

Linden Gateway Small Area Study

Task Force Meeting Minutes

Location: Center for Great Neighborhoods

Tuesday, July 29, 2008

6:00-7:35 P.M

ATTENDANCE:

Rick Ludlum – Linden Grove Cemetery Board

Vada Smith – Westside Action Association

Helena Roden – Owner of Crosstown Pub

Pete Nerone – Peaselburg neighborhood resident

Betty Schumacher – Friends of Peaselburg Neighborhood Association

Chuck Eilerman – Kenton County Planning Commission

Adam Rockel – Center for Great Neighborhoods

Larry Klein – Assistant Manager -City of Covington

Doug Chambers – St. Elizabeth Medical Center

Sharmili Sampath – Northern Kentucky Area Planning Commission

Edward Dietrich – Northern Kentucky Area Planning Commission

James Fausz – Northern Kentucky Area Planning

ABSENT:

Jack Toerner – American Sound and Electronics

David Foley – Southside Baptist Church

Maureen Rabe – Blau Mechanical

Regina Haley – Westside Neighborhood Resident

1. CALL TO ORDER

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

2. APPROVAL OF MINUTES FROM JULY 28TH, 2008 MEETING

Ms. Schumacher made a motion to approve the minutes from the July 28th, 2008 task force meeting and Mr. Nerone seconded the motion. The motion passed 7-0.

3. 12TH STREET/MARTIAN LUTHER KING JR. BLVD.

Ms Sampath started the discussion by saying that the Task Force needs to do is come up with some rules for redevelopment from the concepts that staff has prepared. She said staff had developed several redevelopment concepts for each block along the south side of 12th Street/Martin Luther King Jr. Blvd. between Interstate 71/75 and the CSX railroad. She said staff has also prepared 3D graphics for some of these concepts that would help the Task Force visualize the concepts. Copies of a map illustrating the redevelopment concepts presented in the 2004 12th Street Redevelopment Plan was handed out. Ms. Sampath said that the final design of the street had not been completed when the 2004 plan was put together. She added that the design of the street was now complete and the Kentucky Transportation Cabinet had provided staff with design drawings of the 12th St. /Martin Luther King Jr. Blvd.



She said staff had used those drawings to figure out the amount of land that would be available for redevelopment after the widening of the street.

Ms Sampath went over several redevelopment scenarios for each block on the south side of 12th St. /Martin Luther King Jr. Blvd. An aerial view of each block before demolition was shown. Another map showing the land availability analysis was handed out to meeting attendees. She said that the average lot size on the north side of the street is 25 feet wide and 90 feet deep with the narrow end facing the street. The average width of the buildings on the north side of the street is 17 feet with the average foot print of 1200 square feet. The street will average 80 feet wide east of Main Street. The median will average 16 ft wide with four driving lanes and parallel parking on both sides. The sidewalk on the south side will be 7 ft wide and the sidewalk north of 12th St. /Martin Luther King Jr. Blvd. will remain as is.

- A. The first block east of the interstate has the interpretive park. Ms Sampath pointed out the location of Main Street and the new access street to the medical center. The 2004 redevelopment plan showed a building at both ends of the block with the park in the middle. She said that the current plan is for the park to take up the entire block with a building on the east corner will be moved to the south out of the park. Currently the city and SD #1 are still working with the state on a plan for the park. Mr. Klein said that the the state would like the city to pay a consultant to document the foundations and privies and to come up with some interpretation. Mr. Klein said that the city is working towards getting a clear understanding of what the state wants. The city does not want to be responsible for a expensive plan for documenting and interpreting this site without more information from the state. It is hoped that the interpretive park will happen with the privies and foundations being removed and mitigation through interpretive panels.

