

Latonia Small Area Study

4.22.10

Tonight's Agenda

2 of 62

1. Wrap Up Goals
2. Existing Conditions Report Discussion
3. Industrial Review
4. Housing Analysis
5. Redevelopment Areas
6. Public Meeting
7. Next Meeting's Tentative Agenda

Goals

4.22.10

Latonia Small Area Study

Goals

4 of 62

- Strive to increase home ownership by improving and preserving the area's rich supply of historic housing stock. Judiciously select sites for removal and reconstruction of structures that are no longer viable in the neighborhood and provide sites for new home construction.
- Enhance the overall safety of the area for everyone that resides in or visits Latonia.
- 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.
- 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 enhancing vehicular, pedestrian, bicycle, and mass transit connectivity that provide for safe and efficient access for residents, businesses and visitors.

Existing Conditions Report

4.22.10

Latonia Small Area Study

Existing Conditions Report

6 of 62

- Looking for adoption of report tonight
- If adopted we will place the report on our website for public review
- Your thoughts
 - ▣ Additions?
 - ▣ Deletions?
 - ▣ Changes?
 - ▣ General Comments?

Industrial Review

4.22.10

Latonia Small Area Study

Industrial Review

8 of 62

- Things to keep in mind from the Market Study
 - ▣ Industrial uses do not represent a competitive land use in the future
 - ▣ Most industrial uses currently on the landscape would likely be found in retail zones today

Industrial Zones

9 of 62

Legend

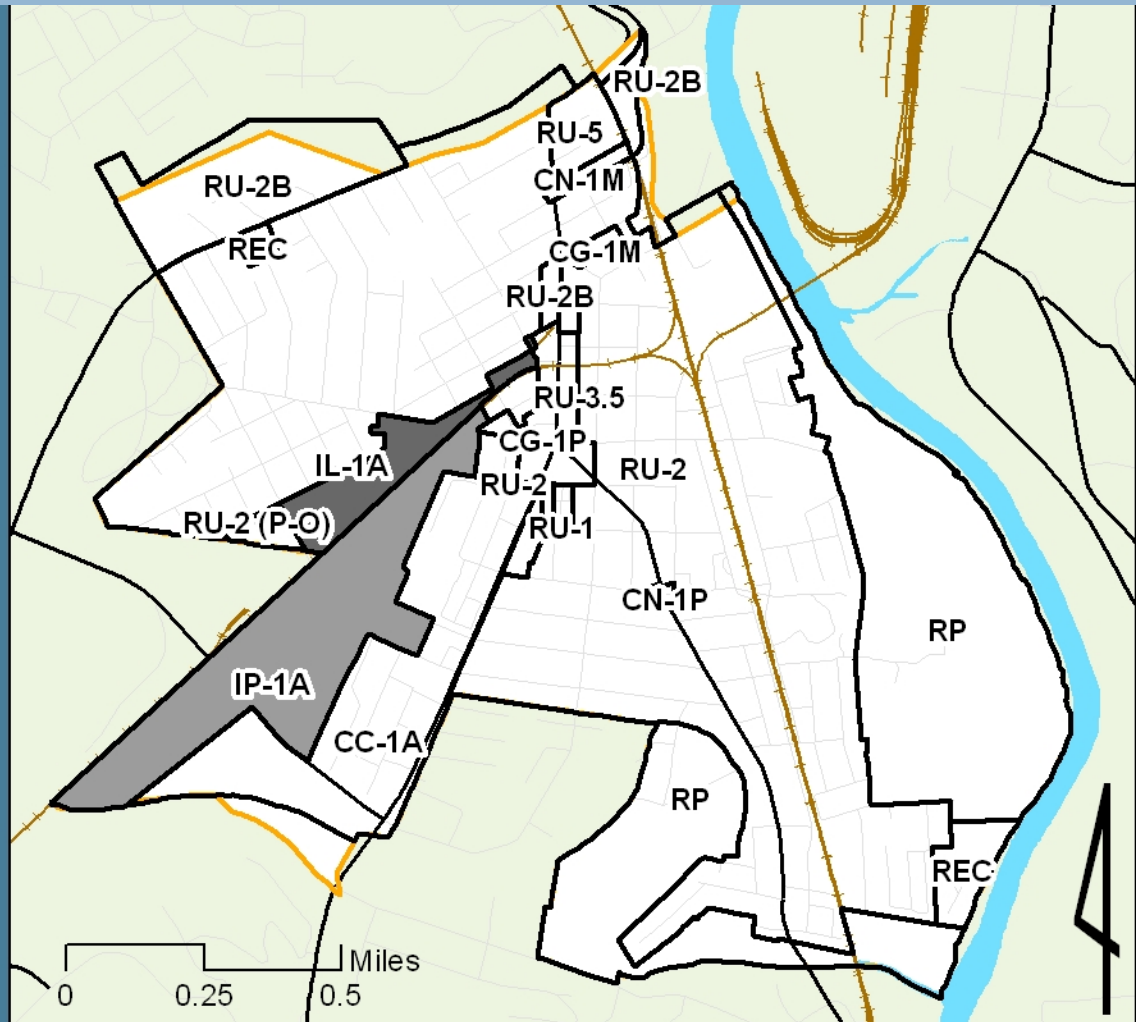


IL-1A



IP-1A

10% of total
zoning area



4.22.10

Latonia Small Area Study

Existing Industrial Land Uses

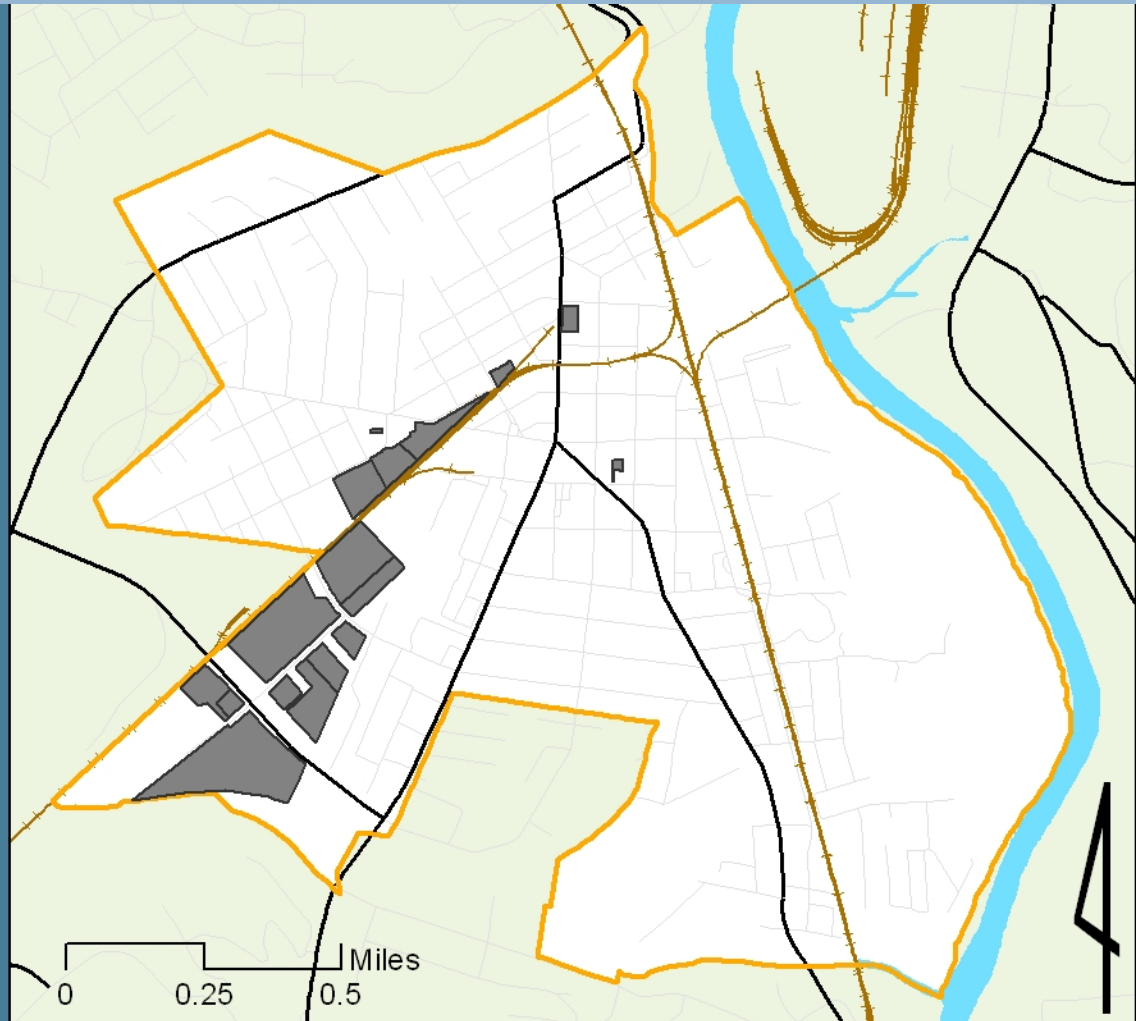
10 of 62

Legend



Industrial Land Uses

5.45% of the total
land mass



4.22.10

Latonia Small Area Study

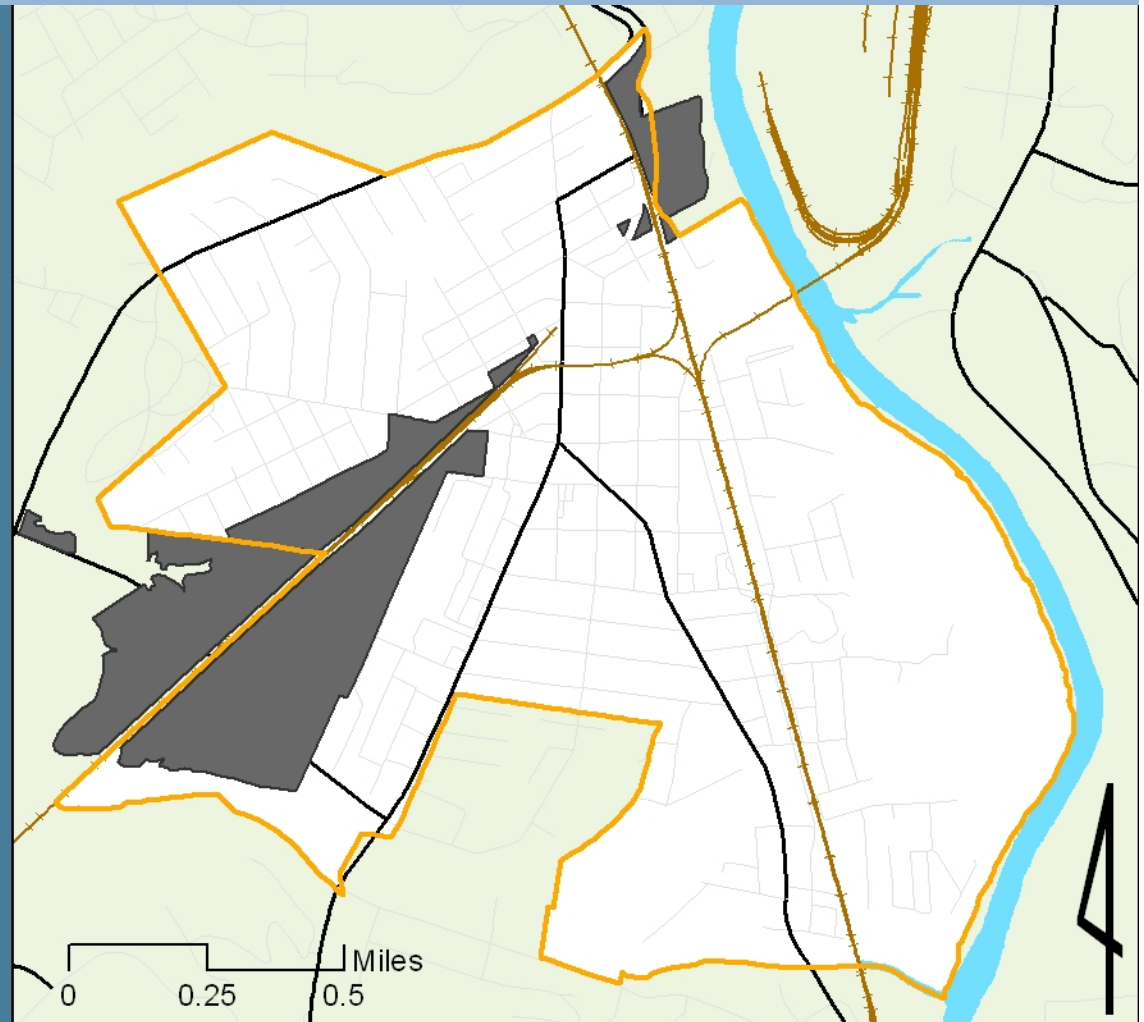
Recommended Industrial Land Use Areas

11 of 62

Legend



Recommended Industrial Land Use Areas



4.22.10

Latonia Small Area Study

Industrial Considerations

12 of 62

- Consider land use changes to uses that will be more suitable in the future, such as those compatible with anticipated future land uses, such as
 - ▣ Offices
 - ▣ Mixed Uses
 - ▣ Others (?)
- Industrial uses that are green and high-tech in nature should be pursued if you wish for industrial to remain

Housing Analysis

4.22.10

Latonia Small Area Study

Housing Analysis

14 of 62

- Things to keep in mind from the Market Study
 - ▣ Population and household trends suggest community is in a state of decline
 - ▣ Latonia's population has aged since 1990
 - ▣ Fewer children today than in 1990
 - ▣ The number of households has also decreased
 - ▣ Vacant houses stay vacant longer and tend to lower the value of surrounding homes
 - ▣ Household incomes are declining
 - ▣ Latonia represents a lower percentage of the workforce

