

Latonia Small Area Study

6.24.10

Tonight's Agenda

2 of 23

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

Redevelopment Area Concept

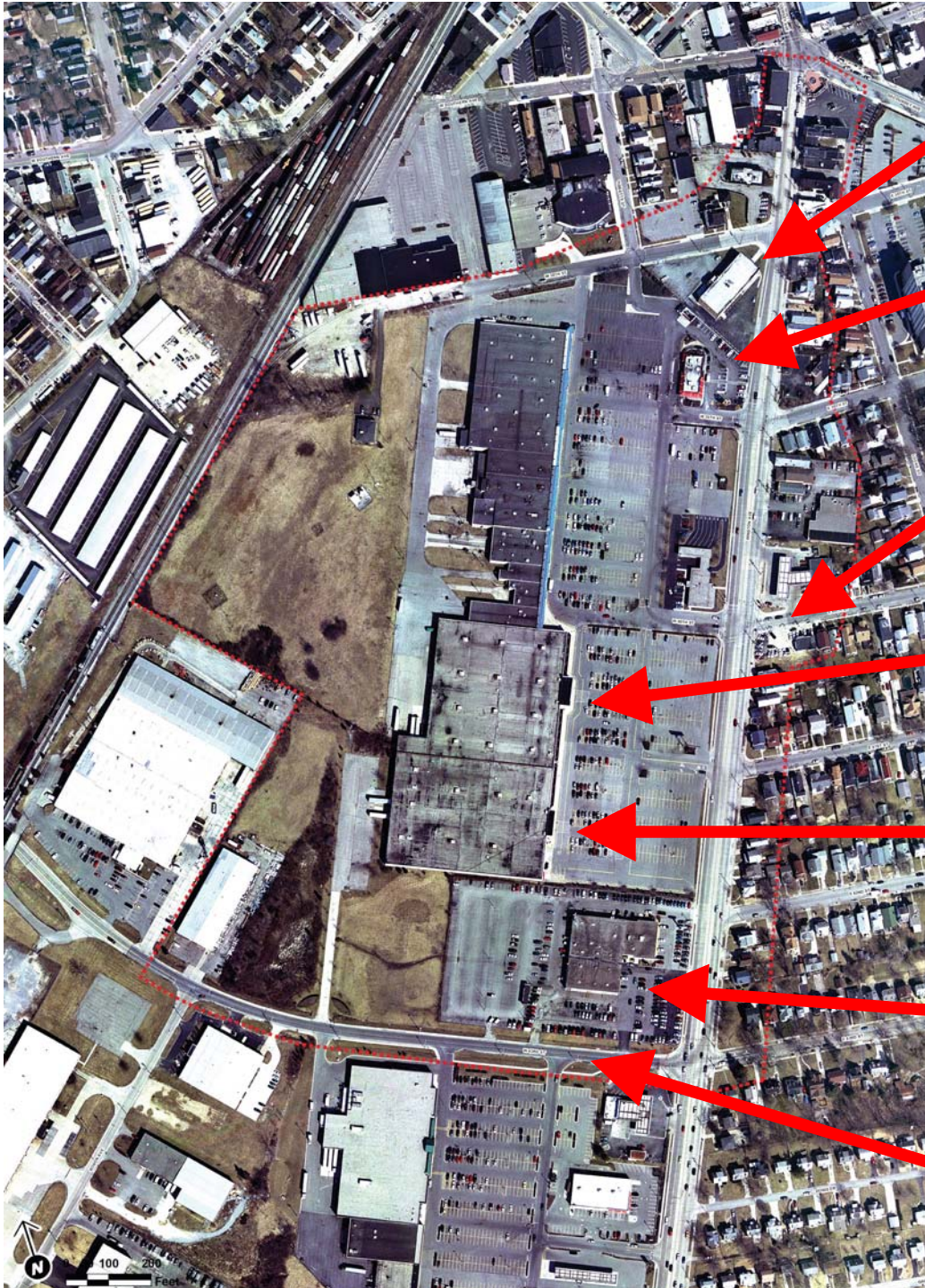
6.24.10

Latonia Small Area Study

Redevelopment Area Concept

4 of 23

- **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)

