

Community Small Area Study



Community Small Area Study Design Workshop Presentation

City of Independence, KY
Feb 26nd, 2007



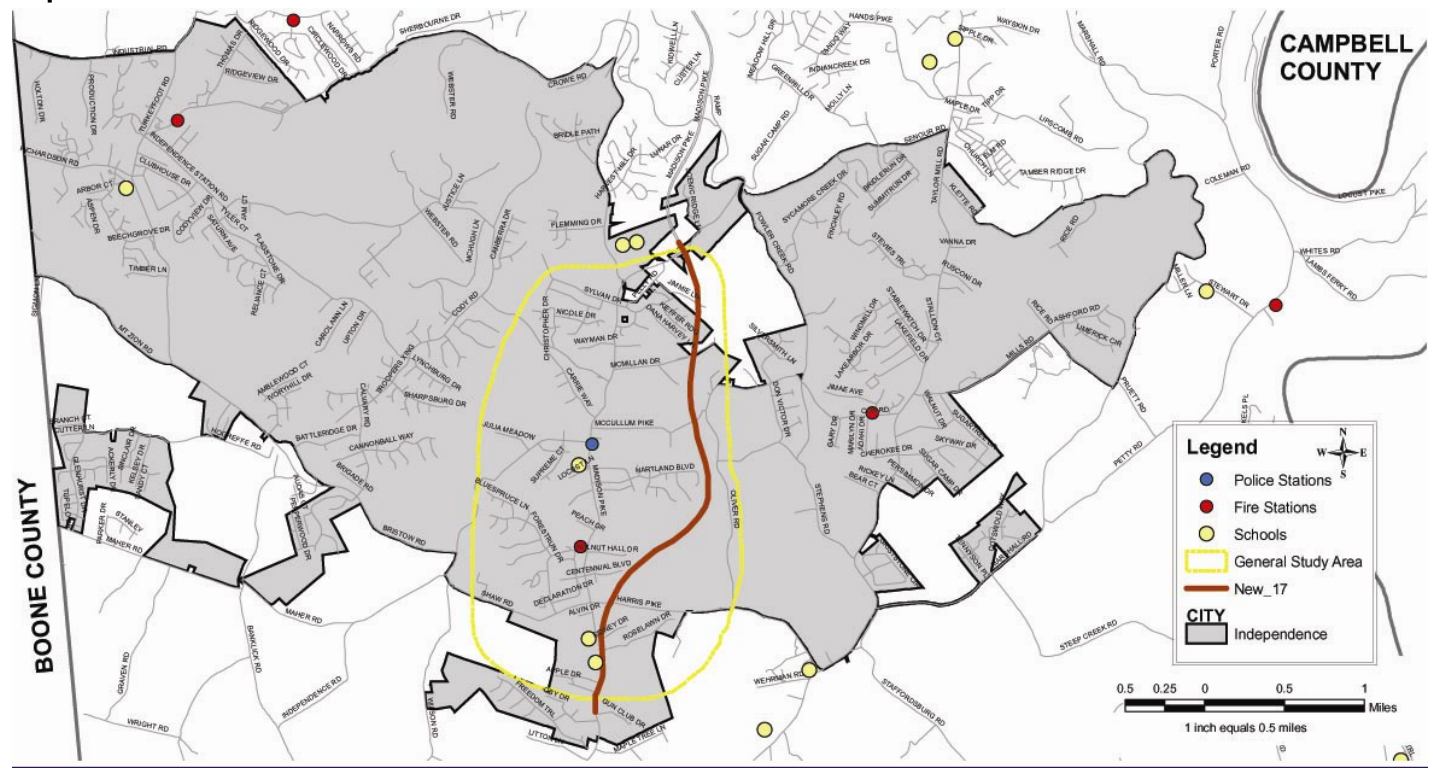
Presentation Outline

- + Project Overview
- + Existing Conditions
- + Community Survey Outcome
- + Stakeholder Inputs
- + Visioning Exercise
- + Preliminary Design Concepts

Project Overview

The City

- Independence within primary growth area of Kenton County
- Population increment by 27% in 5 years according to census estimates
- New developments both residential & commercial



For planning purposes only. Map created on LINK-GIS System by the NKAPC at 2332 Royal Drive Ft. Mitchell, KY 41017 859-331-9980 Office hours M-F 8-5 www.linkgis.org

