

Crescent Springs Small Area Study

Task Force Meeting Minutes

Location: NKAPC Commission Chambers

Tuesday, January 27, 2010, 6:00 – 7:30 P.M.

ATTENDANCE:

Bobbie Baker – Crescent Springs Resident Residing within Study Area
Jim Collett – Mayor of Crescent Springs
Dawn Johnson – Crescent Springs Resident
Daniele Longo – Crescent Springs Resident
Louis Prabell – Crescent Springs Resident
Scott Santangelo – Crescent Springs City Council Member
Scott Siefke – Co-owner of Crescent Springs Business within Study Area
Tom Vergamini – Crescent Springs City Council Member
Edward Dietrich – NKAPC – Project Manager
James Fausz – NKAPC
Keith Logsdon – NKAPC
Sarah McColley – NKAPC Intern

ABSENT:

Joe Baker – Crescent Springs City Attorney
Ben Bratton – Local Resident
Bobby Chipman – Crescent Springs Resident Residing Within Study Area
Barrie Creamer – Crescent Springs Resident Residing within Study Area
Matthew Damon – Crescent Springs Resident / Student at Villa Madonna Academy
Andy Eisner – Crescent Springs Resident
Eric Haaser – Crescent Springs Resident
Matthew Johnson – Crescent Springs Resident / Student at Covington Latin
Bob Mueller – Crescent Springs Resident
George Ripberger – Crescent Springs City Employee
Mark Rogge – Crescent Springs Resident / KCPC Representative
Greg Sketch – Crescent Springs Resident
Bill Toebben – Owner of Crescent Springs Business within Study Area

1. WELCOME AND APPROVAL OF MINUTES

Mr. Dietrich welcomed the Task Force members and asked if there were any questions regarding the December minutes. No questions were raised and Ms. Baker motioned for acceptance of the minutes, which was seconded by Mr. Siefke. The motion passed unanimously.

2. INTERIM REPORT

Mr. Dietrich next asked the Task Force if they had a chance to review the Interim Report and notified them of one change in the document (changing the name of CSX to the Norfolk Southern railroad). The Task Force did not have any questions or comments and approved the Interim Report through consensus.

