

2.25.10

# Latonia Small Area Study

# Tonight's Agenda

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1. Choosing the Chair & Vice Chair
2. Branding the Study
3. Vision, Goals & Objectives Discussion
4. Review of Existing Conditions
5. Next Meeting's Tentative Agenda
6. Housekeeping Items

# Chair and Vice Chair

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# Chair and Vice Chair

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- Previous meetings (listed in alphabetical order)
  - Butch Callery nominated for Chair in January
  - Lisa Gillham volunteered for Vice Chair in January
  - Rick Kennedy nominated for Chair in December
  - Ethan Lambert volunteered for Chair in December
  
- Other nominations or volunteers?
  
- Looking for consensus from Task Force tonight

# Branding the Study

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# Logo Choices



**Latonia** Small Area Study

# Logo Choices



# Logo Results via Email





# Vision, Goals & Objectives

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# Draft Vision Statement

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The Latonia Small Area Study seeks to find ways to best serve the needs of the Latonia community and visitors by honoring the area's past as it builds the future. To accomplish the mission the study will focus on strengthening and building upon unique qualities such as a strong sense of community, the historic "Ritte's Corner" business district, larger commercial areas, charming affordable historic homes, churches, schools, and the sustainable appeal of the Latonia neighborhood. Through inclusive planning and implementation by the community, the plan will work toward revitalizing Latonia into an area that is attractive and engaging for all segments of a vital community: youth, young families, adults, seniors and business owners/operators.

Latonia encompasses a unique area of Covington that was developed over many decades. The area's architecture and development patterns include many different housing styles and affordability levels, expressing a rich and diverse history and providing a strong foundation for the area's future. The mission of this study is to engage current and potential stakeholders (residents, businesses and other community members) in a renaissance of a safe, small town Mainstreet USA community.

# Draft Goals

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- Retain the historic character of Ritte's Corner while enhancing and improving retail opportunities.
- Revitalize and redevelop transitioning commercial areas to be competitive and successfully meet the demands of local and regional customers.
- Provide new opportunities for parks, green space and recreation within the neighborhood.
- Improve and preserve the area's historic housing stock and increase home ownership.
- Promote the Latonia area through strategic marketing and other efforts, which capitalize on the neighborhood's strengths and assets.
- Improve mobility in the area by creating multi-modal opportunities that provide safe and efficient access for residents, business customers and visitors.

# Existing Conditions

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# Existing Conditions

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- Looks at what is going on in the area today
- Serve as basis for Existing Conditions Report
- Information built from Key Person Interviews and data analysis
- Provides the foundation for plan recommendations

# Existing Conditions

## Outline of Chapters in Report

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1. Introduction
2. Review of Past Studies
3. Market Study
4. Green Infrastructure
5. Community Facilities and Utilities
6. Existing Land Use and Zoning
7. Transportation
8. Streetscape and Wayfinding
9. Areas of Influence
10. Building Conditions Survey

# Existing Conditions

## Introduction

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- Provides info on why the plan is being conducted
- Defines the study area
- Outlines public involvement
  - ▣ Task Force
  - ▣ Key Person Interviews
  - ▣ Public Meetings
  - ▣ Survey
- Provides a brief synopsis of the upcoming chapters

# Existing Conditions

## Review of Past Studies

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- ***Latonia Area Traffic Study – 1982***
- ***Latonia Business District Improvement Plan – 1988***
- ***Vision 2015 – 2005***
- ***Covington Strategic Plan – 2007***
- ***Licking River Greenway and Trails – 2008***



# Existing Conditions

## Considerations of Past Studies

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- Keep plans in mind as we create our plan
- Business District plan could be reviewed to see what has happened and items that need to be implemented
- Special attention should be paid to the Licking River study in order to help build the regional trail system
- Try to incorporate the Vision 2015 plan as it seeks to improve the economy through a regional approach

# Existing Conditions

## Market Study

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- Executive Summary of the full study
- Full document available separately
- Should be used to help guide redevelopment

# Existing Conditions

## Green Infrastructure

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- Entire study area is within combined sewer overflow (CSO) area

# Existing Conditions Combined Sewer Overflow

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# Existing Conditions

## Green Infrastructure

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- Entire study area is within combined sewer overflow (CSO) area
- Green solutions to managing stormwater should be pursued
- Study area watersheds
  - ▣ Banklick Creek Watershed
  - ▣ Licking River Watershed
- Opportunities to increase green infrastructure should be considered by the plan
- Much of the open land left is in floodplain