Mr. Ludlum asked if anything will be done with the wall. Mr. Klein said that according to the state nothing can be attached to the wall and nothing can change with the wall. Mr. Klein said it can be covered with fill and filled. Mr. Nerone asked about a small wall five feet long and Mr. Klein said that before it can be removed it must be documented by a professional archaeologist. Whether an item is significant or not is up to the professional consultant. If it is not significant then may be it can be removed if it is significant it may have to stay or removed and have an interpretive panel for it. Mr. Klein said he knows that the city can not go in and clean up the site and put up one interpretive panel. There has to be some preservation of what is there and that is the challenge for the design of the park. Mr. Nerone asked if the city was committed in coming up with the money to make this happen. Mr. Klein said that it depends on what the state wants. The consultant will cost around \$16,000 but the city is unclear at this point regarding what does the state wants done after that. He said that if the park can be used as a rain garden then Sanitation District No.1 may help pay for the park but at this time it is unclear as to what the state wants done.



Mr. Nerone suggested that the vacant area located to the west of Hewson road be made into a greenway that could provide a connection between the interpretive park and the medical center. Ms Sampath pointed out that Ms. Smith lives in that area. Ms Smith said she lives in the second house from the end and agreed that the greenway would be a good idea.

Ms Sampath said the 2004 redevelopment plan did not include the area south of the interpretive park. The area south of the interpretive park, north of the new access road and west of Main Street is a prime redevelopment location as it is highly visible from the interstate. The land slopes down from Main Street towards the interstate. Ms Sampath said that staff worked with the topography to recommend a tiered building design for the area. The design has several buildings arranged along Watkins Street rather than one or two large buildings. Watkins Street would need to be widened by 10 feet to allow for on street parking. Ms Sampath reminded everyone this area is being recommended for commercial office uses or other community facilities. The buildings could have one or several tenants as long as the buildings do not look large. She said that on street parking is oriented to the sides of buildings and there is a pedestrian connection to the interpretive park. Ms. Sampath noted that parking will be a big issue for this area and added that the parking shown in the redevelopment concept is not enough for the amount of space needed per the current zoning requirement. But she said that a developer could put in underground parking to serve the needs of future users.

Ms. Sampath said that from 12th Street the upper floors will be visible so some sort of fenestration requirements will be needed for upper floors. Mr. Fausz showed a 3D image of what this area might look like based on the redevelopment concept. Mr. Fausz pointed out that the buildings were drawn as 2 story, 24 feet tall. Ms Roden asked if the parking lots are public. Ms Sampath said they could be and asked if it was something that the Task Force wanted to discuss. Mr. Eilerman asked if anyone had figured out parking ratios. Ms Sampath said no and that to have the type of density as in the concept there could not be enough parking on lots based on the current standards. She reminded everyone that a bus would service this area and would reduce the parking needed. But, this is something that needs to be discussed and some recommendations made. Mr. Eilerman asked if there could be smaller buildings and larger parking lots. He said that without adequate parking there will be no tenants. Mr. Dietrich said if the area was developed by one company one of the buildings could be a parking garage. Mr. Chambers said that the concept is fine but asked how rigid is it. When buying property in the area they looked at the area in terms of development and the area from the interpretive park to Watkins Street is very narrow. He said that they were considering that Watkins Street would probably go away. That is not to say that just one big building would be built but to get the depth needed to obtain the mass necessary the parking could be worked in between it. They will try and put the parking on the ground first with buffering around it, by the buildings and landscape. Mr. Chambers added that this is what developers will want to do. If you try and put a parking garage up front it will make the number pretty tough right up front.



Ms Smith asked if the parking could go over by the brewery. Mr. Eilerman pointed out that 12th Street will be so wide that it will act as a barrier to people parking on one side and walking across. Mr. Chambers reiterated that the concept is good but we need to remain flexible. Ms Sampath said that the drawing is just a concept for discussion purposes and to help the Task Force develop the rules for development such as the landscaping around parking. Mr. Nerone said that we are talking about a private developer, and that this developer will have to come in a buy up enough property to build a sizable structure. Mr. Eilerman asked Mr. Chambers how much of the area does the hospital own. Mr. Chambers said they own quite a few properties but not all. He said that they own enough that no one will be able to assemble a large enough piece of property to build a sizable structure without some of their property. They are renting some of the houses and they have demolished some that have problems. Mr. Dietrich pointed out that the city could build the parking with a Tax Increment Financing. In this scenario the city collects the parking fees to help off set the cost. This helps a developer build the type of development the city wants.

