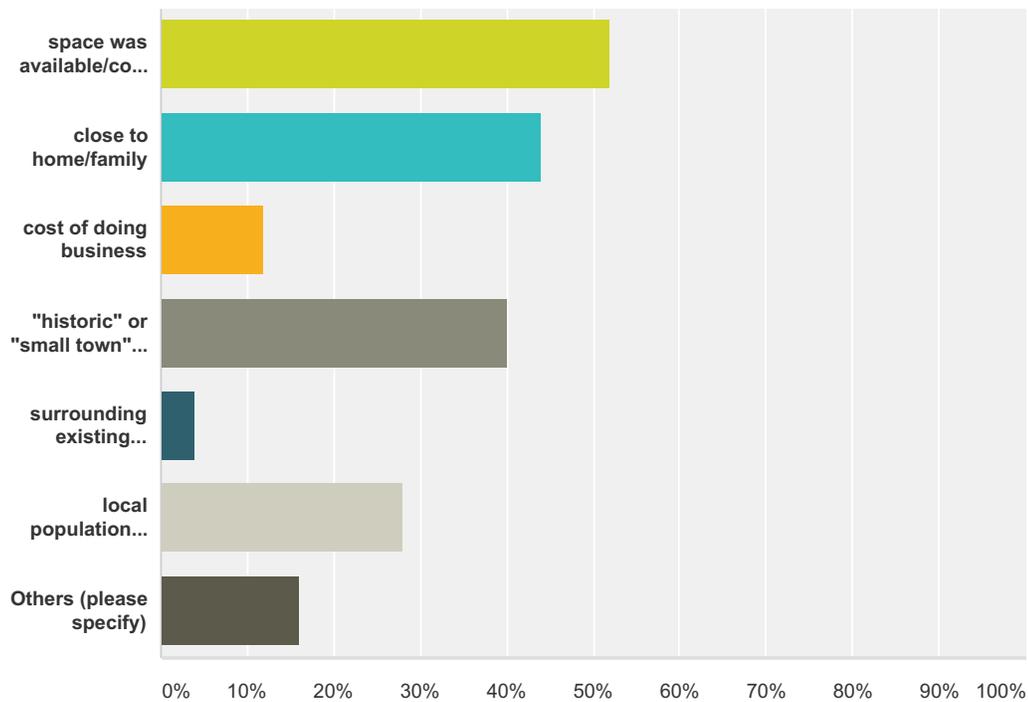
Answered: 25 Skipped: 334



Answer Choices	Responses
less than 1 year	0.00% 0
1-3 years	24.00% 6
3-5 years	8.00% 2
5-10 years	4.00% 1
more than 10 years	64.00% 16
<b>Total</b>	<b>25</b>

