

Linden Gateway Small Area Study

Task Force Meeting Minutes

Location: Center for Great Neighborhoods

Thursday, March 13th, 2008

6:00-7:38 P.M.

ATTENDANCE:

Helena Roden - Crosstown pub owner

Betty Schumacher – Friends of Peaselburg Neighborhood Association

Maureen Rabe – Blau Mechanical

Chuck Eilerman – Kenton County Planning Commission

Pastor John Foley – Pastor Southside Baptist Church

Jay Fossett – Covington City Manager

Rachel Hastings – Center for Great Neighborhoods

Adam Rockel – Center for Great Neighborhoods

Steve Elliot – Intern Center for Great Neighborhoods

Sharmili Sampath – Northern Kentucky Area Planning Commission

Edward Dietrich – Northern Kentucky Area Planning Commission

Jenna Haverkos – Northern Kentucky Area Planning Commission

ABSENT:

Rick Ludlum – Linden Grove Board of Overseers

Doug Chambers – VP of Facilities St Elizabeth Medical Center

Pete Nerone – Peaselburg Neighborhood

Vada Smith – Westside Action Coalition Neighborhood Association

Regina Haley – Westside Neighborhood Resident

Jack Toerner – American Sound and Electronics

1. CALL TO ORDER

The meeting was called to order at 6:00 P.M. by chairwoman Roden.

2. APPROVAL OF THE MINUTES FROM FEBRUARY 28TH 2008 MEETING.

Ms Rabe made a motion to approve the minutes of the February 28, 2008 meeting and Ms Schumacher seconded the motion. The motion passed 5-0.

3. DISCUSSION OF SCHEDULE

Ms Roden said that due to the large amount of material that needed to be covered in the next few months task force members may need to be prepared to stay until 8:00 and possibly longer. Ms. Sampath said that the Task Force needs to move forward to complete the study on schedule by July. She said that there are several topics to cover and on March 27th staff will cover the following topics - green infrastructure, housing, and historic preservation. She said a public meeting is being planning for mid April to get input after which everything will be brought back to the task force for another discussion.



The second public meeting had tentatively been scheduled for April 10th but this is no longer possible. She said it will probably be during the week of April 14th. Ms Roden reminded the Task Force of the meeting on Saturday, March 22nd at 10:30 A.M. Ms. Sampath said city manager Jay Fossett and Covington Councilwoman Sherry Carren have said they would be attending. Mr. Eilerman is talking with State Senator Arnold Simpson about attending the meeting. Ms Hastings said the meeting will be held in the community conference room and asked those attending to enter through the front doors.

4. STUDY AREA RECOMMENDATIONS – PARKS

Ms Roden introduced Ms Haverkos, planner from NKAPC, who presented recommendations for parks in the study area.

Ms Sampath gave a quick overview of how the *Linden Gateway Small Area Study* works with the Comprehensive Plan. She said that after the completion of the *Linden Gateway Small Area Study*, it will be presented to the Kenton County Planning Commission for adoption as part of the Comprehensive Plan. She said that the comprehensive plan covers more than just land-use and includes considerations and policy recommendations for transportation, community facilities, demographics, and environment in Kenton County.

Adding to this Ms Haverkos explained that the recently completed 2006 Comprehensive Plan is an update of the 2001 Comprehensive Plan. The 2011 Comprehensive Plan will be a completely new plan. She said that the park standards that staff used for analysis comes from the 2001 Comprehensive Plan.

Ms. Haverkos said that within the Comprehensive Plan two different park classifications are discussed; neighborhood parks and mini parks. Mini parks are usually less than one acre and have a service radius from 1/8 to 1/2 a mile. They typically have playground equipment, small multiuse areas, and benches and service 1000 people per 1/2 an acre. Neighborhood parks are typically 5-15 acres in size they service 5,000 people for every two acres.

Ms Haverkos showed three large facilities that may be considered neighborhood parks. Linden Grove Cemetery is one of them. She said it is technically not a park because it is privately owned. The cemetery is approximately 20 acres in size. To the north is John G. Carlisle Elementary fields, it is 4.5 acres and contains a baseball field, a playground, and basketball courts. To the south is Glenn O. Swing Elementary it also has a baseball field and basketball courts. Ms. Haverkos said that with a 1/2 mile service radius they sufficiently cover the study area.

