

Community Small Area Study



Community Small Area Study Informational Presentation

City of Independence, KY
Feb 22nd, 2007



Presentation Outline

- + Project Overview & Need for Study
- + Analysis of Existing Conditions
- + Community Survey Outcome
- + Stakeholder Inputs
- + Best Practice Examples & Ideas for Future Consideration

Project Overview

The City

- Independence within primary growth area of Kenton County
- Population increment by 27% in 5 years according to census estimates
- New developments both residential & commercial



Need for Study

- Area development pressure
- Haphazard growth; loss of place
- “New” KY 17 and impact on Madison Pike
- Historical significance
- Revitalize & Linkage between “downtown” historic core to residential, commercial areas
- Plan to guide future land use, zoning and development
- As per 2006 Area-Wide Comprehensive Plan Update (NKAPC)
- Market-driven land-use plan
- Strategic implementation



Planning Team

- ↗ Kinzelman Kline Gossman
Multi-Disciplined Design Firm
*Cincinnati OH Columbus OH
Indianapolis IN*



- ↗ URS
Transportation Analyst



- ↗ Taylor & Taylor Associates
Historic Preservation

TAYLOR & TAYLOR

Study Overview

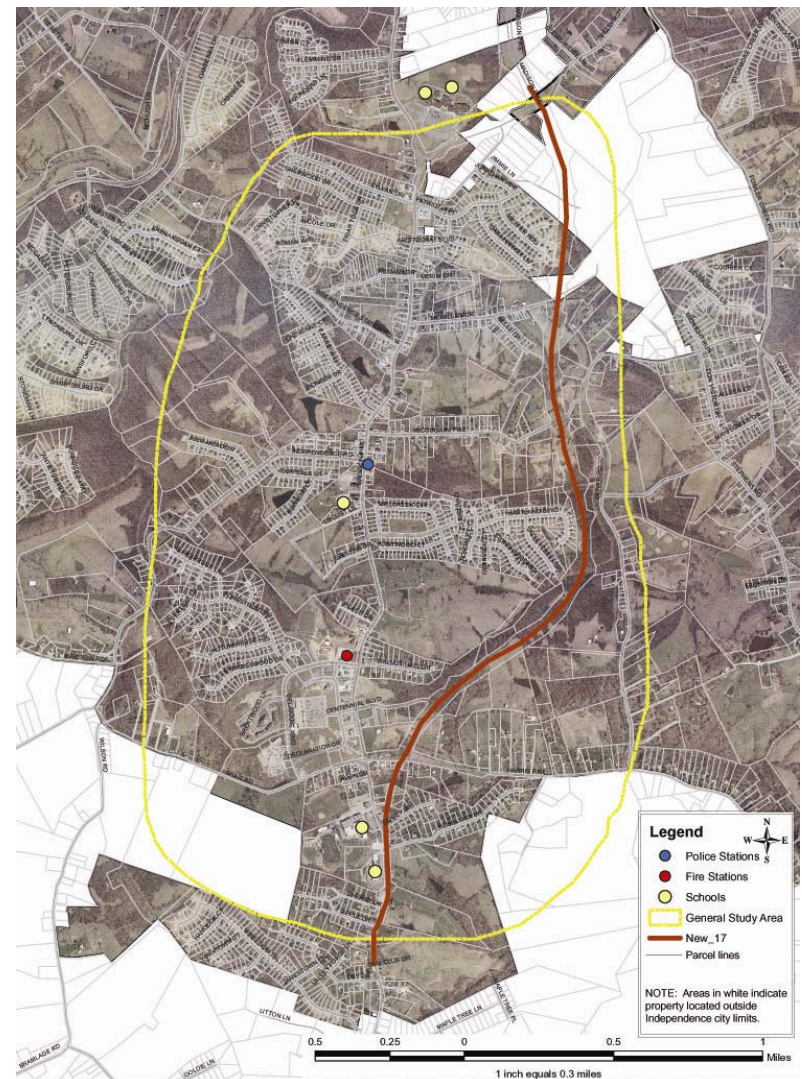
➤ The Study Area

– Access

- + Madison Pike (KY-17): N-S corridor
- + Shaw Road & Harris Pike (KY-536): E-W connector
- + Other access roads: McCullum Pike (KY-2045) and Independence Station Road

– Location

- + North-Summit View
- + South-Simon Kenton
- + East- “New” KY-17
- + Includes “downtown” and retail area to the south



Study Approach

- Urban Audit
 - Physical conditions site analysis
 - Market research (GEM)
 - Transportation Analysis