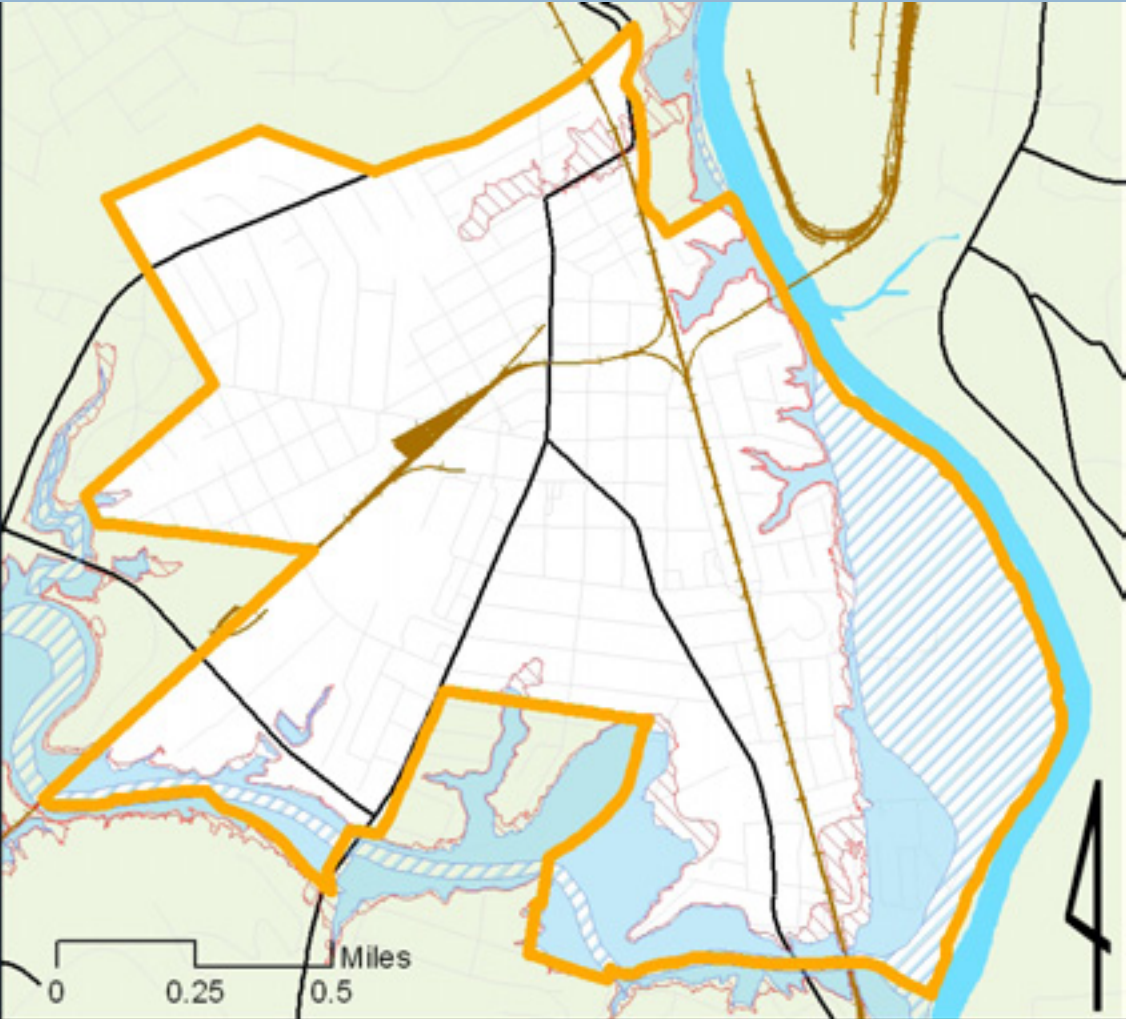


# Existing Conditions

## Areas Susceptible to Flooding

**Legend**

-  FLOODWAY
-  100 YR Flood-Detailed Study
-  500 Year Flood
- Non-Flood Area



# Existing Conditions

## Considerations of Green Infrastructure

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- Opportunities to increase green infrastructure should be considered by the plan
  - ▣ Curb extensions with planters
  - ▣ Green medians on streets like Winston
  - ▣ Reforestation efforts to increase tree canopy
  - ▣ Use of green techniques as areas redevelop

# Existing Conditions

## Green Infrastructure Techniques



Curb Extensions



Green Roof



Parking Lot Landscaping



# Existing Conditions

## Community Facilities and Utilities

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### □ Public Schools

- Latonia Elementary (K-5)
- Ninth District Elementary (K-5)
- Both feed to Holmes Middle and High Schools
- 30% of children are bussed to school
- Continuing Adult Education Center
- Bus garage and lot on East Southern Avenue

# Existing Conditions

## Community Facilities and Utilities

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### □ Parochial Schools

- Holy Cross Schools (K-12)
- Approximately 25% of students are from Latonia
- East and west side of Church Street between 36<sup>th</sup> and East Southern Avenue
- Students cross Church numerous times daily
  - Safety concern
- Art department is in back of bakery
- Parking is limited
- Plans to raze and redevelop some of the smaller homes on East side of Church
- Renovated Eva Farris Complex for sports fields

# Existing Conditions

## Considerations for Schools

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### □ Public Schools

- Examine possibility of recreation center for school and community
- Expressed a strong desire for a pool facility

### □ Parochial Schools

- Examine safety concerns along Church Street
- Examine potential for shared parking lots

# Existing Conditions

## Community Facilities and Utilities

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### □ Utilities - Duke

- Replacing conductor near Ritte's Corner
  - Will help remove wires and unnecessary poles
- Possible removal of enclosed substation

### □ Utilities – NK Water District

- Trailer park is on its own private sewerage
- Would work with developer to split cost of main upgrades in shopping center or industrial area
- Improvements consist of replacing older mains
- Would extend a line to trailer park if redeveloped

# Existing Conditions

## Community Facilities and Utilities

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- **Utilities – Sanitation District One**
  - Looking at separating CSO in the area
  - Would like to see reduction in impervious surfaces in shopping center or industrial area
  - Ideally use green infrastructure techniques in redevelopment of area

