

Covington Small Area Study

Task Force Kick-off Meeting Minutes

Location: Center for Great Neighborhoods

Thursday July 26, 2007

6:00-7:00 P.M

ATTENDANCE:

- Rick Ludlum – Linden Grove Board of Overseers
- Betty Schumacher – Friends of Peaselsburg Neighborhood Association
- Maureen Rabe – Blau Mechanical
- Pastor David Foley – Southside Baptist Church/Resident
- Doug Chambers – VP Facilities, St. Elizabeth Medical Center
- Regina Haley – Westside Neighborhood Resident
- Pete Nerone – Peaselsburg Neighborhood Resident
- Chuck Eilerman – Kenton County Planning Commission/Resident
- Beth Robinson – City of Covington - Department of Economic Development
- Rachel Hastings – Center for Great Neighborhoods
- Adam Rockel– Center for Great Neighborhoods
- Sharmili Sampath – Northern Kentucky Area Planning Commission – Project Manager
- Keith Logsdon – Northern Kentucky Area Planning Commission
- Jenna Haverkos – Northern Kentucky Area Planning Commission

1. WELCOME AND INTRODUCTIONS

The meeting was called to order at 6:00 PM. Mr. Logsdon introduced himself and other NKAPC staff who were present. He informed the task force that Ed Dietrich (NKAPC), who is the assistant project manager, could not be present at the meeting.

He provided a brief history of the small area studies that NKAPC conducts. He said that the primary purpose of small area studies is to drill down from the county-wide comprehensive plan, which is a very general plan, into smaller more focused areas. He stated that this way planning efforts can receive more detailed input per the wishes and desires of the community. He said that three small area studies have previously been completed with one in the City of Independence currently underway.

Mr. Logsdon then asked those in the room to introduce themselves.

Mr. Logsdon said that the role of the task force is to provide guidance to staff throughout the process and be a point of contact for the residents in the neighborhoods.

Mr. Logsdon said that the role of NKAPC in the small area study process is to guide individual communities through the process. He explained that this study was chosen on the basis of current/future happenings in the surrounding area. The development of



the St. Elizabeth site as well as the redevelopment of 12th Street will act as catalysts for the neighborhood. The community needs to plan for the growth and development that is happening/is about to happen in this area. This study will take a comprehensive look at the neighborhood as a whole. Traffic, infrastructure, housing, green space, streetscapes, parking, sidewalks, landscaping, potential reuse, and redevelopment will be considered in order to create recommendations for this area. Mr. Logsdon said that in the end, this process will produce a land use plan including urban design guidelines and perhaps some guidelines for capital improvements.

Mr. Logsdon then mentioned the process in which the final document will go through for approval. First the task force will be presented the document and asked to vote after which it will be passed on to city council for a vote. If adopted by city council, the document will then be forwarded to the Kenton County Planning Commission (KCPC) for adoption into the Comprehensive Plan Update 2006-2026 – An Area-Wide Vision for Kenton County. When adopted by the KCPC, the study will then be incorporated into the Comprehensive Plan to be used as a guide when development applications come to the city. This process of incorporating the study into the Comprehensive Plan essentially gives it more “teeth” than just referencing the study in the Comprehensive Plan.

Mr. Logsdon pointed out that Mr. Rockel has been surveying the neighborhood to complete a building conditions survey. He asked the task force to assist in answering any questions they may receive from the community about what Mr. Rockel was doing.

2. INTRODUCTION TO PROJECT

Ms. Sampath outlined the scope of services and the timeline for the project; both of which were described in handouts given out to task force members. She mentioned that for the next month staff will be concentrating on the existing conditions inventory and key person interviews. Key person interviews will be conducted to get input from important members of the community who are not represented within the task force. She said that staff currently has 15 people in mind and is open to suggestions from the task force of anyone who may need to be added to that list.

Ms. Sampath said that staff has created an information core group of people who will be kept informed of the study throughout the process via monthly email updates. Ms. Sampath mentioned that monthly updates will be sent out throughout the course of the project and all the task force members will be added to the list. She asked also the task force to let staff know about residents or others interested who might want to receive the monthly updates.

Ms. Sampath pointed out that the timeline included four public meetings. These meetings will be held after the task force holds internal discussions of the land use plan, transportation, and any other issues that the task force feels are essential. The current goal is to complete the existing conditions study, conduct key person



interviews, discuss visions and goals among task force members, and then take the ideas out to the community.

Ms. Sampath mentioned that staff would like to meet with each of the neighborhood associations and sought help from the representatives on the task force. She said that task force members can call NKAPC staff with any questions and can also refer people to staff. A website has been set up that will provide updates on the study and is available to the public.

Ms. Schumacher suggested that the contact information for all task force members be emailed to the members and task force members agreed to share their contact information with other members.

