

Latonia Small Area Study

Task Force Meeting 9 – Notes

Location: Latonia Christian Church

Thursday, July 22, 2010

6:00 p.m. – 7:30 p.m.

Task Force Attendance

Butch Callery	Resident
Barry Coates	Kenton County Planning Commission Representative
Rita Dreyer	Resident/West Latonia Neighborhood Association
Lisa Gillham	Resident/Ritte's East Neighborhood Group
Kate Iadipaolo	Resident
Steve Kelly	Kelly Brother's Lumber
Rick Kennedy	Property Owner
Tom Mitchell	T&W Printing

City Officials / Advisors Attendance

Suzann Gettys	Community Relations Coordinator/Ombudsman
Rachel Hastings	Center for Great Neighborhoods of Covington
Larry Klein	City Manager

Other Attendance

James Fausz	NKAPC – Project Manager
Keith Logsdon	NKAPC
Sarah McColley	NKAPC Intern

Sherry Carran	City Commissioner
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Absent

Keith Bales	Director of Code Enforcement
Denny Bowman	Mayor
Angela Cook	Executive Assistant
Barb Cook	Resident/Neighborhood Watch
Dirk Greene	Schottenstein Property Group
Carlie Groneck	Covington Youth Commission
Lou Grout	C&L Auto Body
Donna Horine	Resident/Ritte's East Neighborhood Group
Jim Isaacs	Covington Police
Londa Knollman	Rosedale Manor
Ethan Lambert	Covington Youth Commission
Dan Petronio	Center for Great Neighborhoods of Covington
Mildred Rains	City Commissioner
Jerry Stricker	City Commissioner
Laurel Wilson	Resident/West Latonia Neighborhood Association

1. *Welcome*

Mr. Fausz started the meeting by welcoming everyone and asked them to sign in even if their name is not on the list. He next handed out prints of the agenda and of the presentation.

2. *Redevelopment Scenario Phasing*

Mr. Fausz informed the Task Force that staff had worked up a phased version of the redevelopment scenario they voted on pursuing in the June meeting. He began by explaining that staff had discussed how phasing might best be accomplished with Doug Harnish of MarketMetric\$, LLC. He informed the group that as newer development was constructed along Winston Avenue it would help to fund the later stages of redevelopment that would include removal and reconstruction of the existing shopping center facilities. He continued by stating whatever type of redevelopment occurred on the site it would likely have to be part of an overall planned development. Requiring the developer to have a plan would help prevent typical out-lot parcel construction that usually takes on more auto-oriented design characteristics. A planned development would also allow for parking to be spread out across the development so that parking ratios would not have to be met in direct proximity to the buildings they served. This feature would help for a more pedestrian oriented development while still having enough parking spaces to service drivers at peak times.

Mr. Fausz next displayed scenario one from the June meeting to describe the differences between that concept and the phased redevelopment approach. He mentioned the following points before moving along to a discussion of phase one:

- The new concept would not reuse the existing structures in the final phase
- Residential units are incorporated throughout the concept in the form of horizontal and vertical mixed use
- The orientation and size of the traffic circle has changed
- Building colors represent a retail/office mixed use with purple, retail/office/residential mix with red, residential only with orange, and community facility with blue

a. Phase One

Mr. Fausz next began discussing phase one of the redevelopment scenario. He described that planning would encourage development of new structures and parking configurations in the spaces closest to Winston Avenue in the earliest phases of redevelopment. This approach would help finance later phases of the redevelopment. He also mentioned that businesses such as US Bank and McDonalds remain in this early phase. He also pointed out that mixed office and retail uses (indicated in purple) would be most likely along Winston Avenue because of their proximity to the roadway. He finished discussing the buildings along Winston by stating the concept is designed to reuse the existing façade of the American Legion hall in construction of a new building.

Next Mr. Fausz indicated construction of the internal roadway system should begin in phase one. Entrance from Winston Avenue, and the initial parallel roadway should be constructed early in the phasing so users begin to become acquainted with the new circulation system early in the reconstruction. Segments of the primary roundabout would also be constructed in phase one. Finally he described that parking on the west side of the newly constructed Winston buildings would service those facilities and the remaining shopping center tenants.

Parking spaces for the entire redevelopment scenario are designed at roughly 2.75 spaces per 1,000 square feet of space under roof. This number was calculated from an average of potential land uses as outlined in the *Covington, Kentucky Zoning Ordinance*.



a. Phase Two

Mr. Fausz next described phase two of the redevelopment concept and indicated this phase would be the first instance of removal and reconstruction of existing structures. Phase two includes removing the existing northern portion of the Latonia Plaza shopping center and constructing new structures, parking and plazas. At the same time redevelopment of the older out lot parcels to match the look and massing of the surrounding development would occur. These users could either stay in the redeveloped area or move to the Latonia Centre shopping area where more auto oriented uses would be more appropriate. This phase of the redevelopment concept also includes construction of a community facility building (indicated in blue). This facility, located at the northern end of the area, would serve as a bridge between existing areas to the north and the redevelopment area. Uses that could occupy this community facility might include a library, community center, or public offices. Redevelopment should also begin extending outside of the primary redevelopment area in phase two. Redevelopment of parcels along Winston Avenue will help to connect the redevelopment area to the existing neighborhood and Ritte's Corner. Also, curb cuts along Winston Avenue should be limited or prohibited as redevelopment occurs to increase the overall safety of the roadway.