# Existing Conditions

## Community Facilities and Utilities

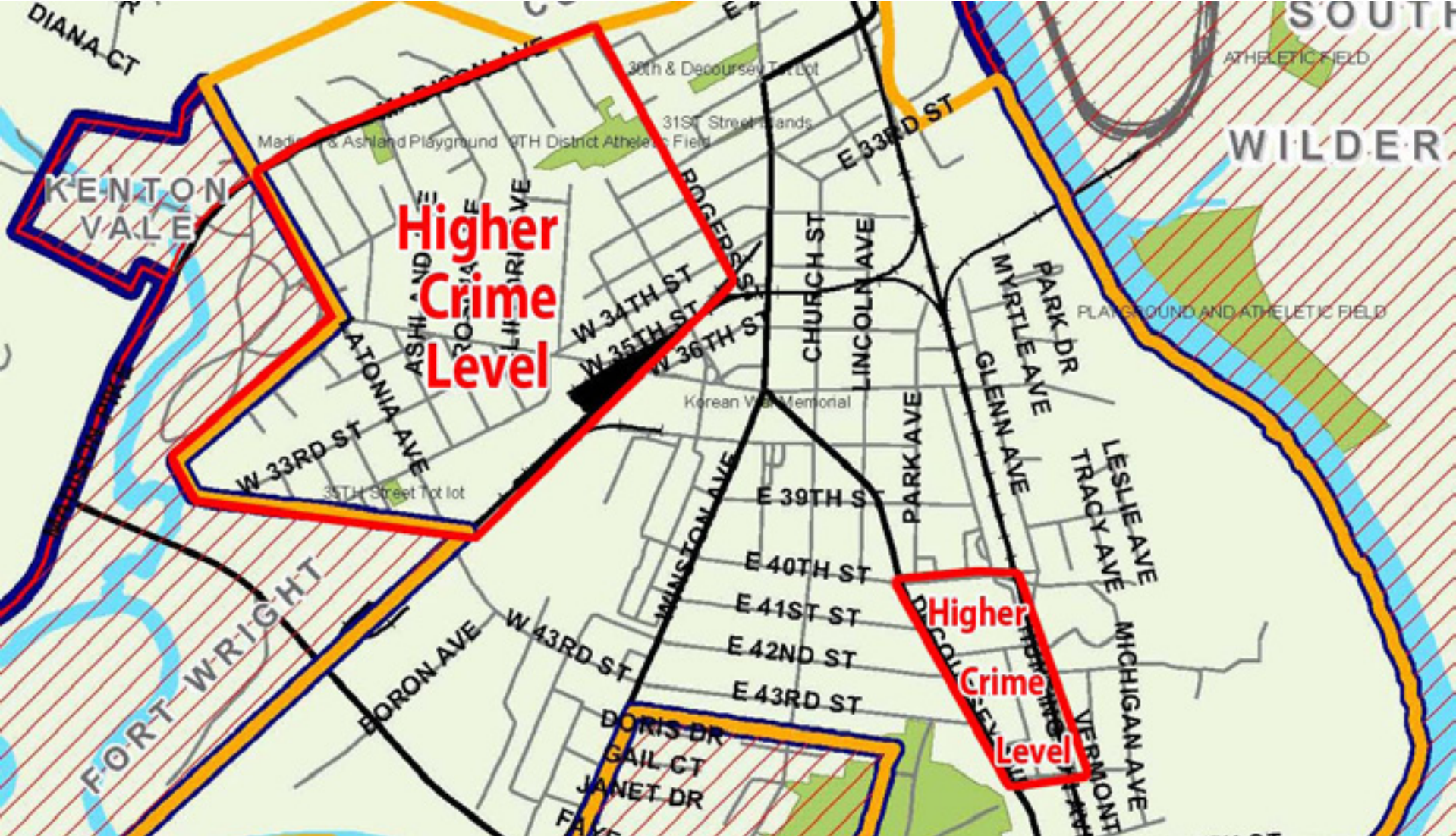
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- **Police**
  - Major problems are with drugs and burglaries



# Existing Conditions

## Areas With Higher Crime Levels



# Existing Conditions

## Community Facilities and Utilities

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### □ Police

- Major problems are with drugs and burglaries
- Two areas with higher crime levels
- Parking problem in Ritte's Corner
  - Idea of using time limits to help with limited space
- Would like to sell impound lot
- Concerned about new potential uses in the area
- More police would be needed if redevelopment of shopping center brought more people to area



# Existing Conditions

## Community Facilities and Utilities

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### □ Fire and EMS

- Fire station on Church serves all of Latonia
- Access is problematic in some areas
  - Trailer Park
  - VFW
- Oil depot presents major fire hazard
- Concerns with at-grade rail crossings
- Try to limit runs to main streets only
- Concerned about safety issues at Holy Cross as Church Street provides main access to southern parts of the study area

# Existing Conditions

## Community Facilities and Utilities-Parks

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- 1. 30th & Decoursey Tot Lot
- 2. 9TH District Atheletic Field
- 3. Madison & Ashland Playground
- 4. Railway Museum of Greater Cincinnati
- 5. Korean War Memorial
- 6. 35TH Street Tot lot
- 7. Bill Cappel Youth Sports Complex
- 8. Eva Farris Complex (Formerly Rosedale park)
- 9. Victory Ave. Covington Field



# Existing Conditions

## Considerations for Parks

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- Address flooding issues
- Create better access to Licking River trail
- Better signage and wayfinding
- Better access and increased parking
- Explore opportunities for a Recreation Center
- Explore the possibility of a community pool
- Look at potential for 32<sup>nd</sup> St. Park (gas station)
- Work towards creating more pocket parks in neighborhoods
- Look at chance for bigger events at sports complex

# Existing Conditions

## Community Facilities and Utilities-Churches

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- 1. Ashland Ave. Baptist Church
- 2. Faith Baptist Church
- 3. First Church of God
- 4. Calvary Baptist Church
- 5. Holy Cross Church
- 6. Runyan Memorial Christian Church
- 7. Trinity United Methodist Church
- 8. Latonia Baptist Church
- 9. First Evangelical Methodist Church
- 10. Latonia Christian Church
- 11. Latonia Community Pentecostal Church
- 12. Rosedale Baptist Church



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# Existing Conditions

## Community Facilities and Utilities-Churches

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- Interviewed larger churches
  - Calvary Baptist
  - Latonia Baptist
  - Latonia Christian
- Trying to schedule interview with Holy Cross
- Report will include details about
  - Membership
  - Outreach
  - Concerns

# Existing Conditions

## Considerations for Churches

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- Retain and strengthen existing institutions
- Investigate opportunities for increasing community outreach
- Look at opportunities to increase greenspace

# Existing Conditions

## Community Facilities and Utilities-Others

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### □ American Legion

- Reduction in membership from 700 to 200
- Has bowling alley, bar and large hall
- Weekly BINGO
- Concerns they may have to close within 10 years if membership declines

### □ VFW Hall

- Hall lies on 18.5 acres
- 180 members and 55 in women's auxiliary
- Work with police and community

# Existing Conditions

## Considerations for Other Facilities

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- **American Legion**
  - Examine possibility of using space for community if the organization has to close
- **VFW Hall**
  - Consider other community outreach programs the group could be a part of