Need for Study

- Area development pressure
- Haphazard growth; loss of place
- “New” KY 17 and impact on Madison Pike
- Historical significance
- Revitalize & Linkage between “downtown” historic core to residential, commercial areas
- Plan to guide future land use, zoning and development
- As per 2006 Area-Wide Comprehensive Plan Update (NKAPC)
- Market-driven land-use plan
- Strategic implementation



Existing Conditions Study

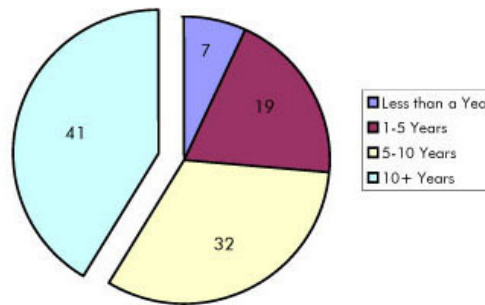
- Residential Development
- Commercial Development
- Downtown Core
- Streetscape
- Madison Pike Corridor
- KY-17 Re-alignment
- Transportation Issues



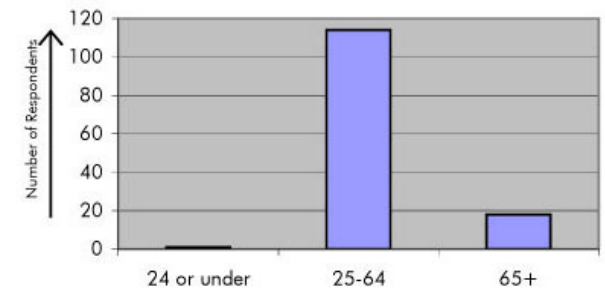
Survey Analysis

- Survey Conducted on Amenities, Neighborhood Integrity/Appearance and Growth Management/Development
- Good response rate
- Majority of respondents lived in the area for 5+ years and mostly 10+ years
- Majority owns a home

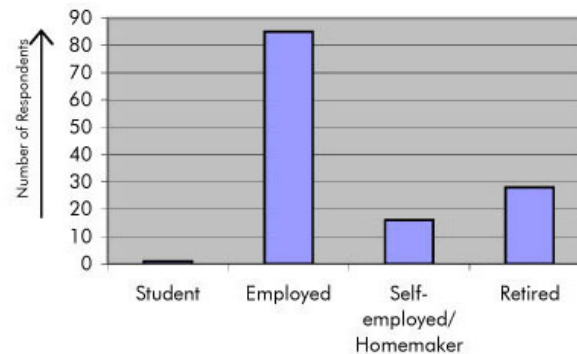
Number of Survey Respondents Living in the Area



