

## Latonia Small Area Study

Task Force Meeting 8 – Notes

Location: Latonia Christian Church

Thursday, June 24, 2010

6:00 p.m. – 7:30 p.m.

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

Butch Callery	Resident
Barb Cook	Resident/Neighborhood Watch
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
Tom Mitchell	T&W Printing
Laurel Wilson	Resident/West Latonia Neighborhood Association

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

Suzann Gettys	Community Relations Coordinator/Ombudsman
Rachel Hastings	Center for Great Neighborhoods of Covington
Jim Isaacs	Covington Police

### ***Other Attendance***

James Fausz	NKAPC – Project Manager
Keith Logsdon	NKAPC
Sarah McColley	NKAPC Intern

### ***Absent***

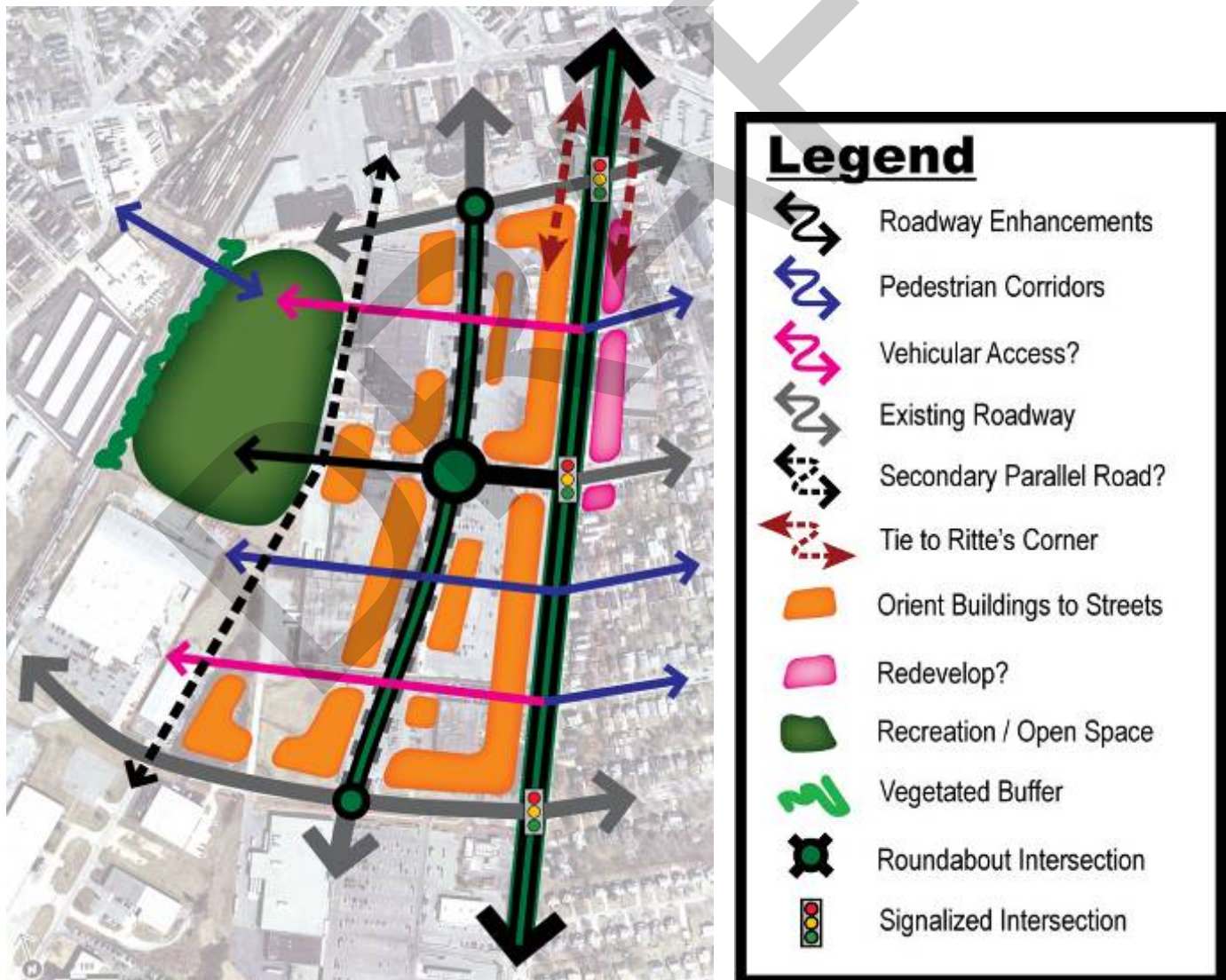
Keith Bales	Director of Code Enforcement
Denny Bowman	Mayor
Barry Coates	Kenton County Planning Commission Representative
Angela Cook	Executive Assistant
Rita Dreyer	Resident/West Latonia Neighborhood Association
Carlie Groneck	Covington Youth Commission
Dirk Greene	Schottenstein Property Group
Steve Kelly	Kelly Brother's Lumber
Larry Klein	City Manager
Londa Knollman	Rosedale Manor
Ethan Lambert	Covington Youth Commission
Dan Petronio	Center for Great Neighborhoods of Covington
Mildred Rains	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.