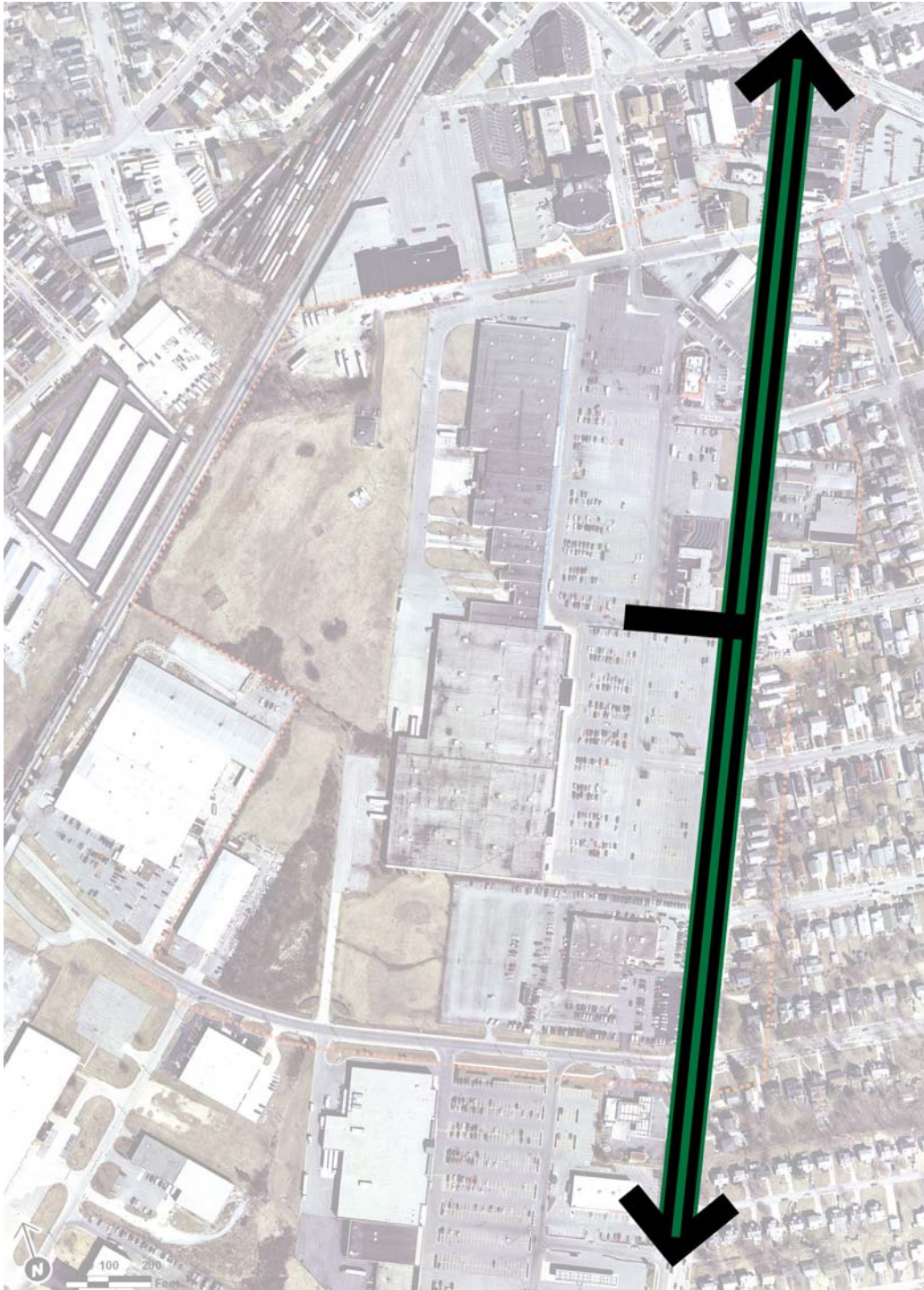
43rd Street



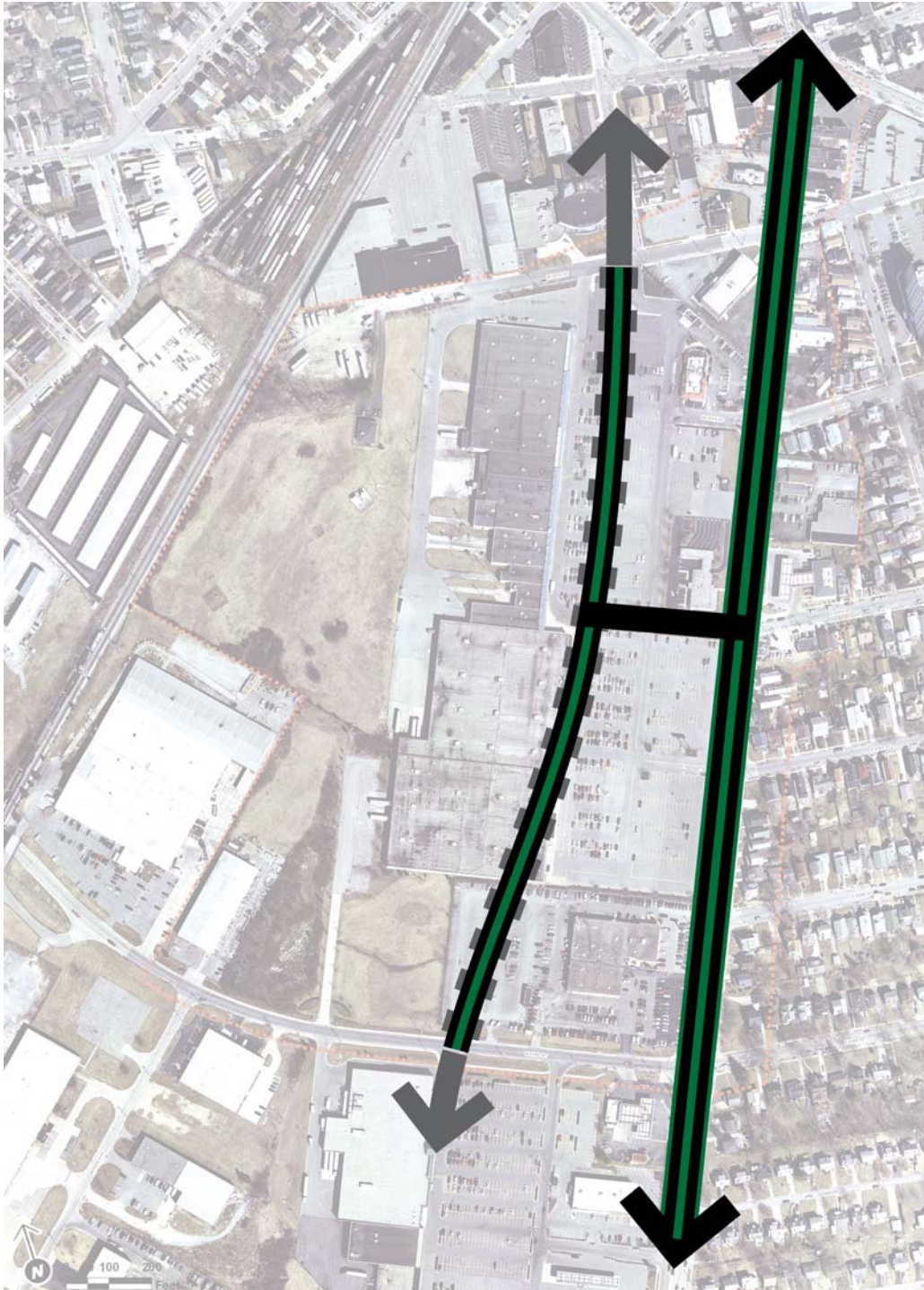
**Streetscape improvements
to Winston Avenue**