She added that however the study area is severely under serviced for mini parks. She said there is only one public mini park, the Justin Sims memorial park at the corner of 16th and Euclid Sts. It is only a 20th of an acre. With a population of 3,253 the area



should have 1.6 acres of mini park land. The Southside Baptist Church has a playground, but it is private and can not be considered a park.

To develop and fund new parks Ms Haverkos said staff recommends developing a marketing strategy that may help obtain grants. She said that since grants are very competitive and given the size of the properties being considered it might be more effective to group them in some strategy.

Some ideas for this concept included:

- A. Art parks, using murals and other art. Two or three parks could be developed with each park assigned to a range of school classes, such as 4-6 for one and 7-8 for another.
- B. Community Gardens, one growing flowers, one growing vegetables and another where the produce of the two is sold.
- C. Parks based on age, one for small children, one for adolescents, and one for the elderly.

Mr. Eilerman asked who would be responsible for maintaining the parks. Ms Haverkos said that collaboration between the city, neighborhood groups, individuals, churches, schools, local businesses is needed to create and maintain parks. Mr. Eilerman expressed a concern that after the plan is written and becomes a part of the comprehensive plan and nothing is done to implement it. He thinks it is important to come up with an on going mechanism or an entity to make sure these recommendations are implemented. Ms Haverkos said that the goal is not to put all the responsibility on the city. Ms Hastings said that both the Friends of Peaselburg and Westside Action Coalition have experience with creating neighborhood parks. She said that the Friends of Peaselburg has three areas that they plant and maintain with only a little help from the city. Westside Action Coalition is in the process of creating an art park at Banklick and Robbins St. close to John G. Carlisle Elementary school. And, Trinity Episcopal is in the process of adopting John G. Carlisle Elementary as a school to do good things for. They want to build a new playground for them; possibly enlarge it. She thinks there is interest in creating these parks other than the city and that there are several small lots available for mini lots.

Ms Rabe asked if it matters how big the lot is. Ms Hastings said some of the current landscaped areas are very small and one is 30 by 40 feet. Mr. Eilerman said that one of the critical aspects to consider for collaboration between different groups is the type of activity. He said that for a playground the liability would be an issue. Ms Roden asked about foundations for local artists both living and deceased. She thinks donations in the name of an artist can help fund these parks.

Ms Hastings asked about St Elizabeth's plans for a walking path and meditation garden that was originally purposed. Ms Sampath replied that they are focusing on rain gardens close to the east side of the property. She was not sure about the status of the walking path. Ms Roden asked what constitutes a rain garden. Ms Sampath explained that it includes certain types of vegetation that helps with stormwater



management. Ms Roden went on to say that a fountain would be a great feature for the children living in the area.

Ms Haverkos then explained the process that staff went through picking the sites for possible mini parks. A map with the various vacant lots in the area along with their ownership was shown. She said that the size, ownership, location and typography were major factors in determining the viability of the vacant lots. All the vacant lots were looked at and those with difficult typography were eliminated.

Ms. Haverkos said that nine lots were selected and placed in three different priority levels. The first four have the highest priority and are believed to be the best lots for mini parks. This was based primarily on ownership and location within the study area. Three other lots were placed in a second group and are deemed less viable than the first group. She said a third group of areas already designated for park land was also established. This group consisted of the open space in front of the Linden Grove Cemetery created by the new access road and the interpretive park along 12th Street. She added that privately owned lots are considered more difficult to obtain for a park.

Ms Haverkos went through the first priority areas that included:

1. A small area on 18th Street and just east of Euclid St consisting of three city owned lots equaling about ¼ of an acre was first mentioned. She said some of the surrounding homes have encroached on these lots. This is a low lying area and tends to flood. Making this a community garden would beautify the area and possibly improve the drainage. The seniors living in Academy Flats, just a block away, could take this garden under their wing. Community gardens do better when a specified group takes responsibility for its maintenance. The encroachment should be handled delectably but it might not be a factor since the community garden would be small.
2. The lot at 1518 Holman St. is owned and used as a playground by the Southside Baptist Church. It is approximately 1/6 of an acre. Staff has talked with the church about opening it up to the public. The church is open to discussing possible public use of the lot.
3. A lot at the corner of 15th and Russell Streets is approximately 1/8 of an acre and very visible. It could be a gateway feature especially if the 15th Street Bridge is reopened. This corner consists of two lots, both fronting 15th Street. The lot on the corner is privately owned while the other one is owned by the city.
4. A lot at the corner of 14th and Banklick Streets which is less than a ¼ of an acre. It is flat and well maintained. It is owned by the Southside Baptist Church and Pastor Foley and the church are excited about doing something with this land.

