



Crescent Springs Study Area



0 300 600 1,200 Feet



Crescent Springs Small Area Study



- Strengths & Weaknesses – Interior
- Opportunities & Threats – Exterior

#1 Task Force Meeting

Small Area Study Introduction

March 17, 2009



NKAPC

Northern Kentucky
Area Planning Commission

Tonight's Meeting

- Welcome and Introductions
- Small Area Studies
- SWOT
- Setting Study Boundary
- Choosing Chair and Vice-Chair
- Study Name & Logo
- Preparing for our Visioning
- Wrap Up

Comprehensive Plan

- Updated every 5 years
 - Next update to be adopted by December 2011
- Requirements per KRS 100
 - Statement of goals and objectives
 - Land Use plan element
 - Transportation plan element
 - Community Facilities plan element
 - Additional elements



Comprehensive Plan Guiding Theme

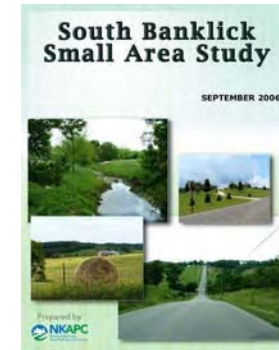
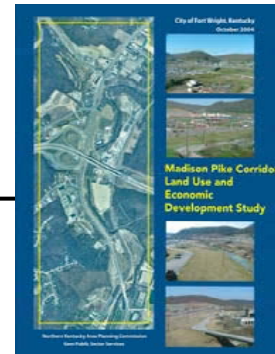
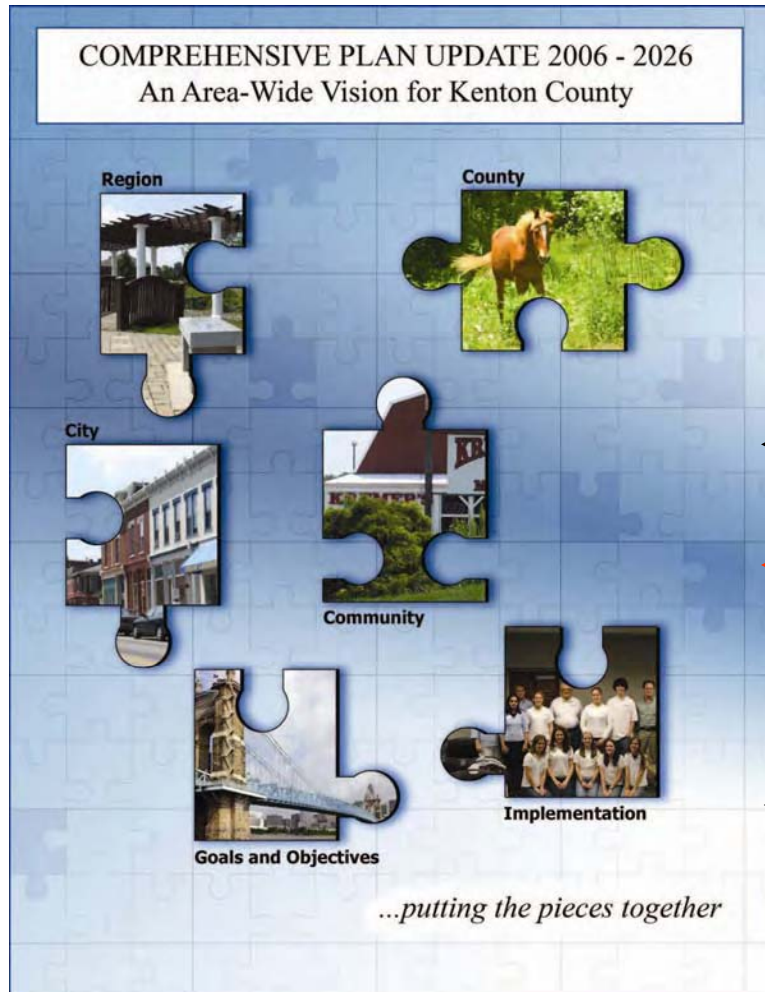
- Quality of Life
 - Cost of Living
 - Good Health
 - Social and Recreational Opportunities
 - Safety
 - Education