**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**



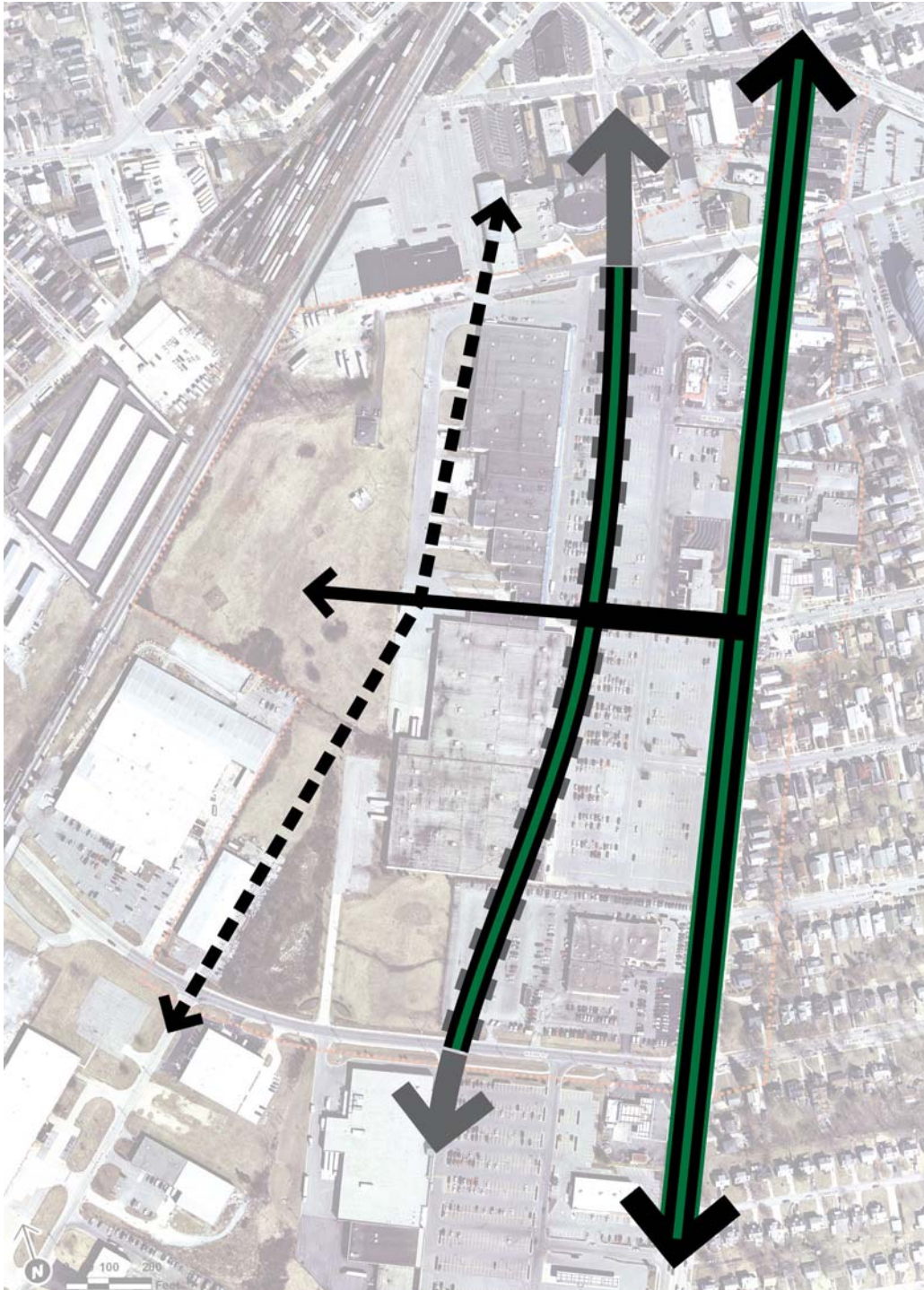
Provide primary access to the redevelopment area near the center



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

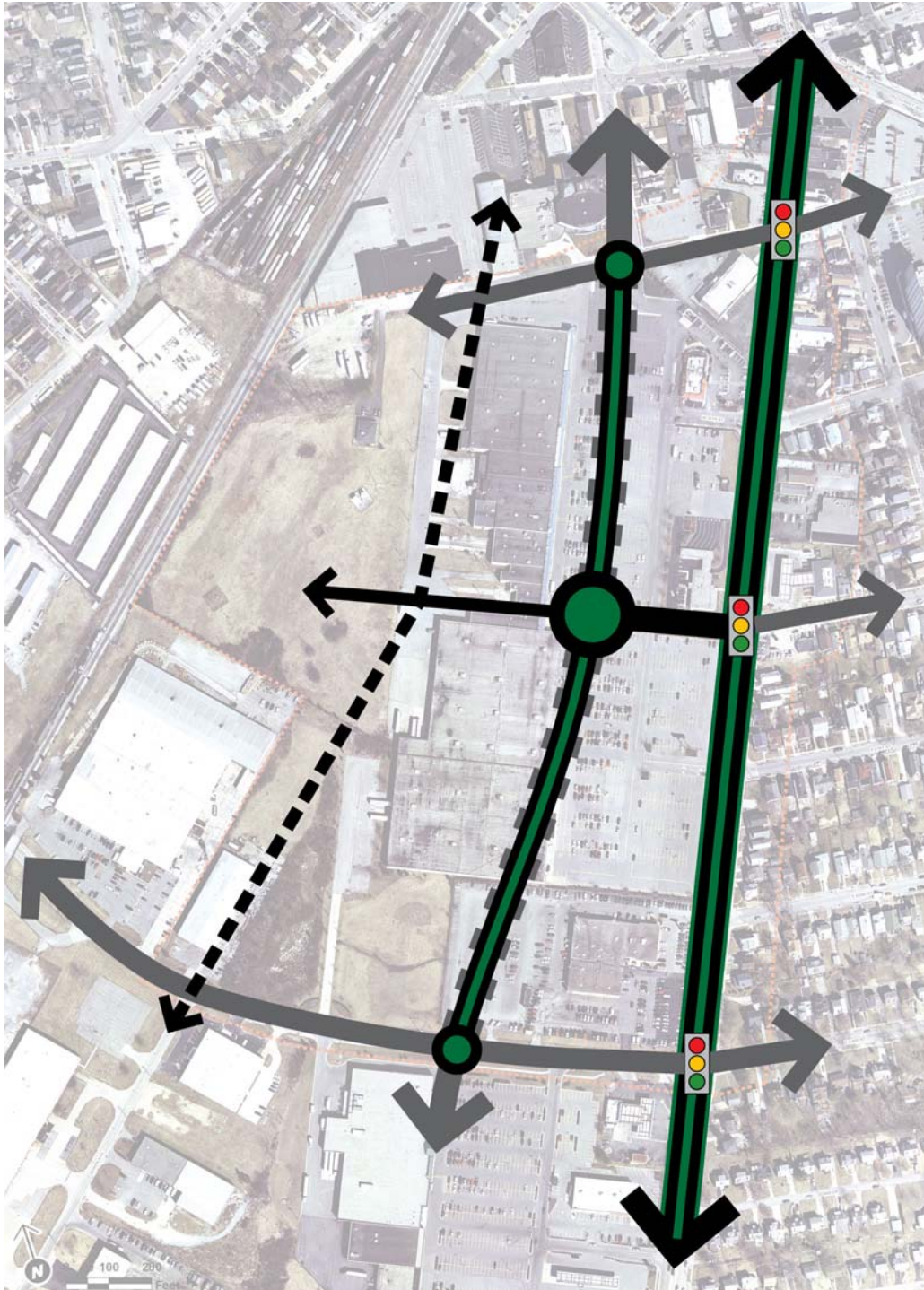


Institute a secondary parallel roadway if future demands require this level of connectivity