Ms Sampath listed some of the issues that need to be considered such as parking in between buildings, landscaping and so on. Mr. Nerone said with the higher density, noise and dust being close to the interstate trees and landscaping are important for the area. Mr. Chambers said that the planning commission is good at requiring landscaping along streets. Ms Sampath said staff would add the greenway that includes the interpretive park and the area west of Hewson Street.

Ms. Roden said that if residential is increased to 30 units per acre you could expect at least 30 cars per acre in addition to the parking required by the commercial uses. Mr. Chambers agreed with the idea that parking is going to be an issue and said that a parking garage is probably necessary. Without it, it will be impossible to get the type of commercial density and development desired. He said that they had determined a need for a garage when they were thinking Gateway might be locating next to them. He said that a parking garage would be necessary for something like a senior housing or an assisted living facility. They like being located close to a medical facility and that use can sometimes afford a parking garage. Ms Roden pointed out that in senior housing or assisted living like the Panorama the residents use about 75% of the parking spaces, because at their age not everyone is driving. But, if you have young professional families there will be at least one car for every unit. She asks if the use should be considered first and then look at the parking afterwards. Mr. Dietrich said that there are parking ratios for different uses to meet the parking needs of that particular use. Ms Sampath said that the Task Force can bring attention to the parking saying that it needs to be looked at closely. Developers have to meet the parking ratios, but it doesn't stop someone from coming in a building a parking garage and provide parking for multiple uses.

Mr. Chambers said that what they envision was a parking garage that would serve several uses. He said that there is a piece of land along Kavanaugh St. close to the medical center that topographically works very well for a parking garage. Mr. Eilerman asked if Mr. Chambers thought it would serve this area between Main St and the Interstate as well. Mr. Chambers said it would if it was large enough.



Mr. Eilerman said he was concerned that we might be hypothesizing something that is not feasible. Mr. Nerone said that a parking garage for that area, meaning the commercial area to the west and north of the medical center would need to be centered so it is accessible. Ms Roden said Riverside Terrace was a good use the way it was developed. She was unaware that there was some much parking available until she was in there. She was amazed that a residential use required so much parking. Mr. Ludlum asked Mr. Chambers if they had some idea about the number of parking spaces needed. Mr. Chambers said they had not gone to that much detail. He added that a garage needs to hold a minimum of 400 cars to make the numbers work. It was their vision that a parking garage would be built some where in the area and that all the tenants would help pay for it. Mr. Eilerman pointed out that if most of the uses are medical it would be a stretch to assume that patients would want to walk two blocks. Mr. Chambers said yes but that they may not all be medical uses. Mr. Eilerman agreed and then said that brings up the question of what is it going to be, and with the city wanting to develop the Fifth St. corridor it is hard to say what will happen along 12th St. Mr. Chambers said they have received calls from medical research companies, he added that elderly housing would be popular from their developers view point. Mr. Dietrich agreed that some sort of elderly housing would work well in the area west of Main St, north of the access road and south of 12th St. Mr. Chambers agreed but added that the retail is what will pay for that ground.

