Community Small Area Study
Design Workshop Presentation

City of Independence, KY
Feb 26\textsuperscript{nd}, 2007
Presentation Outline

+ Project Overview
+ Existing Conditions
+ Community Survey Outcome
+ Stakeholder Inputs
+ Visioning Exercise
+ Preliminary Design Concepts
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
Existing Conditions Study

- Residential Development
- Commercial Development
- Downtown Core
- Streetscape
- Madison Pike Corridor
- KY-17 Re-alignment
- Transportation Issues
Survey Analysis

- Survey Conducted on Amenities, Neighborhood Integrity/Appearance and Growth Management/Development
- Good response rate
- Majority of respondents lived in the area for 5+ years and mostly 10+ years
- Majority owns a home
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 Inputs

Pertinent Comments from Stakeholder Interviews

- Growth Management
  + Retain the rural, small-town feel of the City
  + Adjoining land uses to be harmonious
  + Balance of residential and commercial development with buffers
  + Farmland preservation from sustainability viewpoint
  + Historic nature of downtown to be preserved with opportunity to create cultural corridor along Madison Pike
  + Lesser traffic and more walkable

- 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/bike paths with safety measures like well lit, paved etc.
  + Needs wayfinding
Visioning

现有的状况与调查结果

- 独立社区
- 现状与社区愿景
- 独立社区的视觉
  - 住宅区
  - 商业区
  - 市中心
  - 公共区域-公园等
  - 门面

概念开发

- 麦迪逊比克
- 市中心
- 南零售区
- 麦考利姆比克和“新”KY-17
Visions-Residential

Preferred-Conservation Subdivision

Advantages of Conservation Subdivision

- Environmental
- Social & Recreational
- Economic
  - Reduce infrastructure and construction costs
  - Smoother review process
  - Marketing and sales advantage
  - Value appreciation

Warren County, Ohio

Conventional Subdivision

Same Site with Conservation Subdivision
Visions-Residential

Character & Density Mix

Preferred

Streetscape

Preferred

Similar Images

Reserves at New Albany
New Albany, Ohio

Kettering, Ohio

Norton Commons, Kentucky

Davidson, NC

Community Small Area Study | Independence, KY
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<th>Character</th>
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<td>Mariemont, Ohio</td>
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<td>Mixed-use buildings provide 24-hour vibrancy in “Town Center” areas</td>
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<td>Town-Center Feel Davidson, NC</td>
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<td>Oxford, Ohio</td>
<td>Small town commercial</td>
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Visions-Commercial

Commercial Center
Davidson, NC
## Visions-Downtown

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<td>Shelbyville, KY</td>
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## Parks, Recreation

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- **M.L. “Red” Trabue Park**
  - Dublin, Ohio

## Gateways

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- **Bristol Village**
  - Waverly, Ohio
- **Englewood Metro Park**
  - Englewood, Ohio
Citizen Comments

- More preserved green space
- Please keep our rural, rustic character
- Keep/add buffers between businesses and residential areas
- Limit strip malls and big box stores
- Pedestrian friendly downtown area
Preliminary Concepts
Madison Pike Corridor
Preliminary Concepts
“New” KY-17 Corridor
How far do I want to walk?

Downtown
Independence
And Florence Mall
Downtown-Existing Condition

View from Courthouse Lawn
Preliminary Concepts

Downtown

- Trail Head Connection
- Infill Commercial Mixed-Use Building
- Courthouse Square
  - Larger sidewalk @ Madison Pike
  - Stone seat walls
  - Formalized lawn
  - Organized parking
- Downtown Park & Parking
  - Downtown gathering spaces
  - Parking for visitors
  - Pond enhancement
McCullum Pike & “New” KY-17
Existing Condition

Downtown
Existing Farm
Pond
Open Space
Existing Residential
McCullum Pike
"New" KY-17
Oliver Road
Fowler Creek
McCullum Pike
McCullum Pike
Madison Pike
Viewsheds
Viewsheds
Viewsheds
Viewsheds
Viewsheds
Preliminary Concepts
McCullum Pike & “New” KY-17

White Farm
+ Pastoral setting
+ Working farm
+ Cultural icon for area
+ Connection of open land to community
+ Conservation development model

McCullum Pike Development
+ Appropriate scale
+ Part of Independence brand identity

Independence Gateway
+ Welcome to community
+ Significant green buffer
+ Possible boulevard entry
+ Appropriate signing

Downtown
+ Historic Buildings
+ Modest scale of architecture
+ Historic courthouse
+ Cultural center

Open Land
+ Conservation Development Model
+ Connectivity to community (trail system)

17 Green Edge
+ Linear Green
+ Possible park along Fowler’s Creek
Preliminary Concepts
South Retail Area

Gateway Feature
+ Project Identity
+ Street Identity
+ Significant Landscaping
+ Lighting Appropriate to Independence

17 Corridor
+ Deep Project Setbacks
+ Heavy Buffering
  - Landscaping
  - Berm
  - Fencing
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Questions