Provides greater access in western side of redevelopment area

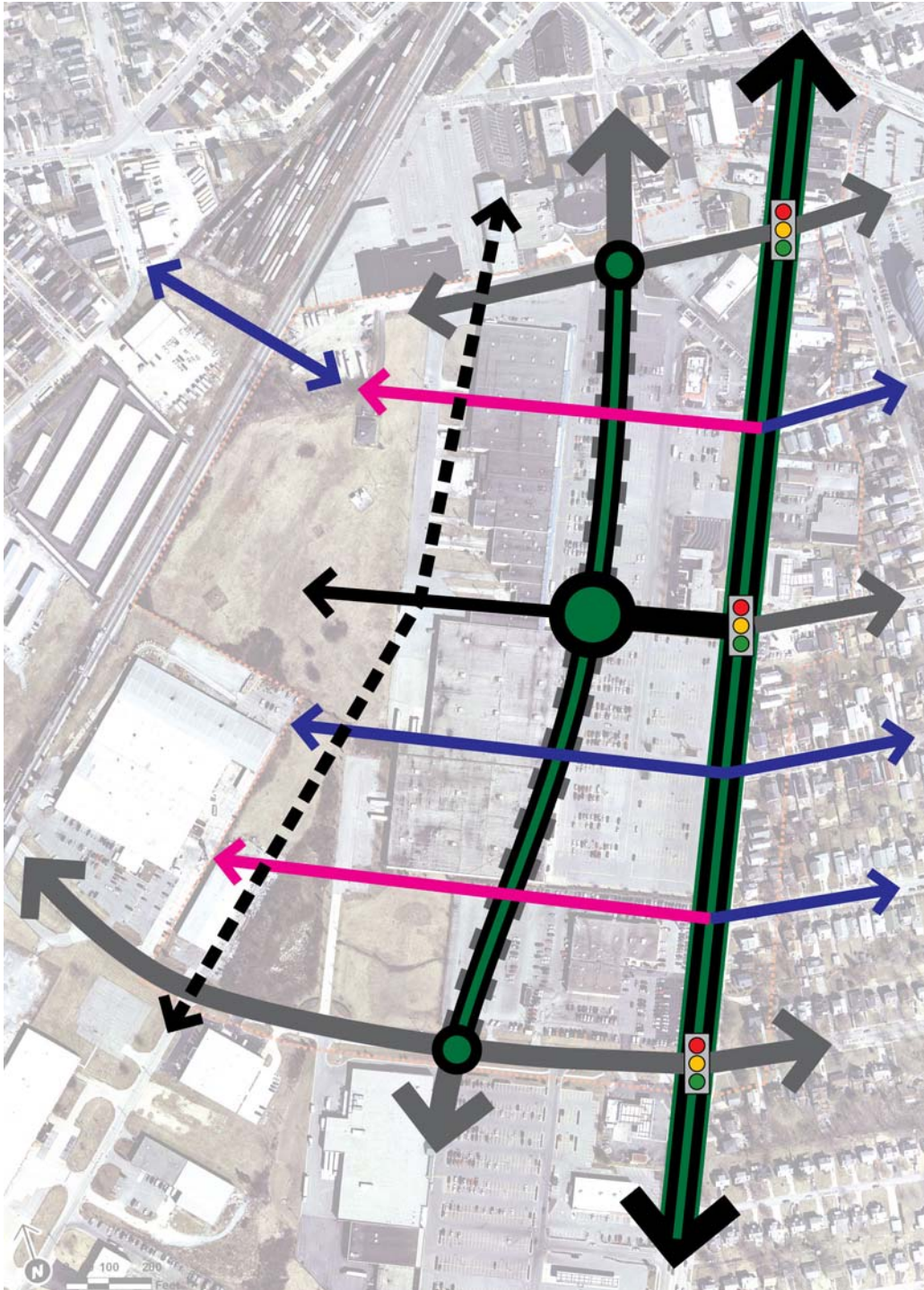
Works to replicate existing street grid found in neighborhood

Further reduces need for traffic to use Winston Avenue



Utilize signalized intersections along Winston Avenue

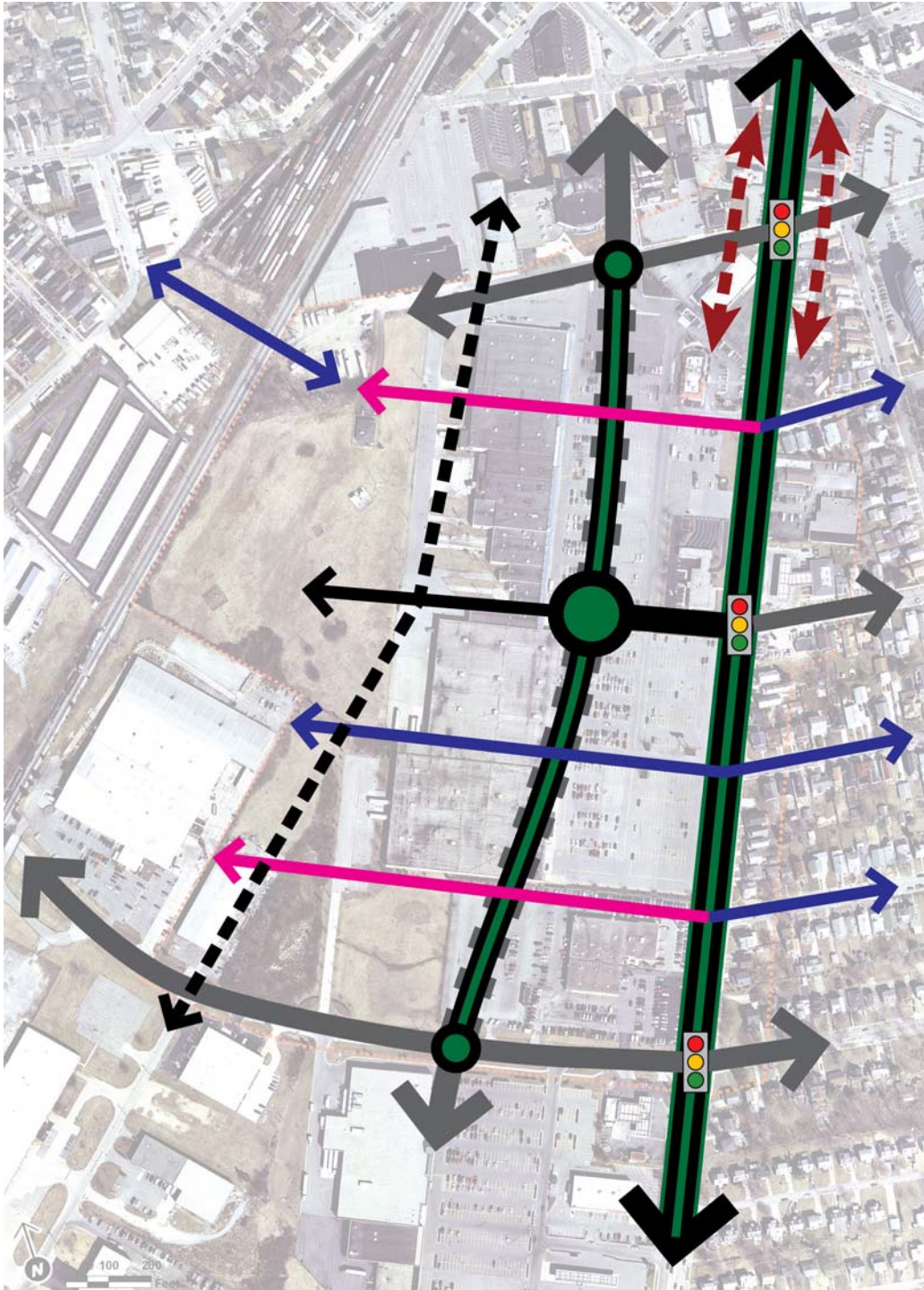
Implement roundabouts in internal intersections with lower traffic volumes to allow for continuous flow of vehicles