### Q12 WHY DID YOU CHOOSE WALTON'S HISTORIC MAIN STREET FOR THE LOCATION OF YOUR BUSINESS?(select all that apply)

Answered: 25 Skipped: 334

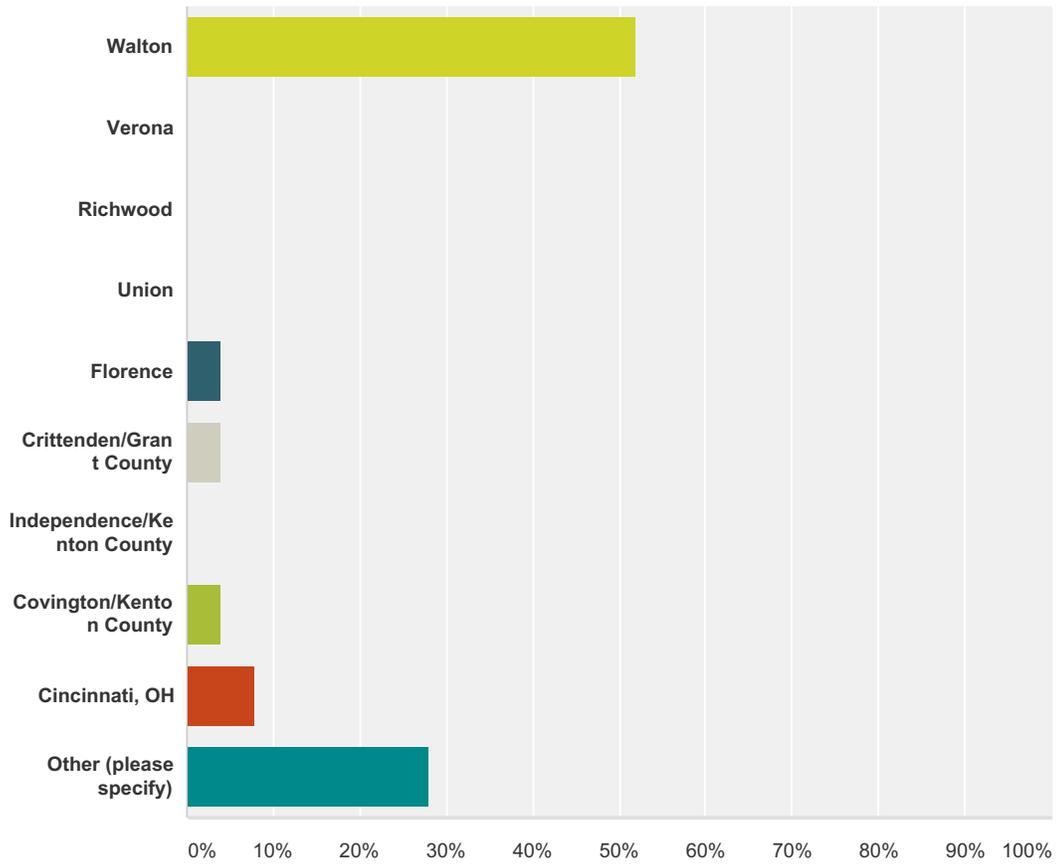


Answer Choices	Responses
space was available/convenient	52.00% 13
close to home/family	44.00% 11
cost of doing business	12.00% 3
"historic" or "small town" atmosphere	40.00% 10
surrounding existing businesses	4.00% 1
local population demographics	28.00% 7
Others (please specify)	16.00% 4
<b>Total Respondents: 25</b>	

#	Others (please specify)	Date
1	Family business owned since 1950s	4/4/2015 12:14 PM
2	historical connection with the area	3/16/2015 12:00 PM
3	The Walton Laundromat has been there a very long time.	2/27/2015 9:54 PM
4	Post Office has been here forever	2/25/2015 2:03 PM

### Q13 WHERE ARE THE MAJORITY OF YOUR CUSTOMERS FROM?

Answered: 25 Skipped: 334

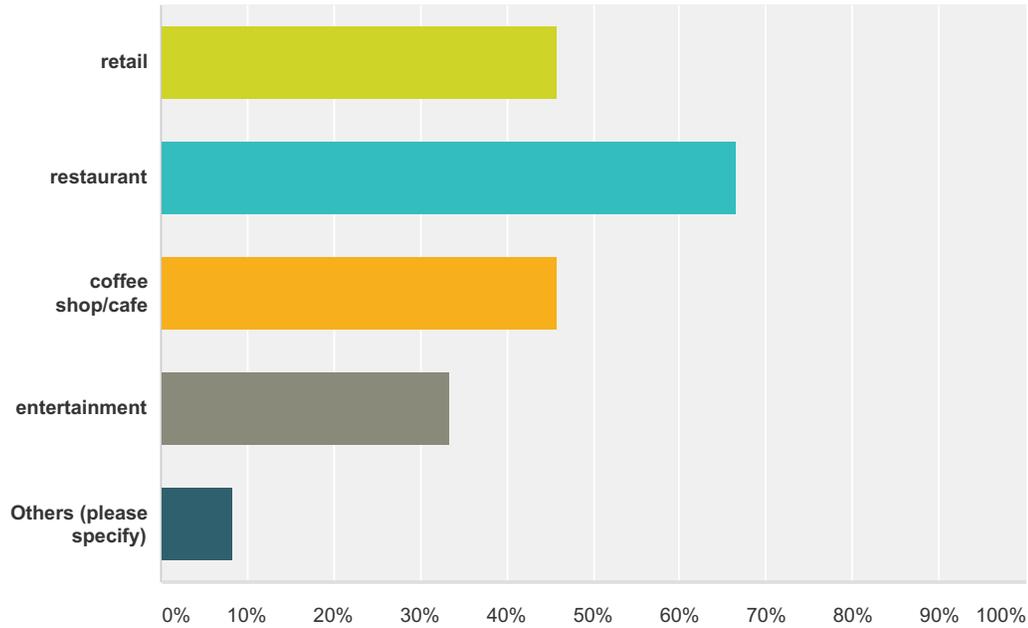


Answer Choices	Responses
Walton	52.00% 13
Verona	0.00% 0
Richwood	0.00% 0
Union	0.00% 0
Florence	4.00% 1
Crittenden/Grant County	4.00% 1
Independence/Kenton County	0.00% 0
Covington/Kenton County	4.00% 1
Cincinnati, OH	8.00% 2
Other (please specify)	28.00% 7
<b>Total</b>	<b>25</b>