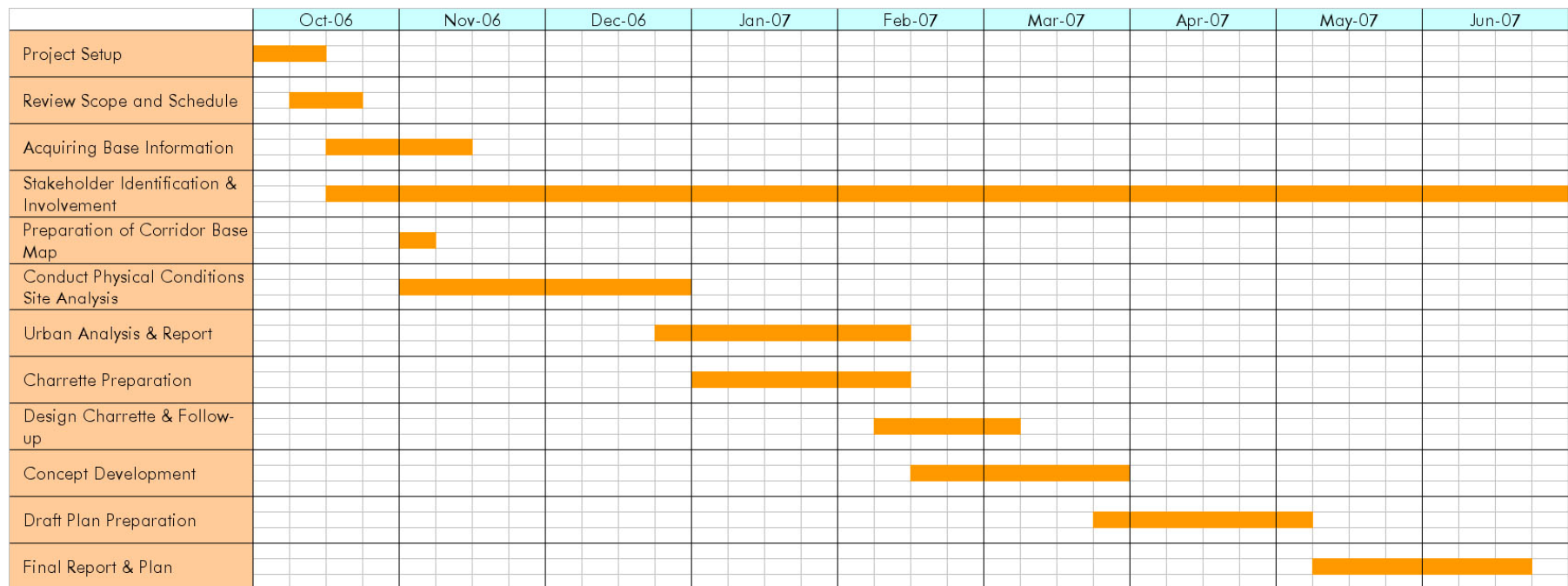
- Strategic Planning & Visioning
 - Stakeholder interviews
 - Interactive design workshop
 - Presentation of preliminary design ideas

- Strategic Development Plan
 - Draft Plan
 - Real Estate Roundtable
 - Stakeholder Involvement

- Document Finalization
 - Implementation schedule
 - Delivery
 - Public Presentation



Study Schedule



Existing Conditions

↗ Issues

- Lack of area identification
- Lack of gateways to community
- Transitions between land uses
- Lack of pedestrian and bikeways, linkages to destinations
- Lack of streetscape character
- Safety concern
- Community upkeep and appearances

Existing Conditions: Land Use

↗ Residential Development

- Mostly single-family homes
- New subdivisions
- Absence of housing mix
- Absence of buffers and connections



↗ Commercial Development

- New retail center to the south
- Absence of convenience stores
- Absence of restaurant choices
- Absence of development guidelines



Existing Conditions: Downtown

↗ Downtown Core

- Historic preservation
- Market sensitive infill
- Absence of “public” place
- Absence of needed retail
- Visual clutter and street voids
- Parking
- Absence of “sense of place”

↗ Streetscape

- Absence of character
- Absence of trees, sidewalks, pavers



Existing Conditions: Transportation

↗ Madison Pike

- Enhancement of “cultural corridor”
- Absence of street character-trees, pavers, sidewalks, etc.
- Absence of proper developmental guidelines
- Need less traffic congestion and more walkable road
- Reduction of visual clutter