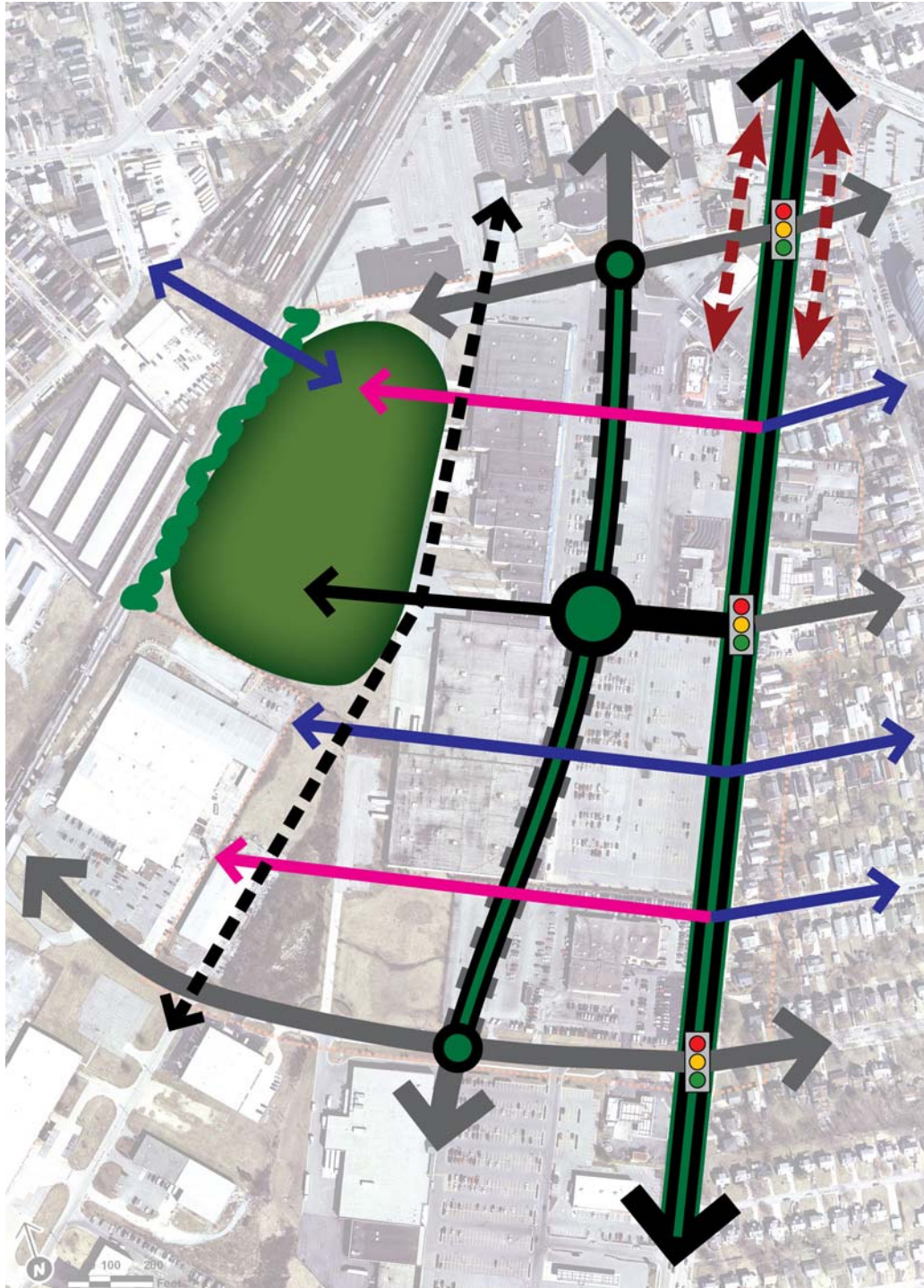
Provide enhanced pedestrian connectivity from existing neighborhoods into the redevelopment area

