Tonight’s Agenda

1. Redevelopment Area Concept
2. Redevelopment Scenarios
3. Public Meeting Two
4. Next Meeting’s Tentative Agenda
Redevelopment Area Concept

- Common Themes
  - Increased connectivity
  - Pedestrian enrichments
  - Building placement
  - Community center / Public facility
  - Gathering spaces
  - Green / Open space
  - Room to grow in the future
American Legion
McDonald’s
40th Street
Burlington Coat Factory
Value City Furniture
Walgreen’s
(Displayed as Robke Ford)
43rd Street
Streetscape improvements to Winston Avenue

Increase pedestrian safety with use of medians where appropriate

Institute a street tree program along the street edges to soften the roadway and lessen the barrier to the neighborhood
Provide primary access to the redevelopment area near the center.
Institute a parallel roadway to allow for increased connectivity between Latonia Center and Ritte’s Corner area.

Reduces need for redevelopment area to use Winston Avenue.

Allow for on-street parking throughout internal street network.
Institute a secondary parallel roadway if future demands require this level of connectivity.

Provides greater access in western side of redevelopment area.

Works to replicate existing street grid found in neighborhood.

Further reduces need for traffic to use Winston Avenue.
Utilize signalized intersections along Winston Avenue

Implement roundabouts in internal intersections with lower traffic volumes to allow for continuous flow of vehicles
Provide enhanced pedestrian connectivity from existing neighborhoods into the redevelopment area.

Consider whether pedestrian only corridors or vehicular access with pedestrian accommodation are appropriate at these locations.

Connections should meet at points that match the existing grid network.
Construct new buildings in an architectural style and density that ties Ritte’s Corner and the redevelopment area together.
Provide a vegetated buffer from the railroad

Area for new park to tie in with public facilities and residential areas
Orient buildings to street to more closely match the nature of Ritte’s Corner and the surrounding neighborhood

Parking areas primarily in rear of buildings
Decide how much of the eastern side of Winston Avenue, if any, should be redeveloped?
Public Meeting Two

- Public meeting two target date
- Discussion of redevelopment concepts
July 22, 2010 Tentative Agenda

- Redevelopment Area Wrap Up
- Public Meeting Preparation