Housing Analysis

15 of 62

- Things to keep in mind from the Market Study
 - ▣ Only 27 new housing units since 1990
 - ▣ Homeowners left between 2000 and 2008
 - ▣ Housing is oversupplied and renters are increasing
 - ▣ Housing values are declining
 - ▣ Vacancy is expected to increase
 - ▣ Age, condition, and functional utility of existing housing
 - ▣ No areas for greenfield construction

Housing Analysis

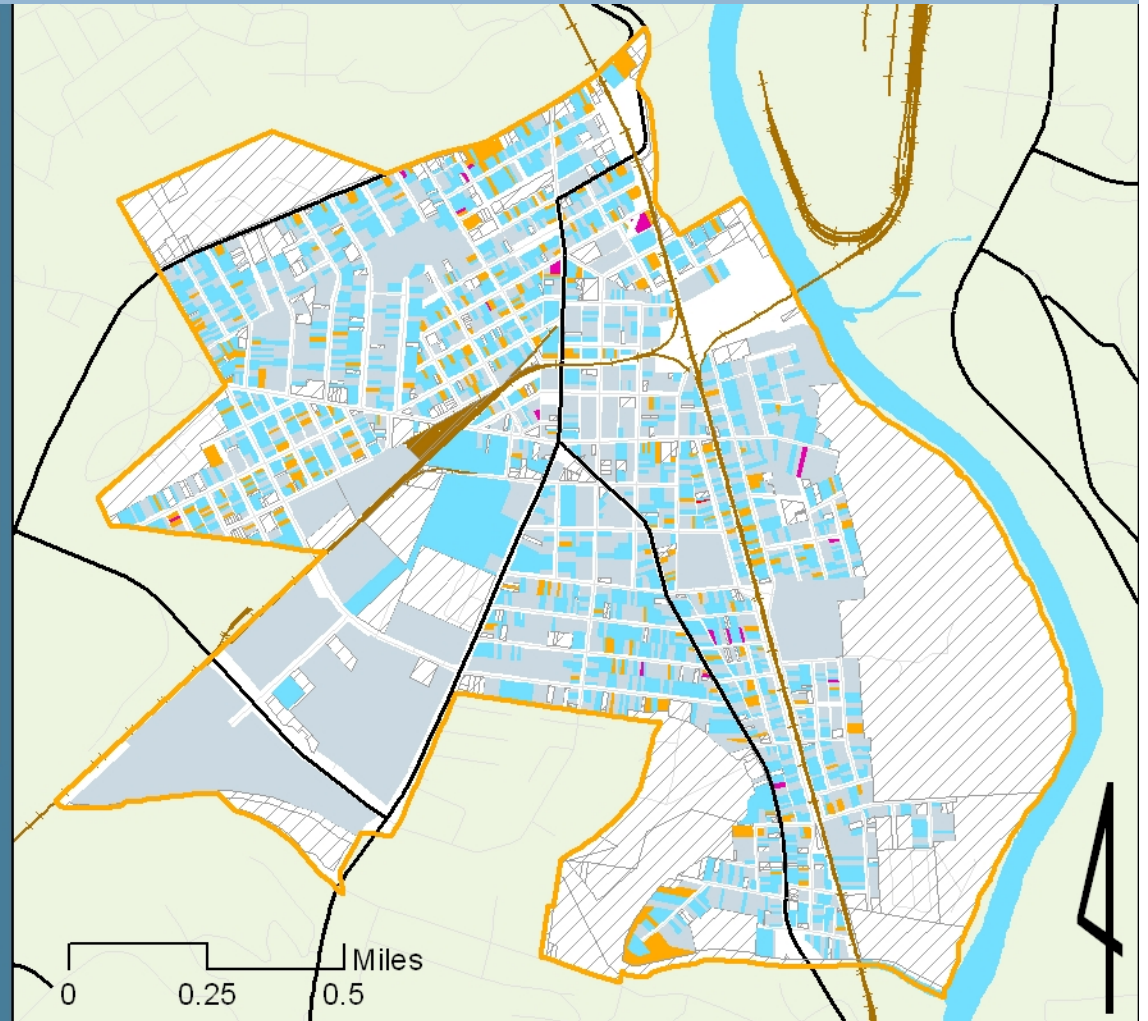
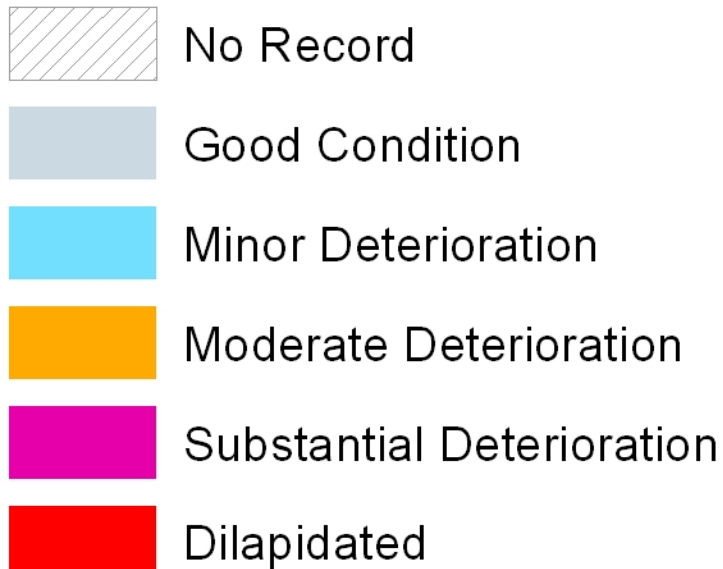
16 of 62

- Things to keep in mind from the Market Study
 - ▣ Seeing as housing is oversupplied the Market Study recommends removing housing to “right size” the market and increase values
 - ▣ Statistics indicate that approximately 1,200 units should be eliminated from the market to meet demands in 2013
- The following maps will discuss issues concerning housing removal

Building Conditions Analysis

17 of 62

Legend






4.22.10

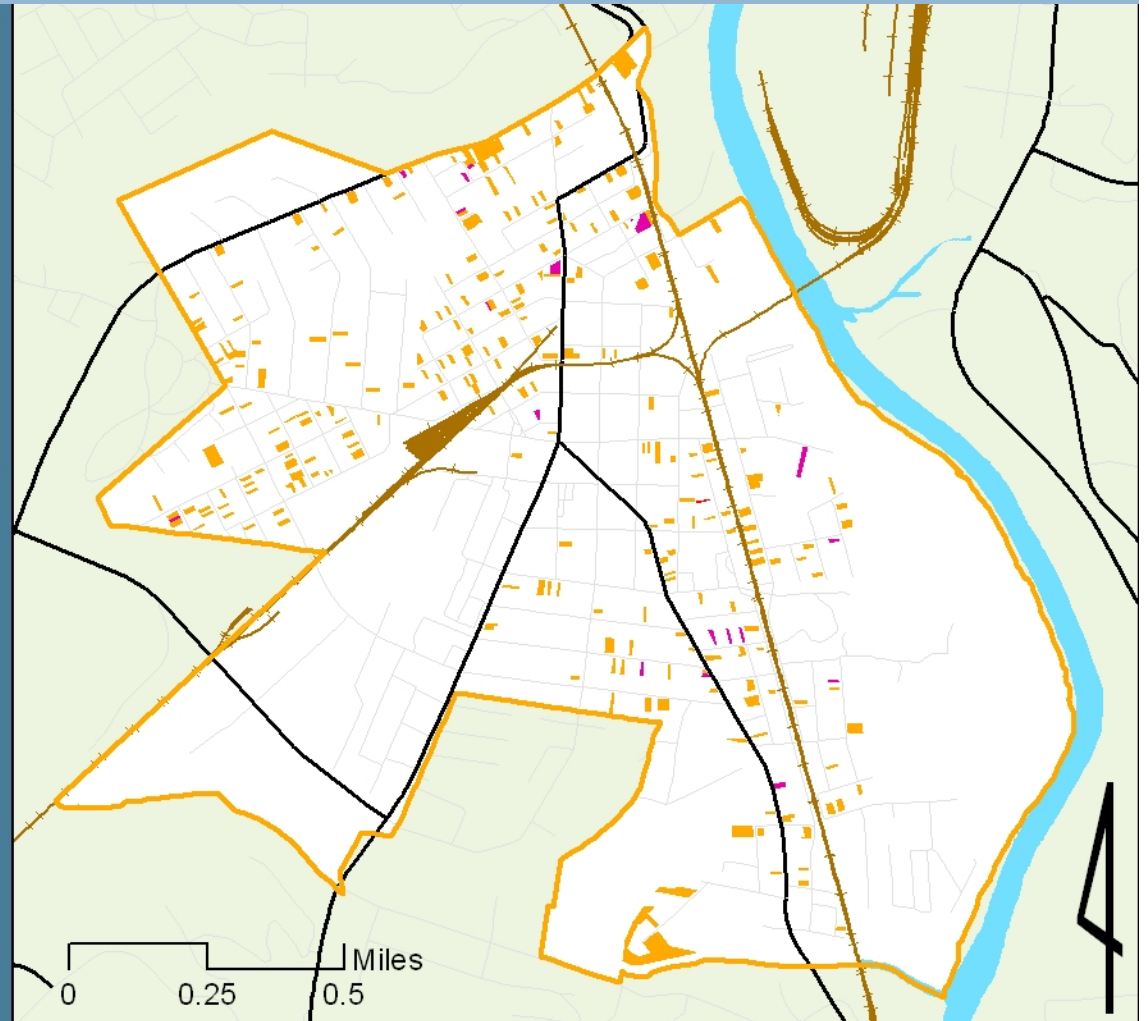
Latonia Small Area Study

Building Conditions Analysis

18 of 62

Legend

-  Moderate Deterioration
-  Substantial Deterioration
-  Dilapidated



4.22.10

Latonia Small Area Study

Building Conditions Findings

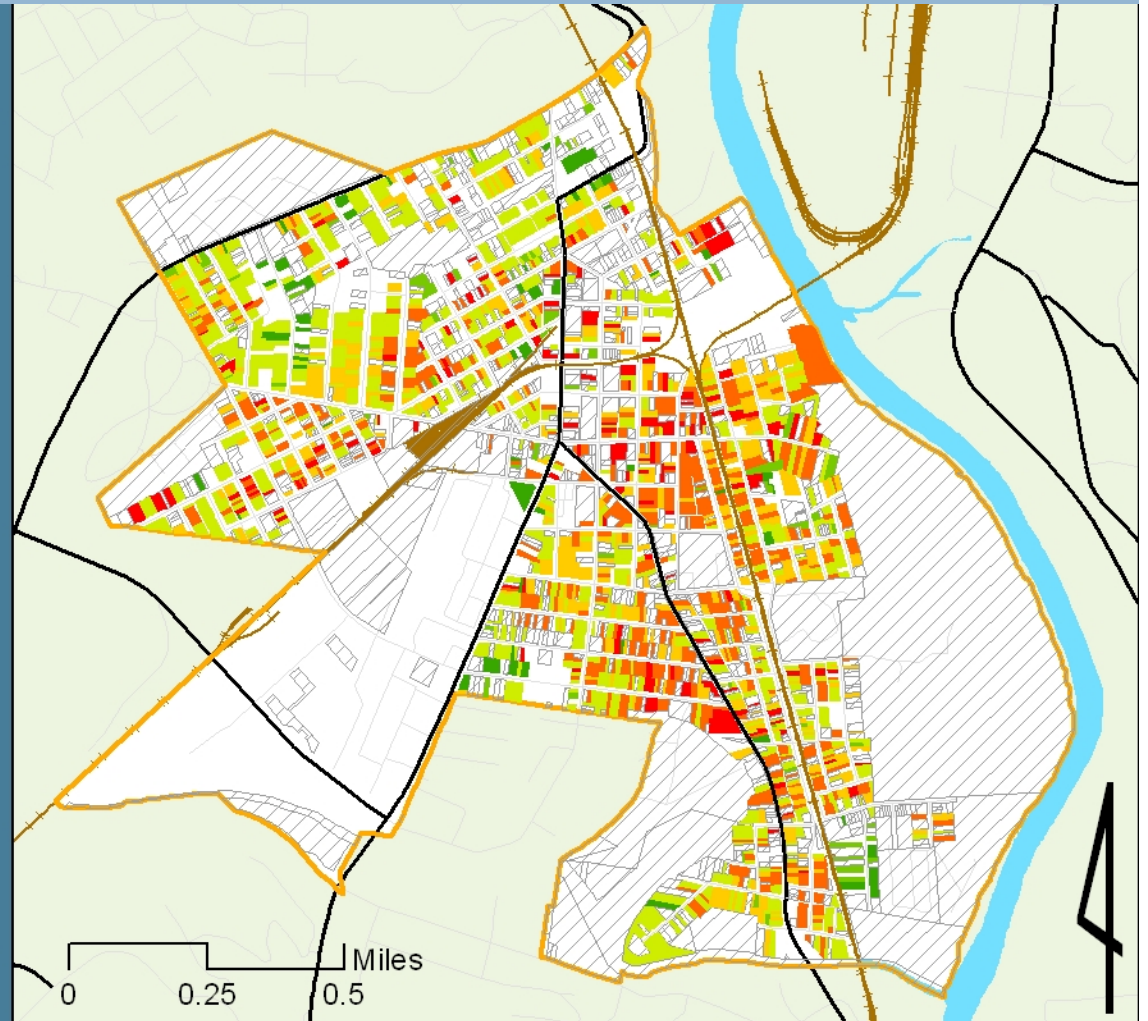
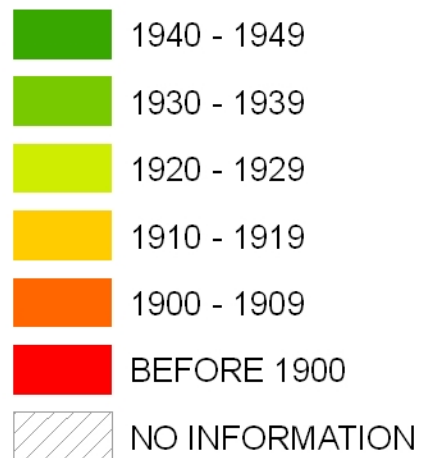
19 of 62