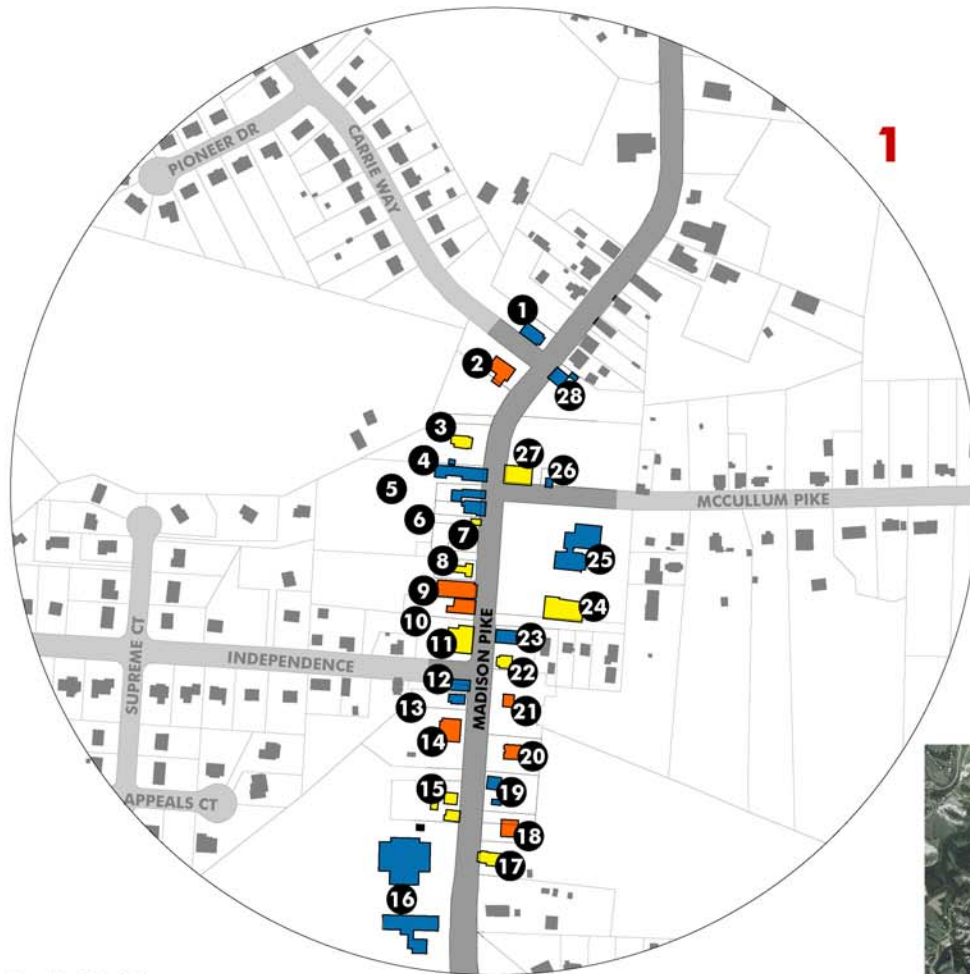


↗ KY 17 Re-alignment

- Opportunity to guide development
- Gateway to Independence
- Balance of residential and commercial developments



Existing Conditions-Downtown



1



Downtown Small Area Study

Downtown Inventory

1. Funeral Home - 2 Story - Old
2. Law Office - 1 Story - New
3. Residential - 1 Story - Medium
4. Dance Center - 2 Story - Old
5. Dance Center - 1 Story - Old
6. Hair Salon - 2 Story - Old
7. Law Office - 1 Story - Medium
8. Universal Underwriters Ins. - 1 Story - Medium
9. Impressions Silk Screen - 1 Story - New
10. Remodeling/Building Design - 1 Story - New
11. Century 21 & Chiroprator - 2 Story - Medium
12. Hair Salon & Tax Service - 1 Story
13. Residential - 1 Story - Old
14. Residential - 2 Story - New
15. Residential - 1 Story
16. Church - 2 Story - Old
17. Residential - 2 Story - Medium
18. Office - 2 Story - New
19. Residential - 1 Story - Old
20. Engineering & Surveying - 2 Story - New
21. Doctor's Office - 2 Story - New
22. Residential - 1 Story
23. Hair Salon - 1 Story - Old
24. Kenton Co. Office - 2 Story
25. Courthouse - 2 Story - Old
26. Fire Insurance Office - 1 Story - Old
27. Bank & Driving School - 2 Story - New
28. Residential - 1 Story - Old