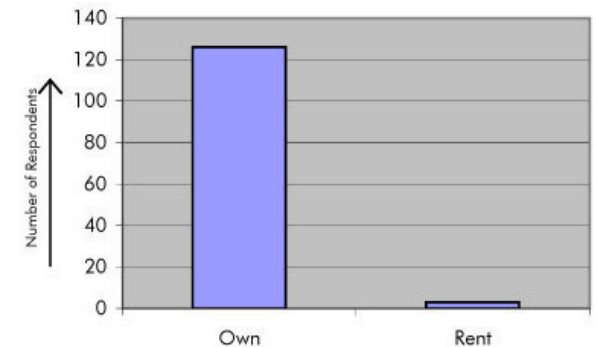
Age



Occupation



Ownership



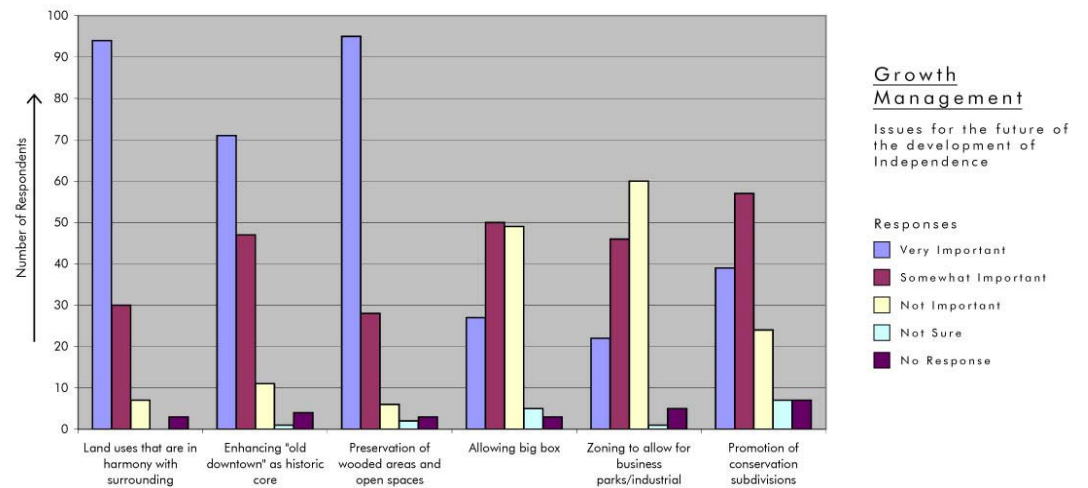
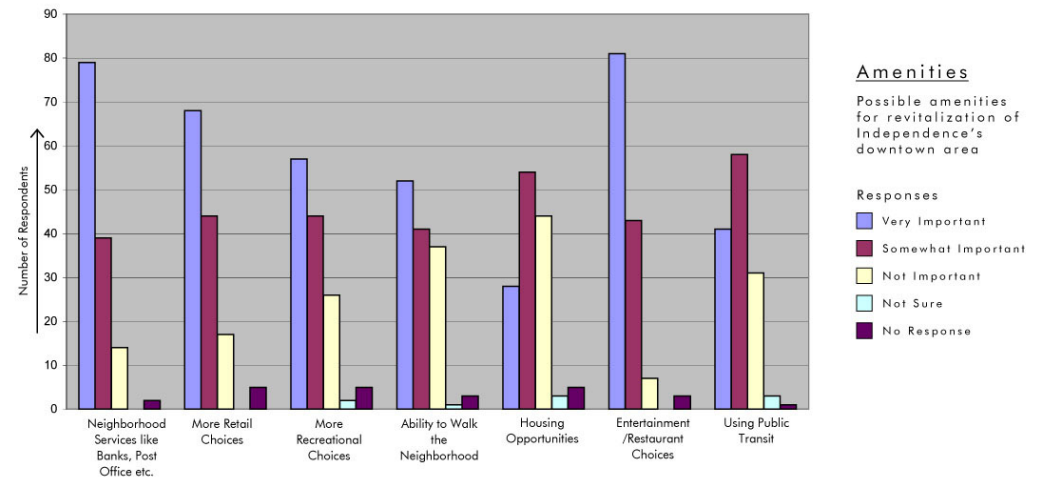
Survey Analysis

➤ Amenities

- Need for more entertainment/restaurant , recreation choices
- More neighborhood services like banks, PO's etc.
- More retail