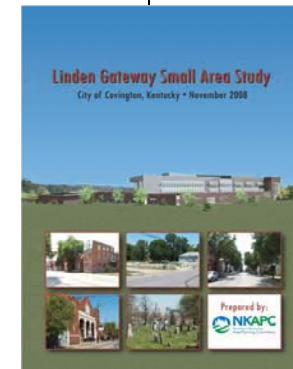
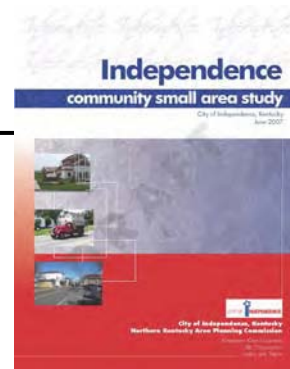
The Three Components

- Capacity Planning
 - Balance, Provide the **needed** resources
- Contemporary Places
 - Live, Work, and Play in a compact, vibrant, healthy community
- Green Infrastructure
 - The natural environment is an important as the built environment.

2006 Kenton County Comprehensive Plan



**Crescent Springs
Small Area Study**



Small Area Studies

- A comprehensive approach to planning at a “neighborhood” level where research and public input are focused on the needs of the area resulting in a plan both specifically suited to identified needs and crafted based on input from residents and business owners most affected by its recommendations
- The process is intended to create a plan that will be more readily implemented because the public and decision-makers have together gone through the preparation process and clearly understand the intent of plan recommendations and actions necessary to accomplish them



Approvals Process

- **Task Force Approval** Submission to City Council
- **City Council Approval** Submission to NKAPC
- **NKAPC Recommendation** Submission to KCPC
- **KCPC Approval**
 - Now part of Comprehensive Plan

Role of the Task Force

- This is YOUR plan – we facilitate
- Consensus/Voting
 - Study boundary
 - Study name
 - Goals and Objectives
 - Existing conditions
 - Redevelopment Scenarios
 - Recommendations
 - Implementation
- Vote
 - Final report draft