Condition

New ■ Medium ■ Old ■

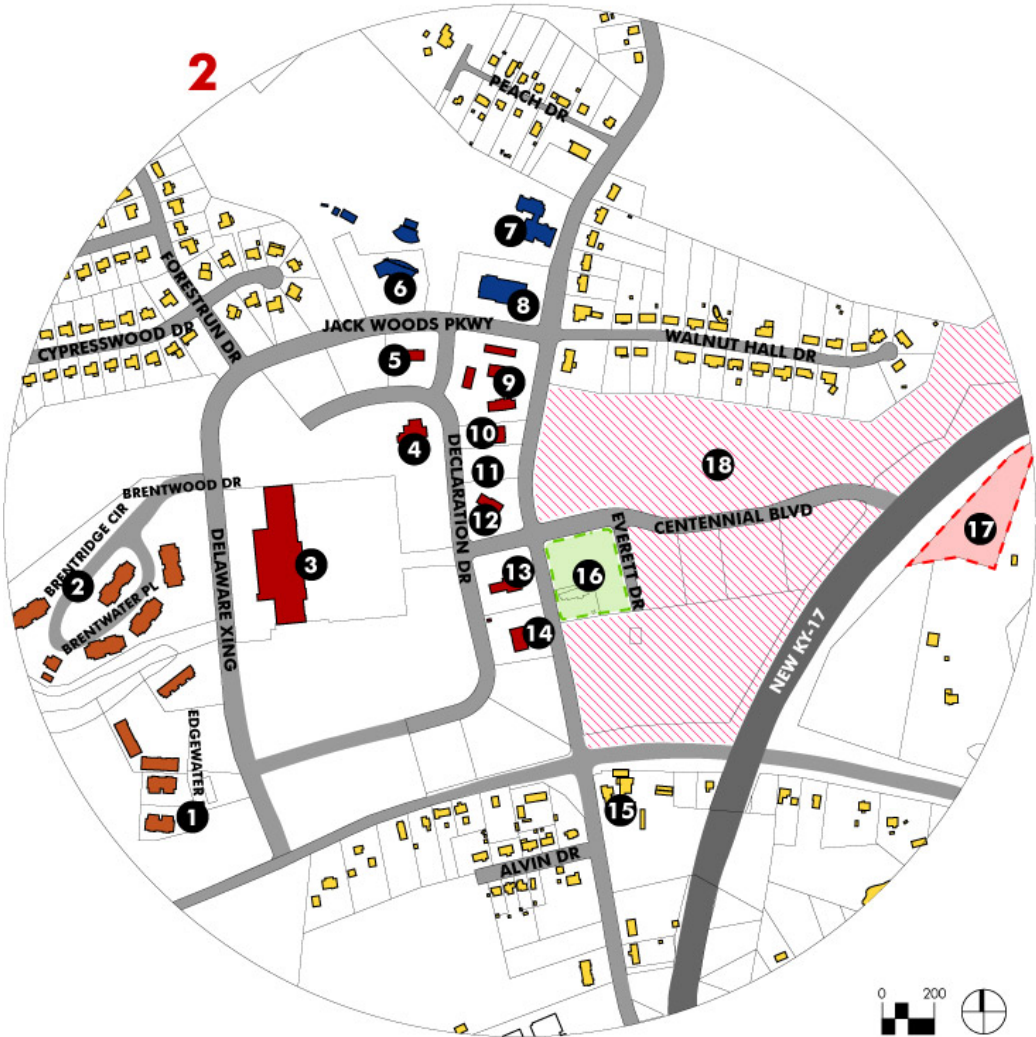


Site Map
Not to a Scale



TAYLOR & TAYLOR

Existing Conditions-South

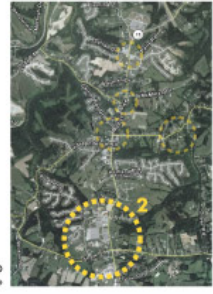


Independence
Downtown Small Area Study

South Independence Retail Area

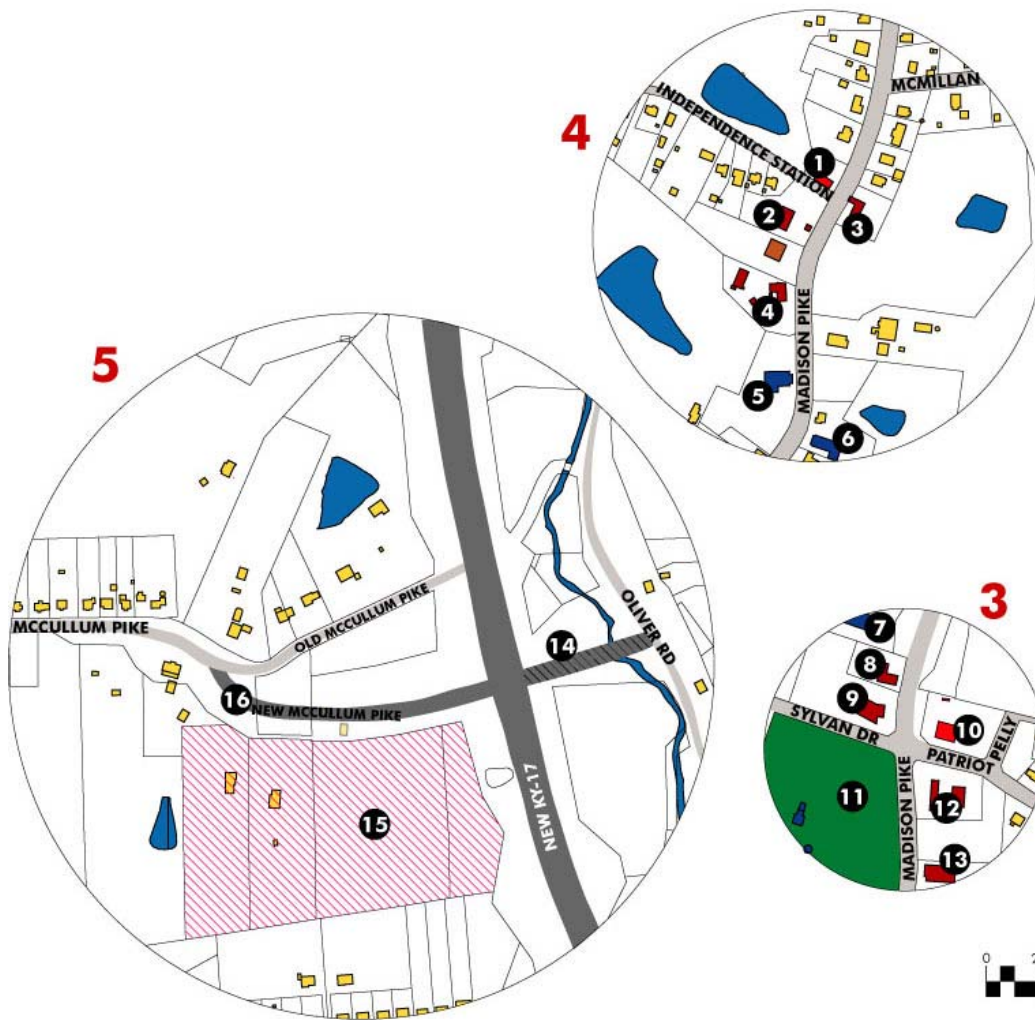
- 1. Condominiums
- 2. Condominiums
- 3. Kroger Shopping Center
- 4. Restaurant
- 5. Fast Food Restaurant
- 6. Senior Community Center
- 7. Independence City Hall
- 8. Independence Fire Hall
- 9. Gas Station
- 10. Fast Food Restaurant
- 11. Oil Change
- 12. Bank
- 13. Bank
- 14. Fast Food Restaurant
- 15. Flower / Garden Center
- 16. Proposed Drugstore
- 17. Proposed Commercial
- 18. Proposed Mixed-Use/Commercial/Residential