3. ELECTION OF CHAIR & VICE-CHAIR AT NEXT MEETING

Mr. Logsdon told the task force that election of a chair and vice chair would take place at the next meeting and asked members to think about whether or not they would like to volunteer. The chair and vice-chair will be NKAPC's point of contact when necessary and will act as a spokesman for the group to city council and the planning commission. These representatives may also be needed to push the task force forward toward decisions that need to be made.

Mr. Logsdon informed the task force that due to attendance issues with other task forces in the past staff is recommending that, while most issues are foreseen to be resolved through consensus, that there be a requirement where a certain percentage of past meetings be attended in order for a task member to have the right to vote on a issue regarding the study. All present agreed that a task force member must attend at least seven of the ten scheduled meetings in order to have a vote on an issue regarding the study.

4. STUDY BOUNDARY DISCUSSION

Ms. Sampath began discussion of the preliminary study boundary. Task Force members were provided with a map showing the boundary of the 12th Street Redevelopment Plan conducted in 2004 by the City and the proposed study boundary. Ms. Sampath outlined the boundary and the justification for the proposed boundary as follows:

- North boundary – 13th street as the northern boundary but the recommendations of the 12th street study to be considered as relevant to this area
- Western boundary - Interstate 71/75 as it is good geographic boundary but includes the St. Elizabeth site
- Eastern boundary– up to the railroad just past Russell St. The area beyond is being looked at as part of the Madison Avenue Form District.
- South West boundary – area up the hill on Edgecliff was left out of the study area because it is physically disconnected from the neighborhood below. West side of



Monroe Street is physically separated by a drastic change in topography so this is also excluded from the study area.

- Southern boundary – 19th Street. Properties on south side of 19th street are included within the study area in order to include the businesses on both sides of this street.

Discussion of the boundaries followed. Mr. Eilerman asked where the boundaries for Peaselburg and Westside neighborhoods were. Ms. Hastings noted that 16th street was the boundary between the two neighborhoods. Mr. Eilerman asked if there were any studies done of these neighborhoods and Ms. Hastings noted that there were none that she was aware of. Mr. Nerone asked if there was information available about the 12th street widening project. Ms. Robinson responded that she can share the plans for 12th Street at the next meeting.

Mr. Logsdon mentioned that it is important to get a good handle on the studies that have been done in the City of Covington so that studies do not begin working against one another. He said that staff was hoping that the city could round up funding for a market study as part of this study process. Ms. Robinson mentioned that if a market study is done it will be for the entire area, not just this neighborhood.

Mr. Chambers said that the 12th street widening project only goes one block of parcels south of 12th street and asked if the northern boundary of the project should be moved from along Watkins to cover properties that will remain intact as part of the 12th street widening project. Task Force members agreed with Mr. Chambers about moving the boundary one row of parcels north.

Mr. Ludlum made a motion for approval of the study boundary as submitted with the modification to the northern boundary to include the south side of any redevelopment properties along 12th Street. Ms. Rabe seconded the motion. The motion passed 8-0.

5. STUDY NAME

Ms. Sampath presented some preliminary ideas for titles that staff had come up with. Mr. Chambers suggested “Gateway to Health” and Mr. Eilerman suggested “Linden Gateway”. Mr. Ludlum suggested that the title be Linden Grove Gateway but Mr. Eilerman said that it might be perceived as a study of the cemetery. Mr. Nerone suggested keeping the name Peaselburg or Westside out of the title since the study only covers parts of these neighborhoods. Task Force members agreed to keep the name of the study as Linden Gateway Small Area Study. Mr. Nerone left the meeting at this time. Mr. Ludlum agreed to send the “Linden Trees” logo for use in the study.



6. VISION AND GOALS OF THE PROJECT

Ms. Sampath asked the task force members to throw-out words that came to mind about the study area. Ms. Haverkos took note of these thoughts and they are as follows:

- Parking
- New development
- Density
- More home ownership/or less
- Need more green spaces/trails/walking areas
- Pocket parks
- Historic character
- Industry
- Sense of Community- positive
- Destination
- Diverse- housing stock, people, mix of land uses
- Litter – negative
- Green
- Trees – all kinds (Lindens)
- Crime & safety is an issue
- Substation
- No restaurants

7. FUTURE MEETING DATES

The future meetings of the task force was decided to be held at the Center for Great Neighborhoods starting at 6:00 PM. The December 27th meeting will be moved to either earlier in December or to early January.

Mr. Ludlum suggested a possible tour and Ms. Sampath said staff would work on scheduling one.

The next task force meeting was scheduled for 6:00PM on September 27.

Ms. Sampath asked the committee to begin thinking about possible goals and objectives for this study and said that they will be discussed at the next meeting. Mr. Eilerman suggested that work on the vision & goals & objectives begin via email to task force members. Ms. Sampath said that there will be a public meeting before any goals and objectives are finalized.

The meeting was adjourned at 7:00 PM.