➤ Growth Management

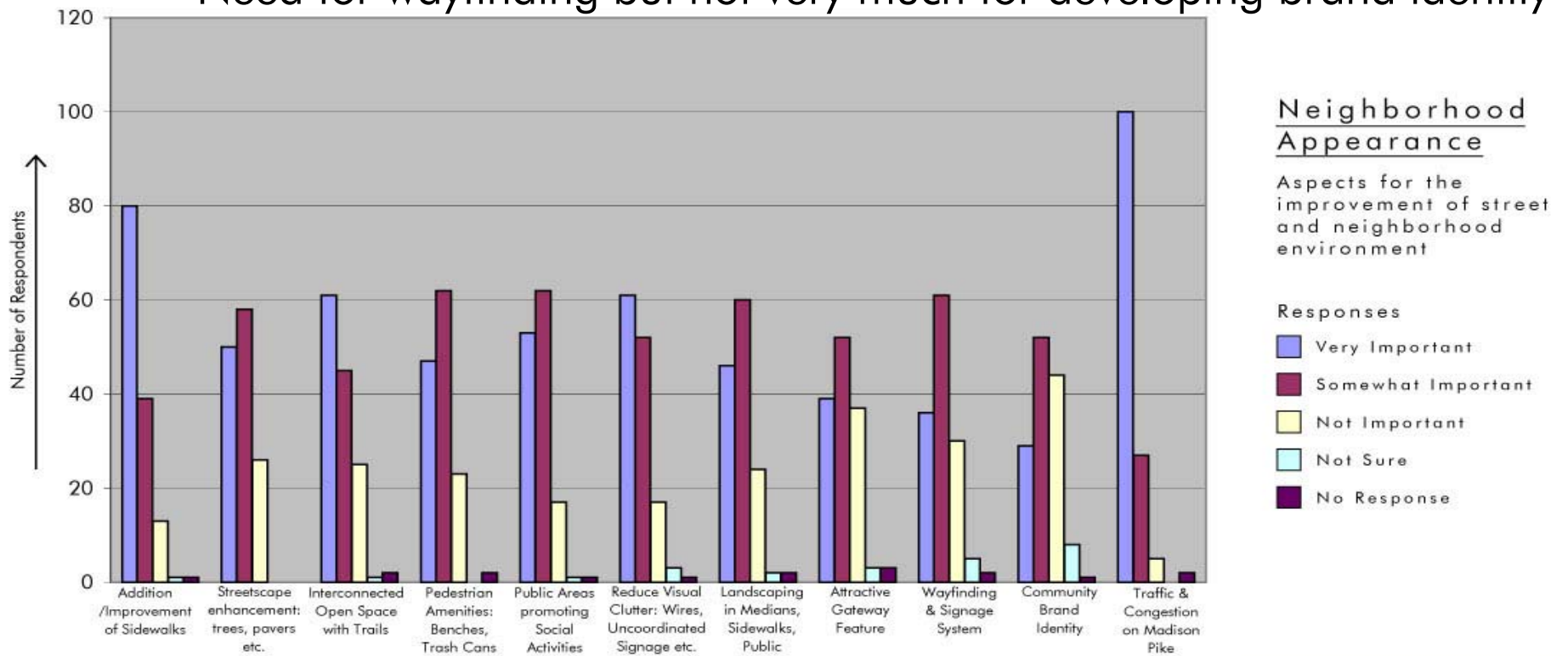
- Harmonious surroundings
- Preservation of open spaces & "old downtown"
- Not "pro" big box



Survey Analysis

↗ Neighborhood Appearance

- Reduce traffic congestion on Madison Pike
- Open Space & Sidewalks connecting the community
- Public areas for social activities
- Reduction of visual clutter
- Need for wayfinding but not very much for developing brand identity



Stakeholder Inputs

↗ Pertinent Comments from Stakeholder Interviews

- Growth Management
 - + Retain the rural, small-town feel of the City
 - + Adjoining land uses to be harmonious
 - + Balance of residential and commercial development with buffers
 - + Farmland preservation from sustainability viewpoint
 - + Historic nature of downtown to be preserved with opportunity to create cultural corridor along Madison Pike
 - + Lesser traffic and more walkable
- Amenities
 - + Need more neighborhood services and restaurant/entertainment choices
 - + Invest on higher end housing to bring in tax base
 - + More recreational choices for the youth
 - + Need more medical facilities
- Neighborhood Appearance
 - + Sidewalks to connect “newer” and “older” parts of the City
 - + Preservation of existing park system with interconnected trails/bike paths with safety measures like well lit, paved etc.
 - + Needs wayfinding

Visioning

- ↗ Existing Conditions & Survey Outcome
- ↗ Images of Independence
 - Residential
 - Commercial
 - Downtown
 - Public Areas-Parks etc.
 - Gateways
- ↗ Concept Development
 - Madison Pike
 - Downtown
 - South Retail Area
 - McCullum Pike & “New” KY-17



Visions-Residential

↗ Type

Preferred-Conservation Subdivision



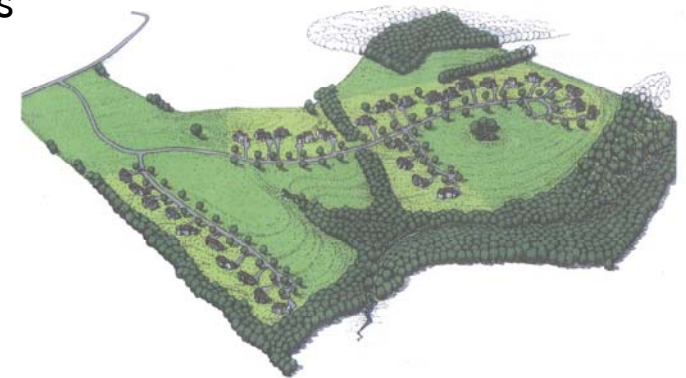
Warren County, Ohio

Advantages of Conservation Subdivision

- Environmental
- Social & Recreational
- Economic
 - Reduce infrastructure and construction costs
 - Smoother review process
 - Marketing and sales advantage
 - Value appreciation