- First Floor Use
- Single Family
 - Multi Family
 - Commercial
 - Institutional



Existing Conditions

Other Focus Areas



Independence

Downtown Small Area Study

Other Focus Areas

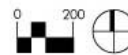
1. Insurance Office
2. Vacant Gas Station
3. Auto Repair
4. Auto Repair
5. Church
6. Church
7. Day Care Center
8. Feed & Seed Store
9. Fencing Supplier
10. Bank
11. Park
12. Gas Station
13. Post Office
14. New Bridge
15. Proposed Retail Development

First Floor Use

- Single Family
- Multi Family
- Commercial
- Institutional
- Park



Site Map
Not to a Scale



Existing Conditions-Transportation

↗ Traffic Volumes

- Madison Pike (KY-17) and Shaw Road (KY-536) with capacity problem leading to congestion

↗ Access Management

- Only Kenton County Subdivision Regulations
- Relocated KY-17 to be partially controlled access highway (KTC)
- Regulations will be important for future level of service, safety and operation

↗ Pedestrian/Bicycle Facilities

- Kenton County Subdivision Regulations requires sidewalks to be constructed on all new residential & commercial development
- Transportation Enhancement funding by City to construct sidewalks on east side of Madison Pike
- No “stand-alone” bike paths or shared use trails in study area
- Relocated KY-17 between Pelly Road and KY-536 (Shaw Road) includes a shared use path for pedestrians and bikes
- Sidewalks to be on both sides to the south of KY-536

Existing Conditions-Transportation

↗ Future Plans

- 2006 update of Area-Wide Comprehensive Plan
 - + Reduction in need of expansion of transportation facilities
 - + Integration of transportation network incorporating roadways, mass transit, pedestrian and bicycle facilities
- Kenton County Transportation Plan
 - + Widening of KY-536 and reconstruction of McCullum Pike between KY-17 and KY-16 (Taylor Mill Road)
 - + Independence Station Road and Oliver Road needs improvements
- Kenton County Unscheduled Project Needs
(Priority projects with no commitment of funding)
 - + Reconstruction of Madison Pike (KY-17) with curbs and sidewalks from Independence Station Road to Locust Lane
 - + Reconstruction of Harris Pike (KY-536) from Madison Pike (KY-17) to Taylor Mill Road (KY-16)

Market Study

↗ GEM Study

- Housing growth by 2864 units between 2000 and 2006
- Projected growth approx. 2115 units from 2006 to 2011
- Mostly free-standing, single-family
- “Bedroom” and “commuting” community
- More retail and expansion of current businesses
 - + Specialty Stores
 - + Clothing
 - + Furniture
 - + Medical Practice and health care
 - + Restaurants
 - + Balance of “big-box” and smaller convenience stores

Survey Analysis

- Survey conducted to gather opinions of issues and opportunities
- Based on
 - Amenities
 - + Features of neighborhood to make it a desirable place to live like parks, playgrounds, retail, convenience, restaurant/entertainment etc.
 - Neighborhood Integrity & Appearance
 - + Surroundings and general community character like street, sidewalks, lighting, wayfinding, open spaces etc.
 - Growth Management/Development
 - + Restrictions, recommendations and/or design guidelines that affect the character of the community like location, extent and type of land use etc.

1. Do you live in the study area? Yes No

a. If yes, How long have you lived in the area? Less than a Year 1-5 Years 5-10 Years 10+ Years

2. Do you own or rent your residence? Own Rent

3. What is your current occupation? Student Employed Self-employed/Homemaker
 Retired

4. Do you work in the study area? Yes No

5. What is your age? 24 or under 25-64 65+

AMENITIES

6. How important do you think the following issues are for revitalization of the Independence's downtown area in meeting residents' needs?