Project Background

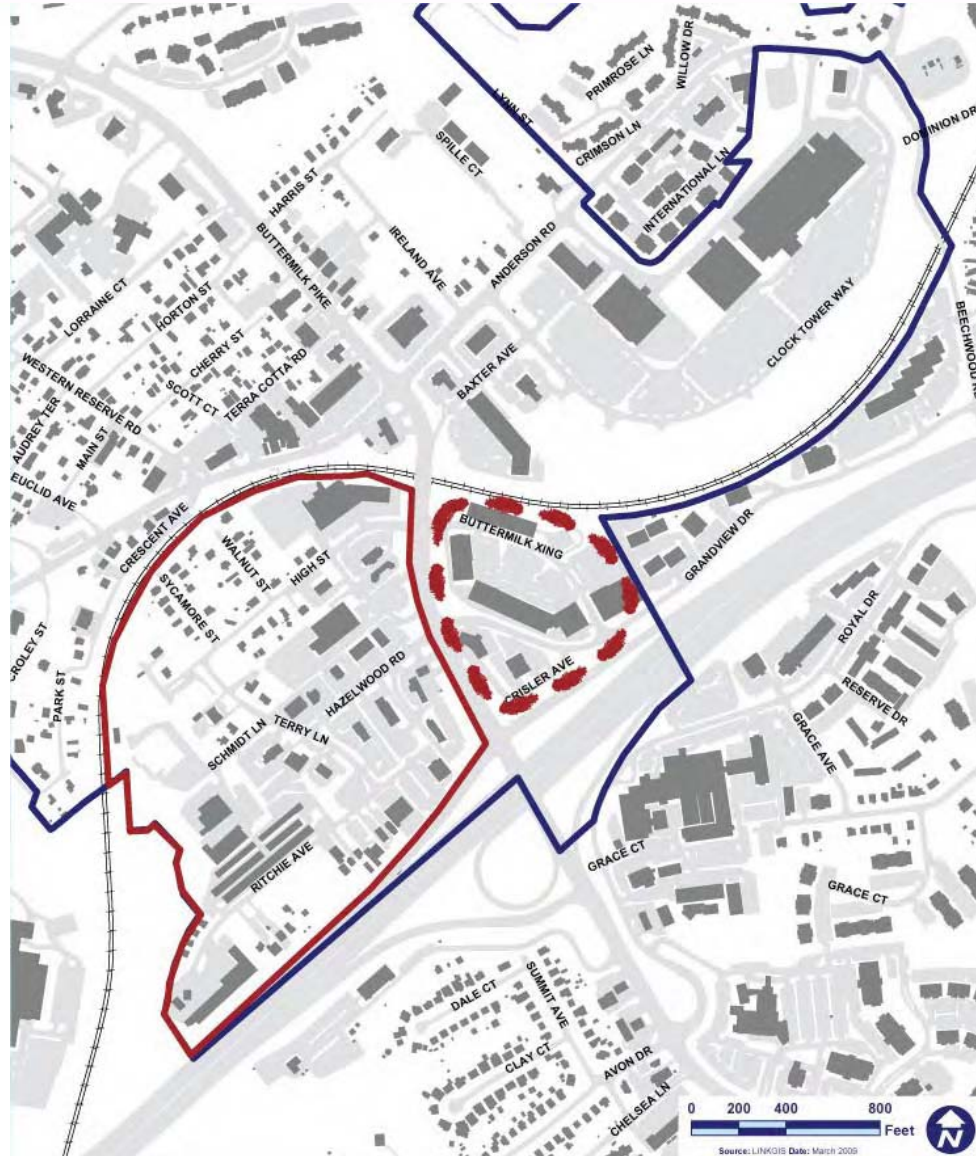
- 2001 Comprehensive Plan
 - “Conversion of some older residential areas, in the vicinity of Ireland Avenue and Richie Street, to commercial/office uses has been recommended as a long term objective and alternative to revitalize these areas.” – pg 5-45
- 2006 Comprehensive Plan Update
 - “Retain the residential area on Walnut and Sycamore at its current density for the present, but the long range (20 years) outlook for this area is to convert to some form of commercial or industrial activity such as exists on Terry, Schmidt and Ritchie to its south.” – pg 174

Task Force Timeline

- Introduction
- Visioning/Conceptualization & Goal Setting
Market study input
- Existing Conditions Market study input
- Interim Report
- Case Studies
- Scenarios Market study input
- Final Report
- Adoption Process



Study Area



Study Logo & Name

- Reflects city logo design with the dual circular shapes



Study Logo & Name



- Ties into rail heritage of the study area



Study Logo & Name

- Crescent Springs Small Area Study
- Crescent Springs Uptown Study
- Crescent Springs Front Door Study
- Crescent Springs Gateway Study
- Crescent Area Study