- ❑ Over 90% of structures in Good Condition or listed as Minor Deterioration
- ❑ No grouping(s) of housing in poor condition
 - ▣ Only 298 structures in lowest three categories

Construction Date - Pre 1950

20 of 62

Legend



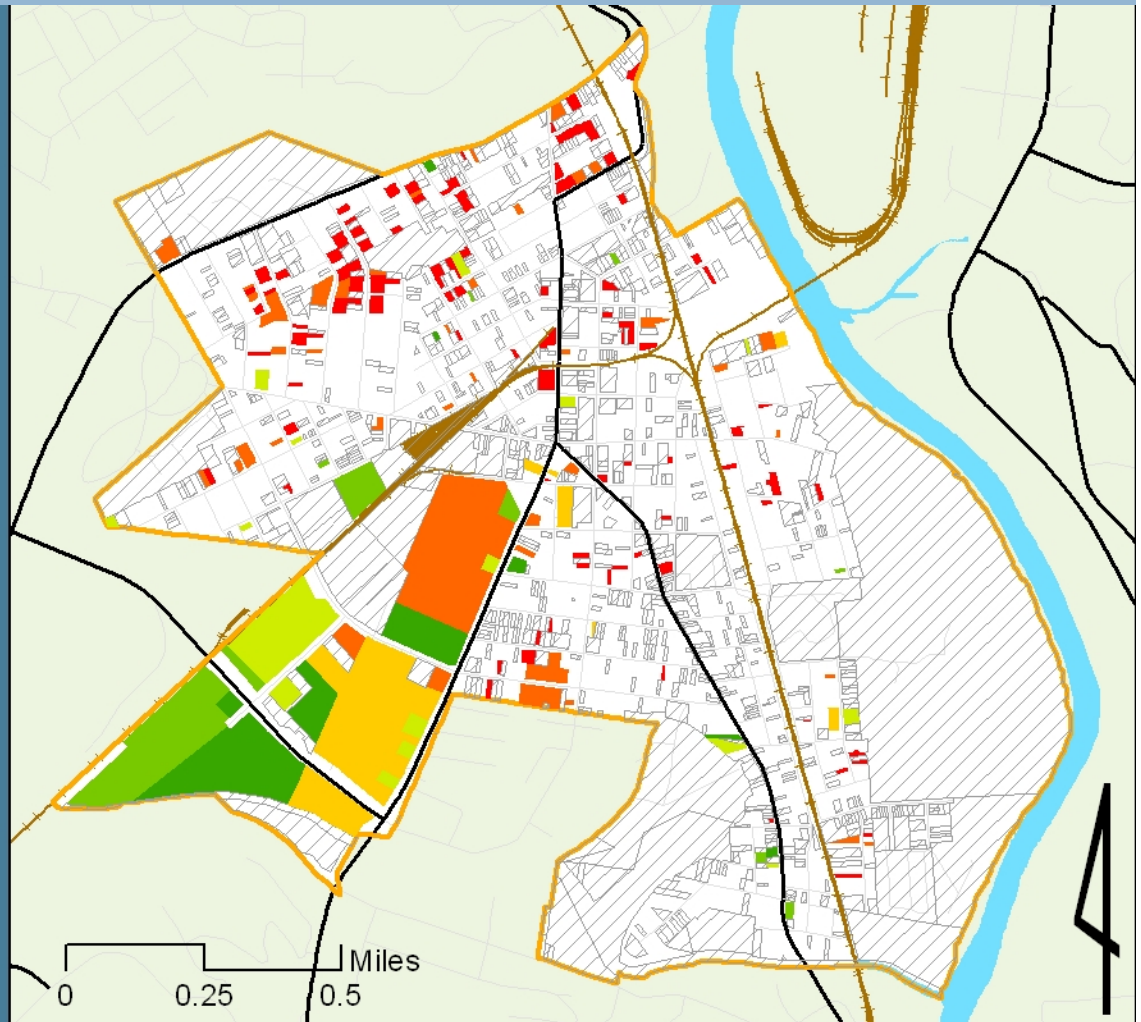
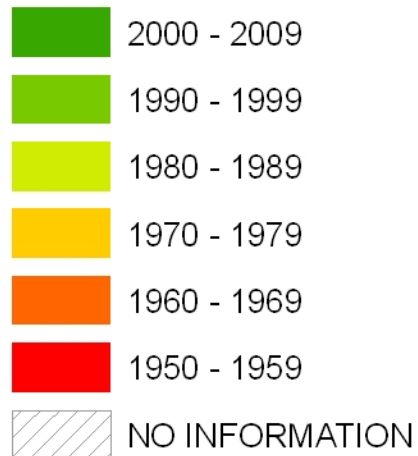
4.22.10

Latonia Small Area Study

Construction Date - Post 1950

21 of 62

Legend



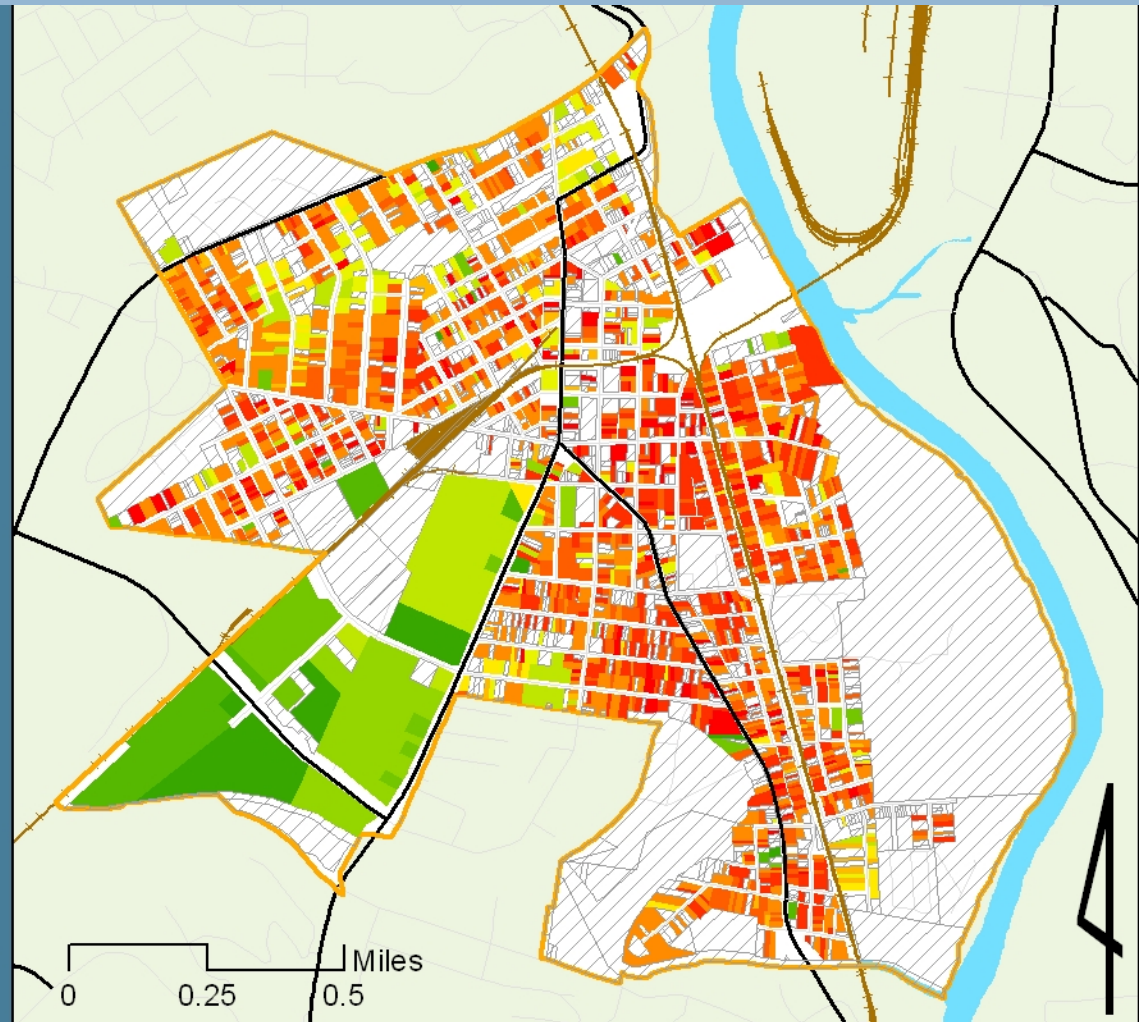
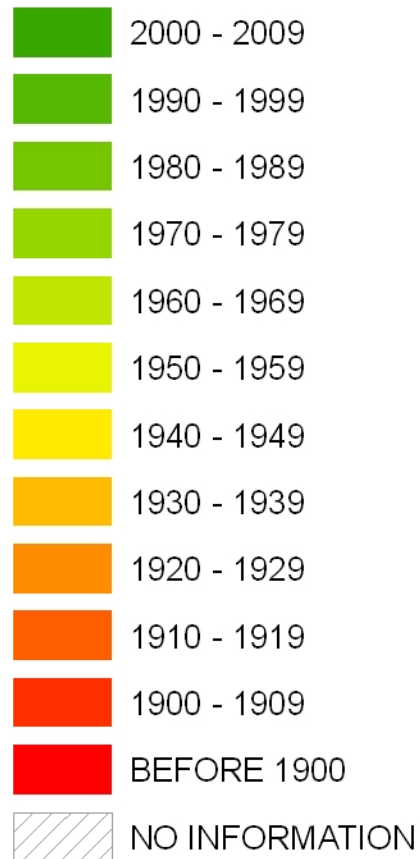
4.22.10

Latonia Small Area Study

Construction Date - Combined

22 of 62

Legend

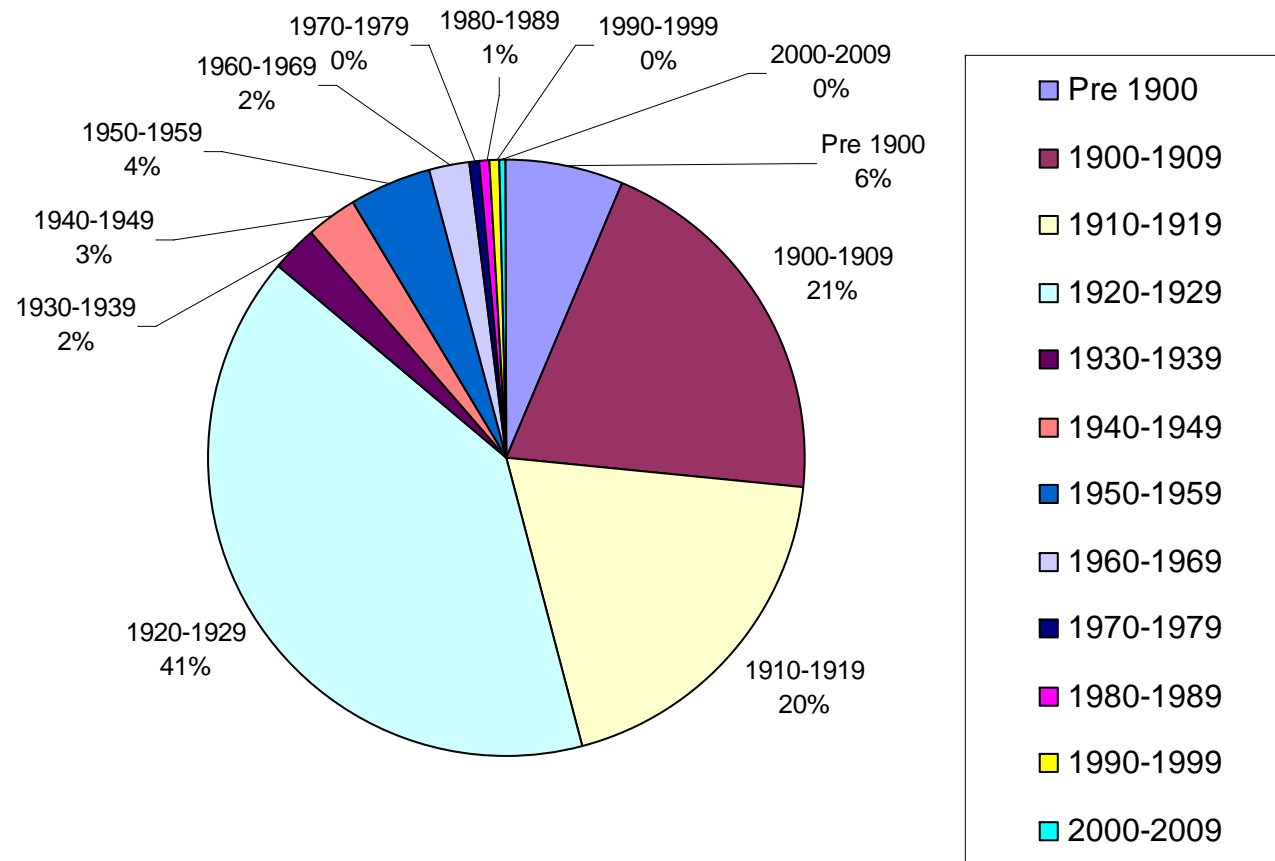


4.22.10

Latonia Small Area Study

Construction Date Findings

23 of 62



4.22.10

Latonia Small Area Study

Construction Date Findings

24 of 62

- Approximately 90% of all the buildings constructed in Latonia happened before 1939
- Aging housing stock needs more upkeep
- More difficult for aging residents to maintain aging structures
- Aging housing is dispersed throughout area