Conventional Subdivision



Same Site with Conservation Subdivision

Visions-Residential

↗ Character & Density Mix

Preferred



↗ Streetscape

Preferred



Similar Images



Reserves at New Albany
New Albany, Ohio



Kettering, Ohio



Norton Commons,
Kentucky



Davidson, NC

Visions-Commercial

↗ Character

Preferred



Similar Images



Mariemont, Ohio

Mixed-use buildings provide 24-hour vibrancy in "Town Center" areas

Town-Center Feel Davidson, NC

↗ Streetscape

Preferred



Similar Images



Oxford, Ohio



Small town commercial



Visions-Commercial



Commercial Center
Davidson, NC

Visions-Downtown

↗ Character

Preferred



Similar Community Images



Downtown Lebanon, Ohio

Granville, Ohio

↗ Streetscape

Preferred



Milford, Ohio

Similar



Oxford Uptown, Ohio



Granville, Ohio



Shelbyville, KY



Visions-Public Areas, Gateways

➤ Parks, Recreation

Preferred



Similar Project Images



M.L. "Red" Trabue Park
Dublin, Ohio

Englewood Metro Park
Englewood, Ohio

➤ Gateways

Preferred



Similar



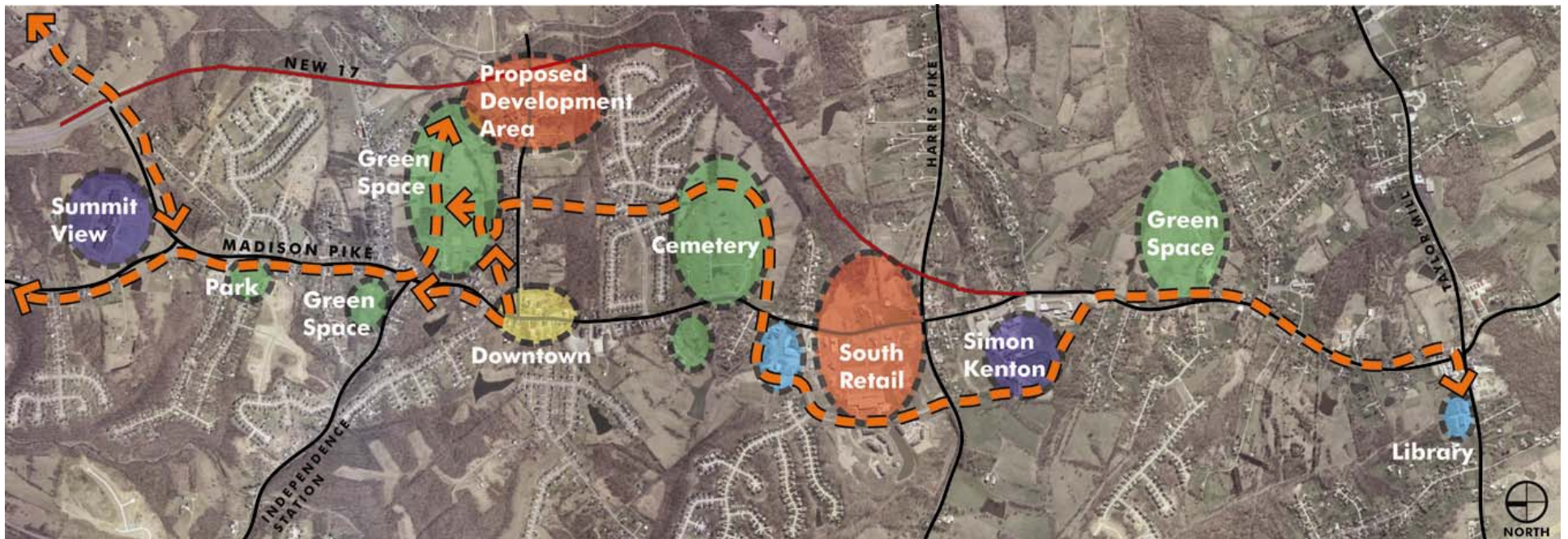
Bristol Village
Waverly, Ohio

Citizen Comments

- More preserved green space
- Please keep our rural, rustic character
- Keep/add buffers between businesses and residential areas
- Limit strip malls and big box stores
- Pedestrian friendly downtown area