	Very Important	Somewhat Important	Not Important	Not Sure
a. Neighborhood services like banks, post-office, doctor's office, convenient stores for daily activities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. More retail choices	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. More recreational choices	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. The ability to walk to neighborhood shops and amenities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Housing opportunities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Entertainment/Restaurant choices	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

NEIGHBORHOOD INTEGRITY AND APPEARANCE

7. How important do you feel the following are for improving the street and neighborhood environment?

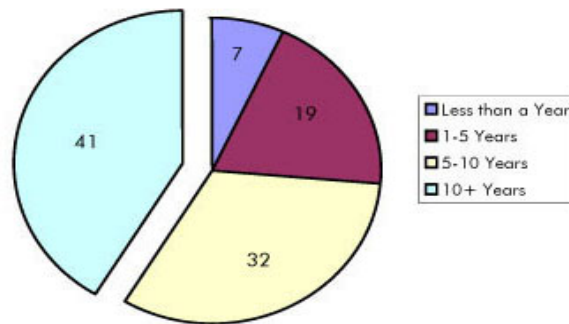
	Very Important	Somewhat Important	Not Important	Not Sure
a. Addition/Improvement of pedestrian sidewalks & bikeways	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
b. Streetscape enhancements: street trees, pavers	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
c. Creation of interconnected open space system with bike and pedestrian trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
d. Pedestrian amenities: benches, trashcans etc.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
e. Central public areas that promote social activities	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
f. Reduce visual clutter such as signs, wires, and utility poles	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
g. Landscaping in medians, sidewalks and public spaces	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
h. Attractive gateway feature defining the entry points to the neighborhood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Citizen/Stakeholder Questionnaire

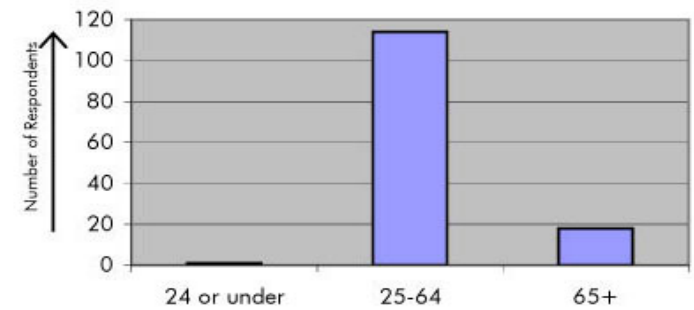
Survey Analysis

- ↗ Good response rate
- ↗ Majority of respondents lived in the area for 5+ years and mostly 10+ years
- ↗ Majority owns a home

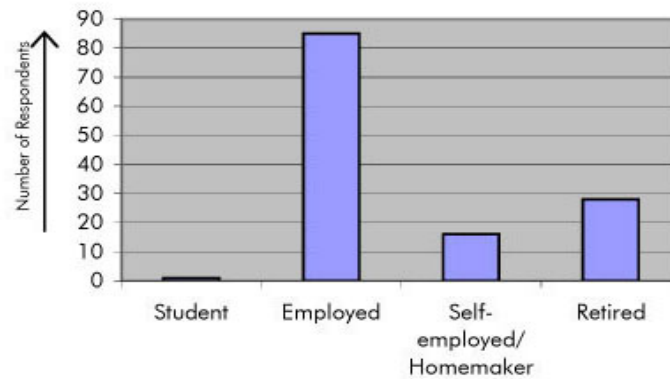
Number of Survey Respondents Living in the Area