Ms Sampath said this area is the largest in the study area and could hold fairly large buildings. She asked the Task Force what they thought about the size and height of the buildings in this area. Mr. Nerone said he was concerned about the limit of two stories as shown in the 3D model, may be on the perimeter but inside they could be taller. Mr. Eilerman asked about the height of the brewery. Ms Sampath said it was at least four stories. Mr. Chambers said it just depends on how it is placed. Mr. Nerone said that with the width of 12th St. he would not have a problem with four stories or possibly more. Mr. Eilerman said that this brings back the parking issue. The taller the buildings the more parking will be needed. Mr. Nerone suggested a garage underneath the structures and with taller buildings a view of Cincinnati is possible and makes the development more attractive. Ms Sampath asked that with the brewery on the other side of 12th St buildings more than two stories is ok, three or four stories. There was agreement from several different people. Mr. Dietrich asked what the upper limit would be. Mr. Chambers said under whatever is considered a high rise. He thought the limit was five or six stories. Some others said three to four stories. Mr. Eilerman said four or five. He went on to say that what ever is decided it has to make sense. When this goes before the commission, people are going to ask about parking, will it work, does it make sense, etc. He went on to say that if the proposal before them was presented it would get chewed up. He thinks the usage and concept is good but needs to make sense from a developer's point of view.

- B. Ms. Sampath displayed three concepts for the next block (between Main and Lee St). Beginning with the plan from the 2004 *12th Street Redevelopment Plan* Ms Sampath pointed out that the plan called for a new building on the Main and 12th St. corner, and an original building on Lee St end of the block with a park in the



middle and an ally with parking between the park and the buildings facing Watkins St. The area left after the widening will only be approx. 35 feet deep which will make putting in everything called for in the 2004 *12th Street Redevelopment Plan* very difficult.

The first scenario presented calls for retaining all the buildings north of Watkins St, retain the building on the corner and use the area in the middle of the block for parking. There will be parking on 12th St as well. Ms. Sampath reminded the Task Force that there is a greenway concept that the task force recommended when discussing land use, along 12th St, that would link the interpretive park and the traffic islands in front of the cemetery. This concept could be expanded due to the fact that the cemetery board is looking to put an entrance on Lee St. The area along 12th Street could be left as a green way with the buildings along Watkins Street retained as they presently are. A heavy landscape buffer would then be needed to buffer the residences from 12th Street. Where the parking is located a wall will be needed to shield the properties along Watkins. The existing historic building on the corner would be recommended for adaptive reuse. Mr. Ludlum asked how many parking spaces were provided in this scenario. Ms Sampath said seven as the configuration is drawn now. She said that the current plans for the median were just to put grass. The median can be used for stormwater purposes by adding trees, and/or possibly rain gardens.

The second concept keeps the structures along Watkins as they are now but illustrated smaller buildings along 12th Street. These buildings will be shallow, only 35 feet if built to the property line. If they are two stories they will be looking directly into residences. These buildings would be around the same size as the buildings on the north side of 12th St. The scenario illustrated a small open space in the middle of the block with two buildings on either side.

The third scenario removes the existing structures along Watkins providing much more land to develop. Ms. Sampath said that there is only one structure facing Watkins on the south side of Watkins and hence there should be no conflict in terms of land use. This entire area would be mixed use reducing the compatibility issues between commercial and residential. A 3D image was shown of this third scenario.

Mr. Chambers commented that the Hellmann lumber parcel is owned by a developer that wants to redevelop so this scenario works well for this. He said that this parcel of land can be developed and the houses behind it (to the east) can remain. Mr. Ludlum asked Ms Smith if the Westside Action Coalition had talked about this extensive development. She said they had not discussed it but it is something they will have to talk about. She said that the WAC was very upset about the substation. Mr. Chambers said that St. Elizabeth tried to buy the Hellman Lumber property but it was too expensive. Mr. Chambers said he thinks that the owner would like to own the properties to the south of the Hellmann Lumber property if he could.



Ms Sampath reminded the Task Force that they had recommended the Hellmann Lumber property along with the houses west of the substation to have a land use of commercial office so this owner's ideas fits with the recommended land use. Mr. Chambers envisions the commercial development encompassing the area west of Kavanaugh St, the property west of Main St and then east of Main St to the substation.