Market Analysis Presentation

- Two potential dates are:
 - March 24, 2009
 - March 26, 2009



#1 Task Force Meeting

Visioning



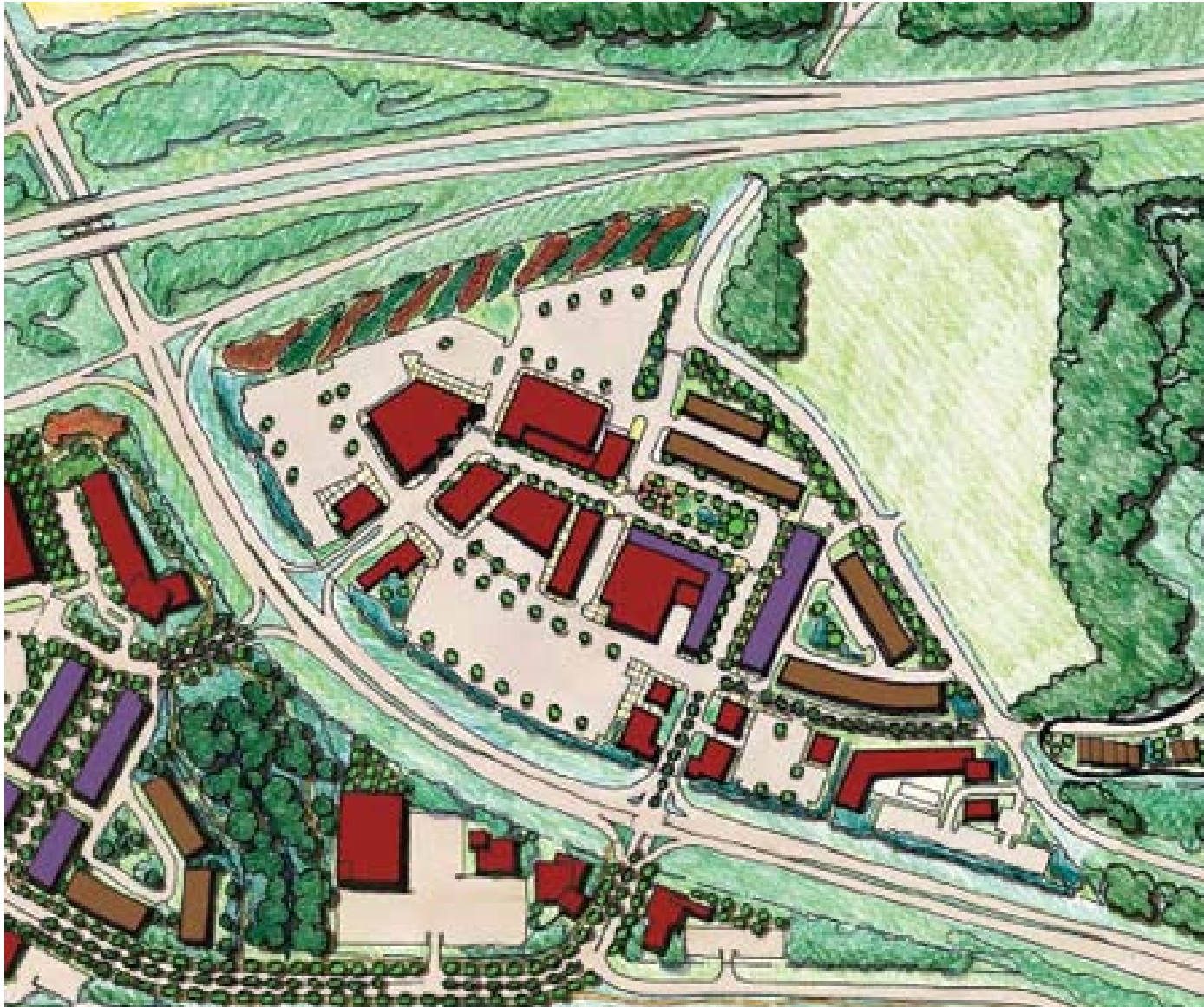
NKAPC

Northern Kentucky
Area Planning Commission

- Lino Lakes
Minnesota
 - Creating a true **town center** for a maturing suburban village