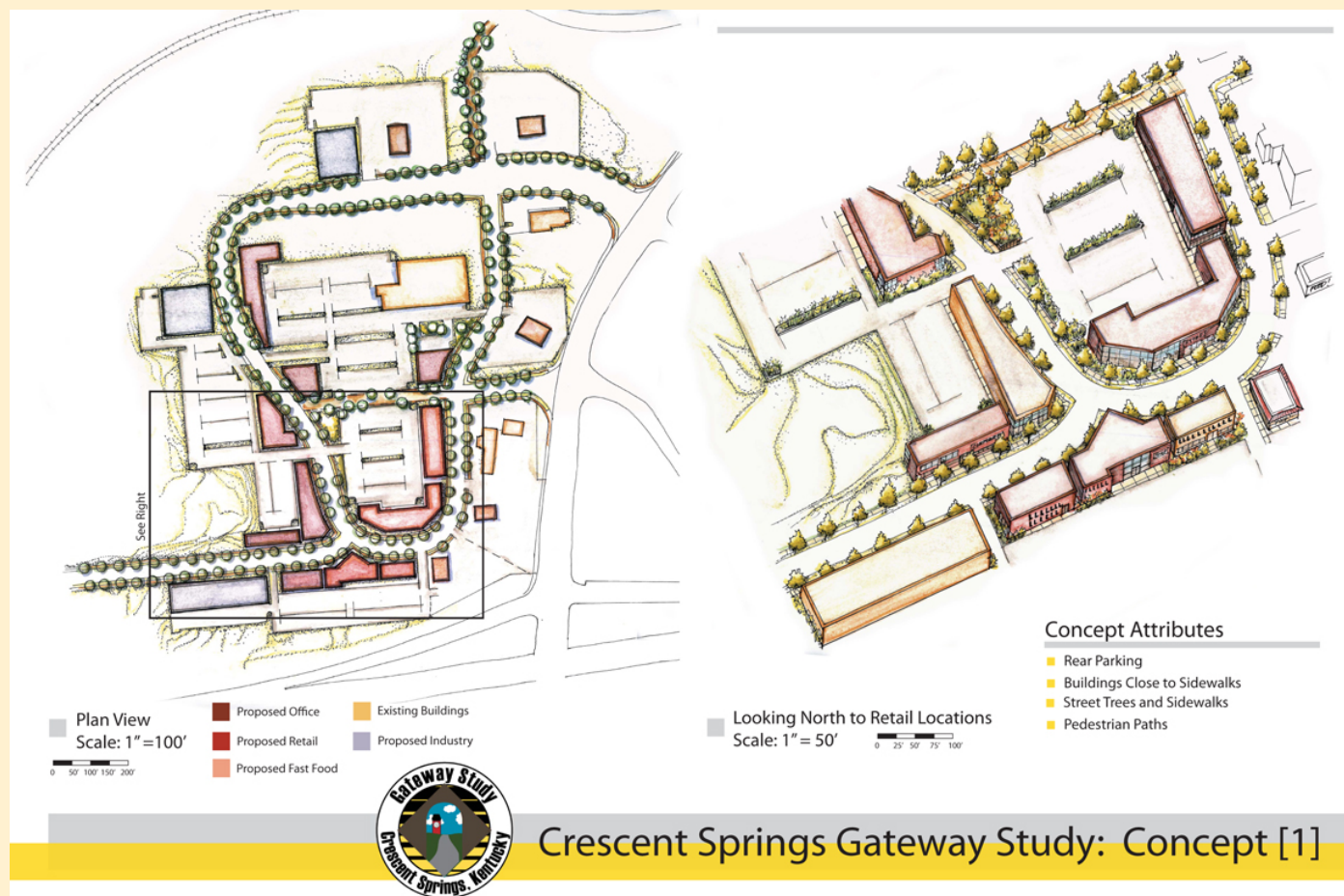
3. DESIGN GUIDELINE RECOMMENDATIONS

Mr. Dietrich entered into a discussion of design guidelines that built upon information presented in the last meeting. He presented a matrix and explained that it contained comments received via email from Ms. Johnson, Mr. Mueller, and Mr. Siefke as well as staff suggestions on the guidelines. He described that

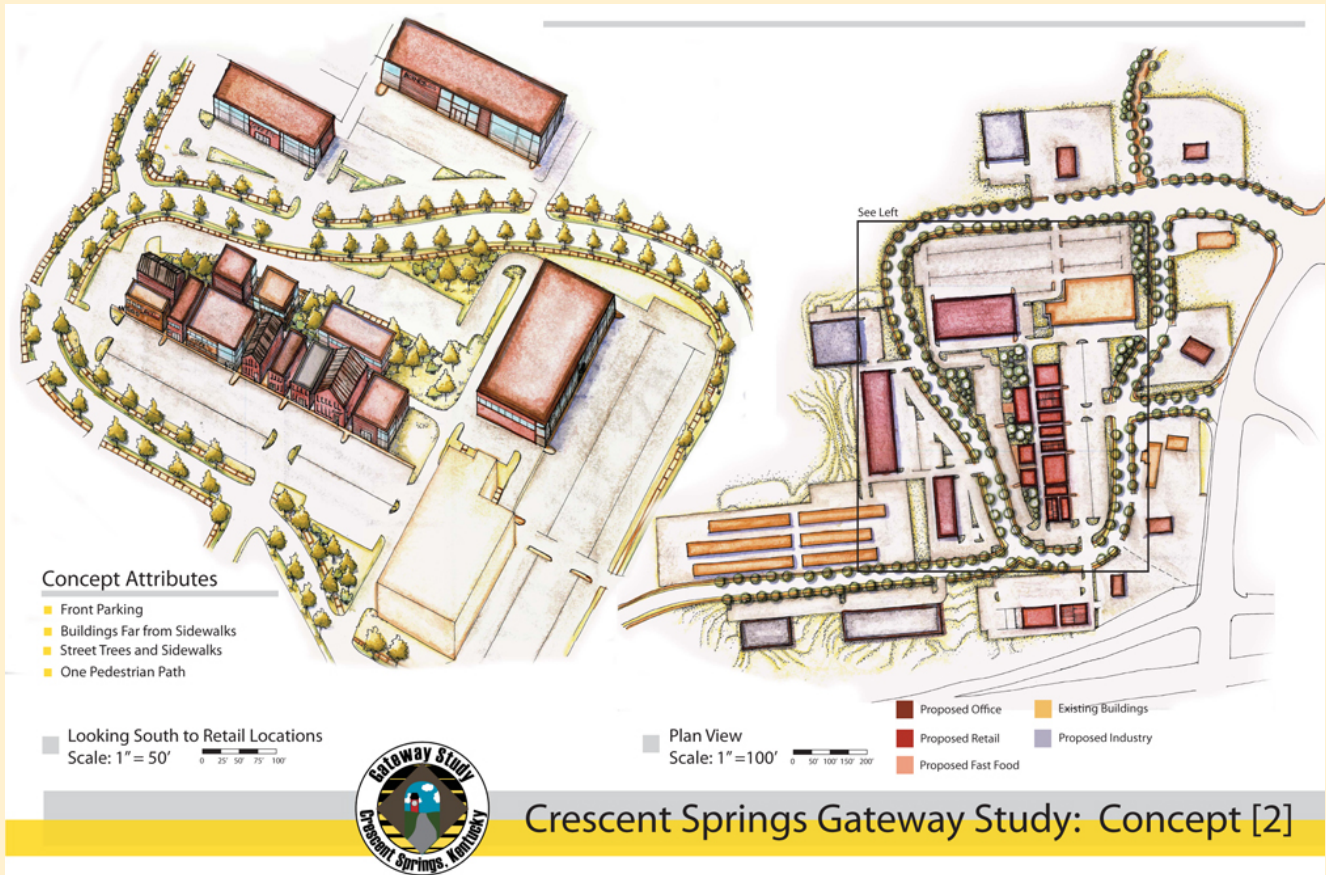
recommendations in the plan would only be recommendations and would need to be implemented in later stages of the process, after the plan had been approved. He went over the guidelines, which included the following considerations:

- Sidewalks
- Landscaping
- Stormwater management
- Parking
- Landscaping in parking
- Building Access
- Location of buildings
- Exterior finishes
- Roofs
- Windows
- Formula Buildings
- Pole signs
- Monument signs
- Wayfinding
- Industrial Area

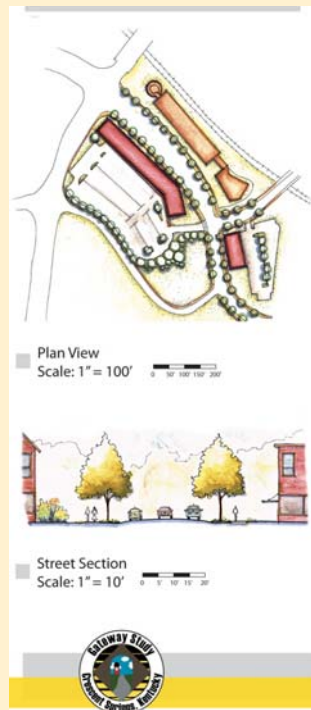
Mr. Dietrich also presented conceptual drawings of the study area that were hand rendered by Ms. McColley. The renderings provided general ideas for how the area could redevelop in the future and are provided below.



Crescent Springs Gateway Study: Concept [1]



Crescent Springs Gateway Study: Concept [2]



Initial comments on the concepts centered on specific designs and building locales. Mr. Dietrich asked the Task Force to think of the renderings as conceptual drawings to give an idea of what the area could look like in the future, not necessarily how it would develop for certain. Throughout the discussion the Task Force

decided they liked the idea of grouping buildings into a pedestrian oriented corridor, similar to what is represented in Concept 2. They also liked the idea of having the buildings oriented closer to the Buttermilk Pike section of the loop road so that parking would be behind the buildings.

Specific ideas discussed regarding the guidelines include:

- Allowing sidewalks to be on one or both sides of the street depending on location constraints
- Using landscaping to break up the monotony of pavement in an area as long as appropriate trees and vegetation were installed
- The group liked the idea of having a pedestrian plaza with courtyard areas for outdoor restaurant seating so these areas were not directly fronted by parking or roadways
- Create different parking guidelines based on land use specifications
- Use parking landscaping to help offset stormwater flows
- Create access management controls to help with efficient building access
- Cluster buildings in the mixed use area around a central plaza or pedestrian spine
- Recommendations would primarily apply to the Mixed Use area
- Stone and brick should be considered for building materials
- Pitched roofs should be integrated
- Formula buildings should incorporate some design elements that tie them to the Mixed Use area
- Appropriate use of windows should be included in the guidelines
- Use simple signs to help visitors with wayfinding while eliminating pole signs over time
- Industrial uses should be in buildings that reflect guideline elements found in the Mixed Use area
- Implement a tree planting buffer near the railroad to help mitigate stormwater runoff
- Enhance the pedestrian bridge with plantings or other pedestrian amenities to increase its usage

4. IMPLEMENTATION

Mr. Dietrich next presented a list of steps the city could take toward implementing the study. The list included ideas such as land acquisition, community development corporations, vacating excess right of way to developers, reducing parking requirements, streamlining the permit process and looking at various funding sources. He also presented a timeline sequence for the roadway redevelopment. Finally he spoke about how the rezoning process would need to happen and about ideas like branding the city, creating a marketing plan, and looking at additional planning efforts for other portions of the city.

The Task Force discussed the importance of business owners knowing the details of the plan and buying into the final development concepts. They felt it would be a much easier transition with business support and liked the idea of creating an implementation team.

5. WRAP UP

Mr. Dietrich informed the Task Force that staff was working toward wrapping up the study in February. He indicated that staff would like to have the public meeting on February 17 as to keep the Task Force meeting on the 24th. He indicated staff would like to show the recommended land use, transportation changes, and design guidelines at the public meeting. He was unsure about displaying the design concepts because of fears that people would view them as the plan itself and not see the overall picture. He mentioned there would be one more Task Force meeting in March for review and approval of the final report.

Ms. Johnson suggested that whatever was shown the word “Conceptual” be made prevalent on the maps. Ms. Baker also suggested the public meeting should have a presentation element and operate differently

than the last meeting. She was concerned that several people showed up for the meeting but only a few comments were received.

Mr. Dietrich reminded the Task Force the next meeting date is February 24, 2010 at 6:00 p.m. The meeting ended at approximately 8:10 p.m.