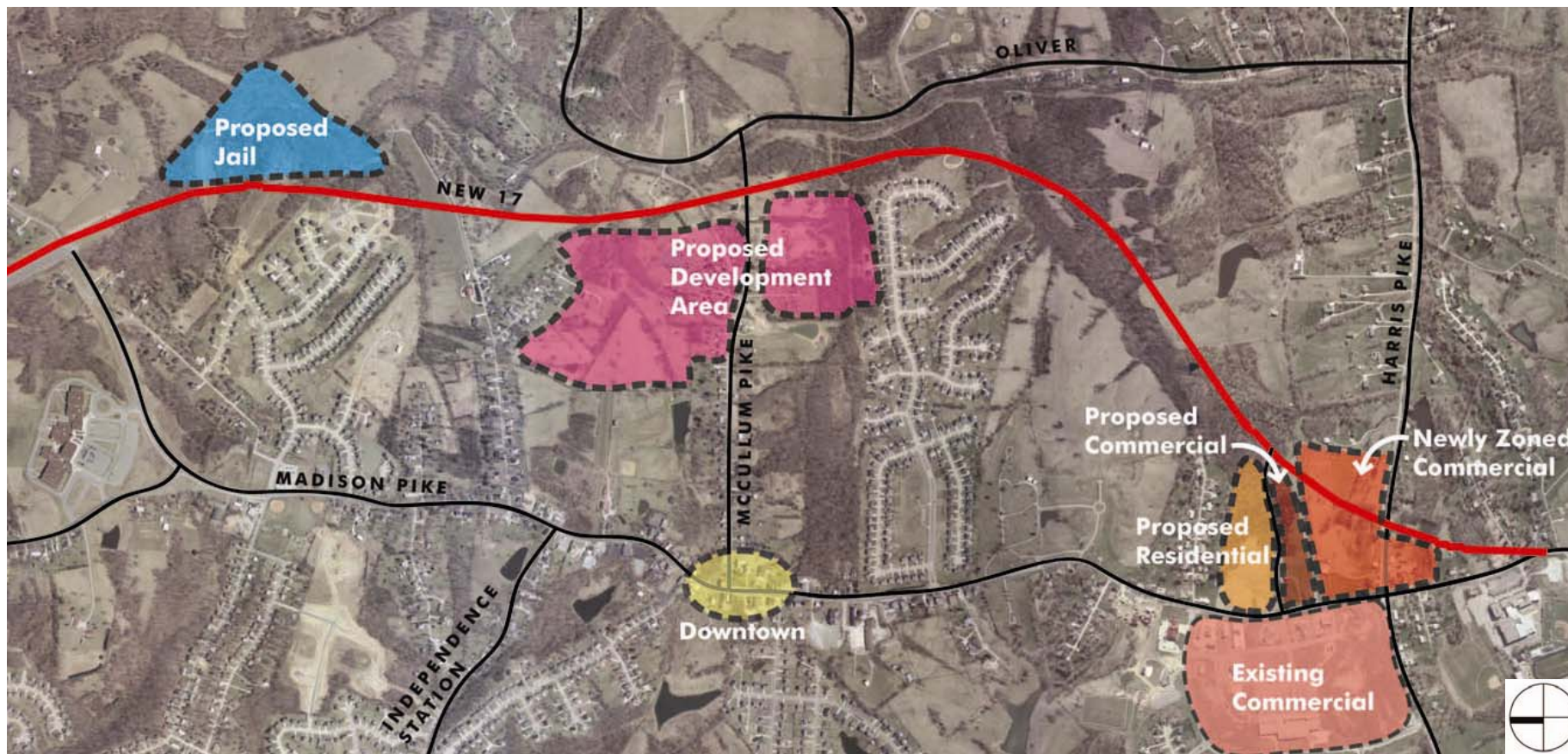


Preliminary Concepts *Madison Pike Corridor*



Preliminary Concepts

"New" KY-17 Corridor



How far do I want to walk?