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

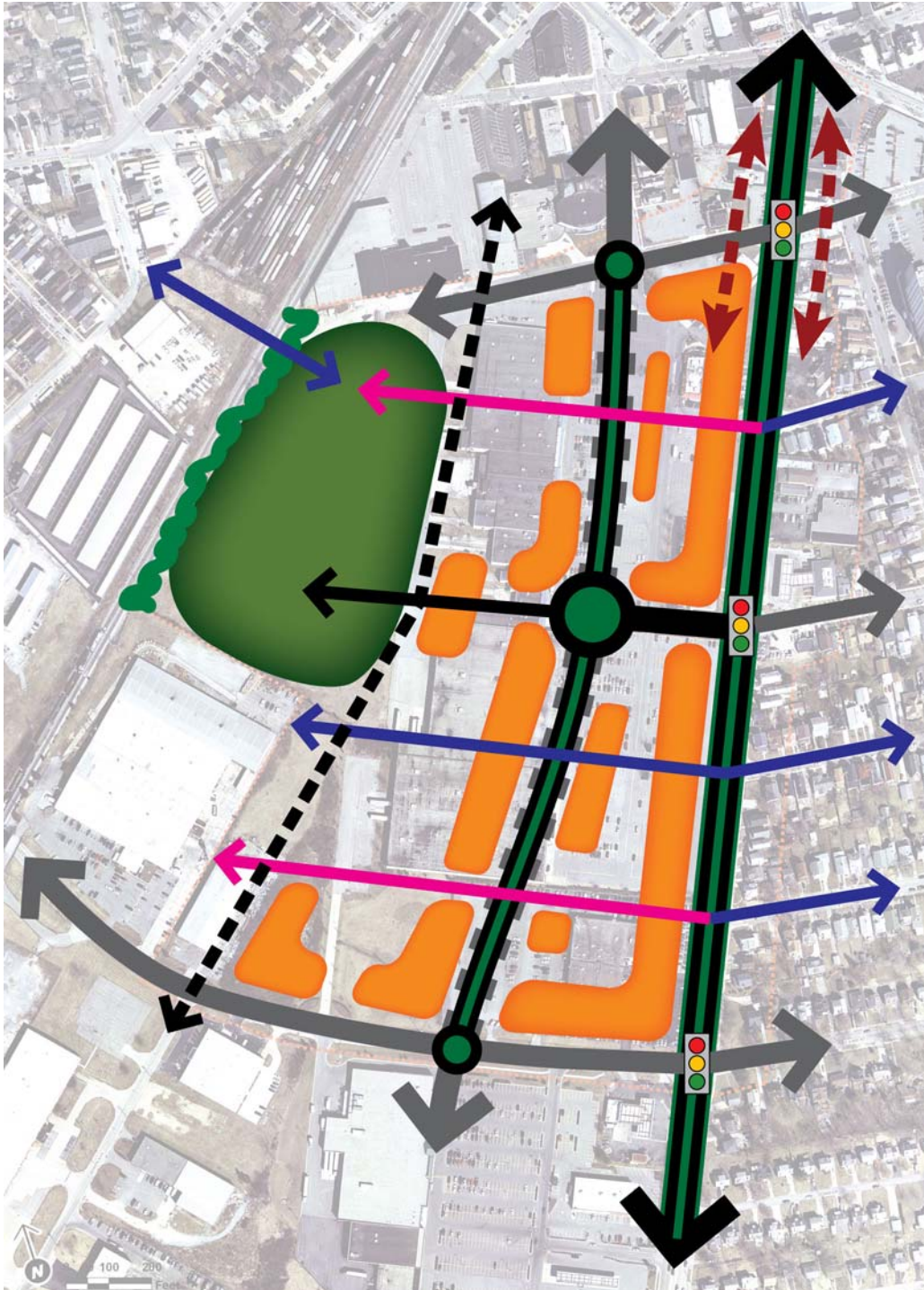


Construct new buildings in an architectural style and density that ties Ritte's Corner and the redevelopment area together



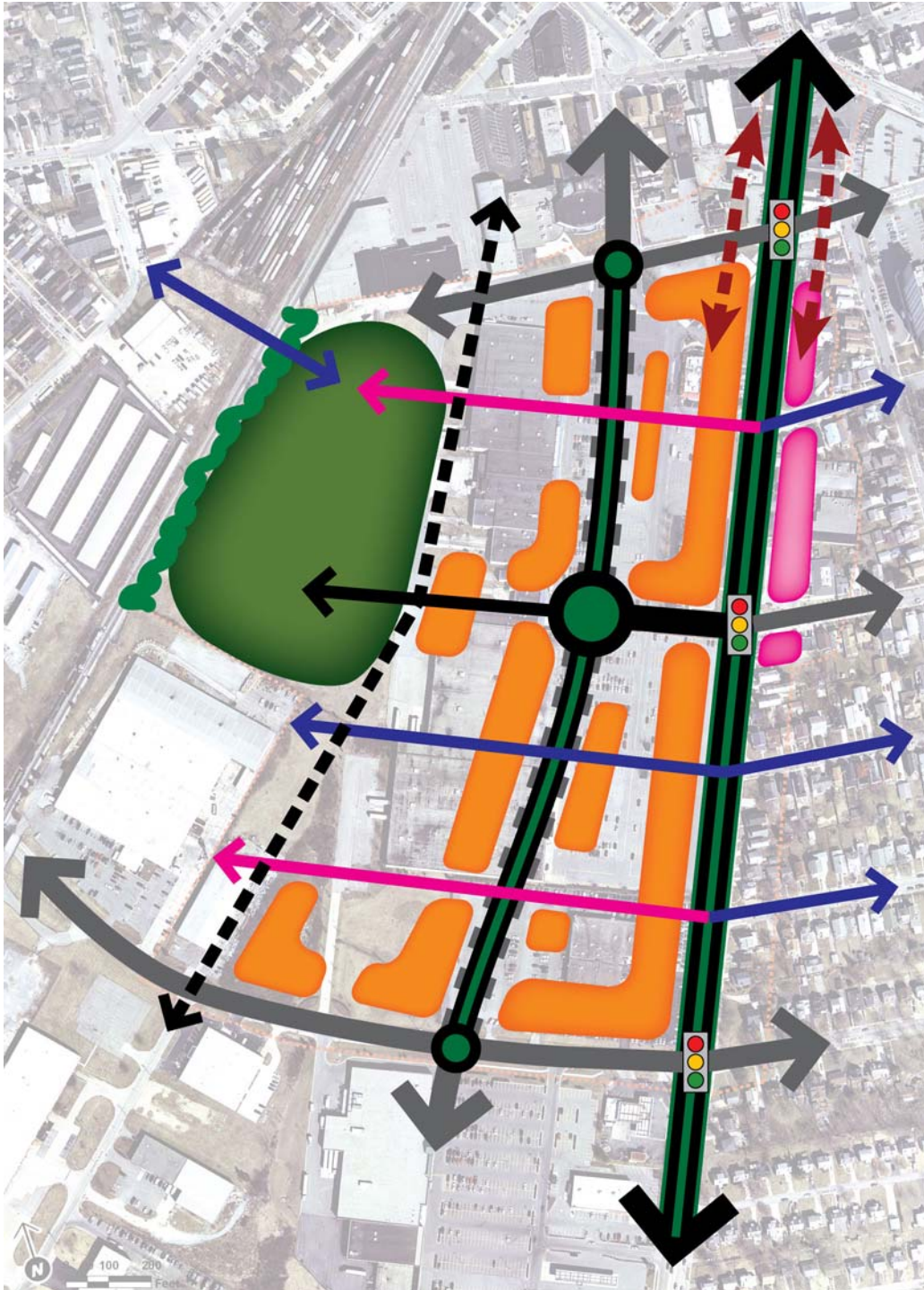
Provide a vegetated buffer from the railroad

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?