# Existing Conditions

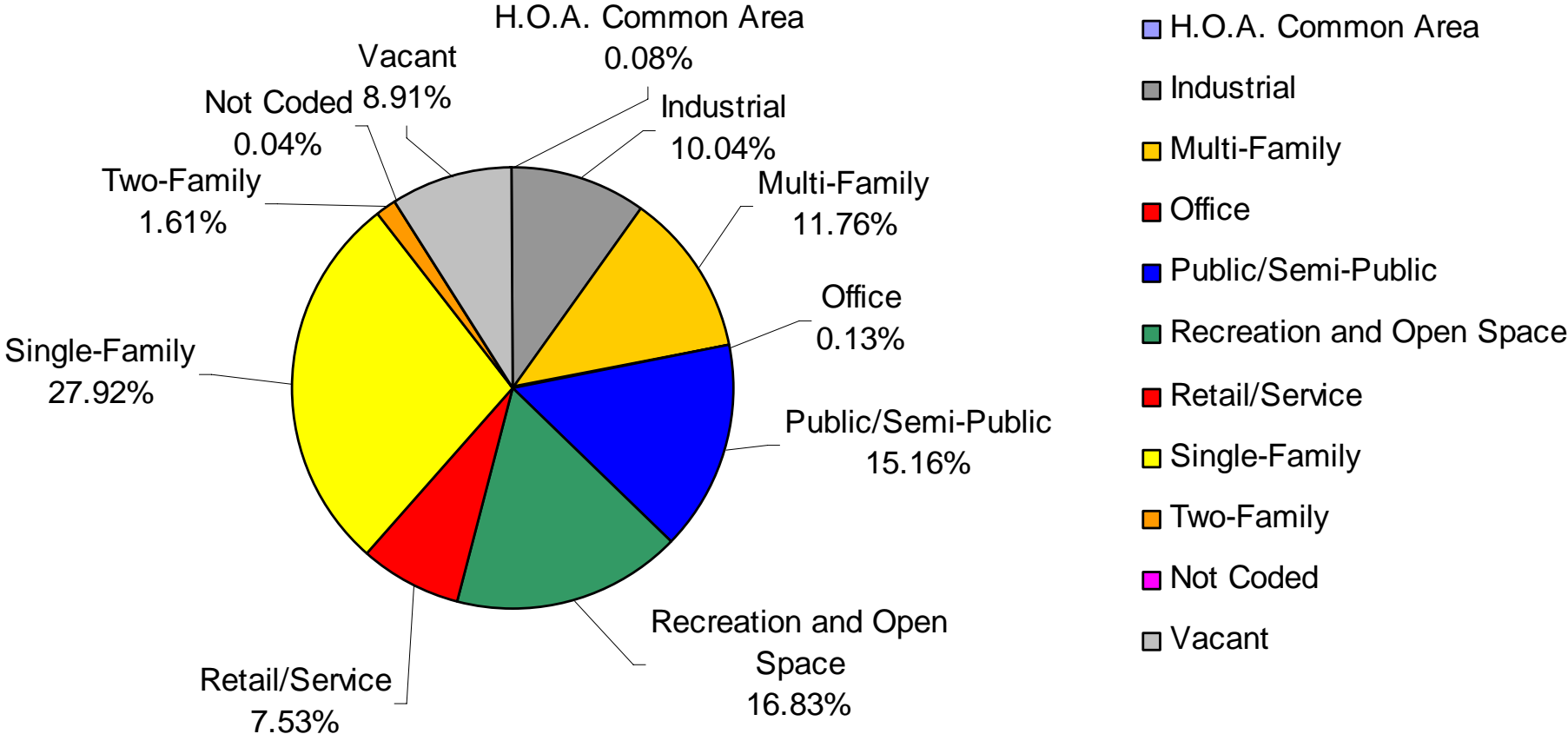
## Existing Land Use and Zoning

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- ❑ Large amount of land for retail/service
- ❑ Few office areas
- ❑ Adequate multi-family uses
- ❑ High quantity of single-family housing
- ❑ Large amount of public/semi-public and recreation
- ❑ Industrial areas are primarily along railroad
- ❑ Over 20 zones in study area