Downtown
Independence
And Florence Mall



Downtown-Existing Condition



View from Courthouse Lawn

Preliminary Concepts

Downtown

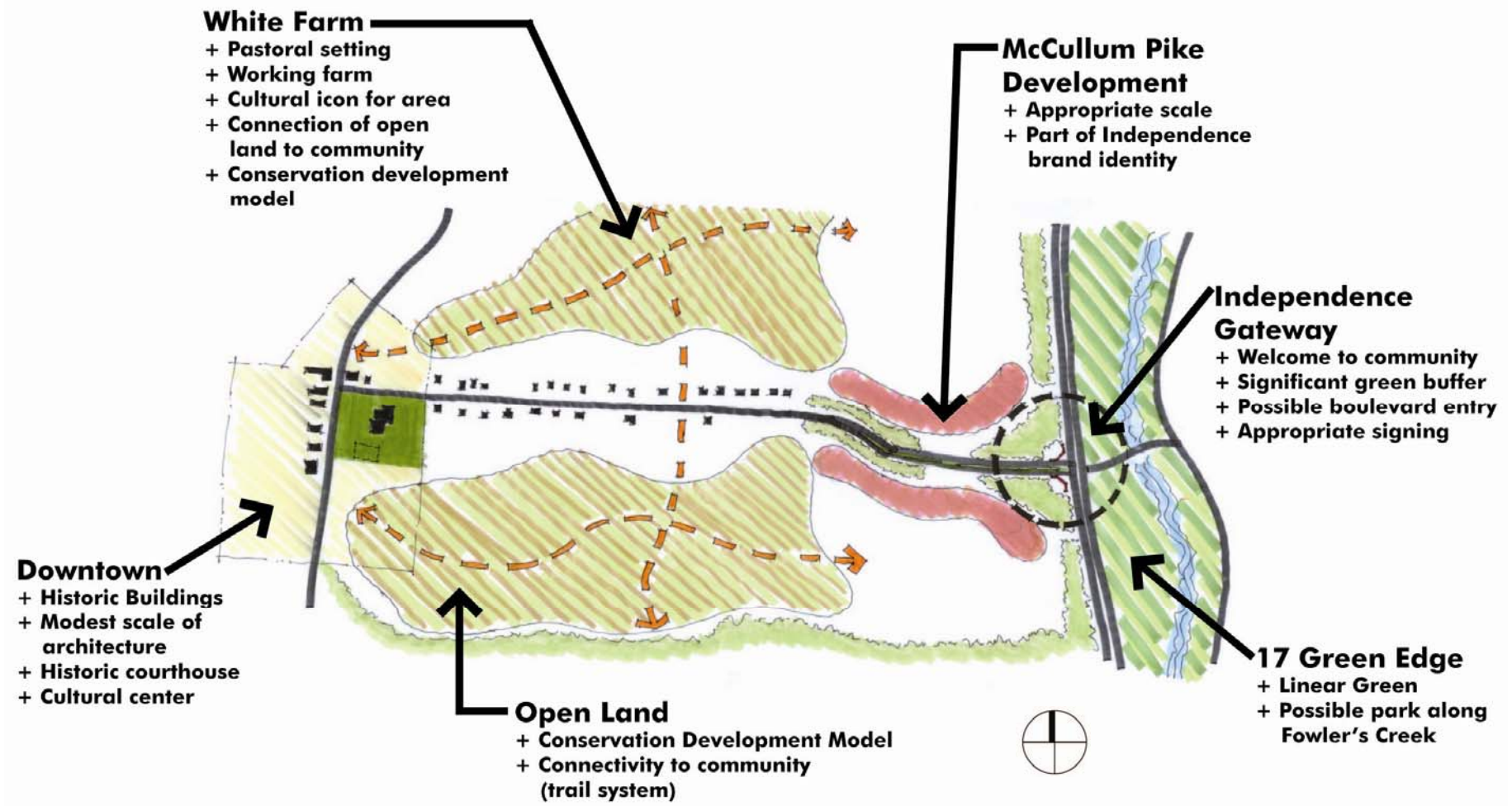


McCullum Pike & "New" KY-17 Existing Condition