Mr. Klein said he thinks with the interpretive park to the west it would be best to maintain that park type use across Main Street to the building that will remain at the corner of Lee and 12th Streets. He thinks only one block of greenspace is too short. By extending it another block it becomes more substantial. He said the buildings on either end of the block could stay but have the park in between them. Mr. Chambers agreed with this idea. Ms Sampath asked if the task force wanted to recommend development all the way to Watkins Street and they agreed with this.

Mr. Eilerman asked what the interpretive park was supposed to be interpreting. Ms Sampath said the history of 12th Street. Ms. Sampath then said that the Task Force wants this block to have the greenway extended to the building on the corner of Lee and 12th Streets and allow the development of the area just north of Watkins St. Ms Smith said she likes the idea. Ms Sampath said parking will be an issue. Mr. Chambers said that it is difficult to put a commercial building on a residential lot and said a viable commercial development needs more room. He went on to say that the residences south of Hellmann Lumber are in the way and that any developer would try and get those to add to the Hellmann Lumber property. And if this happens the houses that face Watkins north of Hellmann Lumber would be sandwiched between commercial developments.

Ms Roden asked if the third scenario allows for retail with residential above. Ms Sampath said yes it could be mixed use. Ms Roden said they could be where the owner of a retail business lives above the shop. Ms Smith agreed and said it would make good live work space. Ms Roden asked in mixed use is there a high end limit to the type of commercial or if it allows any type of retail. Mr. Eilerman asked if this area going to have a form based overlay. Ms Sampath said it is and it could recommend the amount of residential or office, but that is a different question and we will not get into that at this meeting. Ms Sampath asked for a consensus from the Task Force on which one they prefer. They preferred a combination of scenario one and three; with the greenspace going along 12th St and development behind it. Ms Sampath said staff would make the recommended changes to the redevelopment concept based on the discussion.

- C. The next block is between Lee and Homan Streets. Three redevelopment scenarios were presented for this block. The first scenario keeps the existing buildings in place and keeps Fisk Street open. She said that in the 2004 *12th Street Redevelopment Plan* Fisk St. stopped at Watkins Street. This was presented at the first public meeting and there was no resistance to it. This scenario keeps a house on Lee and three on Holman Streets.



The Hellmann lumber building loses a portion of its front section, but the remainder will be rehabbed in place. A large lot to the east of Fisk St is open and owned by the Kentucky Transportation Cabinet and has a lot of potential for redevelopment. Ms Roden asked if closing Fisk Street and using the large vacant lot would solve a portion of the parking problem. Ms Sampath said it could. She went on to say that this report does not have to recommend closing or leaving Fisk Street open. But, if a developer wants to develop the entire block we can say Fisk Street can be closed. A brown residential building will be moved to the southeast corner of 12th and Lee Streets to this block. In this scenario there is some space left for parking and a small area for outdoor sitting and dining. On the east side of Fisk St there is room for parking or a parking garage. Mr. Eilerman asking Mr. Chambers that 400 car garage is the minimum then the open area east of Fisk St is a little small, and Mr. Chambers agreed. Mr. Eilerman went on to say that the development scenario should include some screened surface parking. The on street parking is not enough.

Ms Sampath explained in the second scenario Fisk St stays, on the west side of Fisk St the existing building in the southwest corner is removed and the historic buildings remain. This provides space or more parking or a building. On the east side of Fisk St the buildings in the southeast corner of the area are removed this leaves the entire area open for building and parking. There is also a pedestrian/plaza area giving the area a more pedestrian friendly atmosphere.