## 2. Redevelopment Area Concept

Mr. Fausz moved the presentation along to a discussion of the redevelopment area concept diagram. As with the overall area concept diagram presented at the May meeting he described this concept as being a general guide for the area that expressed ideas rather than specifics. He built the concept by starting with Winston Avenue and working inward into the site via the main transportation routes. He described parallel roads to Winston, potential primary and secondary access points, pedestrian only connectors, areas reserved for open space, tying the redevelopment area to Ritte's Corner, and locations of buildings on the site in a broad context. He asked the group to specifically think about aspects such as vehicular access, whether a secondary parallel road was necessary and if they wished to see redevelopment on the east side of Winston Avenue as more detailed ideas for the redevelopment area were presented in the next part of the meeting. The diagram presented and described to the Task Force is below.





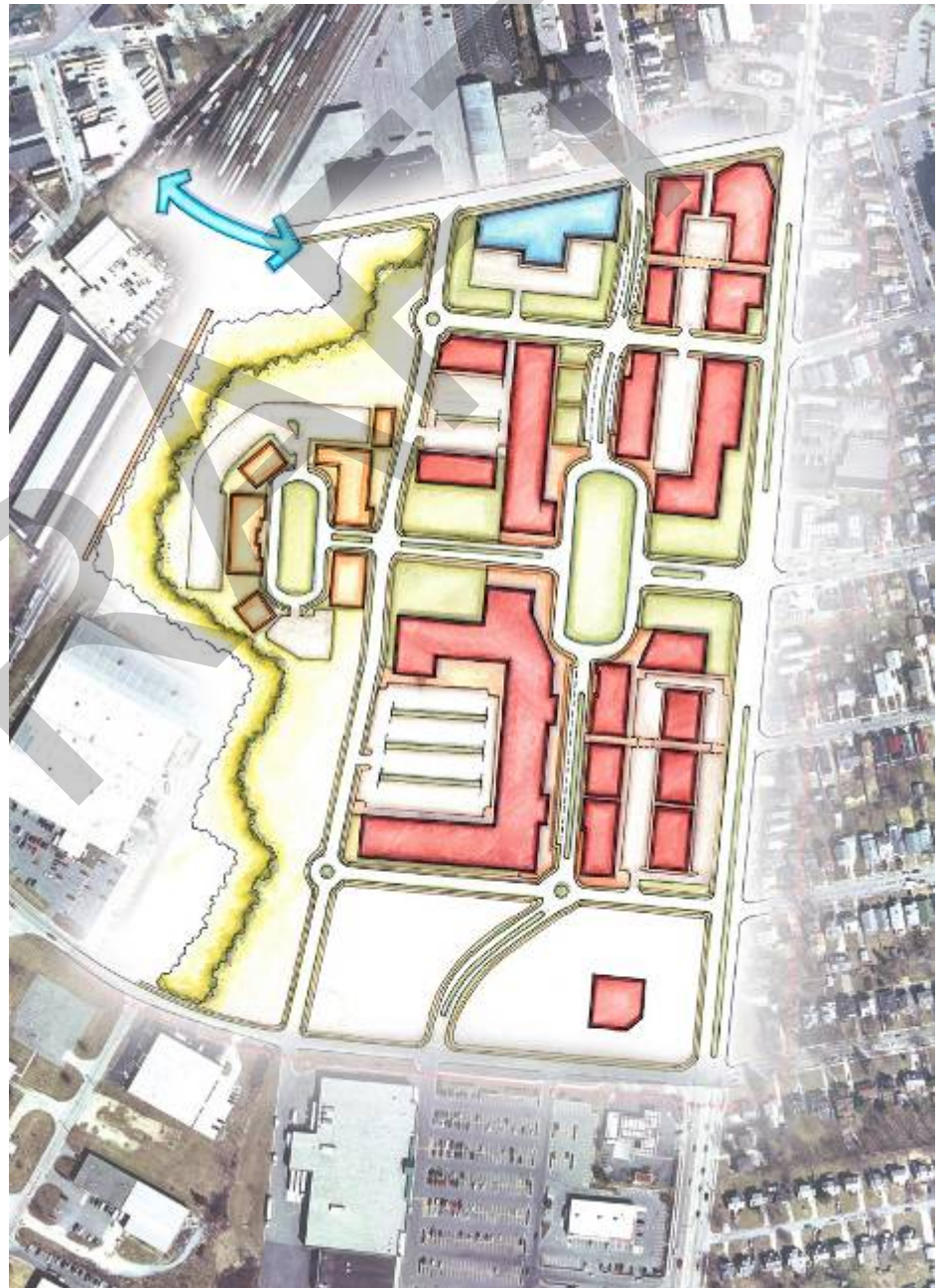
### 3. *Redevelopment Scenarios*

Mr. Fausz next discussed the more detailed redevelopment scenarios staff had prepared. He informed the group that three different groups of three staff members in each group worked on individual scenarios after discussing the detail area concept diagram that was just presented. He indicated staff kept these overall themes in mind as they worked up the different scenarios, but that all three looked very different. He also asked the group to keep in mind the renderings were only representative of what could happen in the area and that many of the details would need to be worked out in the future. He then turned the meeting over to Mr. Logsdon for a presentation of the first scenario.