Redevelopment Scenarios

6.24.10

Latonia Small Area Study

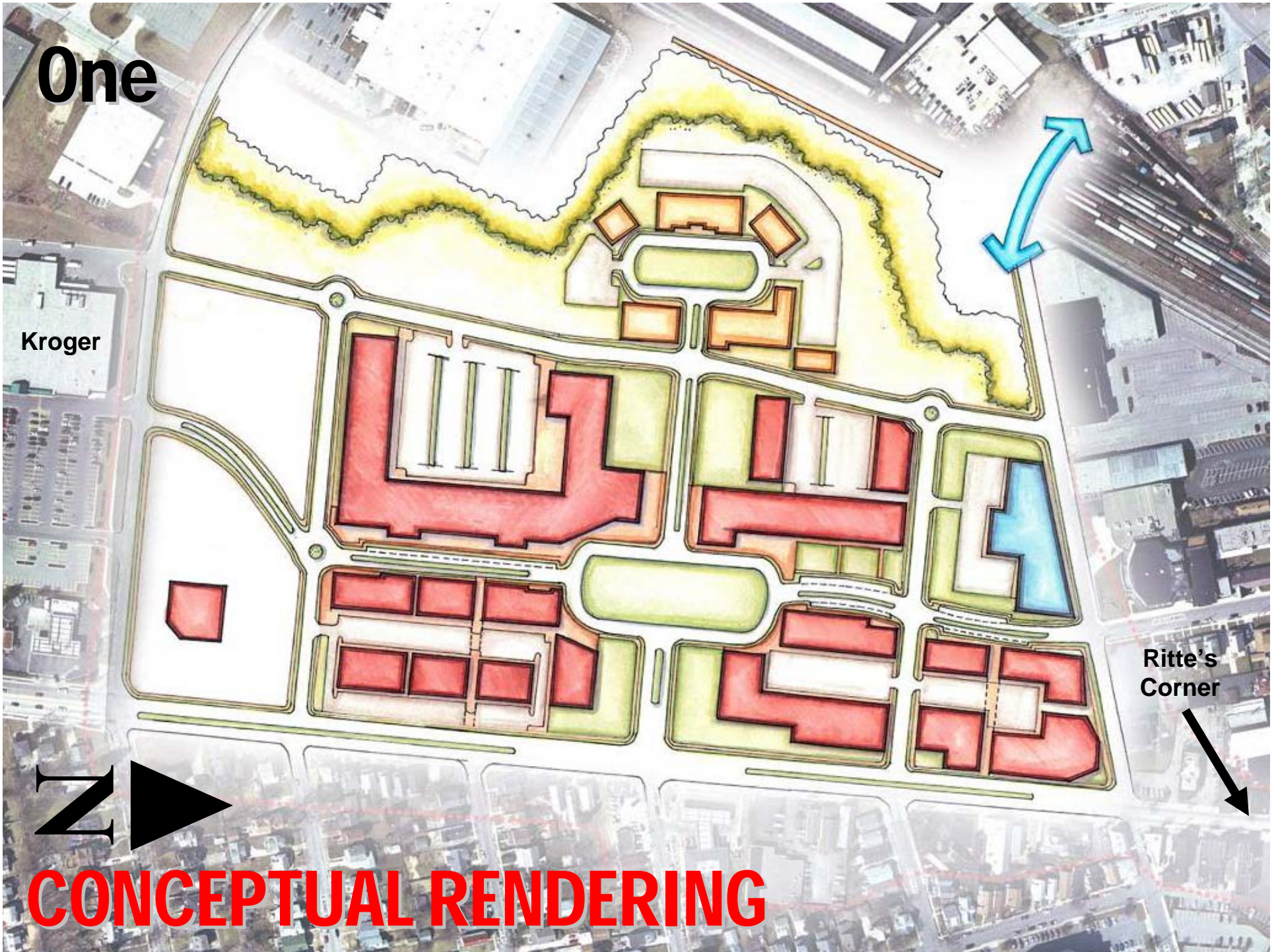
One

Kroger

**Ritte's
Corner**



CONCEPTUAL RENDERING



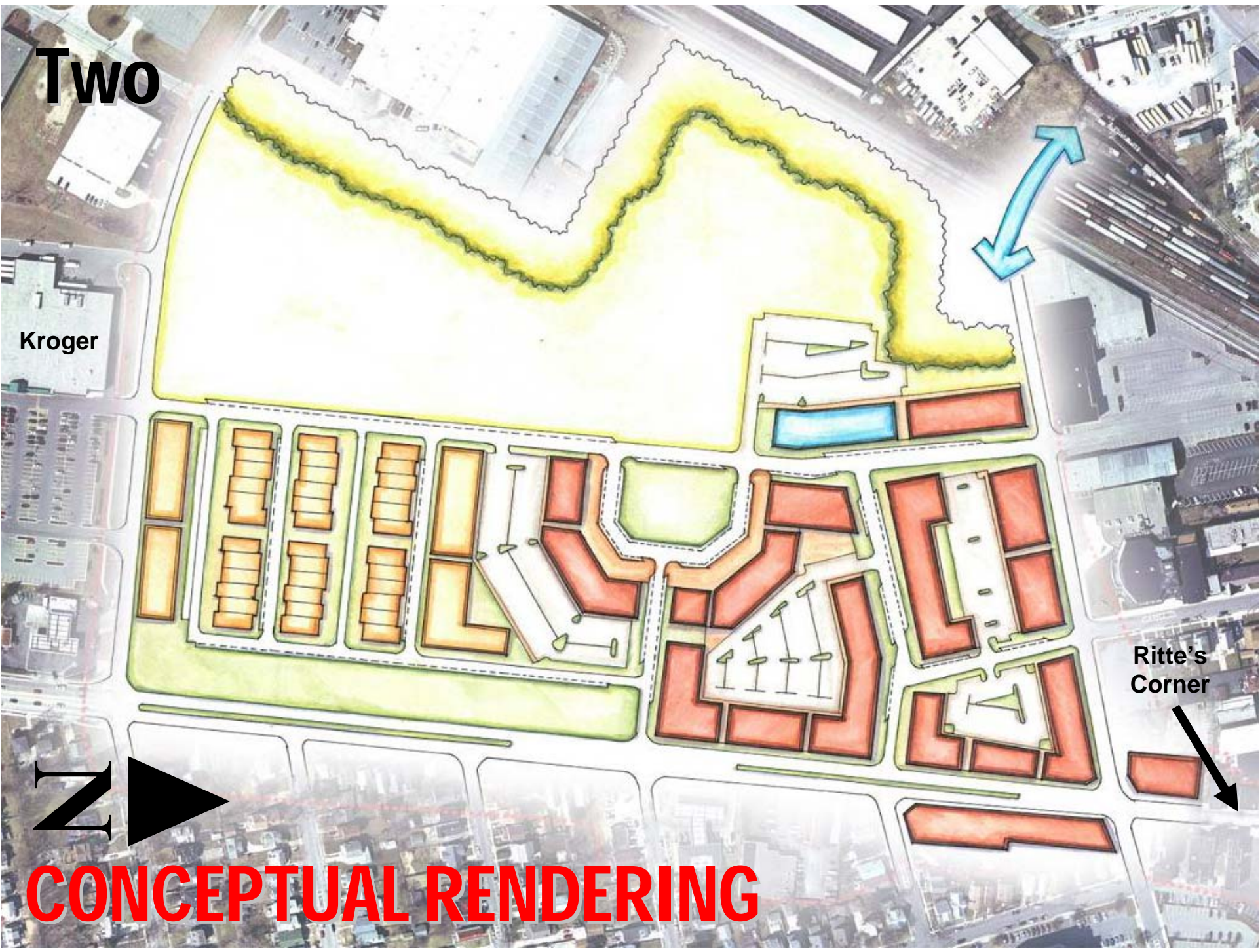
Two

Kroger

Ritte's
Corner



CONCEPTUAL RENDERING



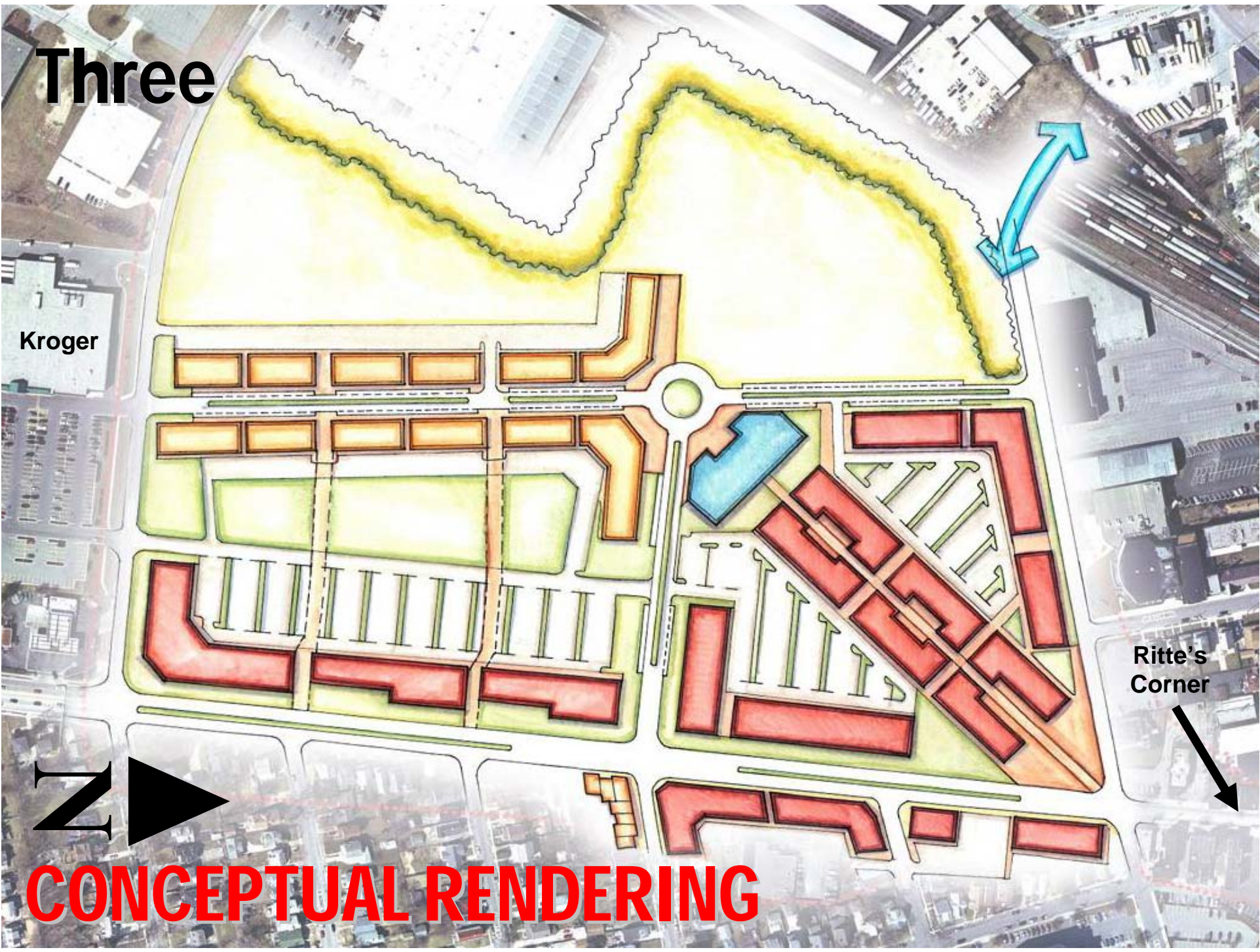
Three

Kroger

Ritte's
Corner



CONCEPTUAL RENDERING



Public Meeting Two

6.24.10

Latonia Small Area Study

Public Meeting Two

21 of 23

- Public meeting two target date
- Discussion of redevelopment concepts

Next Meeting

6.24.10

Latonia Small Area Study

July 22, 2010 Tentative Agenda

23 of 23

- Redevelopment Area Wrap Up
- Public Meeting Preparation