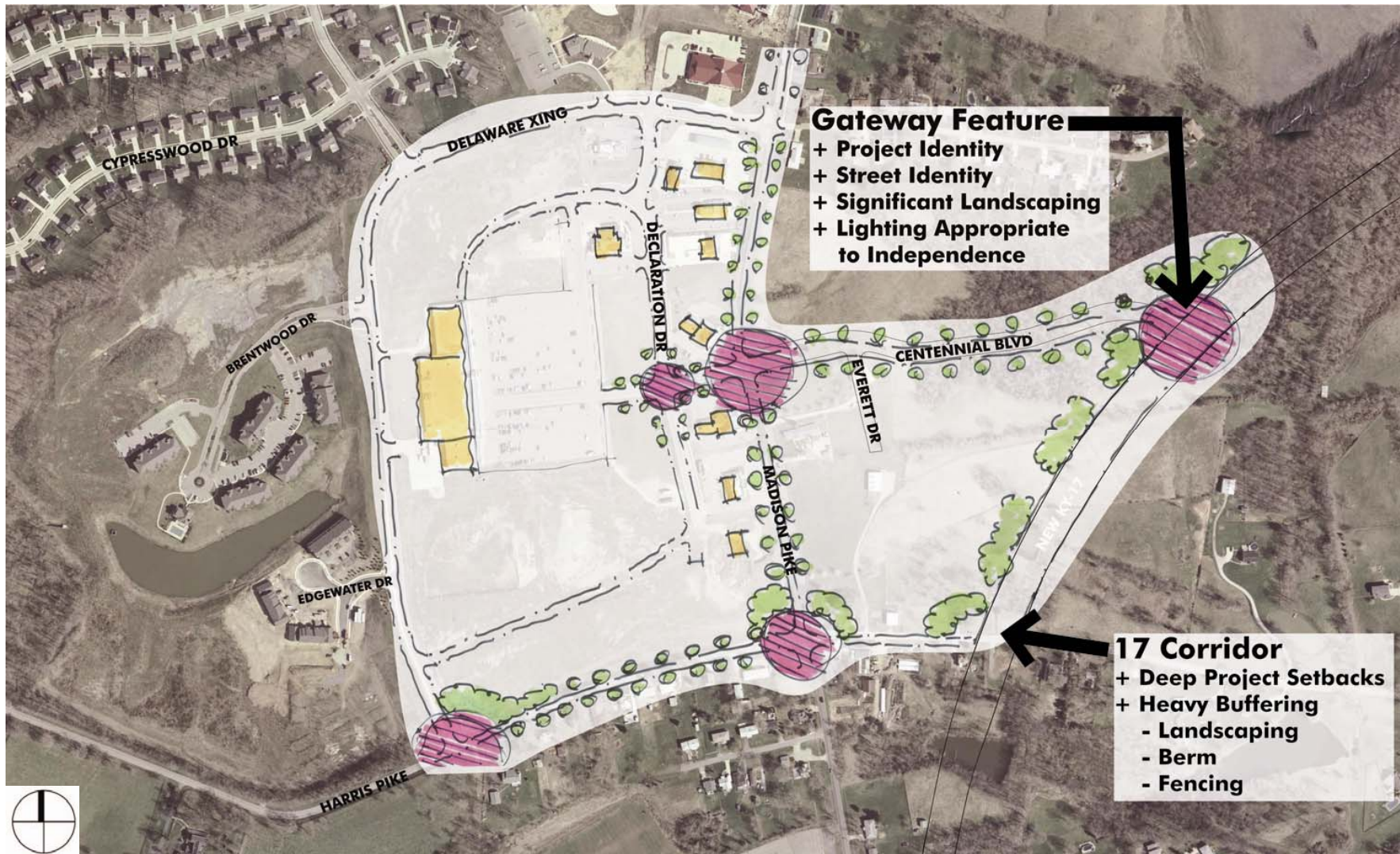
Preliminary Concepts

McCullum Pike & "New" KY-17



Preliminary Concepts

South Retail Area



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Questions