Ms. Haverkos then went on to discuss the second priority parks that included:

5. A lot on Holman Street just off 19th Street that is privately owned and is 1/6 of an acre. It is well maintained, and just to the west is a parking lot used by the corner



market next door. It would make a good buffer between the commercial use along 19th Street and the residential area.

6. A large lot, 4/5's of an acre that runs behind the homes along 16th Street between May and Euclid Streets. This lot will connect to the Justin Sims Memorial park and the parking lot of St Elizabeth medical center. It is privately owned.

Pastor Foley asked said that it is currently used as back yards and said it is a nice walking area; a lot of people walk their dogs along the lane that runs along the lots north side. He said that he thought there would not be access to this lot from Euclid Street. Ms Sampath explained that St Elizabeth will have an emergency access on Euclid. Pastor Foley was concerned about access, but there should not be a problem if it were a park.

7. The last lot is at 1323 Russell Street and is owned and maintained by the city. There is a sign that says keep out. Mr. Fossett said the city does not own it or the sign. The city tore the house down but Mr. Eddie Thompson owns the land and the houses next to it. It is part of an estate in Ohio and the city is trying to obtain it but it is tied up in litigation. The city does maintain the lot and each time they mow it they place a lien on the property. Ms Haverkos said that it is listed as city owned in the GIS database at NKAPC. Mr. Fossett said he does not think the city owns it but will check and make sure. Ms Haverkos explained that the two properties to the south of the lot are in poor shape and the city could tear them down and have a larger parcel of land for a mini park in the northeast section of the study area. Mr. Fossett pointed out that one of these houses is owned by an attorney so acquiring it will be difficult.

Of the two general recommendations Ms Haverkos said that collaboration is needed between the city, St Elizabeth, and the cemetery to landscape the triangular area in front of Linden Grove Cemetery as a gateway feature. The interpretive park along 12th Street is about 1 1/3 of an acre. It is provided as part of mitigation requirement for the 12th Street widening. The city and SD #1 are in agreement about the development of this site. The State Historic Preservation Office (SHPO) holds a permanent easement to make sure it is preserved.

Mr. Fossett said that there is a problem between what the city wants to do with the site and what the state historic preservation people will allow. Ms Haverkos said that the plan should support this site being a park. Mr. Eilerman said he heard there was no funding for the park. Mr. Fossett said that there is \$35,000 for a park but not enough to do much. If the city was able to do what they wanted he thinks money could have been obtained from EPA and SD #1. But, at this time the SHPO does not want this plan because it will disturb an historic area. Ms. Hastings asked if the Historic Preservation Office wanted the area preserved so it can be excavated later on.

Ms Sampath said they will have a permanent preservation easement on the site and there are archaeologically significant items on the site and they want it preserved.



There is only so much money for the historic mitigation and most of it is going to moving and restoring 4 buildings. The money that is left will be used for the park. The city wants to do something more elaborate but SHPO may not allow it. The city is going to talk with SHPO to see what can be done.

Mr. Fossett said that in a meeting today with the Kentucky Transportation Cabinet (KYC) they learned of three items making development in the park difficult. The Flannery building is to be moved to the east end of the park and face Main Street at a cost of \$250,000. They are spending 1.2 million towards historic mitigation moving two structures and restoring two others leaving only \$35,000 for the park which will be a primary gateway into the city. The second issue is the privies at the back of the site. The city wants to build rain gardens but the SHPO does not want any digging in the park to protect the privies. He said that the third issue is the wall along the back of the properties on Watkins Street facing 12th Street. He said the city wants to build a green wall but was told that the SHPO says the wall can not be covered up. Ms. Rabe asked what is the historic value of the wall. Mr. Fossett said The reason why they wanted to save the Flannery building is because it is unusual for an Italianate building to have a side entrance, however the reason it has a side entrance is that years ago a truck took out the corner of the building and so they moved the entrance to the side. Mr. Fossett said that the process was frustrating for the city. Mr. Eilerman asked how SHPO could do all of this. Mr. Dietrich said SHPO has control of the federal money to build the road and so has a say to not build the road until the park is developed correctly. They do not have any money to do it so they want it the site to stay preserved until someone has the money to excavate it correctly.