#### *a. Scenario One*

Mr. Logsdon began by describing the different colors on the renderings. He informed the group that red buildings indicated commercial space (either office or retail), orange indicated residential, and that the blue building represented a community facility. He continued by describing the street system in this scenario and explained the grid worked to replicate the urban fabric across Winston Avenue. He also pointed out features like the large roundabout in the center of the rendering that was in the shape of a horse racetrack to reflect the area's racing heritage. This feature was designed to provide additional greenspace in the redevelopment area. He also mentioned that strategic closures of the roadway system could allow for temporary pedestrian-only areas for festivals and events.

Mr. Logsdon continued by stating the concept was designed to potentially reuse some of the existing buildings on the site. The large retail buildings could either be modified or reconstructed depending on the needs of the development. He also stated the median shown on Winston Avenue would not be constructed through





the entire length as shown and that the representation should be considered conceptual, thus allowing the median where appropriate. Some members of the group expressed concerns about the median's display along Winston and felt people would not like the idea at a public meeting. They also felt that people might get caught up by the median as displayed on the rendering and that it should be modified or removed completely. Staff indicated they would modify the median before the next Task Force meeting. Some in the group also questioned whether the rendering could actually be constructed and felt it should be more detailed. Mr. Logsdon again reiterated that whatever concepts were included in the final plan would be conceptual and that the group should not expect a developer to come in and construct exactly what was displayed. He added the renderings should be used to show slightly more detailed views the larger concepts expressed in the concept diagram.