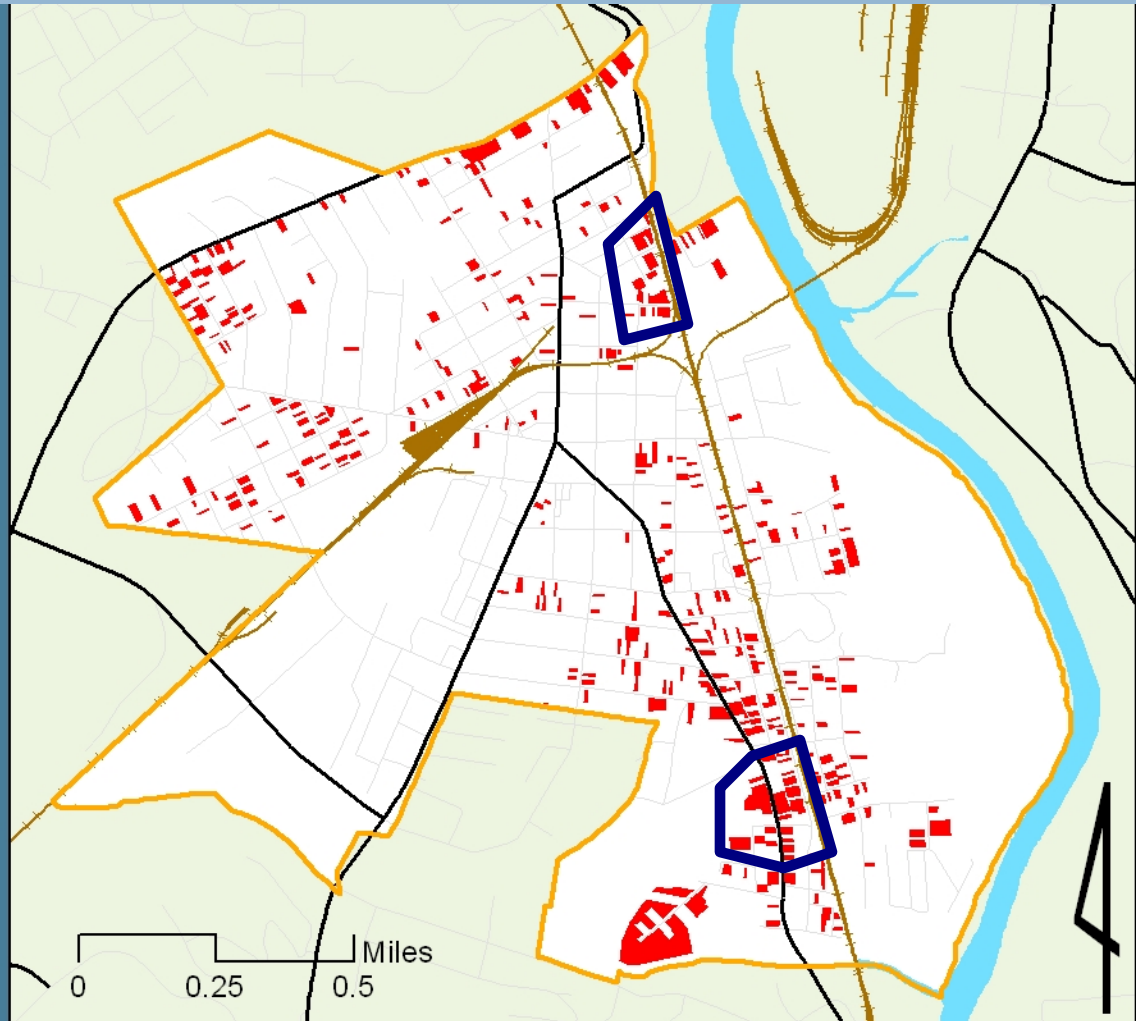
Assessed Values

25 of 62

Legend



\$0 - \$60,000



4.22.10

Latonia Small Area Study

Assessed Values

26 of 62

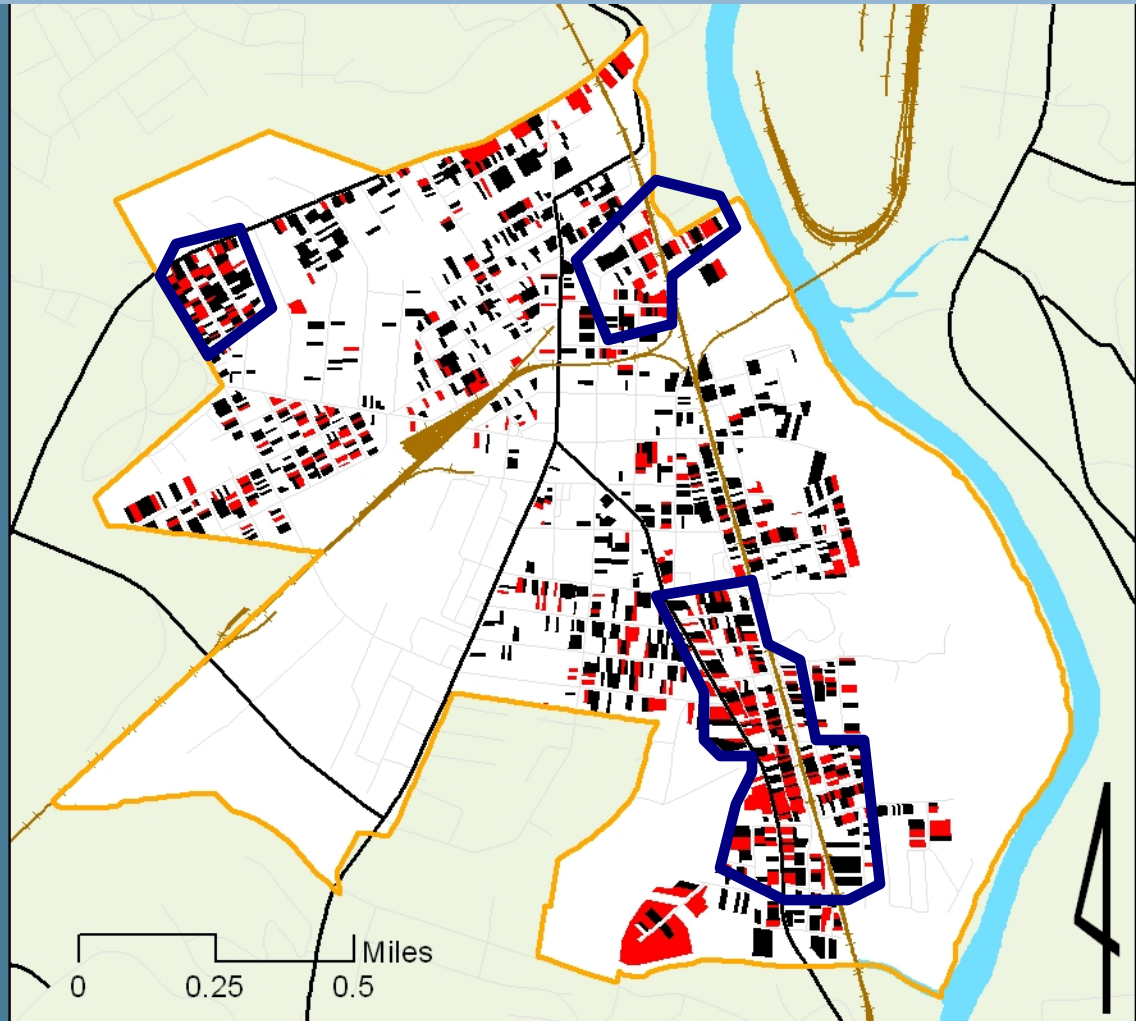
Legend



\$0 - \$60,000



\$60,000 - \$75,000



4.22.10

Latonia Small Area Study

Assessed Values

27 of 62

Legend



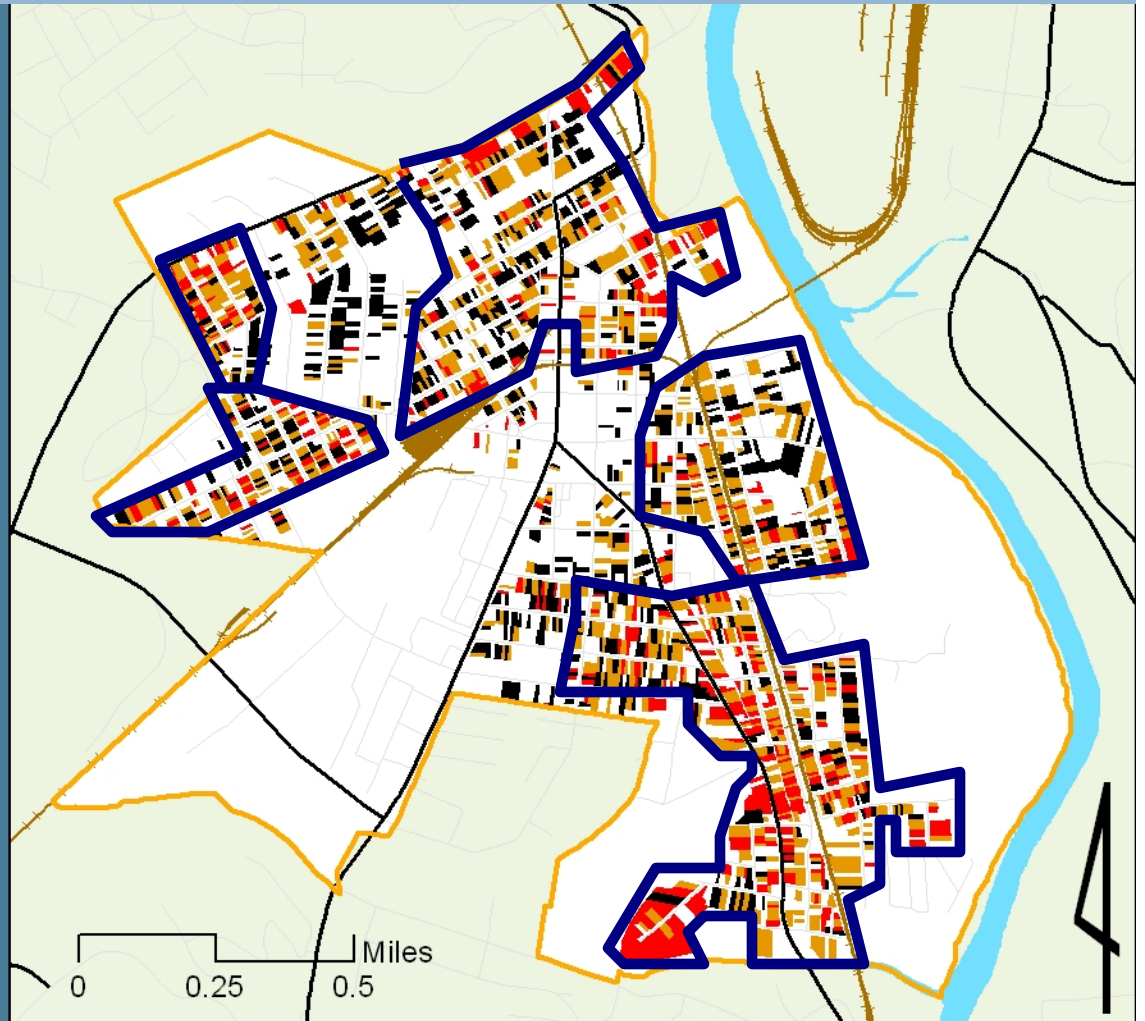
\$0 - \$60,000



\$60,000 - \$75,000



\$75,000 - \$85,000



4.22.10

Latonia Small Area Study

Assessed Values

28 of 62

Legend



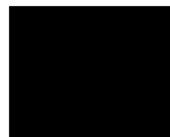
\$0 - \$60,000



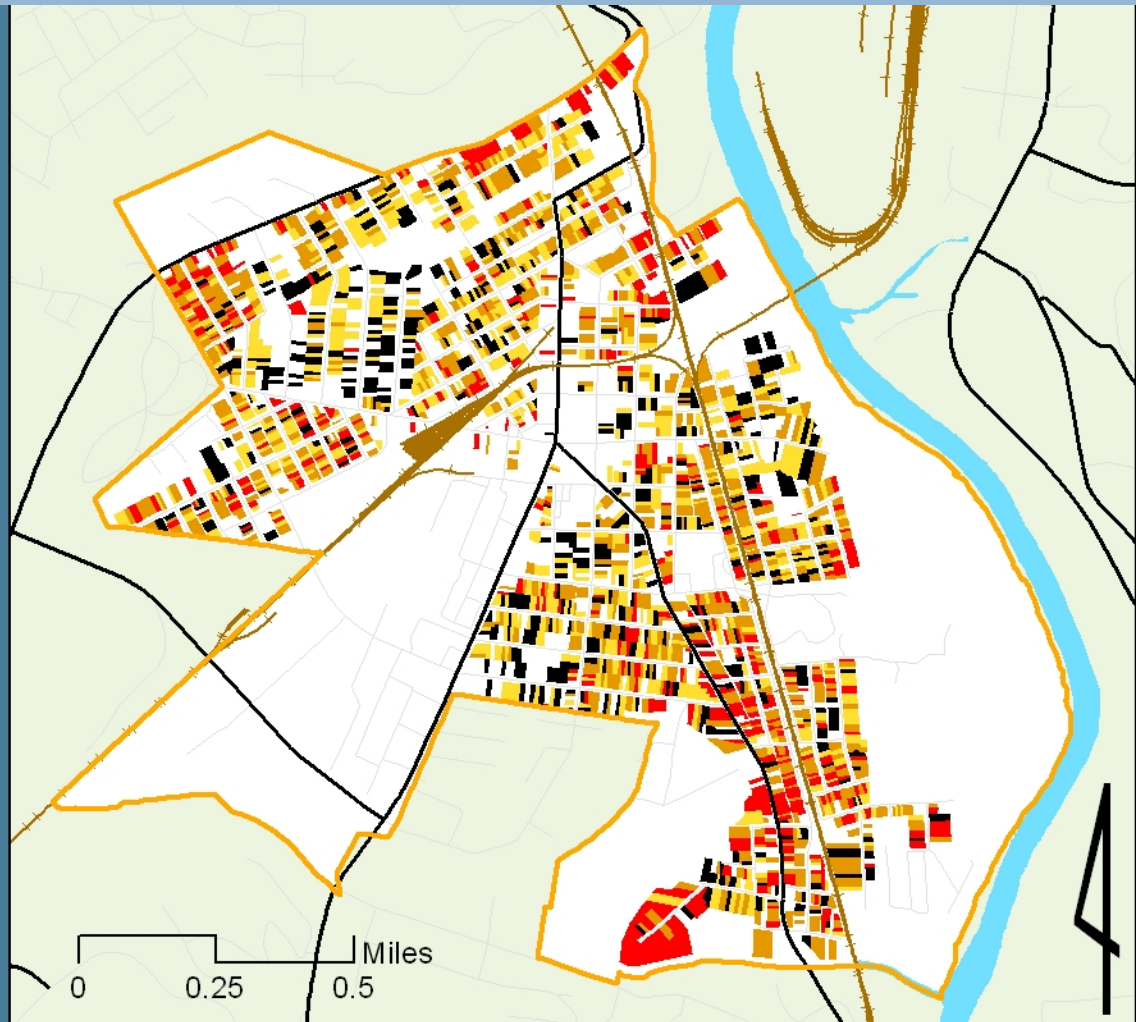
\$60,000 - \$75,000



\$75,000 - \$85,000



\$85,000 - \$100,000



4.22.10

Latonia Small Area Study

Assessed Values

29 of 62

Legend



\$0 - \$60,000



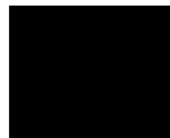
\$60,000 - \$75,000



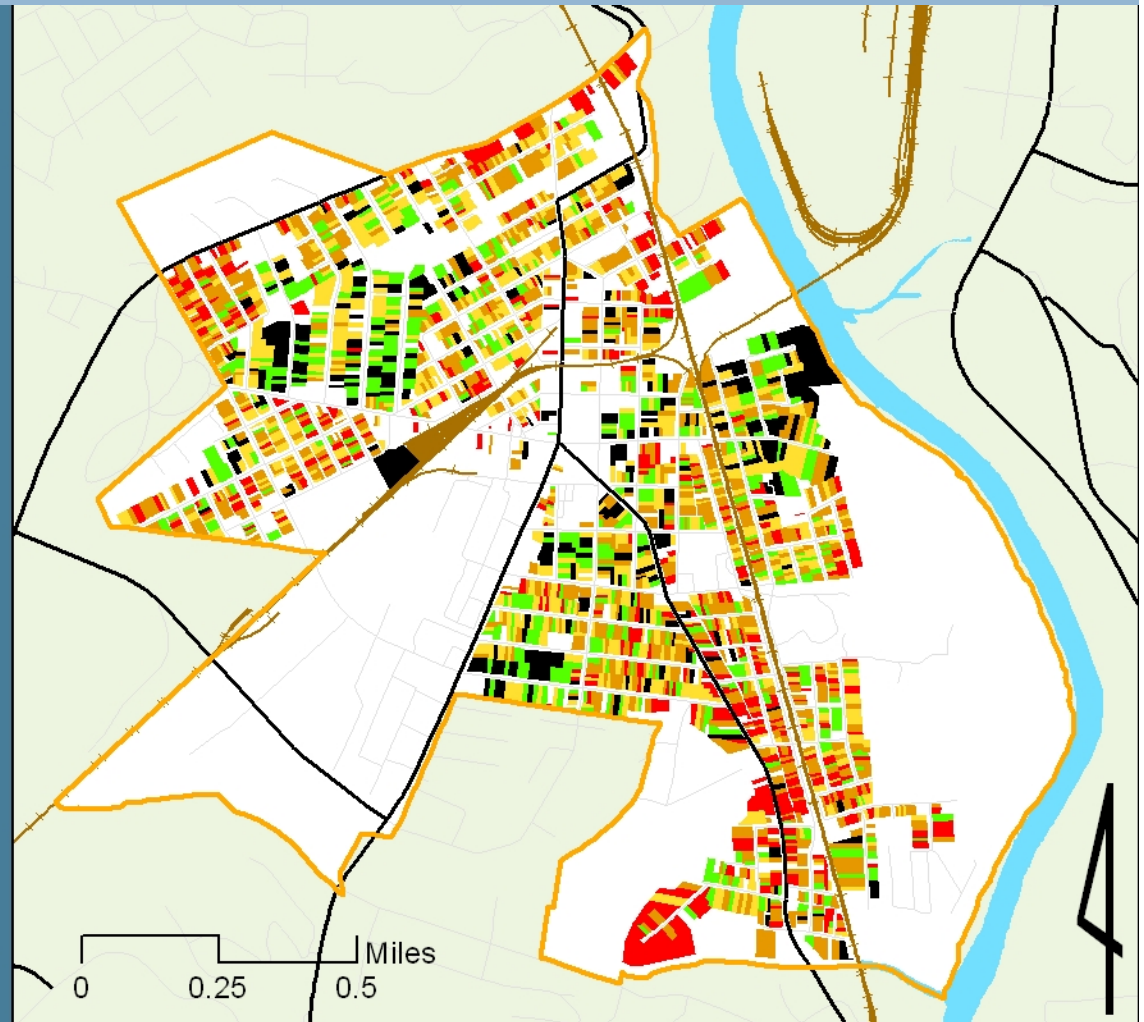
\$75,000 - \$85,000



\$85,000 - \$100,000



\$100,000 - \$600,000



4.22.10

Latonia Small Area Study