# Existing Conditions

## Existing Land Use Percentages

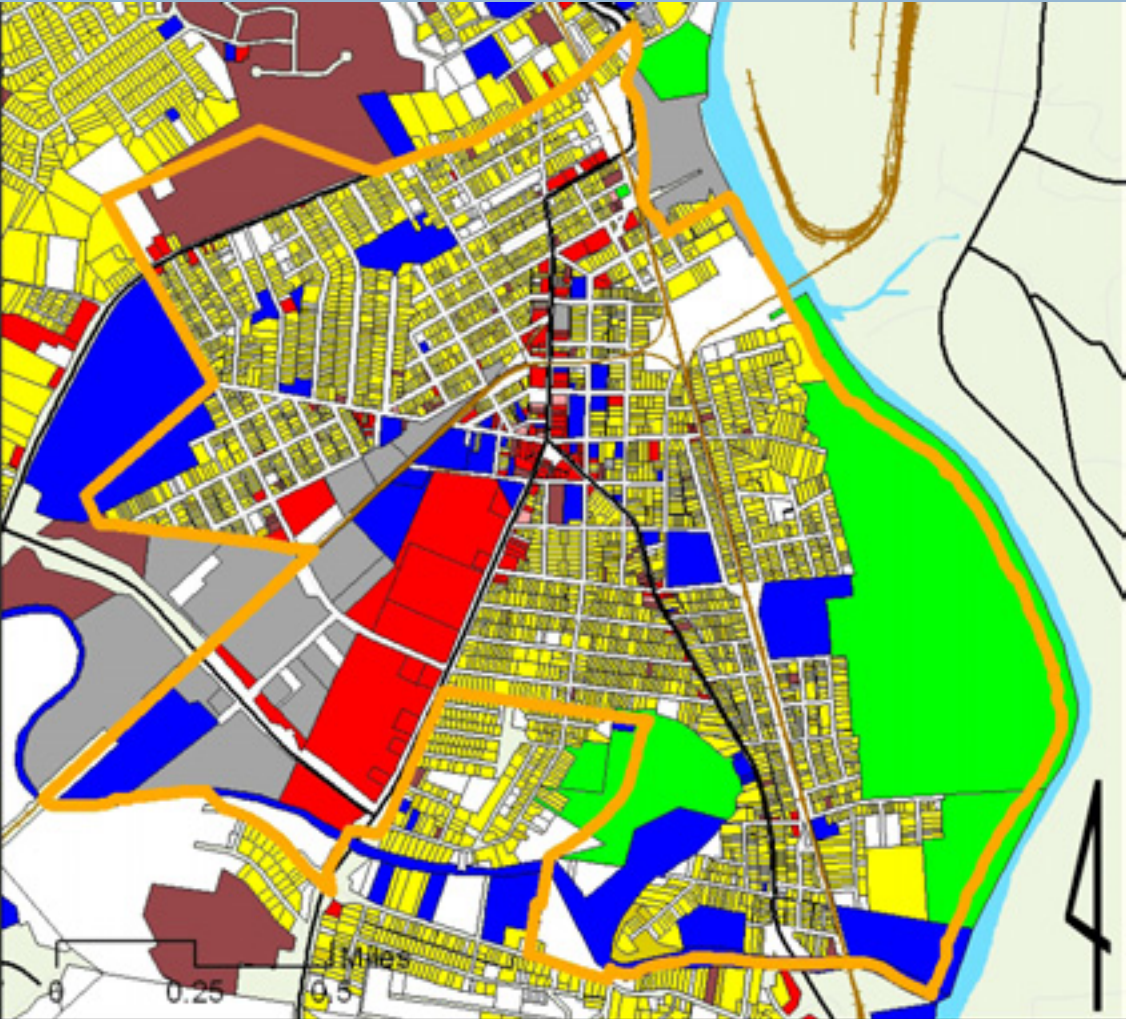


# Existing Conditions

## Existing Land Use

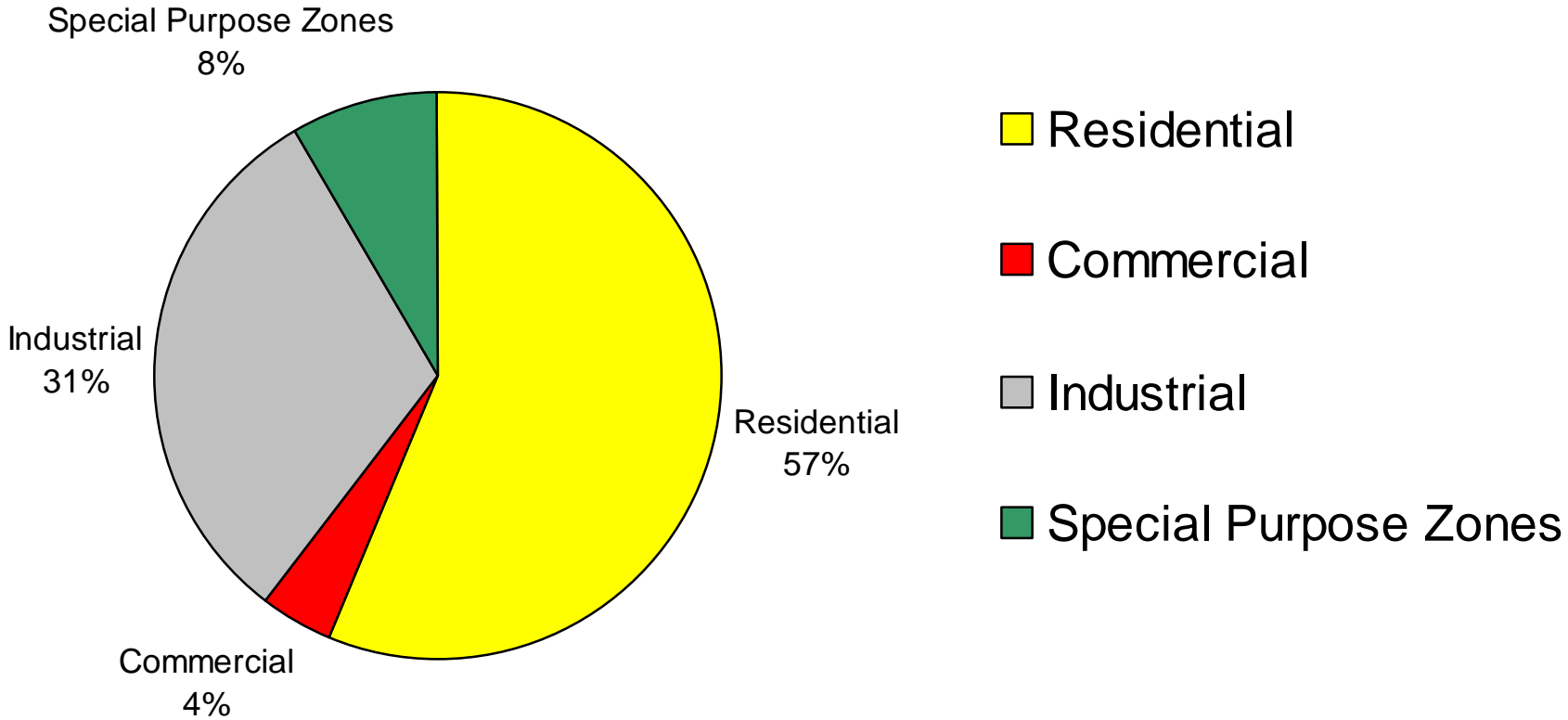
### Legend

-  H.O.A. Common Area
-  Single-Family
-  Two-Family
-  Multi-Family
-  Retail/Service
-  Office
-  Industrial
-  Public/Semi-Public
-  Recreation & Open Space
-  Not Coded
-  Right-of-Way
-  Vacant