**b. Scenario Two**

Ms. McColley presented Scenario Two to the group. She began by stating this scenario was not as oriented to vehicular traffic as the first scenario. While two access points were provided into the development from Winston Avenue, there were no entrances between 40<sup>th</sup> and 43<sup>rd</sup> Streets. Instead, this area would serve as a frontage park between the roadway and residential area. She continued by stating the residential area was located in this area to provide easy access to the retail areas immediately north and south of the residences. She also mentioned streets in the redeveloped area would be more like traditional city streets with two way traffic and on-street parking on both sides of the street. The other scenarios display streets as having central medians with on street parking, thus creating wider boulevard type streets. She described how most of the intersections in this scenario created “terminated vistas,” or intersected at buildings so that you could not see for long distances. She indicated this effect was created to help make the area more pedestrian oriented and be more like parts of the surrounding neighborhood. She indicated the large open area on the west side of



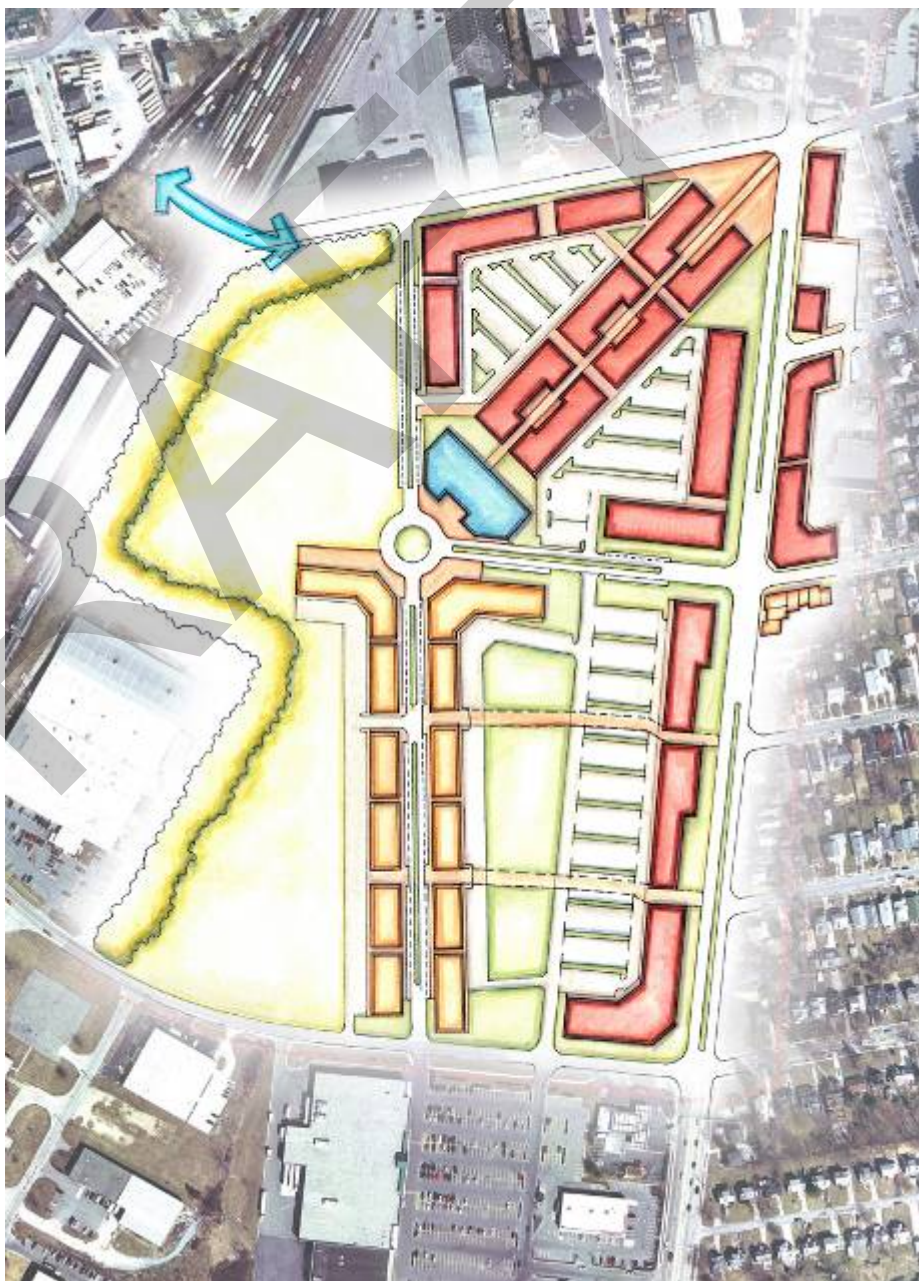


the redevelopment area could be used for park space or allow for additional development as future needs arose. Finally, she noted the placement of the blue community facility was more toward the park area in this scenario, whereas scenario one located these facilities in the northern portion of the redevelopment area.