Mixed Use between Major Barriers



Crescent Springs Small Area Study



Office/Retail Mixed Use



Crescent Springs Small Area Study



Urban Mixed Use

Office/Retail &
Residential

Cambridge MA

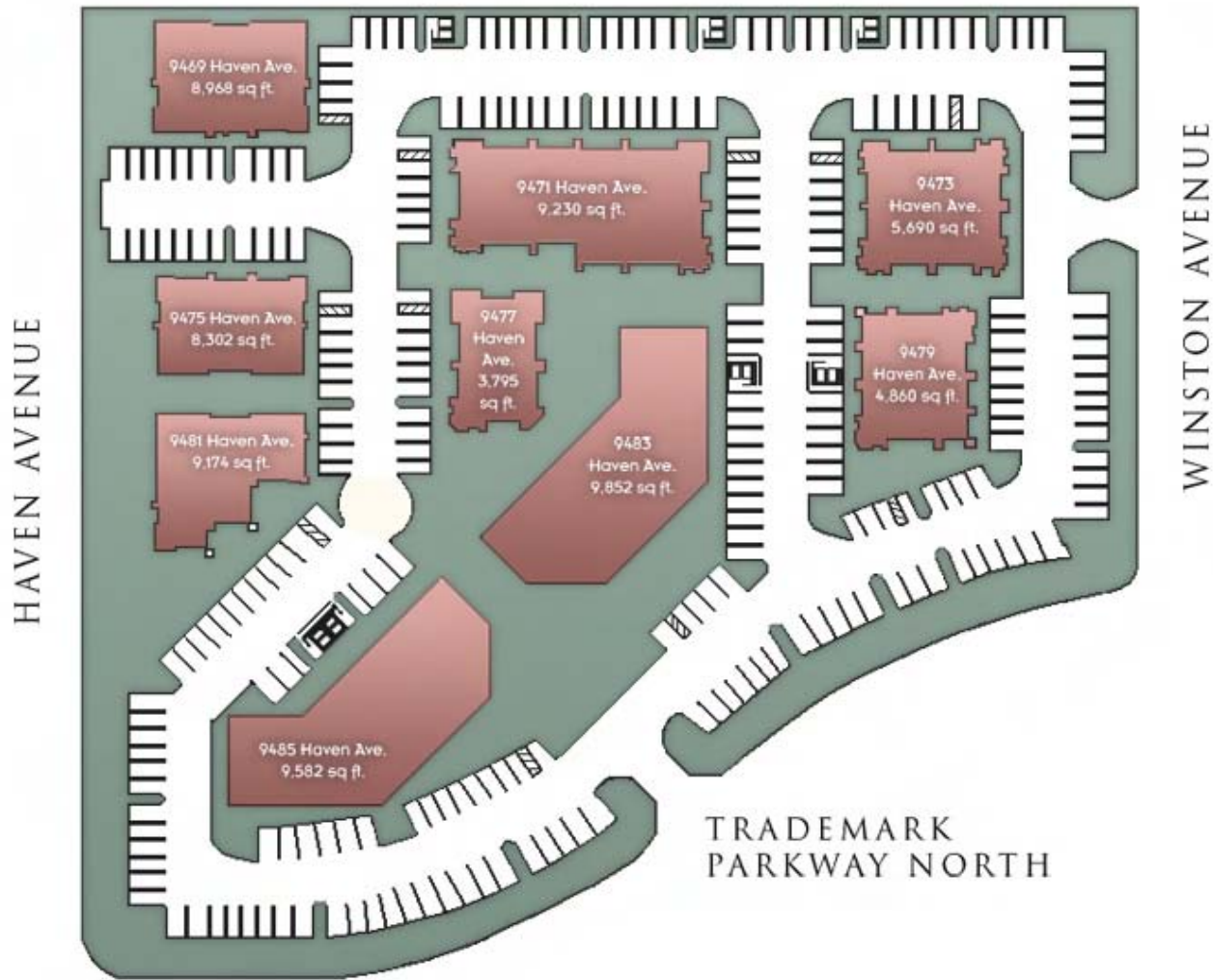
Large Park



Business Park with out Connectivity



