

## Latonia Small Area Study

Task Force Meeting 6 – Notes

Location: Latonia Christian Church

Thursday, April 22, 2010

6:00 p.m. – 7:30 p.m.

### ***Task Force Attendance***

Butch Callery	Resident
Barry Coates	Kenton County Planning Commission Representative
Rita Dreyer	Resident/West Latonia Neighborhood Association
Lisa Gillham	Resident/Ritte's East Neighborhood Group
Lou Grout	C&L Auto Body
Donna Horine	Resident/Ritte's East Neighborhood Group
Kate Iadipaolo	Resident
Rick Kennedy	Property Owner
Londa Knollman	Rosedale Manor
Tom Mitchell	T&W Printing
Laurel Wilson	Resident/West Latonia Neighborhood Association

### ***City Officials / Advisors Attendance***

Suzann Gettys	Ombudsman
Rachel Hastings	Center for Great Neighborhoods of Covington
Jim Isaacs	Covington Police
Larry Klein	City Manager
Dan Petronio	Center for Great Neighborhoods of Covington

### ***Other Attendance***

James Fausz	NKAPC – Project Manager
Keith Logsdon	NKAPC

### ***Absent***

Keith Bales	Director of Code Enforcement
Denny Bowman	Mayor
Angela Cook	Executive Assistant
Barb Cook	Resident/Neighborhood Watch
Carlie Groneck	Covington Youth Commission
Dirk Greene	Schottenstein Property Group
Steve Kelly	Kelly Brother's Lumber
Ethan Lambert	Covington Youth Commission
Mildred Raines	City Commissioner
Jerry Stricker	City Commissioner

## 1. Welcome

Mr. Fausz started the meeting by welcoming everyone and asked them to sign in even if their name is not on the list. He next handed out prints of the agenda and of the presentation. He also reminded the Task Force that the first public meeting would be on April 29, 2010 at the Holy Cross High School Cafeteria.

## 2. Goals

Mr. Fausz presented the goals that had been discussed in previous meetings and email discussions. After presenting the list on screen the Task Force unanimously approved the goals for the study. The final approved goals include the following:

- *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.*

## 3. Existing Conditions Report

Mr. Fausz next discussed the Existing Conditions Report for the study. He asked if the group had an opportunity to read the report and if there were any questions, comments, or revisions that were needed. After some discussion about specific revisions Mr. Logsdon asked the Task Force to consider the document as a work in progress that should serve as a basis for the future plan. He asked the group to keep their ideas in mind as the plan was being formulated and that the Existing Conditions Report would not necessarily need to be modified as new topics arose. After the discussion the group unanimously voted to approve the report with minor modifications and release the document to the public for review before the public meeting.

## 4. Industrial Areas

Mr. Fausz presented a brief review of industrial uses in the area based on information found in the Market Study. He outlined the study does not anticipate industrial uses to present a competitive land use in the future and that most industrial uses on the landscape today would likely be in areas designated for retail uses. The overview also included the fact that approximately 10% of land in the study area is zoned for industrial uses and roughly 5.5% of the land is currently occupied by industrial land uses. Finally, he presented staff's ideas for what the industrial land could be used as in the future. Some of these ideas included keeping the land zoned industrial and working toward more high tech or green industries. He also mentioned the idea of changing the land use to uses that might be more suitable for the overall area in the future; including office or mixed use.

Task Force members suggested potentially using existing industrial areas for office campuses similar to the Fidelity site to the south. Some of the Task Force members raised concerns about environmental issues and

questioned whether the land could be used for anything other than industry. Mr. Fausz pointed to examples such as Wal Mart on Red Bank Road that was constructed on top of an old Ford manufacturing facility. He mentioned brownfield sites such as these had been cleaned, often using public funds, and used for other purposes in the future. He also pointed out that environmental mitigation would definitely have to be considered if uses in the area were to redevelop.

## 5. *Housing Analysis*

Mr. Fausz moved the meeting along to a discussion of housing in the study area. He again presented information found in the Market Study that was created through statistical census data by outlining several aspects of housing. Throughout the presentation the Task Force raised concerns with information contained in the report, often questioning findings of the study. One main question the group had was how information in Latonia specifically related to housing in surrounding cities. They felt that if market studies had been conducted for areas outside of Latonia they might show information that some would consider problematic, simply because of the economic downturn that began in 2008. Members of the group also believed that housing in the study area had begun to turn around in recent years. Another concern that was raised focused on the currency of Census data and that the most recent Census occurred in 2000. Questions were brought up as to how projections for 2008 and 2013 were formulated. Seeing as the study was conducted by Doug Harnish of MarketMetric\$, LLC, Mr. Fausz suggested staff would consult with Mr. Harnish before the next meeting in order to gain more insight into housing in Latonia.