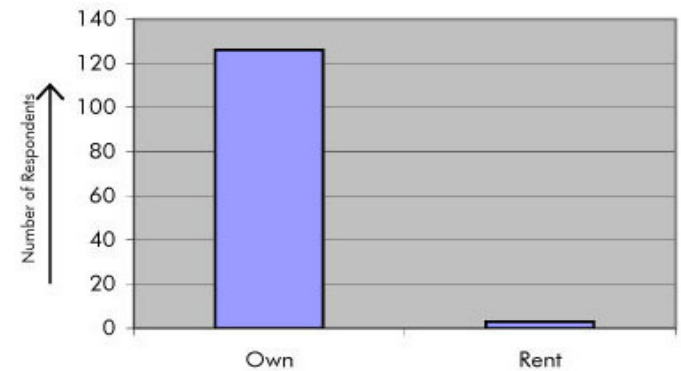
Age



Occupation



Ownership



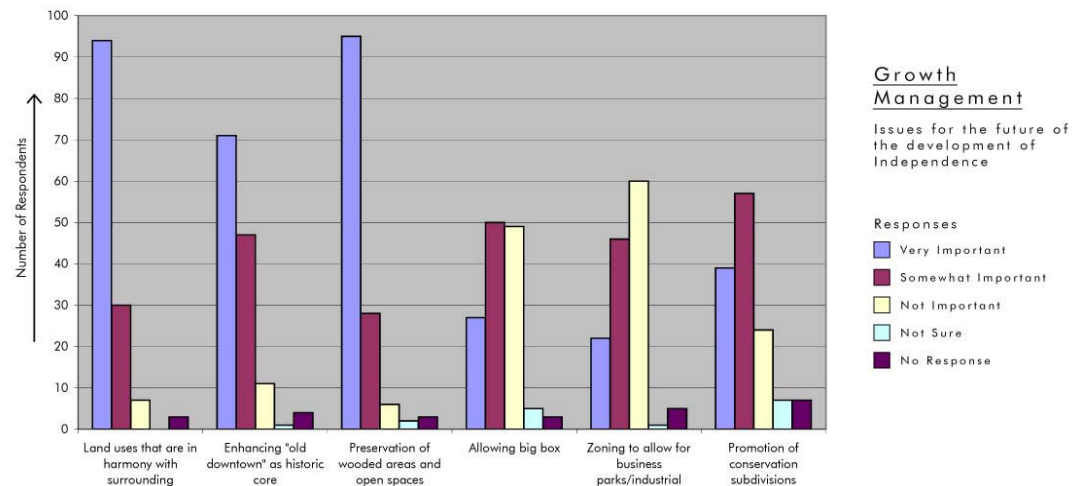
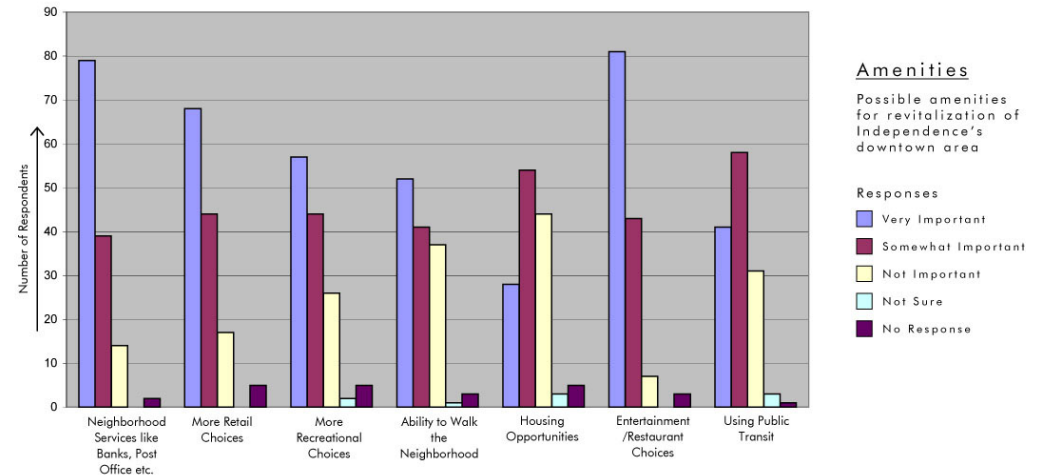
Survey Analysis

➤ Amenities

- Need for more entertainment/restaurant , recreation choices
- More neighborhood services like banks, PO's etc.
- More retail

➤ Growth Management

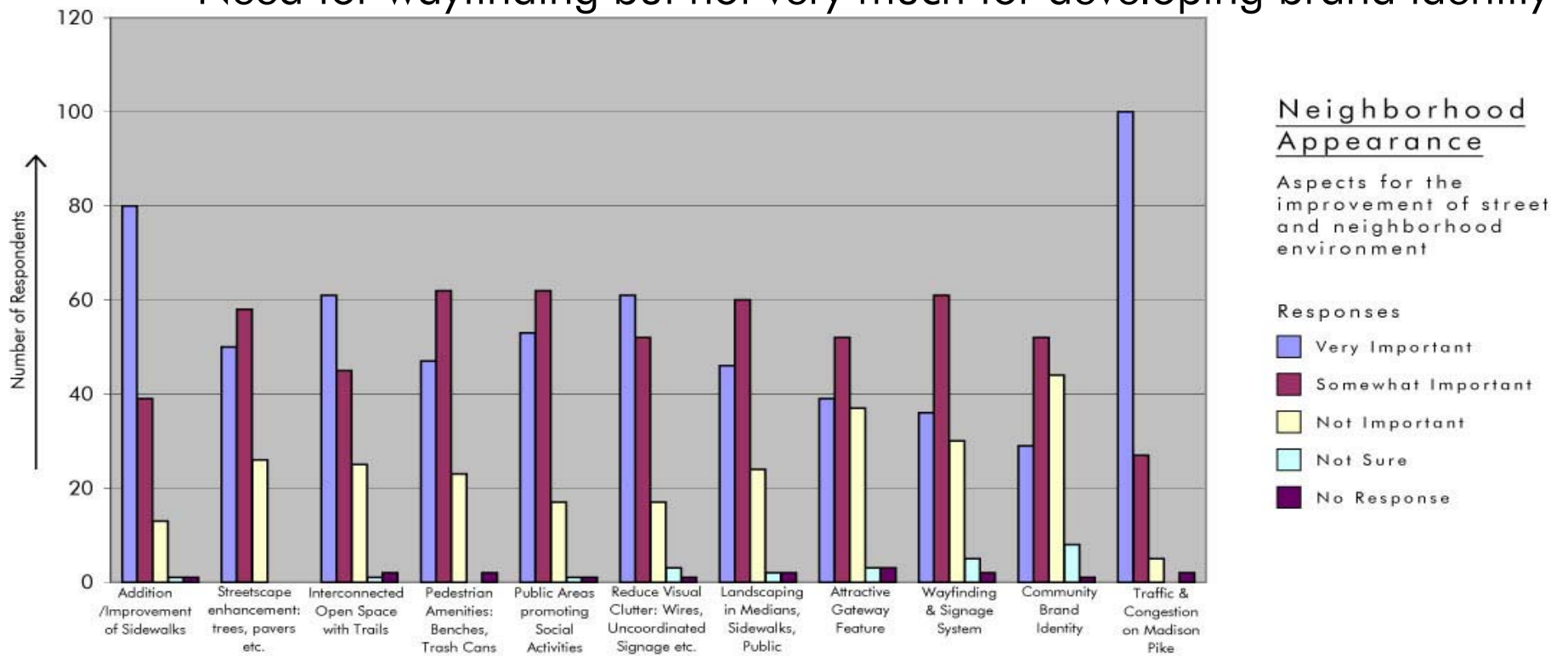
- Harmonious surroundings
- Preservation of open spaces & "old downtown"
- Not "pro" big box