Offic Park



Mixed Use

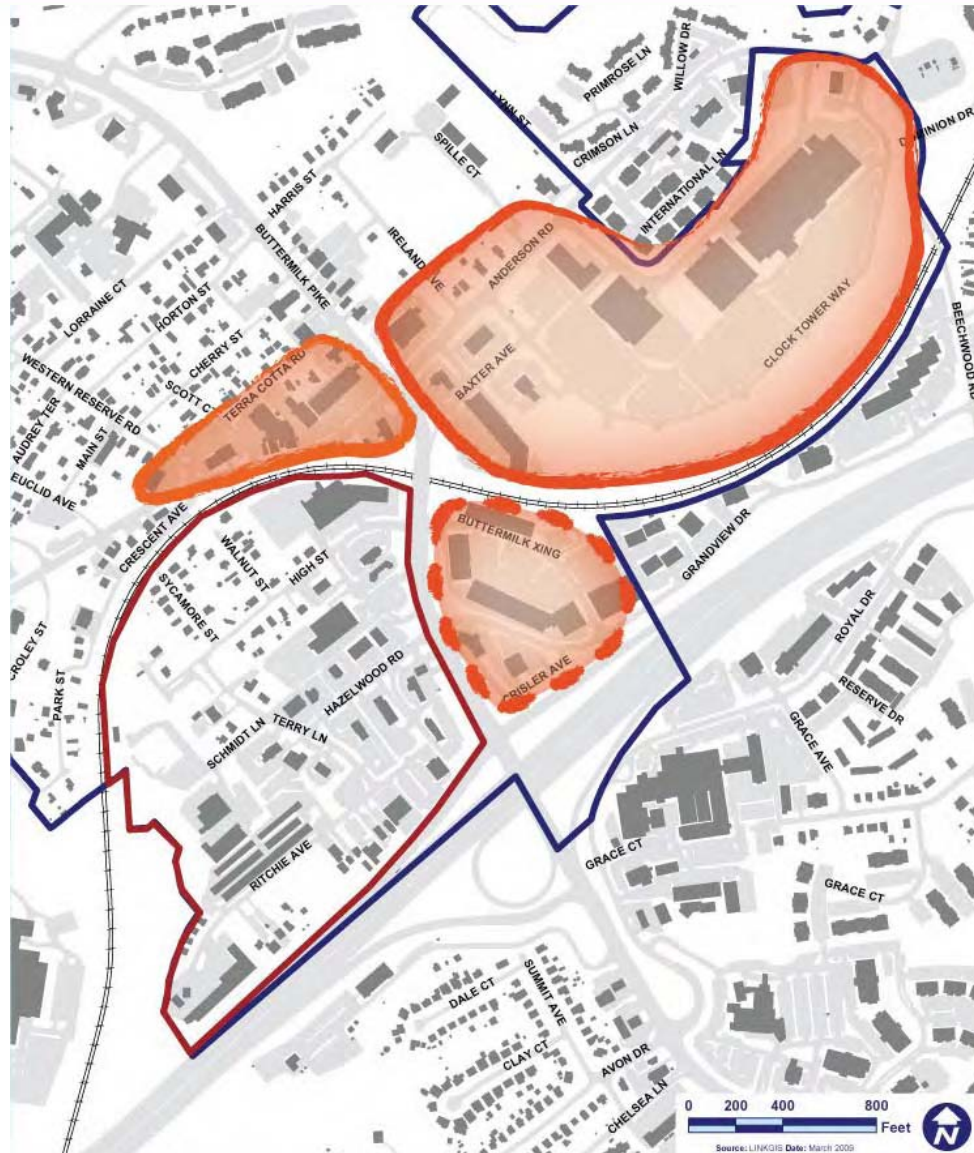


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Context Area



Crescent Springs from the North



Crescent Springs Small Area Study



Crescent Springs from Buttermilk Pike



Crescent Springs Small Area Study



- The End