In scenario three Ms Sampath showed that Fisk St is removed along with the existing buildings. The historic buildings remain. This provides more opportunity for off street parking and follows the concepts of the second scenario. Mr. Eilerman asked about the ownership of the land the Kentucky Transportation Cabinet purchased for the widening of 12th Street. Ms Sampath and Mr. Dietrich explained that the lots are offered to the neighboring land owner to purchase if they do not want them they get auctioned. Mr. Nerone asked if the state owns the back park of the Hellmann lumber mill. Ms Sampath said they own the entire building. Mr. Nerone asked that since there is an outdoor seating area close to the mill Ms Sampath is expecting some sort of entertainment use in the mill. Ms Sampath said something like that could go in there. Mr. Nerone then said if that is the case then there will be a big need for parking and if Fisk St is closed how parking would be handled. Ms Sampath explained that we do not want more curb cuts along 12th so the access would be from Watkins St only. Ms Roden asked about a parking garage. Ms Sampath said that we do not have to show the exact location of a parking garage, but the Task Force could recommend that this would be a good location for a parking garage. Ms Sampath asked the Task Force about the size of the parking garage. Would they be ok with a big garage or do they want something smaller. Mr. Eilerman said he thinks a 400 car garage would be pointless in this location and if a smaller one is cost prohibitive then it does not seem realistic to say this area is good for a parking garage. He went on to say that if we can assume that there will be off street parking built for what ever is going in then that is what we should say. Showing a parking garage that will never be built demonstrates a lack of serious thinking.



Ms Roden said that a big parking lot would be useful and Mr. Chambers agreed. Ms Roden said that it would be good to have some land set aside for parking, so that future developers know that is what will be there. She fears that developers will build structures and rely on street parking only. Ms Sampath asked if Ms Roden thought this should be public parking and she did. Mr. Eilerman asked Mr. Klein if the city parking plan covers this. Mr. Klein said that he thought the parking plan only covered the downtown area.

Mr. Fausz showed images of what the area looked like before the demolitions, and the way it looks now and how the third scenario will look. Mr. Nerone asked about the median on 12th Street and if it will have trees. Ms Sampath said no but we can recommend trees in the study. The state is only going to plant grass. Ms Sampath asked if they wanted to have street walls and landscaping around parking areas and several people said yes. Mr. Klein said that the Task Force should recommend the walls should be consistent with the state guidelines. The state guidelines call for walls to resemble what was in the area before, which were stone walls. Ms Roden said the parking lot at 5th and Washington in Newport is a good example of landscaping around parking lots.

Ms Sampath asked about the height of the buildings. She said the buildings on the north side of the street are two and three stories tall and asked if the Task Force wanted to stay around that height. Ms. Roden said that the peak of her building is right around 40 feet. Mr. Eilerman said he thought three stories' was good and other task force members agreed. Ms Sampath restated that for this block a parking lot would cover Fisk St and the empty lot to the east of Fisk St and then building space for the remainder of the block to the east over to Holman St. Ms Roden asked if there is space for any new development that will front onto 12th St. She sees all the new development facing the side streets. Ms Sampath said for this area between Fisk St and Lee Streets no there will not be any room unless someone buys the land between the Hellmann Lumber building and the house that is being placed on the south east corner of the Lee and 12th St intersection.

- D. The last block is between Holman and Russell Streets with Banklick St in the middle for which two redevelopment scenarios were presented. Mr. Fausz showed an aerial photo of the area before the demolition pointing out the major streets. Ms Sampath pointed out the locations of the existing AmeriStop and Hammond's Garage. She said the first scenario leaves all the existing buildings in place. She said as Ameristop will loose its front parking will the widening a few parking spaces were illustrated on the side and there is a little land for development at the corner of 12th and Holman Streets. For more parking spaces a lot can be carved out using the land in back of the houses that face Holman and Banklick back by Watkins St. There is not much space in this area to develop if the existing buildings are left in place.



