Tonight’s Agenda

1. Public Meeting Recap
2. Concept Diagram
3. Housing Analysis
4. Other Information
5. Next Meeting’s Tentative Agenda
Public Meeting Recap

- Received confirmation on several aspects that were previously identified
- Gained new ideas for the plan
Public Meeting Recap - Strengths

- Small town
- Location
- Close to amenities
- Ritte’s Corner
- Road network doesn’t seem to be congested
- Lots of sports fields
- Effective church programs
Some residents feel isolated from rest of city
Neighborhood is physically divided
Businesses are always changing
Estates changing from owned to rental unit
Long term vacancies
Need for specific parking restrictions
Localized traffic problems
Public Meeting Recap - The Plan

- Gateways
- Need neighborhood retail outside Winston Avenue area
- Make Ritte’s Corner more pedestrian oriented
- City purchase of vacant properties
- Condos / new housing in redevelopment area
- New pool on impound lot
- Latonia branch of the public library
- Pedestrian bridge over Winston near 39th Street
- Close 43rd Street access to Bill Cappel
- Horse racing museum
- Nicer / better convenience market on Winston
- Bus shelter in Ritte’s Corner area
Public Meeting Recap

- Have lots of good input so far
- Keep all of the input so far in mind as we move forward with making the plan
- Will help to create
  - Concept Diagram
  - Redevelopment Area Scenarios
  - Text of the plan
Concept Diagram

- Conceptual level plan
  - Deals with big picture
  - Specifics are later spelled out in text or detail areas

- Ideas to keep in mind as we build the concept
  - Does the concept fit with what we have heard so far?
  - Are there other areas / topics that should be addressed in the diagram?
Strengthen and energize Ritte’s Corner area
More detailed redevelopment scenarios and visualizations
Area for commercial and highway retail
Strengthen development along corridor and tie to Ritte’s Corner
Maintain and enhance existing public and private recreation areas
Industrial?
Office?
Other?
Streetscape and pedestrian safety improvements
Prime entry corridors.

Streetscape improvements.
Identify and strengthen routes to amenities on eastern side of study area.

Incorporate enhanced wayfinding efforts.
Identify and strengthen routes to amenities in southern portions of study area.

Incorporate enhanced wayfinding efforts.
Provide supplemental access to shopping and redevelopment areas on west side of Winston Avenue.

Allow for crossing of 43rd Street.

Tie Ritte’s Corner area to northern segments of Decoursey with unified streetscape.
Provide new pedestrian access across railroad tracks to connect residential areas with redevelopment area.

Connect parks in southern study area.
Incorporate landscaping and plaza areas along new connector road.

Add green buffer where uses are separated.
Implement greenway along Licking River
Implement greenway along Banklick Creek
Examine potential to increase green screening along railroad in residential area.
Examine potential for creating new larger park and adding amenities to existing parks.
Examine potential for creating new pocket parks or pocket gardens in residential areas.
Strengthen and increase neighborhood commercial nodes
Work to strengthen residential areas
Housing Analysis

Doug Harnish of MarketMetric$, LLC
2008 Vacancy Percentage

Vacancy Percentage

- Green: 0 - 4.99
- Light Green: 5 - 9.99
- Yellow: 10 - 14.99
- Orange: 15 - 19.99
- Red: 20 or More

Latonia Small Area Study
2013 Vacancy Percentage
2008 Ownership Percentage

Ownership Percentage

- 70 or more
- 60 - 69.99
- 50 - 59.99
- 40 - 49.99
- 40 or Less

Latonia Small Area Study
Other Information

- Cell tower
- Will increase coverage for Latonia residents
Other Information
Other Information

Proposed Tower Location

Latonia Small Area Study
Next Meeting

Latonia Small Area Study

5.27.10
Design Charrette for Redevelopment Area