Assessed Values

30 of 62

Legend



\$0 - \$60,000



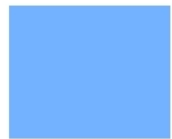
\$60,000 - \$75,000



\$75,000 - \$85,000



\$85,000 - \$100,000



\$100,000 - \$600,000

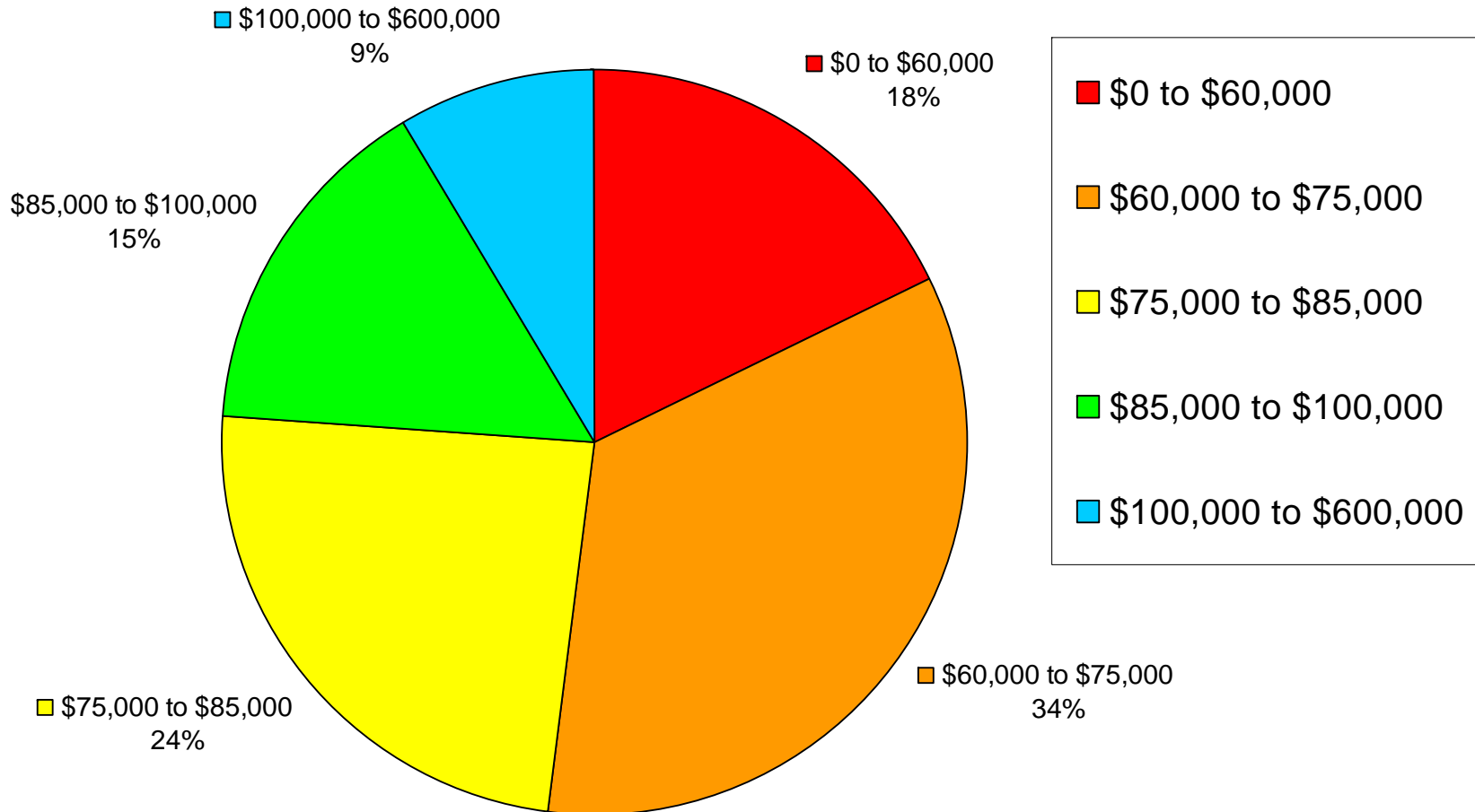


4.22.10

Latonia Small Area Study

Assessed Values

31 of 62



4.22.10

Latonia Small Area Study

Assessed Value Findings

32 of 62

- Approximately 91% of the homes in Latonia have assessed values under \$100,000
- Concentrations of homes under \$60,000 are located primarily along railroads
- Concentrations of homes under \$75,000 are near railroads and Latonia Terrace
- Homes valued under \$85,000 are dispersed throughout the neighborhood

Foreclosures

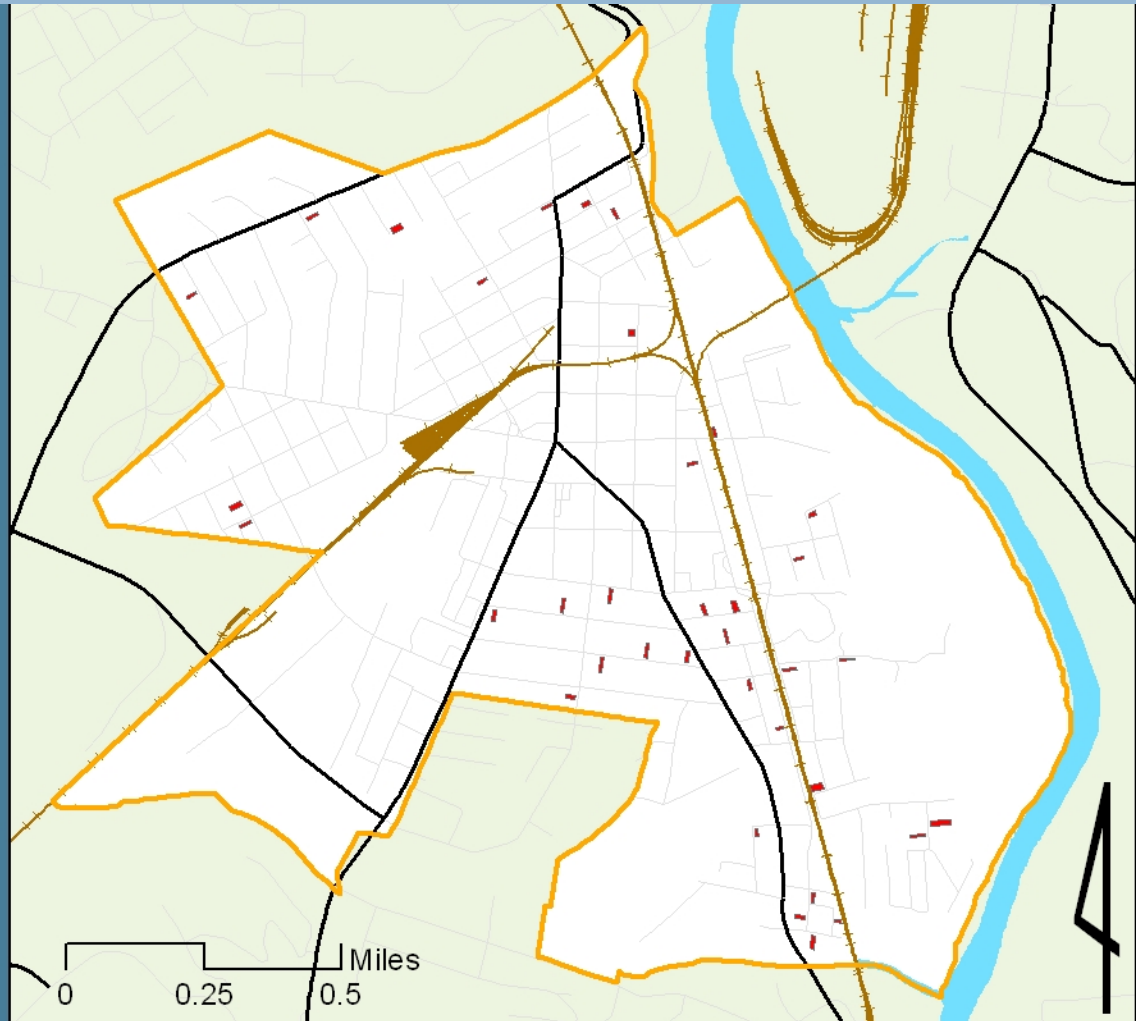
33 of 62

Legend



Foreclosed Parcels

Data as of January 20, 2010



4.22.10

Latonia Small Area Study

Foreclosure Findings

34 of 62

- ❑ No groupings of foreclosures
- ❑ Less than 40 foreclosed residential properties