Discussion from the Task Force regarding this scenario primarily focused on the residential area and how the group felt it was too disconnected and separated from the rest of the development. They also believed the open area between the residential buildings and Winston Avenue would easily become an area that collected clutter and trash, and would require significant upkeep. The median depicted along Winston Avenue was again raised as a concern.

**c. Scenario Three**

Mr. Fausz began the presentation of scenario three by stating this concept was the most pedestrian oriented concept of the three. He pointed out the intentional lack of vehicular access from Winston Avenue that would work toward making the area safer for pedestrians. Instead of having vehicular access, wide pedestrian-only boulevards would be included to tie to points that connected to the existing street network. He discussed the idea of having the large block area in the northeast of the concept serve as primarily pedestrian via the use of the plaza and courtyard system surrounded by buildings oriented toward the walkway. This walkway would then terminate in the blue community facility building that also joined into the park area. Residential areas in this scenario are oriented toward the parallel roadway and also tie to the open area. Finally, he discussed how the east side of Winston Avenue displayed a higher amount of redevelopment here than on any other scenario. He described commercial buildings with off street parking in the rear and along the sides and single family attached residential to tie into the existing residential character of the area.



Group conversation regarding this concept focused on the lack of vehicular access. Members of the Task Force felt this type of design would not be preferred for the area because it would make driving more difficult for people coming from outside the neighborhood. They also believed the pedestrian boulevards might be seen as areas that were isolated and potentially unsafe, therefore experiencing low usage. The group also mentioned they felt the open area between the residential and retail served to separate the uses too much, thus making the residential area seem isolated in the scenario.

**d. Overall Discussion**

After seeing all three scenarios the group entered into discussion of the overall themes and their likes and dislikes. The Task Force decided Scenario One provided the style of redevelopment that fit with their overall vision for the area. The urban grid that replicated development patterns in the surrounding neighborhood was preferred over the other alternatives that had larger block areas. The group also preferred having more vehicular access and connectivity into the site, while also providing pedestrian facilities along these routes for improved mobility. The provision of open space within the development was also cited as being desirable by members of the group. Discussions indicated that members would like this open space to be able to be used as gathering space for community festivals and events since Ritte's Corner is a busy intersection with limited space for these events.

One of the ideas the group liked in Scenario One was the ability for phasing of the development. While the other scenarios could be phased as well the Task Force felt Scenario One could be most easily phased. Discussions regarding phasing concentrated on whether to start with buildings close to Winston Avenue or begin with suggestions to reconstruct structures in place of the existing Latonia Plaza shopping center. Staff suggested they would consult with MarketMetric\$, LLC and report at the July Task Force meeting.

The group felt that residential depictions in all scenarios was isolated and not part of the overall design. The Task Force decided they would like to see residential mixed in with commercial uses in both a horizontal and vertical mixed use design. Horizontal mixed use would allow for stand alone buildings of residential or commercial to be scattered on the site and vertical mixed use would allow for multiple uses to be mixed in one structure.

The Task Force requested the median on Winston Avenue be modified in future renderings. They felt the public might not like the idea of a median that would prevent left turns into residential properties from southbound traffic, and that people might not be able to get past that part of the scenario.

Staff indicated they would take all the comments and discussion into consideration and work up a new scenario with phasing for the July meeting.

**4. Public Meeting Two and Wrap Up**

Mr. Fausz mentioned staff was previously considering a second public meeting on July 29, 2010 since that date represented the fifth Thursday in July. However, since numerous modifications were discussed during this meeting, getting materials prepared for that date would not be feasible. He suggested assessing how the July meeting proceeded and looking for new dates after that meeting.

Mr. Fausz informed the group the next meeting will be at Latonia Christian Church on July 22, 2010 at 6:00 p.m. The meeting ended at approximately 7:45 p.m.