Mr. Fossett said that the city is going to talk with SHPO to see if they can work together and come up with something that both can live with. Ms Sampath passed around the plan for the park created by Human Nature for SD #1 and the city. Pastor Foley said the wall does not seem to be so historical and some of the construction is dry stone and will fall down. As the plan was passed around Mr. Fossett explained the plan. Water would be diverted from the street into the park and be allowed to pool and then cascade over three different water falls. The water will infiltrate the ground and not go into the sewers. Mr. Fossett said based on the conversation with the KYTC this concept may not be acceptable to the SHPO.

Ms Rabe asked if the public knows the state is paying \$250,000 to move the Flannery building just because it is old. Mr. Fossett said that the city wants to find a solution to the issue so both sides win. Ms Roden asked if a university would want to do the dig would that be ok with SHPO. Mr. Dietrich said the university would want money for the excavation. Ms Sampath said that at this point it sounded like the SHPO is not allowing any wiggle room and hopefully at the up coming meeting something can be worked out.

Ms Haverkos explained that if all of the top four first priority sites were converted to parks all but a small area in the east of the study area would be served by parks, using a 1/8th mile service area radius. Mr. Eilerman said that along some streets in Newport



they are building new townhouses for infill development. Mr. Eilerman suggested that part of this study should consider infill housing instead of using vacant lots for parks. Ms Sampath said that there needs to be a balance between the need for infill housing and for the provision of services like parks.

5. STUDY AREA RECOMMENDATIONS – LAND USE

Ms Sampath started the presentation by showing a map of the Covington and highlighting major travel routes and the various districts such as the wedding and artists districts. She went on to explain how the study area fits in within the context of these routes and districts. She pointed out existing commercial, industrial, and retail uses within the study area.

For this discussion Ms Sampath said that staff had come up with different scenarios for five areas for the task force to consider. She showed a map of the future land use from the 2006 Kenton County Comprehensive Plan and said that this map will be changed based on the decisions made by the Task Force through the small area study process.

- A. Area 1: Located along 19th Street most of the area is currently designated in the future land use map as residential 7.1 to 14 dwelling units/acre. The entire block containing Saint Augustine church and school is classified as community facilities.

Staff recommends keeping the church and school as community facilities but changing the land use designation for the rest of the block to residential. Along 19th Street staff recommended changing the land use to commercial that would keep development to a neighborhood scale. Two scenarios for this land use change were presented. One would limit the commercial area to the west side of Russell St, the other would extend the commercial area to Augustine St.

Ms Schumacher asked about the location of the last block in relationship to the viaduct. Pastor Foley said there is a laundry mat at the corner of 19th and Russell and then nothing until Duke. Ms Sampath said the lots south of 19th street between Russell and Augustine streets is all residential. Mr. Eilerman said he could not picture what was in that block, what kind of condition the structures where in. Mr. Dietrich said the structure furthest to the west is multifamily and the other is single family. Mr. Eilerman asked what their condition was and Mr. Dietrich said based on the building conditions survey they are in pretty good condition. Mr. Eilerman asked why commercial would be recommended for that portion of 19th Street. Ms Sampath said that most of the houses along 19th are in good shape but this plan is long range and lays out how this area should develop in the long term. Making it commercial land use means that some one can put a commercial use in the houses and the houses do not have to be torn down. Mr. Eilerman said when this area was more viable economically in the past there was



not much commercial development in this area. He said he did not know why there would be more demand now in this corridor.