# Existing Conditions

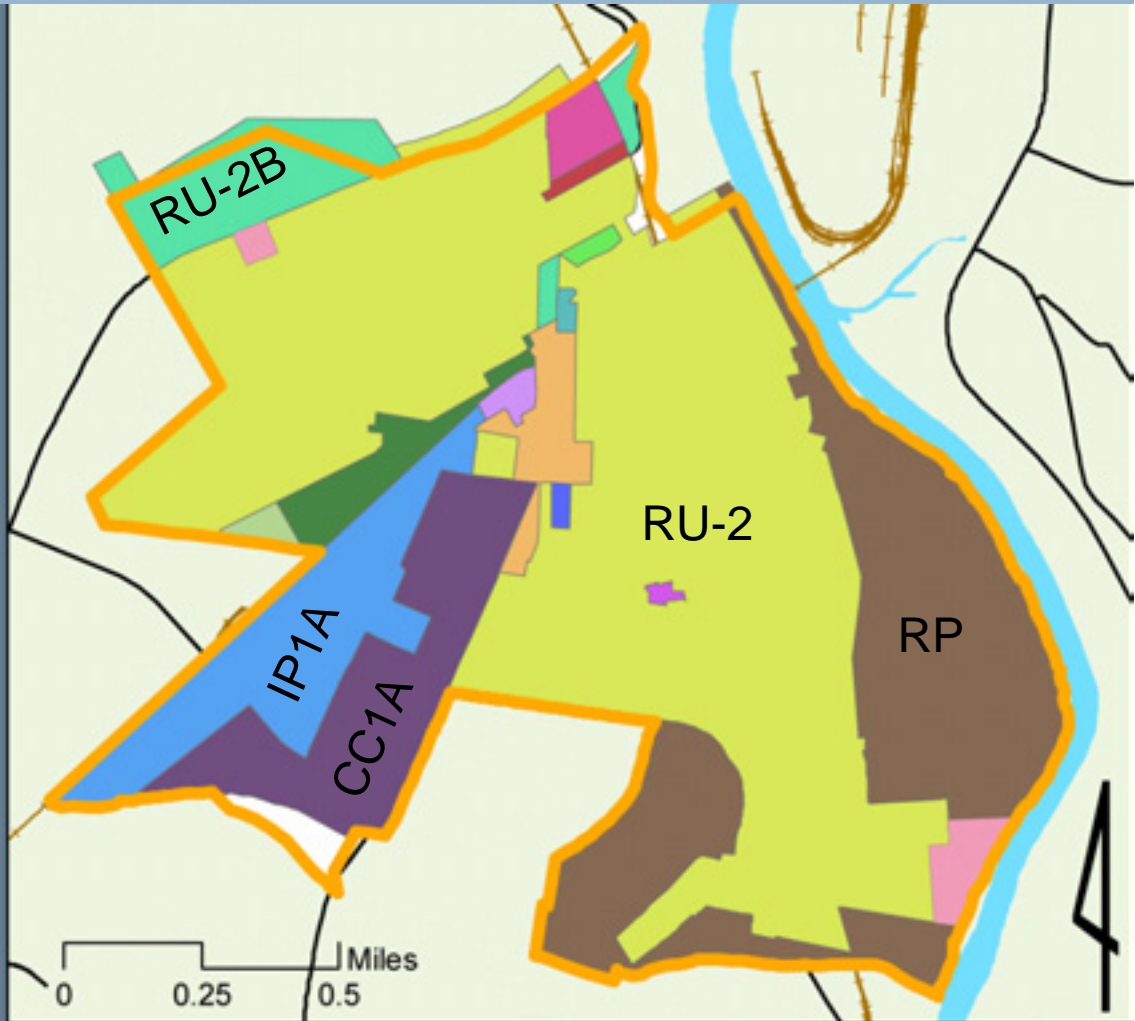
## Existing Zoning Percentages



# Existing Conditions

## Existing Zones

Zone	Acreage	Percentage
<b>Residential Zones</b>		
R-1D	450.20	15.09%
R-1F	127.59	4.28%
R-1G	77.76	2.61%
R-3	56.87	1.91%
RS-7.5	22.81	0.76%
RU-1	1.72	0.06%
RU-2	665.49	22.30%
RU-2B	259.68	8.70%
RU-3.5	4.10	0.14%
RU-5	10.69	0.36%
<b>Commercial Zones</b>		
CC-1A	93.14	3.12%
CG-1M	2.38	0.08%
CG-1P	22.39	0.75%
CG-5M	1.70	0.06%
CN-1M	3.01	0.10%
CN-1P	1.26	0.04%
<b>Industrial Zones</b>		
I-4	718.67	24.09%
IG-1A	20.84	0.70%
IL-1A	22.15	0.74%
IP	88.68	2.97%
IP-1A	85.98	2.88%
<b>Special Purpose Zones</b>		
REC	14.02	0.47%
RP	232.48	7.79%
<b>Total</b>	<b>2328.06</b>	<b>100.00%</b>



# Existing Conditions

## Considerations for Land Use and Zoning

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- Consider other uses than retail in redevelopment scenarios
- Explore opportunities to increase office use
- Increase recreational land through construction of pocket parks in neighborhood



# Existing Conditions

## Transportation

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- No significant deficiencies indicated
- Local choke points do exist
  - ▣ Ritte's Corner
  - ▣ At-grade rail crossings
- Tractor trailers cannot enter eastern side of the study area because of rail crossings
- TANK service includes routes 7, 9 and 25
- Problem with four way intersections and 3 way stops near railroad underpass at East 40<sup>th</sup> Street
- Several one-way streets with limited off street parking
- Lack of parking in the vicinity of Ritte's Corner

# Existing Conditions

## TANK Routes



25 is a newly designated route and is not yet encoded





# Existing Conditions

## Residential Off-Street Parking Deficiencies

**Off Street Parking**

-  No Off Street Parking
-  Off Street Parking



# Existing Conditions

## Considerations for Transportation

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- Examine full stops for four way intersections at railroad and East 40<sup>th</sup> Street
- Consider possibility of changes to Church Street from 36<sup>th</sup> to East Southern to address safety concerns at Holy Cross
- Address one-way and two-way streets
- Consider parking study for areas near Ritte's Corner