#	Other (please specify)	Date
1	entire northern Kentucky area	3/16/2015 12:00 PM
2	All of the above	3/12/2015 1:48 PM
3	NKY	3/12/2015 12:31 PM
4	various places in northern kentucky	3/10/2015 8:30 AM
5	walton, verona, union, florence, berry, covington, independence,grant county	3/7/2015 3:03 PM
6	Walton, Verona, Crittenden, MorningView, Warsaw	2/27/2015 9:54 PM
7	around the world	2/25/2015 8:48 AM

**Q14 AS A BUSINESS OWNER/OPERATOR, WHAT OTHER TYPES OF BUSINESSES WOULD YOU LIKE TO SEE ON WALTON'S HISTORIC MAIN STREET?(select all that apply)**

Answered: 24 Skipped: 335

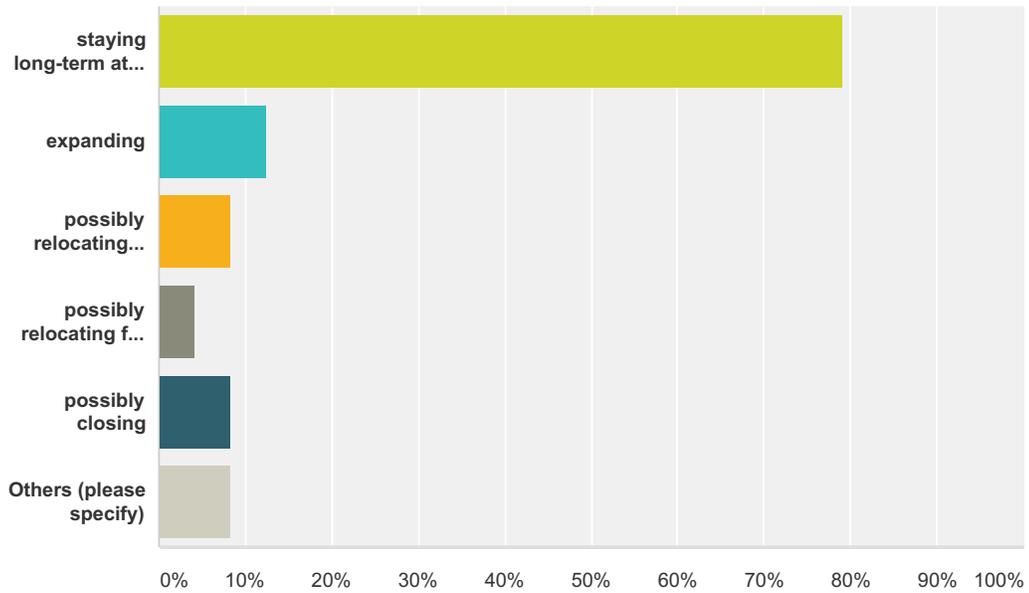


Answer Choices	Responses
retail	45.83% 11
restaurant	66.67% 16
coffee shop/cafe	45.83% 11
entertainment	33.33% 8
Others (please specify)	8.33% 2
<b>Total Respondents: 24</b>	

#	Others (please specify)	Date
1	antiques	3/14/2015 10:49 AM
2	Group fitness studio, bakery, healthy juice bar	3/12/2015 2:26 PM

### Q15 WHAT DOES YOUR BUSINESS PLAN INCLUDE?(select all that apply)

Answered: 24 Skipped: 335



Answer Choices	Responses
staying long-term at current location	79.17% 19
expanding	12.50% 3
possibly relocating locally	8.33% 2
possibly relocating from area	4.17% 1
possibly closing	8.33% 2
Others (please specify)	8.33% 2
<b>Total Respondents: 24</b>	

#	Others (please specify)	Date
1	Walton needs to attract people and have more options for people who travel a distance to come here.	3/13/2015 9:15 AM
2	Building the Business and perhaps selling it.	2/27/2015 9:54 PM