He asked if the Task Force was supposed to increase commercial use. Ms Sampath said there is not a call to increase commercial and that these are scenarios and that the Task Force can recommend that the commercial land use not extend beyond Russell Street. Mr. Fossett asked if it was zoned residential. Mr. Fossett said there are several commercial establishments that already exist along 19th Street. Mr. Eilerman said that there are commercial buildings there and that people keep putting commercial businesses in them. He went on to say that he did not know if there is a great desire for commercial here, but neighborhood uses would work. He thinks there should be more emphases put on the Madison Avenue area. Ms Sampath emphasized that this was the future land use map not zoning and not to mix up the two. And, even though we adopt a land use does not mean the zoning will change. People will not be able to go in and start building commercial when ever they want. Ms Sampath went on to say that the task force could recommend that the commercial not be extended beyond Russell Street.

Mr. Fossett said that on the future land use map sometime in the future we might want to make that last block commercial. He added that in some places people put sheets in the windows of commercial buildings and live in them because it is zoned residential and we do not want to encourage that. He added that the city has changed its zoning to allow historic commercial buildings in residential zoned areas to have commercial uses as long as the use could have be in existence 100 years ago. Ms Hastings said the traffic study might have some bearing on the best use. She said that 19th Street is busy and she would not want to live on it. Ms Roden added that there is no parking. Task Force members agreed not to extend the commercial beyond Russell Street.

- B. Area 2: The next area is two blocks south of 16th Street and north of 18th Street and between Banklick and Russell Streets. Currently this is recommended for residential uses at a density of 7.1 to 14 dwelling units/acre and the area surrounding it on the north, west and south is residential 14.1 to 30. The current density is around 35 units per acre. Industrial uses are located on the east side and the B&B building is to the north. Mr. Fossett said that property is zoned industrial and is a little peninsula of industrial thrust into the residential area. He has always thought the zoning should be changed, but it may be too late to change its zoning because he has heard that a small industrial use going in there now. He asked if we should recommend changing the zoning of that location. Mr. Eilerman said that since it is higher than 14 dwelling units per acre density now, the land use density should be changed to reflect that. Mr. Fossett agreed saying that it will make it easier to build infill housing.
- C. Area 3: This area is located east of Russell Street between 14th and 15th Streets. Currently residential structures fill the area with a church at the corner. Its current



land use is residential 7.1 to 14 dwelling units per net acre which is the same as it is to the west of the area. To the north, east and south the land use is industrial.

Ms. Sampath said that staff had a long discussion about this area and if it should remain residential or be changed to industrial. Mr. Fossett said he likes it residential as a buffer between the industrial and residential areas. Mr. Fossett said the city always likes to have more industrial land in the city, it means jobs, but is a nice buffer. Ms Sampath said she did not know of any problems with the residential backing up to industrial at this location but Russell Street itself is wide enough to form a good buffer along the corridor. It also makes sense to make it industrial for future use and Mr. Fossett agreed that it made sense.

Mr. Eilerman said that recommending changing the earlier piece of land from 7.1 to 14 to 14.1 to 30 made sense because that is what it was now, but this piece of land currently has houses on it. Mr. Dietrich pointed out that to the north of this area also has houses but it is recommended for industrial uses. Ms Sampath said that the railroad is just to the east of the industrial area and there are industrial uses along the railroad now it just makes sense to make this small area fit in with the surrounding use.

Mr. Eilerman said that pictures should be present in the future when discussing areas such as this since it is difficult to picture the properties. He added that part of the problem in an old urban environment things are not as regular as you would like them. Sometimes in cities you just have to deal with irregularity. Also from the county view point a sliver of a block face in downtown Covington is not going to severely impact the industrial future of our community. He thinks that sense they are there and they do act as a buffer even though it is an irregular line it should stay a residential land use.

Ms Sampath asked if we should look at the area north of this area and consider changing it to residential. Mr. Eilerman said again it would be nice to have pictures of the area. He does not know what kind of housing stock is being discussed. If the houses are in bad shape and falling down then that might be something to consider. Ms Hastings said the houses between 14th and 15th Streets are pretty nice but future north housing gets worse. Mr. Eilerman said that if the housing is in good shape then it should stay and just to keep the line straight is not a good enough reason to change the land use. He went on to add that this is a nice block of homes that have survived over the years and we should not encourage their disappearance.

- D. Area 4: The area under consideration is the land owned by St. Elizabeth and the land between Kavanaugh Street and the St. Elizabeth medical center and between Main Street south to 16th Street and east to May Street south of the Cemetery. Currently this area is recommended for residential land use at a density of 7.1 to 14 dwelling units per acre.