Livable Square Feet – Under 1,000 ft²

35 of 62

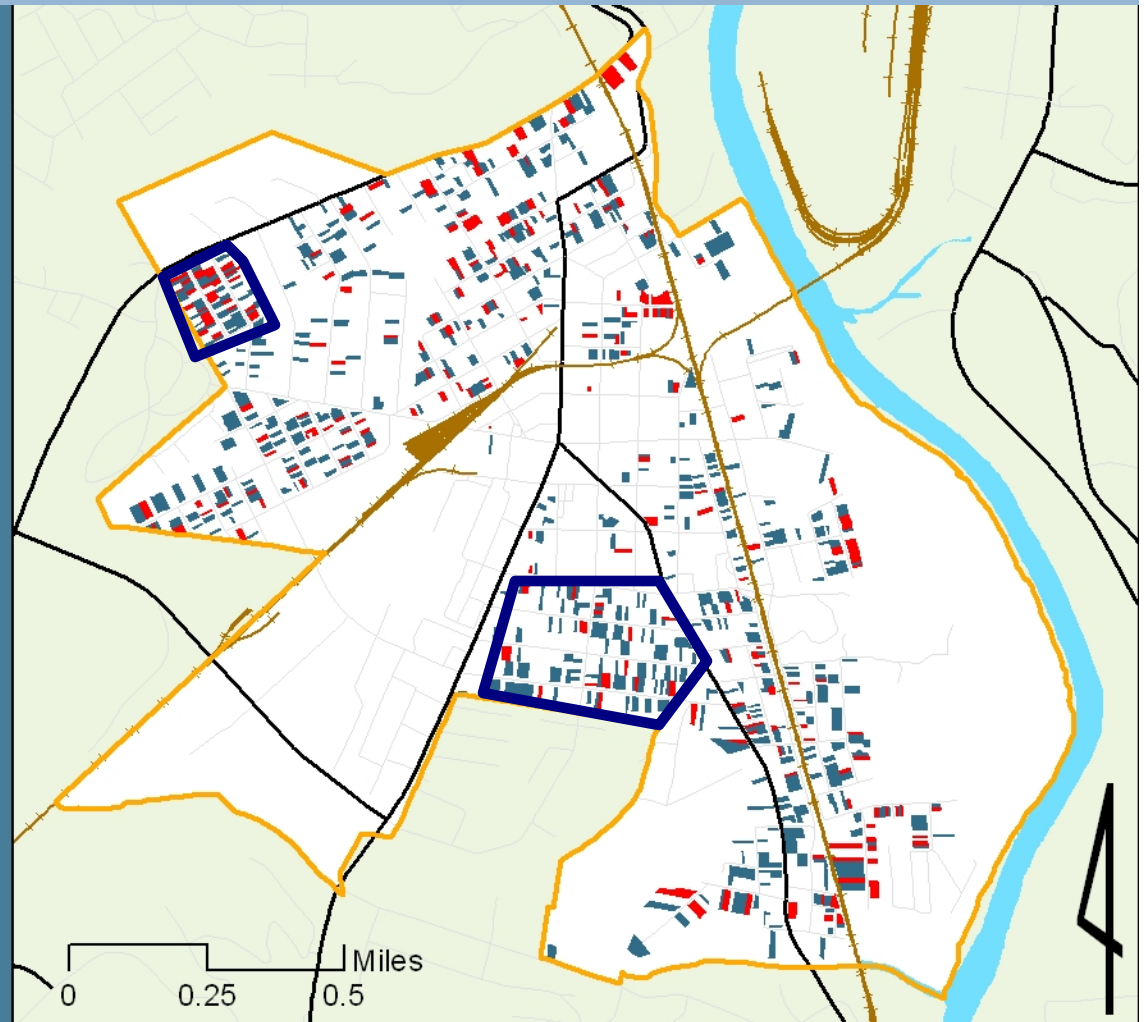
Legend



751 - 1000



Less Than 750



4.22.10

Latonia Small Area Study

Livable Square Feet – Under 1,250 ft²

36 of 62

Legend



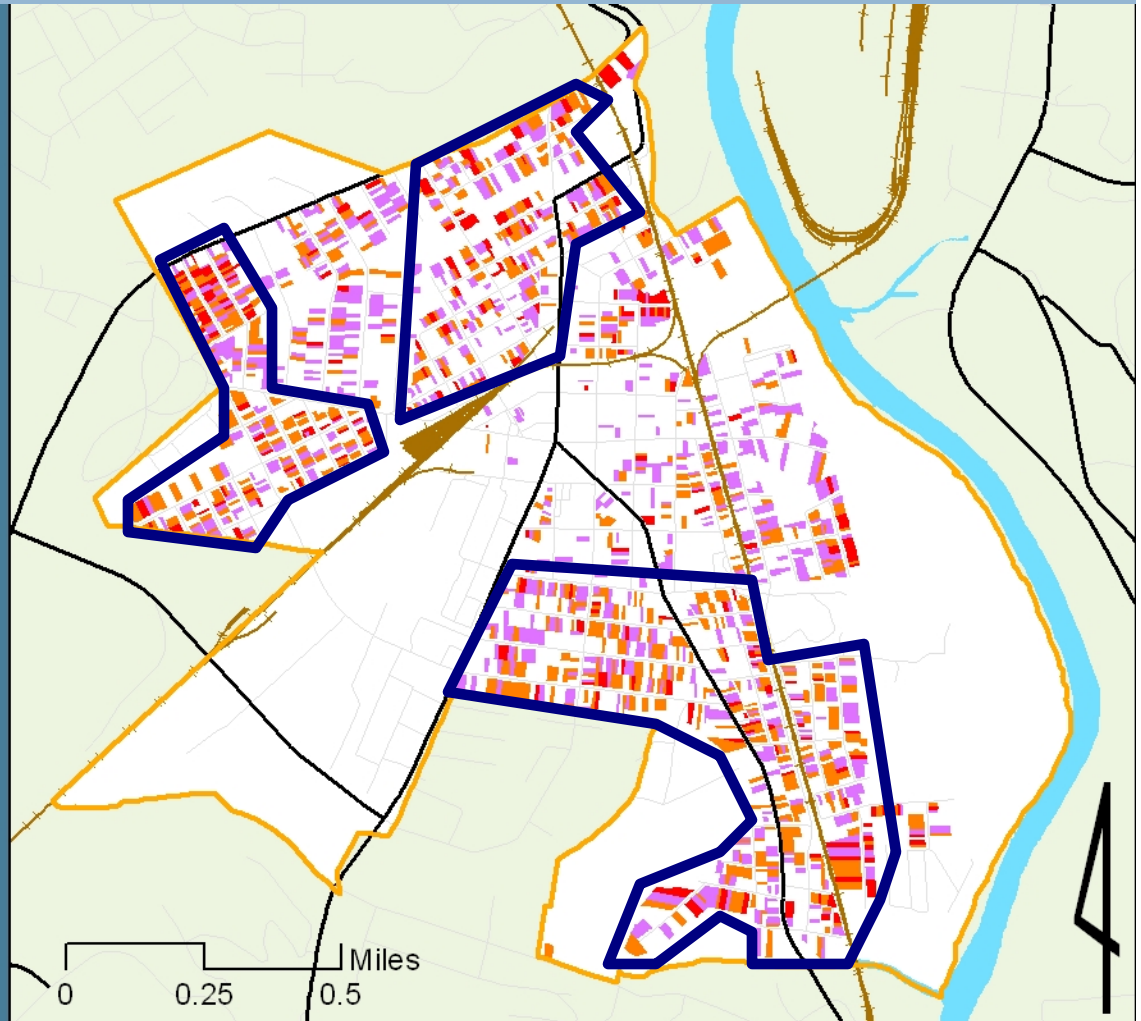
1001 - 1250



751 - 1000



Less Than 750

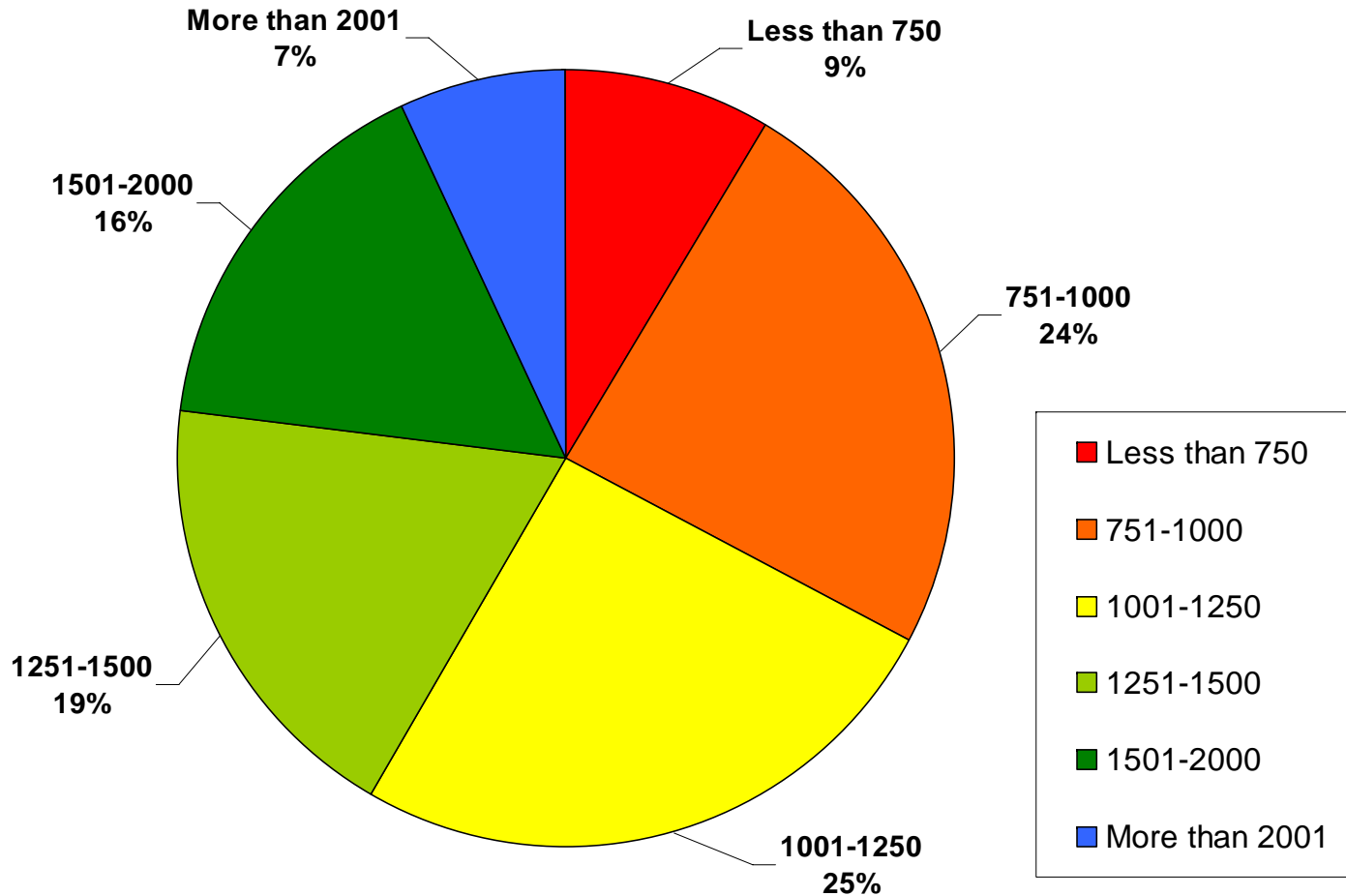


4.22.10

Latonia Small Area Study

Livable Square Feet

37 of 62



4.22.10

Latonia Small Area Study

Livable Square Feet Findings

38 of 62

- ❑ The average square footage of a house built in the Midwest in 2008 was 2,019 ft²
- ❑ The average square footage of a home in Latonia is 1,262 ft²
- ❑ Over 90% of housing is below 2,000 ft²
- ❑ Concentrations of homes less than 1,000 ft² seem to occur near Latonia Terrace and between Decoursey and Winston
- ❑ Homes below 1,250 ft² are dispersed throughout the area