In the next scenario the existing buildings on the south side of the area are left but the AmeriStop is removed providing a lot of space for development. This scenario shows plazas and courtyards between buildings facing 12th St and parking behind the plazas. This scenario also shows an open area along Russell Street for outdoor seating. Mr. Nerone said he thought the public comments suggested the residents wanted to keep all the existing stores. Ms Roden said she thought there was an interest in getting a grocery store so they would not have to pay the convenient store prices. She said there used to be a store at the corner of 8th and Banklick Streets that was larger and family owned called Acres that was the neighborhood grocery story.

Mr. Fausz showed 3D images of this second scenario. Mr. Eilerman asked what the buildings are being used for. Ms Sampath said mixed-use that was the land use decided on for most of the corridor. Mr. Eilerman said it would appear that there is not much parking not enough to support the development shown. Ms Sampath said that parking is going to be an issue through out the corridor. Mr. Eilerman said that if there is a ratio for parking then we should show it. Ms Roden asked if there was land down around the railroad tracks for parking. Ms Sampath said there is some land between the current Hammond's Garage and the railroad. Mr. Nerone said there is a lot of stuff down there and it is hard to determine what is what and what is going on. Mr. Eilerman asked if the state owns any property in the area, and Ms Sampath pointed to the two empty lots along the north side of Watkins between Banklick and Russell St that the city owns. Mr. Eilerman said that for this area to develop there will be a lot of taking of land, so this scenario is just a concept without any idea how it would happen. He mentioned that Mr. Hammonds owns a lot of the land and he is probably not going to jump in and sell it real soon. Ms Sampath said that is the way with all of these concepts. Someone will have to come in and purchase the land. If the city wants to control the development then they will have to buy up some of the land.

Ms Smith asked about a trolley running along 12th St, as a way helping the parking situation. Ms Roden said that it is a short walk from the area by the railroad to the redevelopment area. She added that if there is going to be residential in addition to the commercial where are they going to park. Mr. Chambers said he liked the fact that the scenarios are showing redevelopment all the way down the street. He went on to say that there is room for parking behind the buildings; they are heavily screened by the buildings and the landscape around the back of them. Ms Sampath said that what Ms Smith was getting at was that all the parking does not have to be in the redeveloping blocks it can be a block over. Mr. Eilerman said that is true but it is running into pretty dense residential areas. Ms Sampath said north of 12th St there are places for parking lots. Mr. Eilerman said it will be a stretch to ask people to park a block away from 12th St and then walk to the other side of 12th Street. This would be especially true for retail. Mr. Eilerman said that he thought it is a good idea to show a concept of this area redeveloped but that it needs to be more pragmatic, fewer buildings, less dense and more thought about buffered and landscaped parking.



Mr. Nerone asked about the plans for 12th St across the bridge. Ms Sampath said the bridge is going to be widened and the street widening goes to Scott Street. Mr. Eilerman asked about the funding for the underground utilities and Ms Smith said that when Jay Fossett brought the commissioners to the neighborhood he had said they had gotten the funding for the utilities and the street lighting. Mr. Chambers said that St Elizabeth would have to pay for adding the wiring for the additional lighting needed along the access road. He also said they would pay for the maintenance. He said they have picked out the lighting fixtures but did not know where it stood at this time.

Ms Sampath then outlined the rest of the process with the study. She said staff has their comments and the task force has all the chapters of the report except 12th St. She said the next step is to have a public meeting. She would like the public meeting to also be the meeting of the two neighborhood associations in the later half of August and the August 28 will be the last Task Force meeting. She said that the Task Force will be notified of the public meeting. After that the report goes to the city commission, probably the Sept 23rd meeting and the report will then be taken to the Kenton County Planning Commission on November 6th. Mr. Nerone was concerned that the week starting August Monday 18th would be difficult for parents with kids in schools since schools start the week after. He recommended pushing the meetings back a week or two, but Ms Sampath wants to give the city commission a couple weeks to review the report before their meeting. Ms Sampath said that she would work with Mr. Nerone and others to schedule the meetings.

4. ADJOURN:

The meeting was adjourned at 7:50 P.M.