# Existing Conditions

## Streetscape and Wayfinding-Streets

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- Varying street widths throughout study area
- 83.2% have condition ranges of
  - ▣ Very Good, Satisfactory, or Good
- 16.8% have condition ranges of
  - ▣ Poor, Very Poor, Serious or Failed
- Busiest streets are Winston & Madison
  - ▣ Counts of 18,000 to 19,500 vehicles per day
- Madison has on street parking and two travel lanes
- Winston is approximately 63 feet wide with traversable median and little to no street trees

# Existing Conditions

## Streetscape and Wayfinding-Winston Ave.

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# Existing Conditions

## Street Conditions

### Legend

- Condition**
- Very Good
  - Satisfactory
  - Fair
  - Poor
  - Very Poor
  - Serious
  - Failed
- Study Area
  - US and State Hwy
  - County and Local Roadways



# Existing Conditions

## Considerations for Streets

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- Examine rehabbing streets in need of repair
- Consider modifying Madison to accommodate high traffic volume
- Examine the feasibility of modifying Winston to be more inviting for pedestrians and cyclists
- Consider green infrastructure practices along Winston corridor
  - ▣ Street trees
  - ▣ Vegetated median

# Existing Conditions

## Streetscape and Wayfinding-Sidewalks

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- Sidewalks exist on both sides of the street on almost street in area
- Notable areas with no sidewalks include:
  - ▣ Howard Litzler Drive
  - ▣ Streets in Sports Complex
  - ▣ Streets in trailer park
- Sidewalks have varying reported conditions

# Existing Conditions

## Sidewalk Conditions





# Existing Conditions

## Considerations for Sidewalks

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- Consider adding sidewalks where possible
  - Howard Litzler Drive
  - Streets in Sports Complex
  - Streets in trailer park
- Examine improving sidewalk conditions

# Existing Conditions

## Streetscape and Wayfinding-Signage

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- Small signs currently used for wayfinding
- Signs often mounted to utility poles
- Can easily be missed by drivers
- Signs only start in Latonia

# Existing Conditions

## Example of Wayfinding

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# Existing Conditions

## Considerations for Wayfinding-Signage

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- Consider uniform signage and wayfinding study for neighborhood or all of Covington
- Examine listing attractions on I-275 signs

CITY OF DECATUR, ALABAMA WAYFINDING SYSTEM



# Existing Conditions

## Areas of Influence

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- Areas outside the study area that may have an impact on the area's future
  - Fidelity Investments
  - Taylor Mill Retail and Transportation Changes
  - Ft. Wright Retail
  - Marathon Depot
  - Other Uses in Northern Covington

# Existing Conditions

## Considerations for Areas of Influence

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- Plan with areas of influence to gain maximum benefit from their development efforts
- Work to create retail uses that are not in direct competition with Taylor Mill and Ft. Wright
- Avoid competition with uses and activities in Northern Covington
- Examine the possibility of uses that will draw customers from Fidelity into the study area