Survey Analysis

↗ Neighborhood Appearance

- Reduce traffic congestion on Madison Pike
- Open Space & Sidewalks connecting the community
- Public areas for social activities
- Reduction of visual clutter
- Need for wayfinding but not very much for developing brand identity



Stakeholder Interviews

- Stakeholders are the ones having “stake” or interest in the community, be it person or an organization with ability to affect the outcome of the study.
- Can range from noted citizens to public officials, private organizations, developers, realtors, economic analysts, small & large business owners
- Important to gather different perspective and experience having lived and/or worked in/for the community

Stakeholder Inputs

↗ Pertinent Comments from Stakeholder Interviews

– Growth Management & Character

- + Retain the rural, small-town feel of the City
- + Adjoining land uses to be harmonious
- + Balance of residential and commercial development with buffers
- + Retail growth outside of residential area but with quick access, should not be like strip malls
- + Clustering of development along “New” KY 17
- + Not a good market for industrial development
- + Farmland preservation from sustainability viewpoint
- + Historic nature of downtown to be preserved with opportunity to create cultural corridor along Madison Pike
- + Not a market for “mixed” uses
- + Lesser traffic and more walkable
- + Mixed responses regarding “big box” stores

Stakeholder Inputs

↗ Pertinent Comments from Stakeholder Interviews

- Amenities
 - + Need more neighborhood services and restaurant/entertainment choices
 - + Invest on higher end housing to bring in tax base
 - + More recreational choices for the youth
 - + Need more medical facilities
- Neighborhood Appearance
 - + Sidewalks to connect “newer” and “older” parts of the City
 - + Preservation of existing park system with interconnected trails/bikepaths with safety measures like well lit, paved etc.
 - + Needs wayfinding

Stakeholder Inputs

↗ Pertinent Comments from Stakeholder Interviews

– Downtown Core

- + Emphasize rural town center with public activities
- + Historic preservation and new infill
- + Buildings need “facelift”
- + Convenience shops, concept of one-stop with coffee shops, banks, post-office, antiques, ice-cream, hardware store, professional offices etc.
- + Walkable
- + Charming, nice & classy and creation of “niche” for the community
- + Developing “cultural trail”

Similar Projects

Downtown Powell Strategic Plan : Powell, OH

Northwest Quadrant

- Extend Street Grid
- High Density Residential by Park
- Public Restrooms
- Public Parking
- Commercial on Liberty
- Linkages from Park to Downtown

Northeast Quadrant

- Artisan Center
- Amphitheater
- Restaurant
- Powell Center [Down Town]
- Linkages

West of Railroad

- Transit Hub
- High Density Residential
- Tech Office Park
- Restaurant
- Linkages to Downtown

Southeast Quadrant

- High Density Residential
- Mixed Use
- Linkages to Village Green

Southwest Quadrant

- Village Green
- Linkages

Similar Projects

Downtown Dresden Strategic Plan

Dresden, OH

- + Strategic plan to maximize and sustain the economic viability of downtown Dresden
 - Restaurant
 - Facade improvements
 - Parking, utilities, streetscaping
 - Plan identifies the strengths and weaknesses of the CBD
 - Logical approach for implementation of a revitalization program



Similar Projects

Norton Commons: Louisville, KY

- + Traditional Neighborhood Development
 - Neighborhood Center of shops
 - Homes within walking distance
 - Housing mix
 - Integration of transportation network including roadways, pedestrians and bike ways



Community Values

Community Small Area Study



Growth Management, Land Use & Sustainability



Downtown Values & Historic Resources



Comfort, Safety & Transportation Issues



Design Workshop

↗ Importance of workshop

- Citizens are involved in the process
- Development of concept plan through citizen visioning and critique
- Designing in public (transparent process)
- No need for re-work



Design Workshop

Please join us at the
St. Cecilia School Cafeteria

Saturday, February 24th. 2007

10:00-11:30am

3:30-5:00pm





Questions