Vacancy

39 of 62

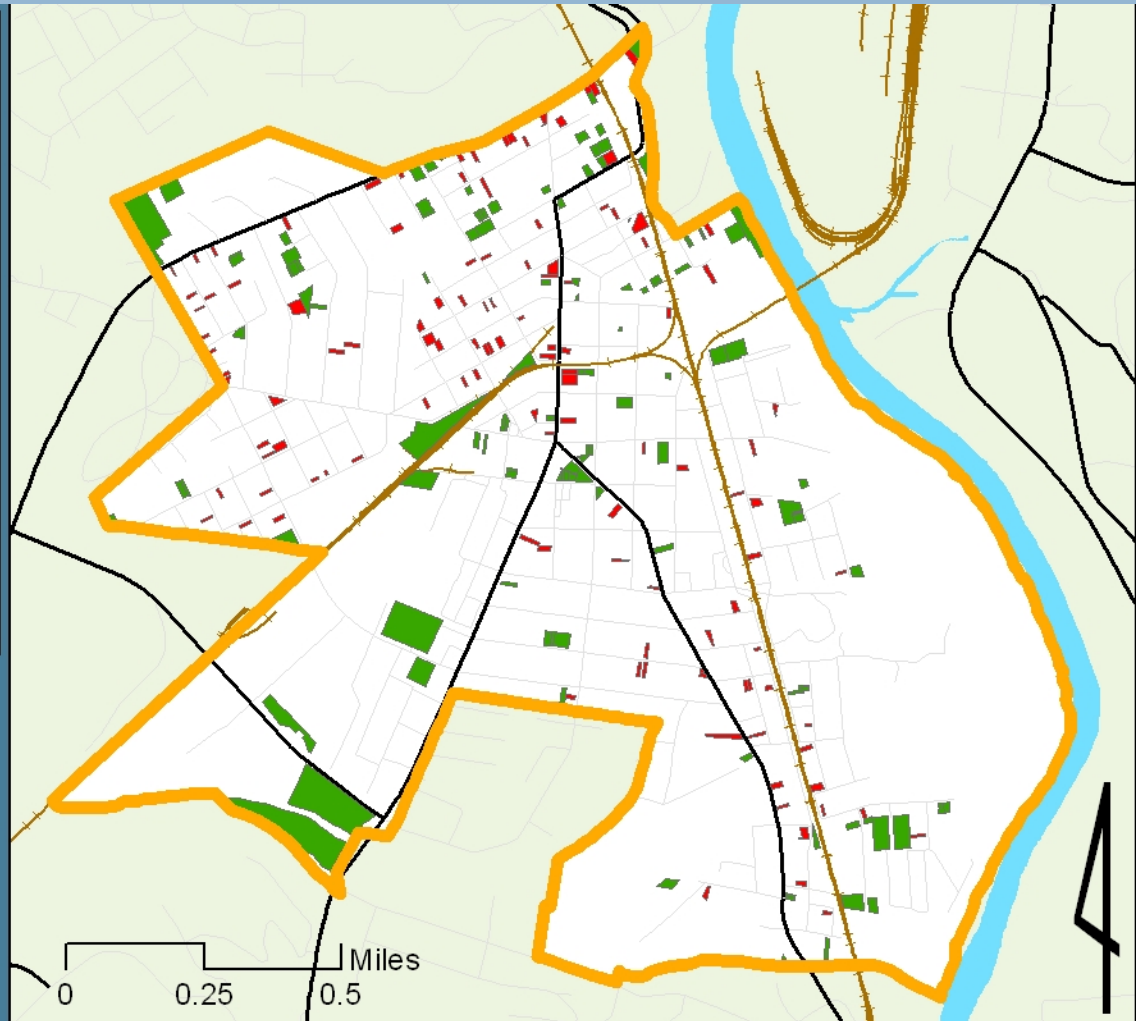
Legend



Vacant Per Survey



Parcels With No Building



4.22.10

Latonia Small Area Study

Vacancy Findings

40 of 62

- ❑ No groupings of vacancies
- ❑ Currently no greenfield areas that allow for infill housing opportunities

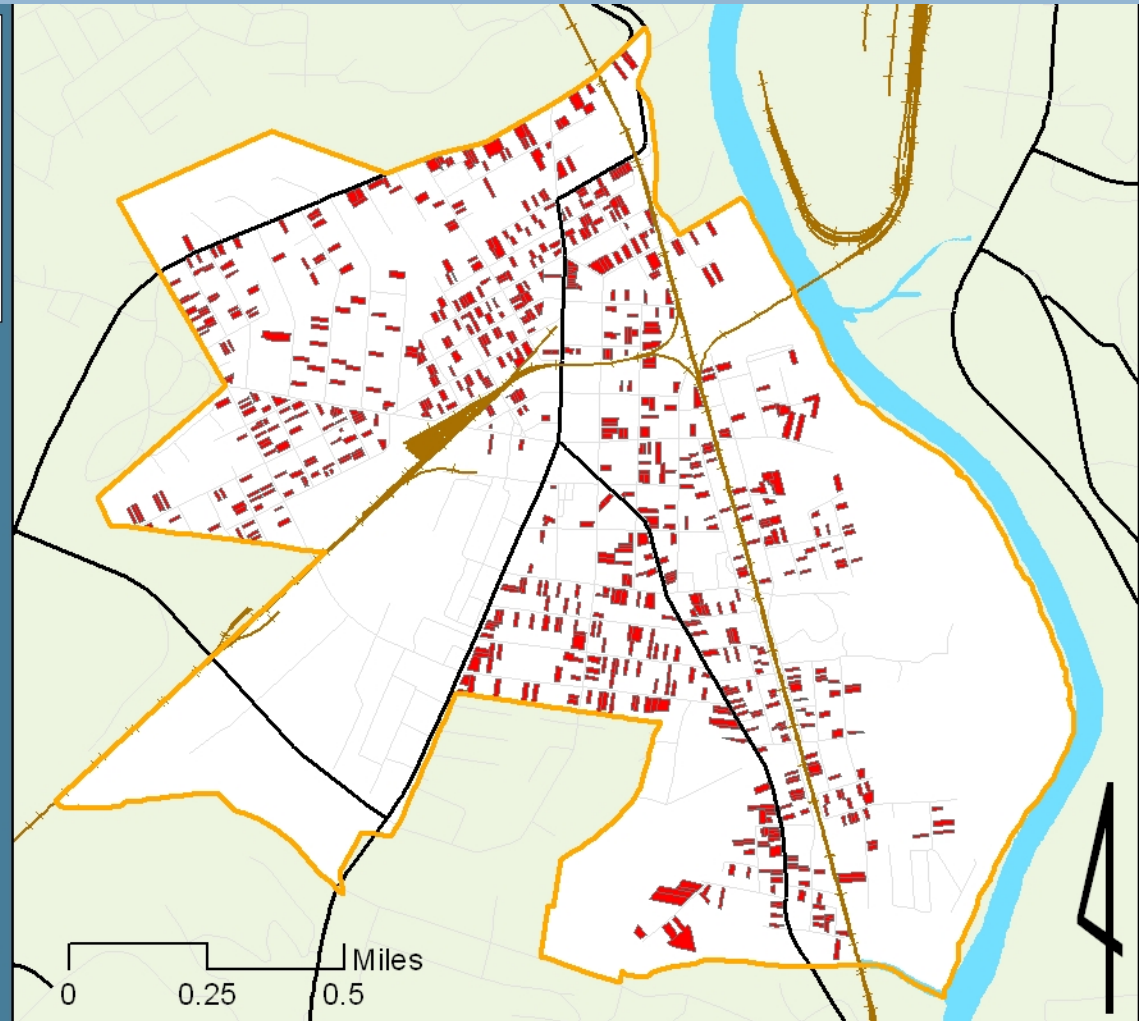
Rental Properties

41 of 62

Legend



Rental Properties



4.22.10

Latonia Small Area Study

Rental Property Conditions

42 of 62

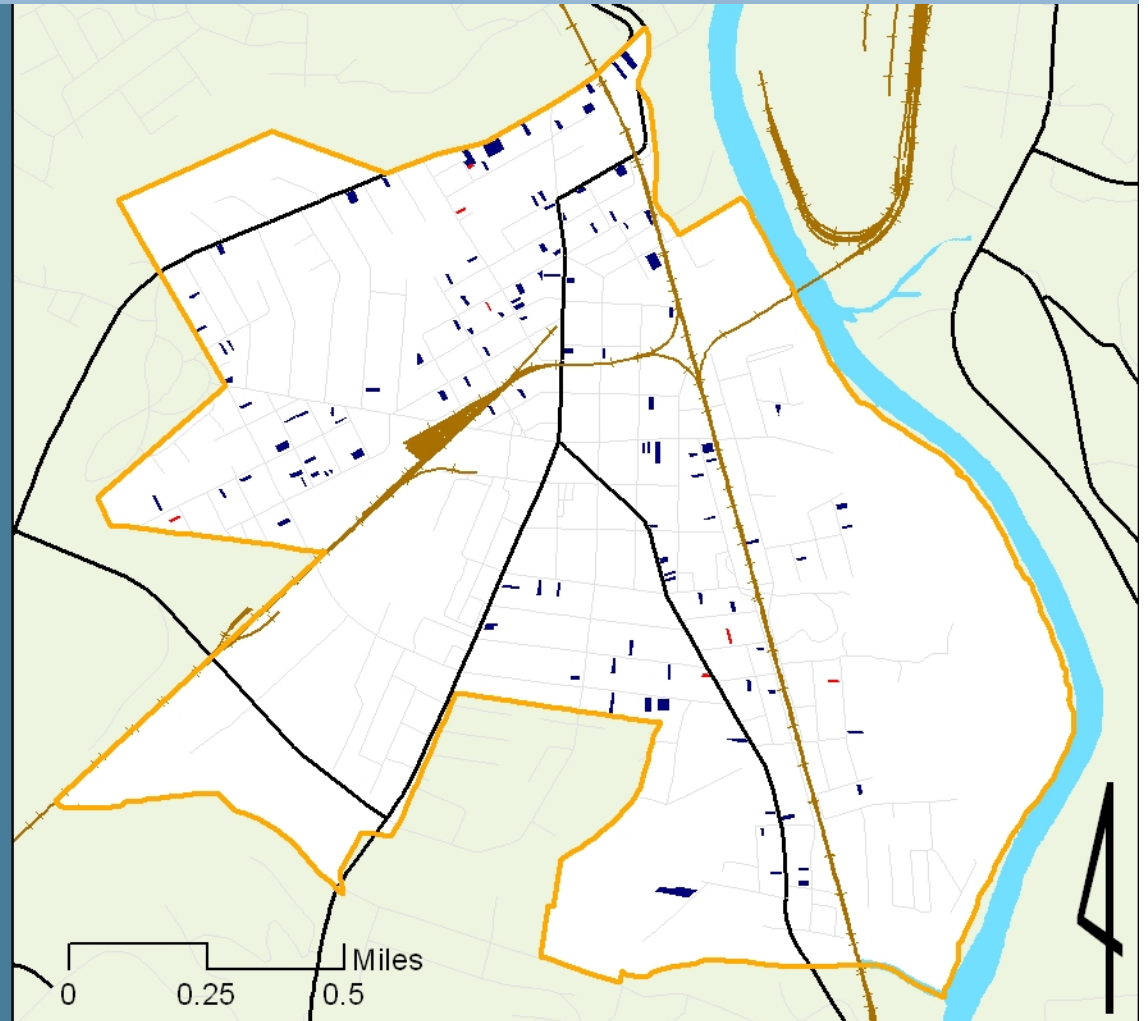
Legend



Moderately Deteriorated



Substantially Deteriorated



4.22.10

Latonia Small Area Study

Rental Property Conditions

43 of 62

Legend



Unknown



Good Condition



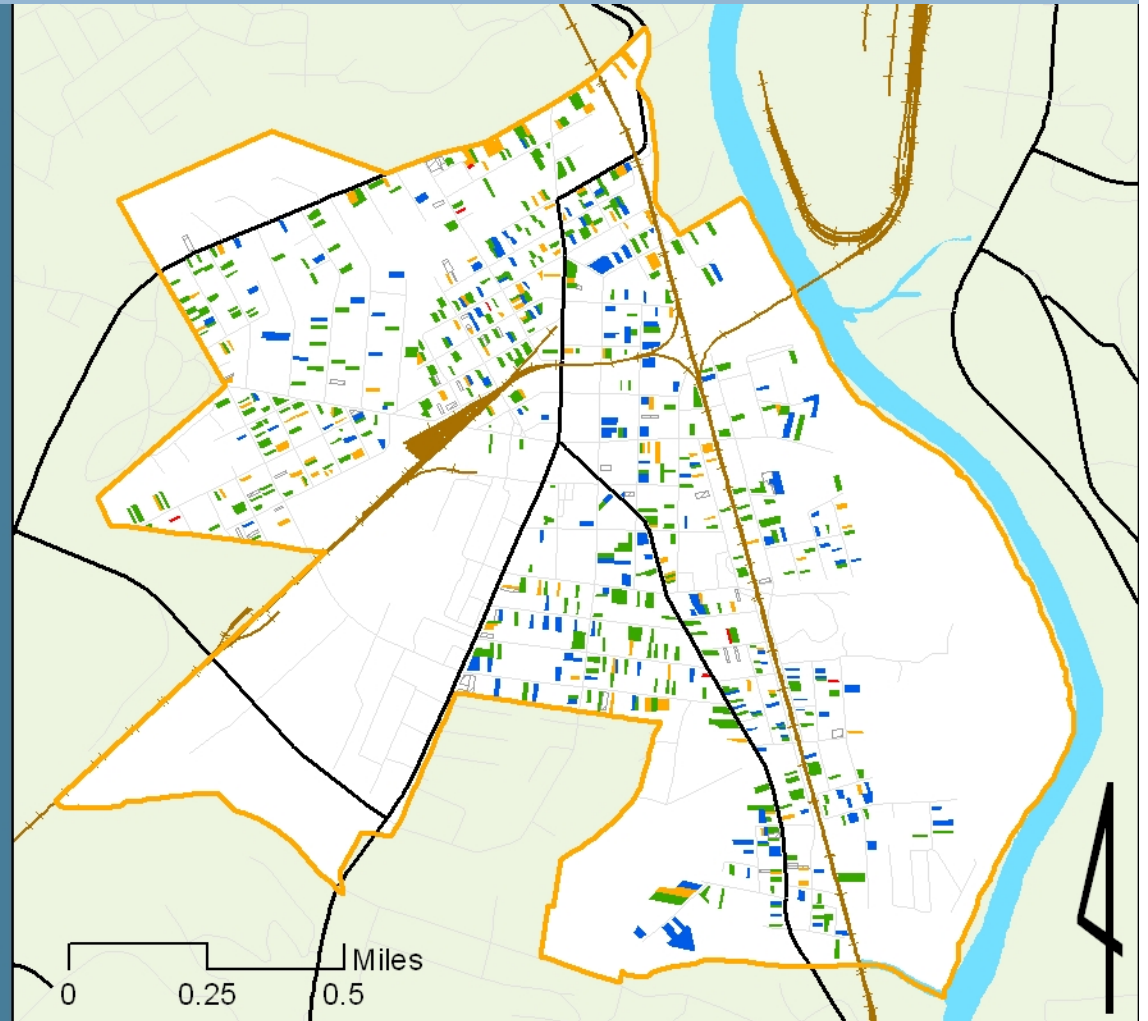
Minor Deterioration



Moderately Deteriorated



Substantially Deteriorated



4.22.10

Latonia Small Area Study

Rental Property Findings

44 of 62

- Rental properties are found throughout the neighborhood and are not concentrated
- Rentals constitute approximately 22% of the parcels in Latonia
- 17% (133) of all rental parcels have ratings of Moderately Deteriorated or Substantially Deteriorated
- Rental parcels constitute approximately 45% of all rankings of Moderately Deteriorated or Substantially Deteriorated