# Existing Conditions

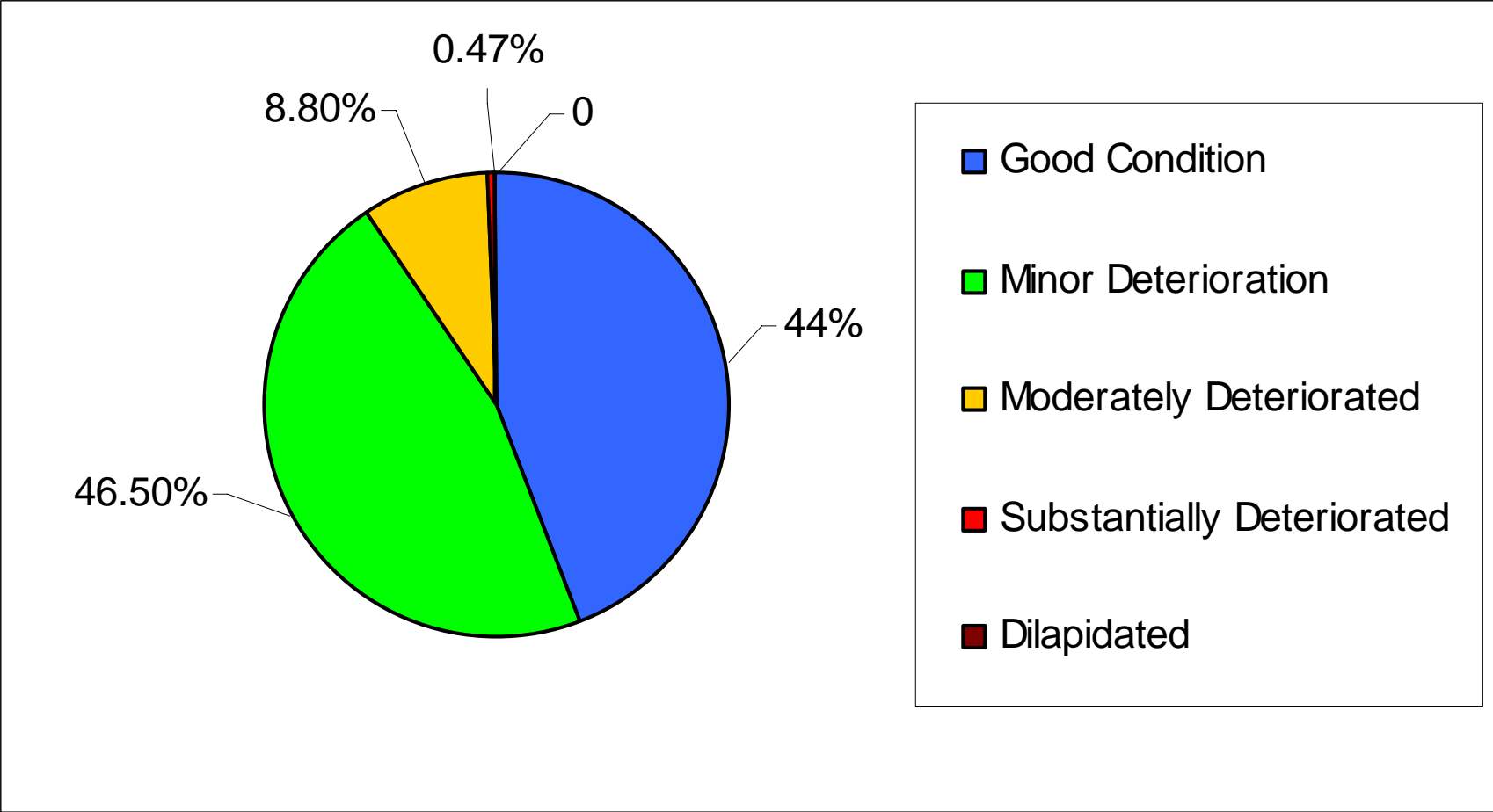
## Building Conditions Survey

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- Survey examined 3,545 parcels in area
- Included all land uses
- Highlighted findings of the survey
  - Over 90% of the structures were in **Good Condition** or had **Minor Deterioration**
  - 89% had structures on the parcel
  - 86% were reported as occupied
  - 86% were constructed from wood or brick

# Existing Conditions

## Building Conditions Survey




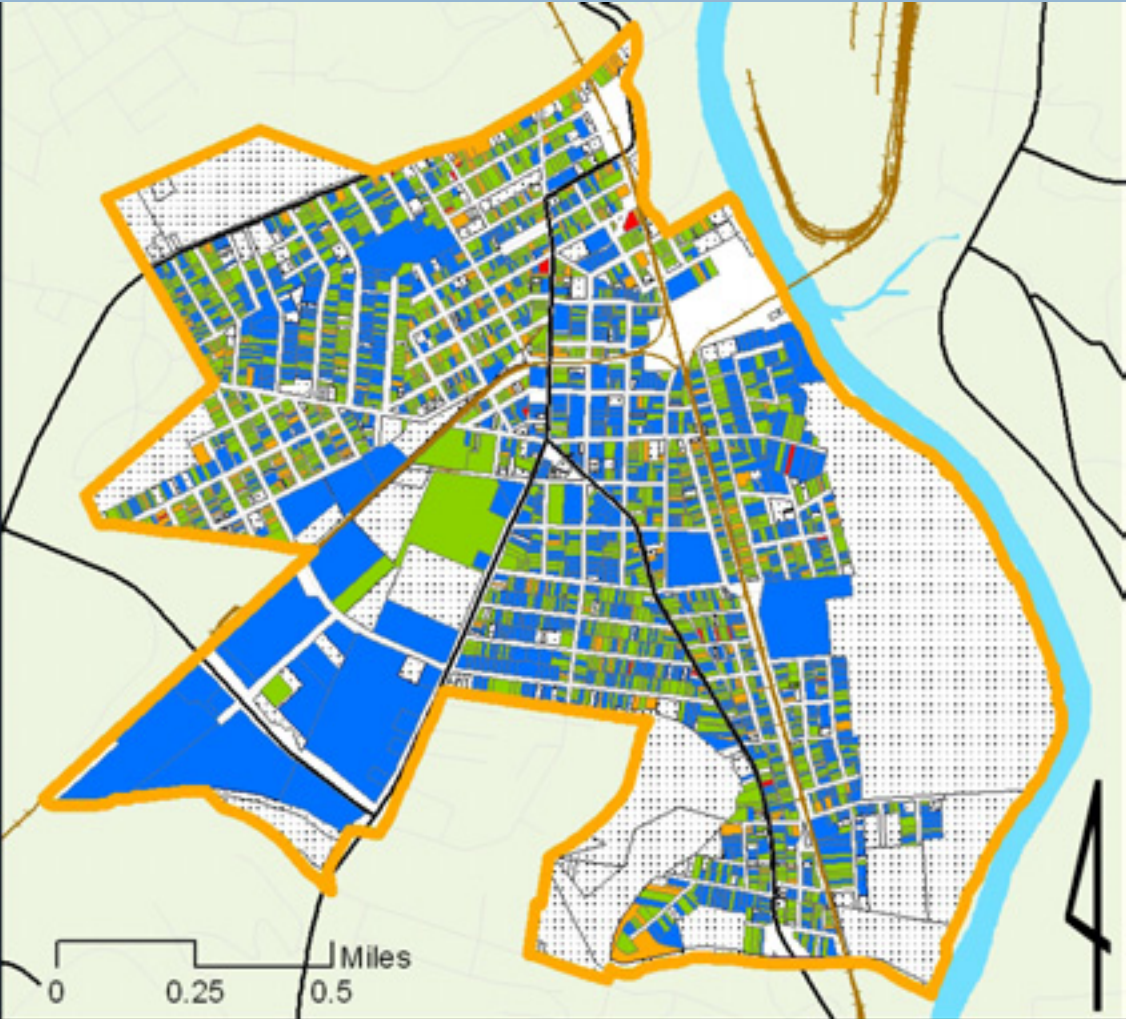


# Existing Conditions

## Building Conditions Survey Map

### Legend

	No Record
	Good Condition
	Minor Deterioration
	Moderate Deterioration
	Substantial Deterioration
	Dilapidated



# Existing Conditions

## Considerations for the Building Conditions Survey

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- Work to retain existing properties reported with **Good Condition**
- Explore programs to improve **Minor** and **Moderately Deteriorated** properties
- Consider closer inspection of **Substantially Deteriorated** and **Dilapidated** structures to determine if properties can be renovated

# Next Meeting

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# March 25, 2010 Tentative Agenda

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- Existing Conditions Report approval
- Wrap up items from tonight
- Discuss specifics of
  - ▣ Transportation
  - ▣ Wayfinding
  - ▣ Streetscape

# Housekeeping Items

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# Housekeeping Items

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- Article from yesterday's Community Recorder
- LINK GIS Training Flyer
- Tentative public meeting date of April 29, 2010