Firstly, the land that is owned by St Elizabeth should be changed to community facilities as currently only a portion of the land is designated as community facilities.

For the second part of this area staff presented three scenarios for discussion. The first scenario is to have the area between Main Street and Linden Avenue as commercial, primarily office, or institutional uses and the area south of this as residential at a density of 14.1 to 30 dwelling units per acre. This increases the viability of commercial close to the medical center and more residential close to the commercial use.

The second scenario presented was to have residential at a density of 14.1 to 30 dwelling units per acre throughout the area. This plan keeps the commercial up along 12th Street and increases residential to help support the medical center and the commercial along 12th Street. The third scenario presented was to have commercial south of Main Street down to an alley between 14th and Monterey Streets. The reasoning for this is that 14th Street is accessible from the access road but Monterey is not. South of this alley would be residential uses at a density of 14.1 to 30 dwelling units per acre. The commercial uses would connect to the access road and the residential area would be accessed via Kavanaugh Street, Linden Avenue, and other streets.

Pastor Foley said that the medical clinic was designed with the east side being more reflective of the existing residential architecture. Ms. Sampath said that was an important point to note as there are tools available that could be used to control building form and appearance such as a form district. She said a form district could be recommended with any of the three scenarios.

Mr. Eilerman said he has seen slides of this area and it was clear that St Elizabeth is expecting to see commercial in this area. Mr. Fossett agreed with this and said that Gateway Technical College has talked about wanting to be in this area as well. He thinks that today the houses there now would not be built as it is too close to the Interstate. He thinks commercial use is the best between the medical center and the cemetery and all along the side. He thinks the first scenario is the best one. He likes the idea of keeping the residential behind the commercial.

Mr. Eilerman asked Mr. Fossett's opinion on the third scenario. Mr. Fossett said he sees a parking garage on the north side of Monterey Street where residential is called for in the third scenario. He likes more commercial because he wants to see more jobs and he thinks it will improve the value of the homes and increase home ownership in the area. Most of the houses in the proposed commercial area are not worth saving. Mr. Eilerman expressed concern about the medical center and the future commercial buildings not fitting in with the urban environment. Mr. Fossett said that is what the form district can do. He said that was one of the reasons for pursuing this study. Mr. Fossett he wants to make that whatever is built on this land mesh well with the historic fabric of the neighborhood such as requiring



brick, cornices and lentils in the design. Mr. Eilerman wanted to know when this element comes in. Ms Sampath said that language will be put into the study saying that a form district should be created in whatever areas the Task Force deems necessary. After the adoption of the plan, we will have to go back and write those regulations. Mr. Eilerman said these regulations will be critical. He went on to say that St. Elizabeth is probably thinking the area north of their facility and north of the access road will also be commercial. Mr. Fossett said he thought the same thing. Ms Sampath said that is the next area to discuss.

The area west and north of Main Street, south of 12th Street and east of the interstate was then discussed. Ms Sampath said that this would be a good area for commercial or institutional development and could be developed as one big development or several small developments. The development of this site would take some land assemblage and redevelopment. This site is right off the interstate and cut off from the residential by Main Street.

Pastor Foley pointed out that St Elizabeth has spent a lot of money building parking and landscaping that will benefit other commercial uses in the area. A question about roads connecting to the access road was asked. Monterey Street will not connect to the access road. There is a large gully between the two. Mr. Dietrich said the area between Linden Avenue and Old Lexington is very low. Mr. Eilerman said this area might be good for a parking structure and added that a parking garage would be better than a lot of parking lots. He also said that it would be a shame to lose all of the homes. Mr. Dietrich said that most of the houses along Monterey are already gone.

Mr. Rockel asked if all the roads have access to the access road. Mr. Dietrich said not Monterey Street and Ms Sampath pointed to 14th and Prague Streets and said these two streets would be connected to the new access road. Mr. Fossett pointed out where the public road becomes a private drive into the medical center. Mr. Eilerman said the buildings built there will probably face west but they have to look nice on the east side next to the cemetery. Mr. Fossett pointed out there is a big grade change between the access road and Kavanaugh Street and that buildings could have a floor opening out to grade on the west side and be underground on the east. Ms Sampath summed up the conversation and said it looked like the task force was ok with the proposed scenario but wishes to stress the importance of how buildings look in the area.