Overall Housing Findings

45 of 62

- Limited groupings of housing issue areas

Assessed Values

46 of 62

Legend



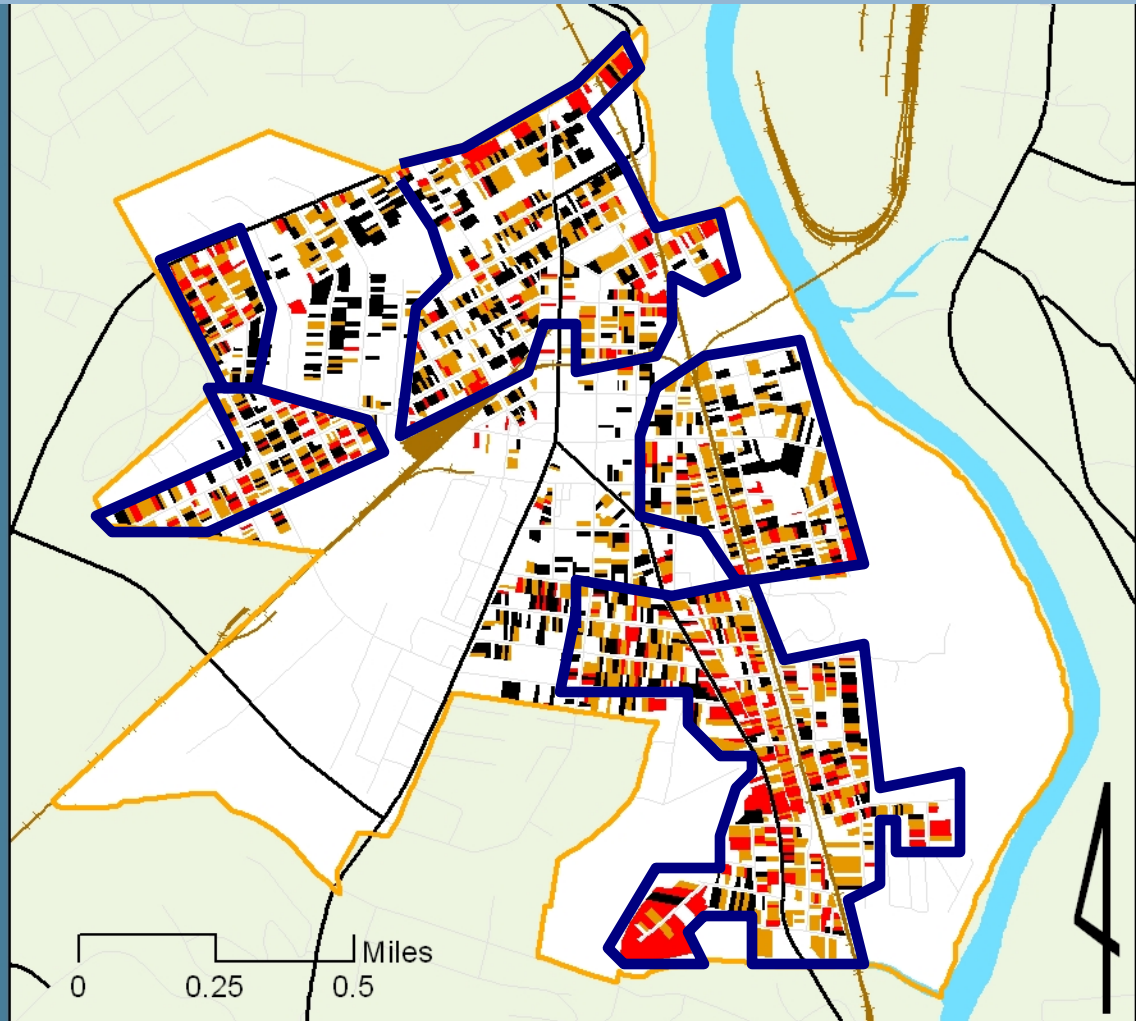
\$0 - \$60,000



\$60,000 - \$75,000



\$75,000 - \$85,000



4.22.10

Latonia Small Area Study

Livable Square Feet – Under 1,250 ft²

47 of 62

Legend



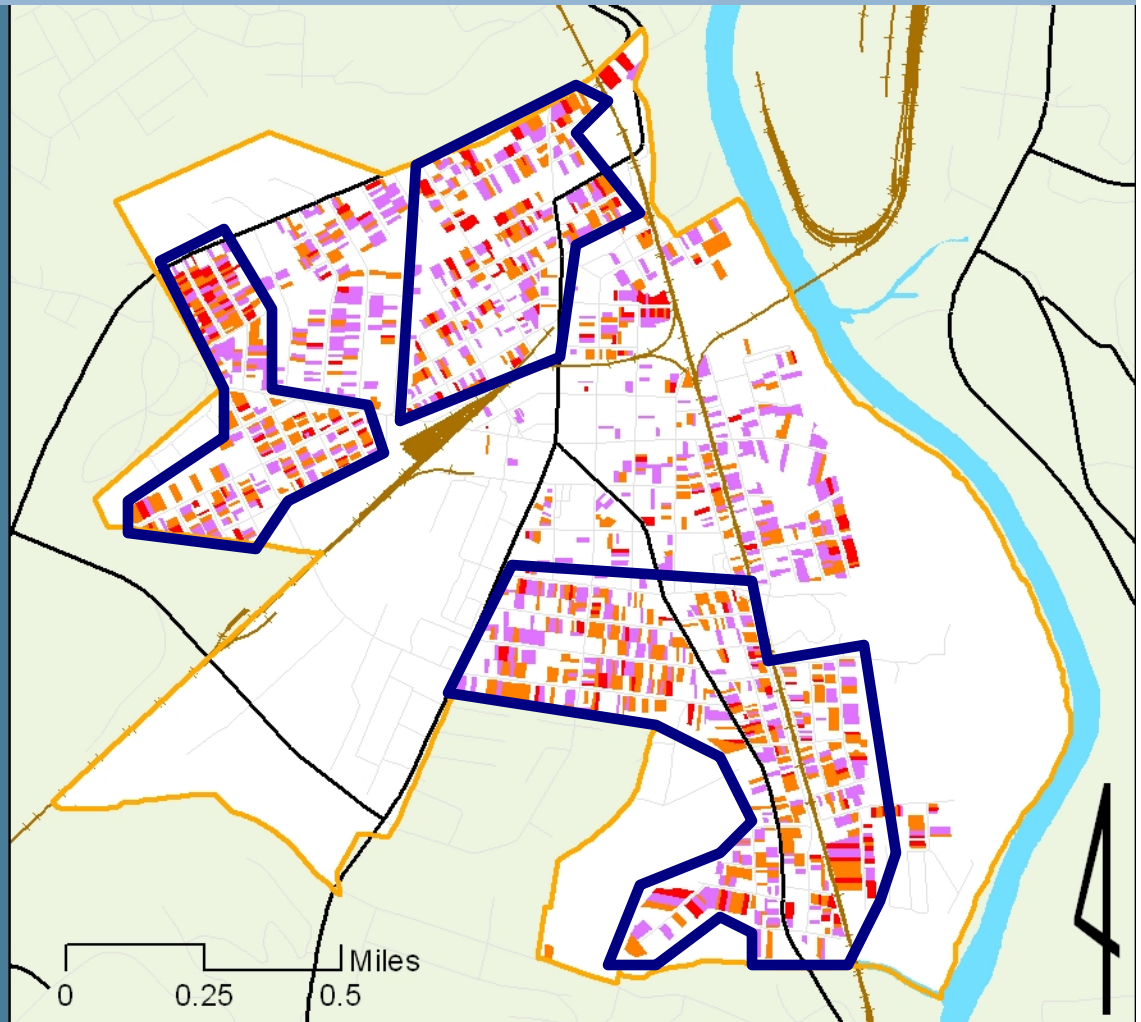
1001 - 1250



751 - 1000



Less Than 750



4.22.10

Latonia Small Area Study

Overall Housing Findings

48 of 62

- Limited groupings of housing issue areas
 - ▣ Only based on values under \$85,000 and livable square feet under 1,250 ft²
 - ▣ No other groupings appeared from data analysis
- Limits chance for large housing renewal area(s)
- Points to need for neighborhood-wide housing stabilization approach

Housing Stabilization Tactics

49 of 62

- ❑ Enhance existing housing inventory
- ❑ Institute programs to increase homeownership and lessen rental properties in the area
- ❑ Institute targeted code enforcement
 - ▣ Improves curb appeal
 - ▣ Shows potential buyers people care
- ❑ Consider rental property inspections
- ❑ Market the strengths of Latonia to new buyers
- ❑ Identify, renovate or remove blighted properties
- ❑ Others (?)

Redevelopment Areas

4.22.10

Latonia Small Area Study

Redevelopment Areas

51 of 62

- Very specific, detailed look at area(s) in Latonia
- Examination through planning charrettes
- Your input will build design guidelines
- These guidelines will allow staff to render design **concepts** that a developer can use in their designs of the site
- What will the final product look like?

Hand Rendering

52 of 62



4.22.10

Latonia Small Area Study

Hand Rendering 3D

53 of 62



4.22.10

Latonia Small Area Study

Digital Illustrations

54 of 62



4.22.10

Latonia Small Area Study

Digital 3D

55 of 62



4.22.10

Latonia Small Area Study

Digital 3D

56 of 62



4.22.10

Latonia Small Area Study

Redevelopment Area for Latonia

57 of 62

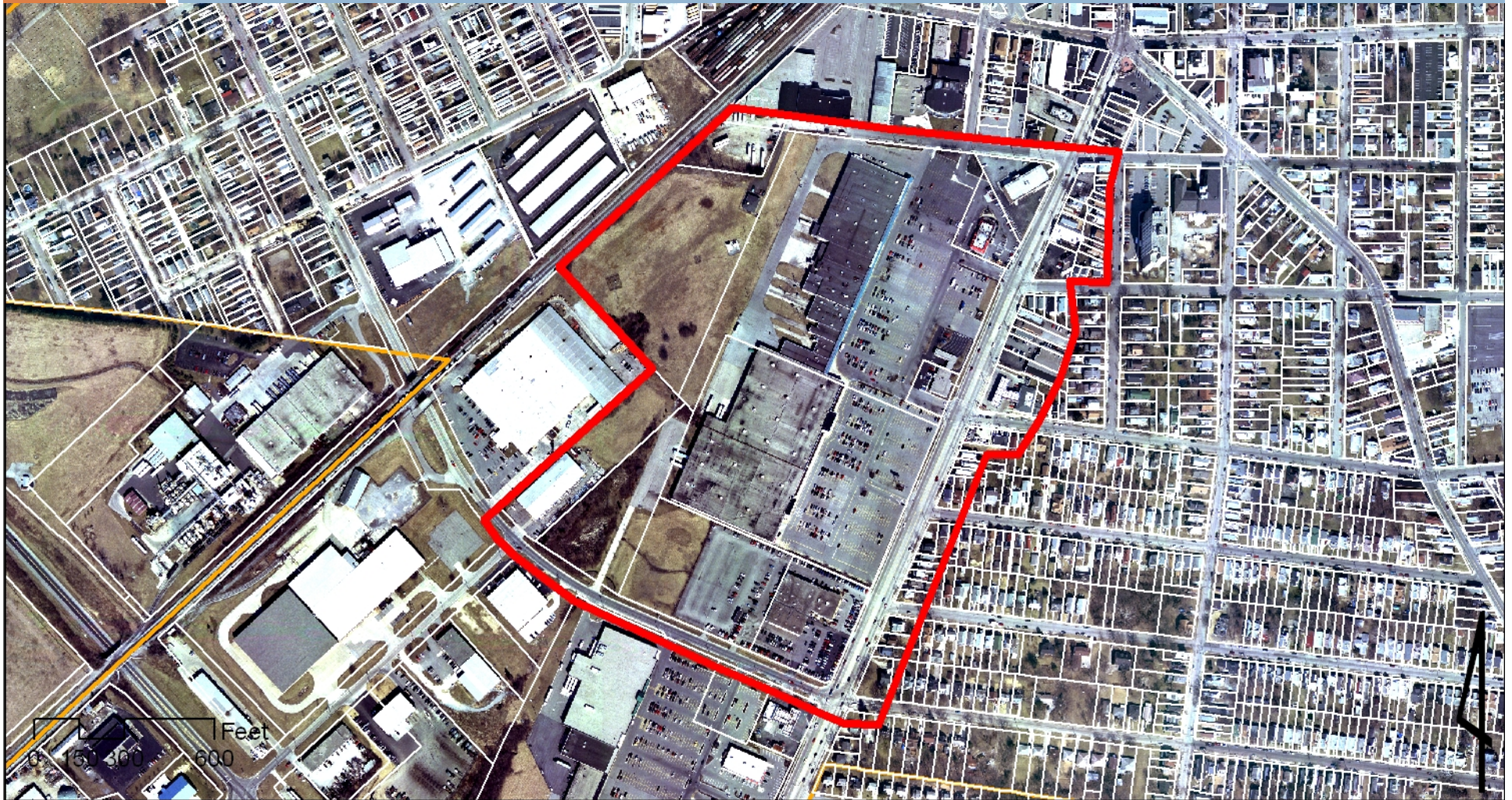


4.22.10

Latonia Small Area Study

Redevelopment Area for Latonia

58 of 62



4.22.10

Latonia Small Area Study

Public Meeting

4.22.10

Latonia Small Area Study

Public Meeting

60 of 62

- April 29, 2010 – 6:00 p.m. to 7:30 p.m.
- Holy Cross High School Cafeteria
- Meeting format:
 - ▣ Brief presentation of Existing Conditions
 - ▣ Group activity to garner public input
 - Discussion led by NKAPC staff member at table
 - Will use maps of area and flip charts
- **Your presence is requested!**

Next Meeting

4.22.10

Latonia Small Area Study

May 27, 2010 Tentative Agenda

62 of 62

- Public Meeting Recap
- Concept Diagramming