

## **Linden Gateway Small Area Study**

Task Force Meeting Minutes

Location: Center for Great Neighborhoods

Thursday April 24, 2008

6:00-7:45 P.M.

### **ATTENDANCE:**

Charles Eilerman – Kenton County Planning Commission  
Rick Ludlum – Linden Grove Cemetery Board of Overseers  
Pete Nerone – Peaselburg neighborhood resident  
Pastor David Foley – Southside Baptist Church  
Rachel Hastings – Center for Great Neighborhoods  
Alex Weldon – Kenton County Planning Commission  
Edward Dietrich – Northern Kentucky Area Planning Commission  
Keith Logsdon – Northern Kentucky Area Planning Commission

### **ABSENT:**

Betty Schumacher – Friends of Peaselburg Neighborhood Association  
Helena Roden – Owner of Crosstown Pub  
Doug Chambers – St. Elizabeth Medical Center  
Regina Haley – Westside Neighborhood Resident  
Maureen Rabe – Blau Mechanical  
Vada Smith – Westside Action Association  
Jack Toerner – American Sound and Electronics

### **1. CALL TO ORDER**

The meeting was called to order at 6:15 P.M. by Ed Dietrich.

### **2. APPROVAL OF MINUTES FROM MARCH 27<sup>th</sup>, 2008 MEETING**

Mr. Eilerman made a motion to approve the minutes of the March 27<sup>th</sup>, 2007 meeting and Mr. Nerone seconded the motion. The motion passed 4-0.



### 3. DISCUSSION OF SCHEDULE

Mr. Dietrich mentioned to the committee that their may not be a meeting in May depending on the progress of the final document draft. The meetings on June 26th and July 31<sup>st</sup> will be on 12<sup>th</sup> Street and its redevelopment.

### 4. DISCUSSION OF COMMENTS FROM 2<sup>ND</sup> PUBLID MEETING

Mr. Dietrich briefly described the happening of the public meeting which was held on Thursday April 17, 2008. Sharmili Sampath had given a presentation of the preliminary recommendations for land use, historic preservation, parks, green infrastructure, housing, and transportation and then participants were broken into small groups to address the main topics. Mr. Dietrich mentioned that the comments received from the public meeting have been handed out to the task force and then he proceeded to review these comments with the group. While discussing the public comments maps showing the area of concern where projected for reference.

Key topics of these comments were land use and historic preservation, parks and green infrastructure, housing, and transportation. Listed below are some of the most common comments. Please see the full list for further information.

#### *Land Use and Historic Preservation –*

Mr. Dietrich mentioned that one main concern regarding land use is the amount of commercial proposed for 12<sup>th</sup> Street as well as the residential component of mixed uses. With respect to historic preservation, it was found that there seemed to be two distinctive prospectives on this issue. One prospective was of pro-historic preservation, at least in the realm of the National Register of Historic Places. The second prospective was that of concern that a National Register District would place too many restrictions on property owners. Mr. Dietrich clarified that the National Register do not, in fact, place restrictions on property owners.

The task force had no major comments for this section of public input except to clarify the Chapter 99 plan along 12<sup>th</sup> Street and that this plan has suggested guidelines for the redevelopment of 12<sup>th</sup> Street. Mr. Eilerman expressed his concern for the redevelopment of 12<sup>th</sup> Street and said design guidelines. He feels that with the broken up ownership along the corridor, design guidelines seem irrelevant if nothing is going to be re-developed. He suggests that a coherent development plan my envision taking more property to the south of 12<sup>th</sup> Street in order to eliminate the issue of non-viable parcels. Mr. Eilerman hopes that a concrete redevelopment plan can be established as well as a specific plan for the city to implement it.



## *Parks and Green Infrastructure –*

In reviewing the comments for parks and green infrastructure, Mr. Dietrich expressed three major ideas. One was the greenway/bikeway connection from the 19<sup>th</sup> Street opportunity area north of Bill's Market to Linden Grove Cemetery access less heavily traveled roads rather than along Holman Ave. Some people believe Holman Avenue carries too much traffic to be safe for additional pedestrian and bicycle traffic. The second was that there should be more active space established for the children of the area. A concern was expressed that local children would tear up the passive space recommended at the public meeting. The third idea discussed by Mr. Dietrich was the concern for safety throughout the potential parks and along all greenways. Several comments were made at the public meeting that lighting and police protection need to be addressed.

Ms. Hastings noted that there are active play space available in and around the study area including Anne Hargraves Park, John G. Carlisle, and Glenn O. Swing fields.

Also discussed by the Task Force was the B&B site along Russell St. This site is currently a brownfield and more information will need to be found before it can be determined what to do with it. Ms. Weldon suggested that the site be considered for the National Register of Historic Places so that it could be eligible for state and national tax credits. Mr. Eilerman suggested that the study report should support whatever the Center for Great Neighborhoods decides to do with the site, and also say something about it studying it for a potential park site.

Pastor Foley suggested seeking a location for a dog walking park and would like to consider making that a part of the recommendations in this plan. He mows some empty lots where residents walk there dogs and encounters a lot of dog waste. Mr. Dietrich pointed out that dog parks are usually fairly large and Mr. Logdon mentioned that they are also usually located in an easily accessible area for a large number of people. Pastor Foley also suggested the dog park could incorporate a fitness element with paths marking distances and posters about proper stretching.