- E. Area 5: The last area is the entire length of 12th Street. Ms Sampath pointed out the existing businesses along 12th street. Two scenarios were presented for this corridor.

The *12th Street Redevelopment Plan* completed in 2004 recommends a mixed use corridor for 12th Street. Ms Sampath pointed out that it is important to consider that mixed use is what is proposed for Madison Ave and certain other parts of the city so over saturation of mixed use is an issue. She said that so the mixed use



along 12th Street should mostly be office uses, making sure to retain the current retail and while allowing a little more. She said the area should be marketed towards the medical/health field. The space between the new access road and the substation was recommended for commercial. It has mixed use to the north, the substation to the east and busy roads on the west and south sides. Mr. Fossett agreed with this and pointed out that it is currently a commercial site.

Ms. Sampath said the second scenario came from some of the ideas discussed in past meetings and some of the ideas the UK students came up with. This scenario promotes the connectivity between the brewery, the interpretive park, the landscaped islands created with the change in Main Street, to Linden Grove Cemetery and extends the mixed use along Main Street making it a secondary mixed use corridor. Mr. Fossett said that this scenario fits with what he heard at the most recent Linden Grove Cemetery board meeting. They want to make Main Street a pedestrian entrance into the cemetery and possibly move the wrought iron gate to this site. Mr. Fossett said he agrees with this scenario as this would promote pedestrian connection between this area and Mainstrasse.

Ms Roden asked what the difference is between the Special Development Area (SDA) and mixed use. Ms Sampath explained that NKAPC is trying to get away from the Special Development Area category that encourages specialized activities such as entertainment and mixed uses. She said the category is very broad and only recognizes where these uses might thrive. After the small area study is adopted she said this SDA designation will be removed. The SDA does not have any specific guidelines or studies that go with it. It just recognizes the potential for certain types of activities and the need to study it further.

Ms Roden asked that that mixed use could include restaurants, bookstores, offices, and that you wouldn't have to replace an existing business. Pastor Foley explained that it could be home over retail. Mr. Dietrich said that along Main Street north of 12th Street there are a lot of single family homes and they could stay homes. Ms Sampath said a lot of attention is paid to how it looks and blends with the surrounding structures and the form district guidelines will do this. Mr. Eilerman asked about the ownership of the land on the south side of 12th Street. Ms Sampath explained that the state currently owns the right-a-way. Once the street is completed the adjacent property owner is provided the first opportunity to purchase the land. If they do not want it the state can give it to the city for a public use. There is no clear understanding of what constitutes a public use. She added that to develop this area land assemblage will be needed. Ms Sampath went on to say that staff is working on a 3D model to show the Task Force what the area will look like once the road work is completed and what some possible developments will look like. Mr. Eilerman said the form district would be a good idea for this area as well so the redevelopment is in keeping with the surrounding structures.

Ms Hastings said of the two scenarios she thinks scenario two makes to most sense because of the pedestrian connection between this area, and Mainstrasse.



Ms Sampath also pointed out that north and south of 12th Street is presently recommended for residential uses at a density of 7.1 to 14 dwelling units per net acre. With the increasing commercial density along 12th Street the residential may also need to be increased to allow increased density close to 12th Street to support it and give more people close access to the commercial uses.

Ms Hastings asked if the Task Force could increase the density of a small area of land outside of the study area that would remain residential 7.1 to 14 with residential 14.1 to 30 surrounding it. Ms Sampath said since it is outside the study area she was not sure how the Task Force would feel about dealing with it. Mr. Eilerman said it would be difficult to explain how the Task Force is recommending land use in areas outside of the study area. He said it should be cleaned up as part of the next comprehensive plan update.

Ms Sampath said that everything that was discussed today and everything discussed at the next meeting will go to the public in April and the Task Force can review public comments and make any changes necessary.

6. FUTURE MEETING DATES:

Ms Roden reminded everybody of the special meeting on Saturday 22nd at 10:30 am at the Center for Great Neighborhoods. The next Task Force meeting will be held on Thursday March 27, at 6:00 P.M at the Center for Great Neighborhoods.

7. ADJOURNMENT

Ms Schumacher made a motion for adjournment. Ms Rabe seconded it. The meeting was adjourned at 7:38 P.M.

