

Linden Gateway Steering Committee 1st Meeting Summary

Date: Thursday, July 30, 2009
Time: 6:00 pm – 7:30 pm
Location: Center for Great Neighborhoods

Present

Andy Videkovich	Sharmili Reddy
Belitta Croley	Joan Lee
Pete Nerone	Rachel Hastings
Rebecca Turner	Beth Johnson
Larry Klein	David Rice

Discussion Points

- Project History and Update
- Great Urban Corridors
- Linden Gateway Small Area Study Redevelopment Concepts
- KYTC Design Guidelines
- Study boundary

Specific Questions/Issues

- There was concern raised about over regulating this area, as is perceived with other local form based codes

Form based codes are different from conventional zoning, and this concern is understandable. Moving forward, it is important to be mindful of this concern, but also to keep in mind the ultimate goal of these regulations is to create a vibrant mixed use corridor...something that is difficult to achieve with conventional zoning. This form based code will also be tailored specifically for this area, so the final product will be different from other local form based codes.

It should also be noted that form based codes are just one tool for the redevelopment of this area. Once the regulations are in place, there will still need to be continual involvement and cooperation between all the stakeholders to make this vision a reality.

Study Boundary Discussion

The *Linden Gateway Small Area Study (SAS)* identifies specific areas that should be included in the form based code. NKAPC staff had a preliminary discussion with City staff about the boundary, and identified several areas that needed additional consideration from the Steering Committee. The following is a summary of those areas and Steering Committee's discussion:



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- The Bavarian Brewery
 - *The Bavarian Brewery site is already regulated by a Chapter 99 Redevelopment Plan. This requires development to be reviewed and approved by the Urban Design Review Board (UDRB). The Redevelopment Plan also indicates the preservation of the historic portions of the structure. The Steering Committee agreed to leave this area out the form based code*
- Extending the boundary north to Lehmer Street
 - *The SAS recommends Mixed Use on the north side of 12th Street/MLK Jr. Boulevard. The plan also recommends parking to the side and rear of buildings along the street. Moving the boundary north will increase the ability to accomplish this. The members of the Steering Committee did not voice any major opposition to this. It was noted that a portion of the area along the north side of 12th Street/MLK Jr. Boulevard has a Historic Preservation Overlay Zone (HP-O). There was some discussion about this area but no conclusive decision was made. Staff will look into the boundaries of the HP-O and make a recommendation to committee at the next meeting.*
- Extending the form based code east to the railroad tracks
 - *The SAS recommends the form based code end at Russell Street. However, the Steering Committee expressed a desire to include the Cincinnati Bell property and the Hammonds Property east of Russell Street. Although there are challenges with the 12th Street/MLK Jr. Boulevard bridge, redevelopment of these areas also presents a unique opportunity. The boundary will be extended to include these properties.*
- The Hellman Lumber property
 - *The SAS recommends this property for Commercial – Office uses, but did not recommend a form based code for this area. Given the prominent location of this property, the Steering Committee agreed to include this property in the form based code*
- The residential area to the south of Linden Grove Cemetery and east of St. Elizabeth Hospital
 - *The SAS identifies this area for the potential expansion of the St. Elizabeth Medical Center. Right now the area is recommended for Residential uses and zoned for such uses. Since this area is so far from 12th Street/MLK Jr. Boulevard, the Steering Committee felt that extending the form based code this far at this time may be a stretch but discussed phased zoning if needed.*

Next Steps

The next Steering Committee meeting is scheduled for September. That meeting will be scheduled in the next couple of weeks. Steering Committee members should read the KYTC Design Guidelines. These guidelines, along with other information, will be provided on the NKAPC website.