Mr. Nerone asked about what was going to go into the greenway on the south side of 12<sup>th</sup> Street. Ms Weldon said it was so small, and Mr. Nerone agreed saying he thought it was going all the way to the end (Russell St). Mr. Logsdon asked Mr. Dietrich if the Task Force was up on the latest information regarding the interpretive park. Mr. Dietrich said Human Nature, working for SD #1 had come up with a design for a park that would help handle storm water; the area is the worse for combine sewer over flow. However, the State Historic Preservation Office (SHPO) wanted an interpretive park using some of the wrought iron fencing, structure foundations, and architecture elements salvaged from the site in a design that with information plaques would tell the story of the area. Mr. Logsdon told the Task Force about a meeting held earlier in the month with the city of Covington, Kentucky Transportation Cabinet, SD #1, Human Nature, SHPO, and NKAPC regarding the park. Mr. Logsdon had lots of praise for Jay Fossett for keeping the dialogue going and keeping all sides thinking and moving towards a solution. At the



end of the meeting SHPO will share some information with Human Nature and work together and try to come up with a plan that will satisfy everyone. Mr. Logsdon also pointed out that SD #1 has money to create something and SHPO and the transportation cabinet do not have much money to do anything. One of the main concerns is digging in the park. There have not been any archaeological excavations on the site and SHPO's plan was to leave the site undisturbed for future archaeological investigation. Human Nature's plan does call for some digging. Ms Hastings asked if a design mentioned by Mike Bezold, project manager from KTC, at a meeting held several weeks ago. Mr. Logsdon said yes and no. Hopefully Human Nature and SHPO can work together. Mr. Logsdon did report that the wrought iron salvaged from the area is gone. It was being held by Heldman Lumber Co. Mr. Dietrich pointed out that Human Nature's plan is fairly adaptable to SHPO's concerns and desires for the park. Ms. Weldon said that the privies could be explored and documented and the artifacts removed, but Mr. Logsdon said there is no money for that. Mr. Eilerman asked what the significance of the privies is. Ms Weldon explained that they can hold the detritus of a household over decades of time, giving a good record of the life the residents lived. And the law does not allow Federal money to be used to damage these privies. Mr. Eilerman asked about the cost and Ms Weldon does not think it would be very large. Mr. Logsdon said that at the meeting with SHPO it was asked if the excavation of the site could go on over a few years while the road is being constructed and the answer was no it would slow the project down. Mr. Logsdon pointed out that the site is not part of the road and will not be in the way of construction. This was not pointed out at the meeting. Mr. Eilerman asked if the wall had been discussed at this meeting. It was and ownership and the future of the wall when the area behind it gets redeveloped were the principle subjects. Mr. Nerone said that there is only one piece of land located behind the southwest end of the park that needs to be purchased to open the park up to the medical center, make the park bigger and open the park to Watkins Street and the access road.

Pastor Foley said that with 12<sup>th</sup> Street needing four lanes and parking lanes and then with the wide median there is no land left on the south side of the street. Any body wanting to develop the south side of the 12<sup>th</sup> Street will need to acquire more land. He added that city needs to be involved in acquiring the properties so development can occur. Ms Weldon said that at the meetings for the 12<sup>th</sup> Street widening she thought giving the first block up for a park was a mistake but there was a lot of people that wanted it. Mr. Logsdon said that the city needs to get ownership of the small pieces of land KTC will have to disown once they finish with the project. This will give the city leverage on the redevelopment of the south side of 12<sup>th</sup> Street.

#### *Housing –*

Mr. Dietrich said the primary concern was the number of rental properties in the study area and deteriorating condition of the houses. Beside this there were two other issues with respect to the comments received at the Housing table of the public meeting. First, there seems to be a concern regarding a high rate of vacant properties in the area. And second, tied with the vacancy issues was the concern regarding accountability of maintenance of properties. Suggestions were made that codes be more strictly enforced



and the codes need to be stricter. Another idea was to have programs to assist home owners with maintenance and classes on how to landscape.

The task force had no major comments regarding the housing section.

*Transportation –*

Mr. Dietrich noted that there seems to be a split of opinion regarding the flow of traffic along Woodburn Ave. He mentioned that it seems people living north of 16<sup>th</sup> St (on Woodburn Ave) want to keep Woodburn as one-way traffic while those living south of 16<sup>th</sup> St (on Woodburn Ave.) want to make Woodburn Ave two-way traffic. The transportation engineer on staff at NKAPC does not have a preference as to which way the traffic moves as it only affects those living on Woodburn Ave.

Many people expressed a concern regarding the use of the alley because it is dangerous and dark. Improving alleys could solve the parking problem in the area. Some of the comments received at the public meeting were with respect to the speed along Holman as well as the flow of traffic and whether or not it should be stopped with more stop signs.

Mr. Dietrich noted that there is a stop sign at 13<sup>th</sup> Street and Old Main Street and a stop sign at 13<sup>th</sup> Street and New Main Street. Adam Kirk, a transportation engineer with NKAPC, had not mentioned this earlier because he thought the city would already have removed the stop sign at 13<sup>th</sup> and Old Main Street. He thinks it was an oversight.

Note: Not mentioned at the Task Force meeting was a comment by Adam that most everyone that liked the idea of removing the one-way streets around Banklick and 14<sup>th</sup> Streets, and the change in the bus route to stop at the medical clinic.

## **5. FUTURE MEETING DATES**

Mr. Dietrich reminded the task force that their next meeting will be May 29<sup>th</sup> unless it needs to be cancelled due to NKAPC's preparation of the final document draft. In that event, the next task force meeting would be June 26<sup>th</sup>.

## **6. ADJOURNMENT**

The meeting was adjourned at 7:45 P.M.