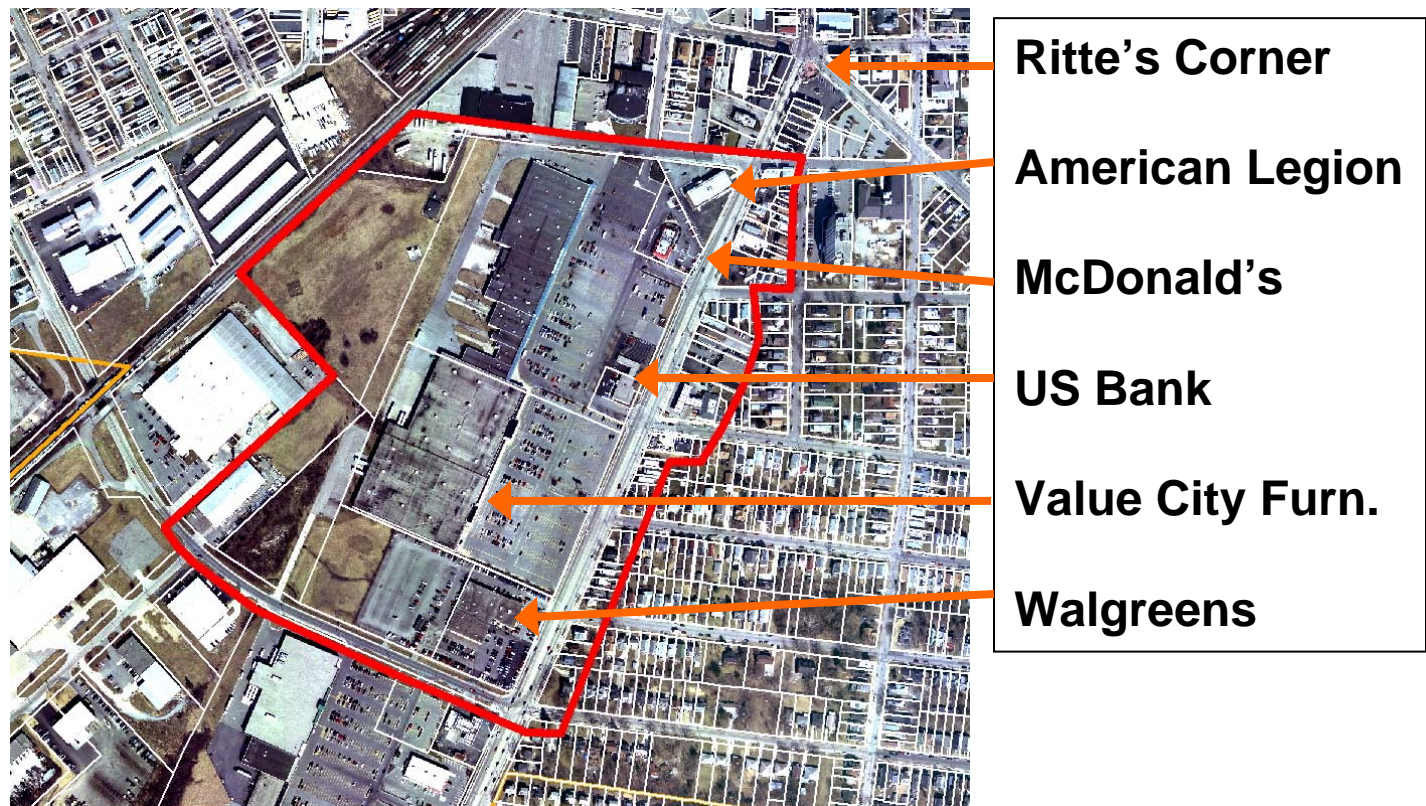
Mr. Fausz went on to present information, using GIS analysis regarding building conditions construction date, assessed property values, foreclosures, livable square feet, vacancy, and rental properties. The GIS mapping analysis failed to clearly indicate significant clusters of areas that could benefit from renovation or removal, which therefore raised the question of how to address housing issues. (It is important to note here that the building condition analysis only included exterior evaluation. If interior conditions are evaluated findings my more clearing identify clusters of housing that needs to be addressed.) After the presentation the Task Force suggested ideas for housing including the following:

- Marketing the homes as “green homes”
  - Smaller sized homes that require lower amounts of energy consumption
  - Close to amenities
  - Walkable neighborhoods
  - Good location in the overall region
- Market homes as accessible for the elderly
- Market the stability of the area in terms of longer term residents
- Examine façade improvement programs for housing with lower building condition ratings
- Examine using volunteer programs to help residents in need with home maintenance

## 6. *Redevelopment Area*

Mr. Fausz briefly discussed the concept of redevelopment areas in terms of the planning process. He outlined these areas as specific, detail oriented examinations of smaller area(s) of the study area. He mentioned that redevelopment scenarios for these areas would be built from design charrettes with the Task Force and staff input. After the overview he presented examples of what some of the final scenarios could look like, including hand rendered drawings, digital illustrations and digital 3D models. These examples were presented to show the Task Force what they might be able to expect at the end of the process. Finally, he presented staff’s idea of the redevelopment area for Latonia, which encompasses approximately 60 acres in the vicinity

of the Latonia Plaza shopping center. Mr. Fausz presented the area on screen and asked if it was representative of what the group would like to see in terms of redevelopment scenarios. He further explained that parcels on the east side of Winston Avenue were primarily displayed to provide reference for redevelopment scenarios for the roadway itself. If, however, the group decided to extend structure redevelopment across the roadway that could be reflected in the redevelopment scenarios as well. After brief discussion the group agreed with staff's assessment and unanimously approved the redevelopment area outline. The approved area is displayed below with arrows to landmarks for location reference.



### **7. Public Meeting**

Mr. Fausz reminded the Task Force the public meeting would be held on April 29, 2010 from 6:00 to 7:30 p.m. at the Holy Cross High School cafeteria. He presented a the outline of the meeting, which includes a brief presentation of existing conditions and then transitioning to group discussions of other existing condition concerns today and what people would like to see in the future plan. Finally, he asked for the Task Force to attend and be ready to help with running group tables if turnout was high for the meeting

### **8. Wrap-up**

Mr. Fausz informed the group the next meeting will be at Latonia Christian Church on May 27, 2010 at 6:00 p.m. The meeting ended at approximately 7:35 p.m.