Other transportation improvements in phase two include a pedestrian bridge or some type of grade separated pedestrian rail crossing. This connection would serve as a walkable link between the existing neighborhood to the west and the redevelopment area, which are now separated by railroad tracks. Also, a westward extension of the road that connects at 39th Street should be constructed to allow vehicular service to the redeveloped area that is currently occupied by the Latonia Plaza structure. Finally, a non-traversable median

along Winston Avenue between 38th and 39th Streets allows for greater pedestrian access into the site in the form of mid-block crossings, serves as a traffic calming mechanism, and can potentially include landscaping. The need for left turn movement accommodations should be significantly reduced as access management controls are implemented along the corridor in the form of reduced curb cuts during reconstruction.

c. Phase Three

Mr. Fausz next described the plan for phase three of the redevelopment scenario. In this phase the larger retail buildings are replaced by smaller structures with plazas and parking. Additional infill development also occurs on land that was once dedicated to parking for the larger retail structures. New structures and parking areas are also constructed across the secondary parallel roadway. Reconstruction of new mixed use structures across Winston Avenue between 39th and 40th Street should also be implemented at this time. Again, these structures will help tie the development to the neighborhood and Ritte's Corner. Finally, single family attached housing is identified on the southern side of 40th Street. These houses should be of an architectural style that will complement existing homes in the neighborhood and will serve as a buffer to help prevent commercial development from stretching farther south along Winston and into the neighborhood.

Transportation enhancements in this scenario include the construction of the secondary roadway to the rear of the redevelopment area. This road will service structures on the western side of the development and allow for greater connectivity in the area. The traffic circle is also completed in this phase.

The design of the circle is reminiscent of horse racing tracks and recalls the areas historic use as a horse race track. Mr. Fausz also reiterated that sections of roadway could be closed at certain



points to allow for a pedestrian only space during festivals or special events. Finally, construction of a non-traversable median between 39th and 40th Street should also be implemented as curb cuts are closed on this block during reconstruction.

d. Complete Scenario and Task Force Discussion

Mr. Fausz presented a rendering of the final scenario build out with the inclusion of street trees. He reiterated that this rendering is only representative of what could happen in the area and that it should serve as a guide for the shopping center.

Mr. Fausz then asked the Task Force for their thoughts and comments regarding phasing and the final scenario. Some in the group raised the question regarding the inclusion of County or City services in the redeveloped area. Mr. Fausz replied that staff was open to the idea of including these services and then asked representatives of the City to discuss the idea. Mr. Klein described that this November the building at 303 Court Street would be half vacated and that the county has acknowledged they need to determine where uses such as the PVA, Sheriff, Clerk, etc. will be in the future. He indicated that it was his understanding that some of the offices need to stay in close proximity to the justice center at 3rd and Madison so they could remain close to the district and circuit courts. Commissioner Carran added that while the Latonia study has been taking place there has been another small area study being conducted for the Roebling Point area. She reiterated the point Mr.



Klein made about a natural relationship between the county and courts and that the county would likely want to stay in that part of the city. Commissioner Carran did mention that she thought the Latonia area was a logical location for some county services since it was closer in proximity to population bases in Taylor Mill and Independence. Others in the group asked if other county or city offices could be included in the area,

perhaps those users that weren't tied as closely to the courts. Uses such as the school board, parks and recreation, or any other possible offices were mentioned. They felt these users would help to offset the lack of people during the day and help supplement newer businesses like restaurants. Mr. Fausz indicated that staff would include these entities as appropriate users in the plan so they could be located in the area if the need/desire arose.

The Task Force also questioned how the scenario would be presented to the public and if there were any other options other than the site plan. Mr. Fausz informed the group that staff was working on 3D for the area and that it would be presented in the form of existing and potential redevelopment at the public meeting.

Others in the group asked if there were steps that could be taken immediately to begin implementing the redevelopment vision. They mentioned that street trees were not shown on the plan until the final scenario and thought they could be implemented sooner. Mr. Fausz indicated that while the trees were not shown until the final rendering they would be implemented at appropriate times throughout the phasing. He pointed out that trees were not shown until the final drawing so that changes could be better illustrated without tress on the plan. He did mention that trees could be included immediately and that staff agreed that early implementation of the plan would help people see the area was undergoing a change. Others in the group cautioned that while street trees were a great addition to an area they needed to be appropriate to the area and not become a maintenance problem or create issues with the sidewalk. Commissioner Carran answered that specific tree species had been identified and that appropriate trees would be used in any new plantings. After the discussion Mr. Kennedy made a motion to approve the plan, which was seconded by Ms. Dreyer. The motion passed unanimously.

4. *Public Meeting Two and Wrap Up*

Mr. Fausz next presented staff's ideas for the second public meeting. He indicated staff felt it would be important to present the entire plan, rather than the redevelopment scenarios as originally planned. He mentioned that in other small area studies the redevelopment area typically covered a significant portion of the study area, whereas this redevelopment area encompassed a relatively small portion of the overall study area. Staff became concerned that people would wonder what happened to all their input given through all the previous channels. Therefore staff suggests presenting the entire plan at the next public meeting. He also indicated that depending on the success of the next public meeting it should be feasible to hold only one more public meeting. Seeing as the plan was created through public involvement unless the public has a large contentious issue at the second meeting it should serve as an avenue to get their input on the final plan.

Mr. Fausz suggested holding the meeting on September 30, 2010. He indicated that date would provide the Task Force with two more regularly scheduled meetings before the public meeting. He also mentioned that the 30th was the fifth Thursday in the month and it should be free for most people. Some in the group questioned whether the 23rd would be a better date because of keeping the public interested in the plan. Mr. Fausz suggested the 30th would be better for staff because of the ability to have two Task Force meetings before the public meeting but that staff would check on dates and room availability and get back to everyone in the group via email before the next Task Force meeting. Finally the Task Force suggested having tables for the neighborhood associations and business association in case people were interested in joining one of the groups to better the community today.

Mr. Fausz informed the group the next meeting will be at Latonia Christian Church on August 26, 2010 at 6:00 p.m. The meeting ended at approximately 7:20 p.m.