

Task Force Meeting Minutes

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Park Hills Small Area Study

Task Force Meeting Minutes

Location: Park Hills Fire Department

Thursday, June 11, 2009

5:30 – 7:00 P.M.

ATTENDANCE:

Jay Bayer – City Engineer

Michael Hellmann – Mayor

Ted Kleymeyer – City Council

Steve Ryan – City Council

Evelyn Stubbs – Resident

Jenna Haverkos – NKAPC – Project Manager

James Fausz – NKAPC

ABSENT:

Todd Berling – Local Architect

Dr. Mark Collett – Local Business Owner – Dog’s Day Grooming and Boarding

Elizabeth Dickman – Local Business Owner – Dickman Realty

Diane Geiger – Civic Association

Joe Geiger – Civic Association

Bill Gregg – Local Business Owner – Reality Tuesday

Chuck McHale – Local Business Owner – Gardens of Park Hills

Phil Ryan – KCPC Representative

Pam Spoor – Village Green Committee Chair

Leo Stamm – Local Business Owner – Fort Mitchell Garage

1. **WELCOME AND MARCH MINUTES**

Chairperson Ryan called the meeting to order at 5:35 P.M. Mr. Fausz stated there would be no audio recording of this meeting because the battery in the recorder and the extra battery were completely depleted. He noted the meeting minutes would be created from hand recorded notes.

Citing the lower than usual attendance, Mr. Kleymeyer asked if a quorum was needed for the meeting. Ms. Haverkos explained that the meeting should be for informational purposes only and no critical decisions would be voted on.

Mr. Kleymeyer made a motion to approve the meeting minutes, and the motion was seconded by Mayor Hellmann. The motion passed 4-0. Mr. Bayer had not yet arrived and was not included in the vote.

2. **HOUSEKEEPING ITEMS**

Ms. Haverkos briefly discussed information presented in the market study presentation presented by Doug Harnish on June 8, 2009. She informed task force members about the difference between NAICS and SIC codes presented in the presentation by stating SIC codes were formerly used and NAICS have replaced the older codes with more detailed information.

3. PUBLIC MEETING COMMENT RECAP

Chairperson Ryan entered into a discussion of comments received at the public meeting. Ms. Haverkos stated she would be going over each alternative individually and asked task force members to add to any information they felt was missing.

a. *Blue Triangle Alternative*

Ms. Haverkos began with a discussion of the alternative encoded with a blue triangle and informed the task force that one table picked this alternative as their preferred choice. She discussed the following comments recorded at the public meeting:

- Liked the organic nature of the development
 - No preference for the existing structures to stay
- Like the access road to the neighborhood but see potential cut through issues
 - Most people liked
- Liked the public plaza
 - Would like a monument type feature
- Liked the development in front of CCHS but not NDA because of the necessary cut
- Like the loop road as an actual road
- Liked the residential component
- Want to add sidewalk on South Arlington

- Looks more congested with building layout and traffic
- Big concern – what happened to the cost of doing business when all this happens?
- Access road to neighborhood “groovy”

- Don’t want to hide the good architecture with development in front of NDA
- Widen the road (core area) with parking in the middle
- Like the vehicular access road to the neighborhood – could line it up differently
- Like the residential but still needs buffering from the neighborhood

Ms. Haverkos elaborated on the proposed vehicular access to Old State Road by saying each table wanted the feature incorporated into whatever design was presented as the preferred alternative. Mayor Hellmann and Mr. Kleymeyer said they were surprised by the public’s reaction and questioned whether anyone from Old State Road was present at the meeting. Mr. Fausz informed them that he knew at least one person attended the meeting and they were not as open to the idea. Ms. Haverkos added that it could be beneficial to hold a special meeting with residents on Old State Road to discuss the benefits and drawbacks of adding the proposed vehicular connection.

Mayor Hellmann asked for clarification on the public’s request to allow for buffering from the neighborhood. Ms. Haverkos explained comments received at one of the tables indicated people did not want new residential to directly abut the property line. The task force considered the idea but felt it was not necessary to buffer residential uses from other residential uses.

Mr. Kleymeyer reported that some residents wanted Dixie Highway to remain a four lane roadway to better accommodate traffic when I-71/75 becomes congested. Mayor Hellmann stated he didn't want Park Hills to be seen as a cut-through or bypass area for the Interstate and had difficulty with residents being okay with being bypassed. Other task force members agreed and it was decided to continue with showing the recommendations that had already been approved in *The Dixie Fix*. Ms. Haverkos added that it could be beneficial to implement a phased approach and restripe the roadway throughout the corridor before constructing a raised median to see how well the concept worked.

b. Yellow Square Alternative

Ms. Haverkos next discussed the alternative encoded with a yellow square and informed the task force that one table picked this alternative as their preferred choice. She discussed the following comments recorded at the public meeting:

- Like the open space in front of NDA
- Want as much development as possible (particularly in front of the high schools)
- Public plaza in the north area is a waster of space
- Not much conversation about this alternative

- More phase-able – this is good
- Like parking between buildings – visibility from all sides
- Use meters instead of all surface lots
- Want to add access road to neighborhood in the back
- Like “frontage” road with parking in front
 - Prefer parking in front along Dixie
- Not showing any existing buildings
 - Ok as long as the businesses themselves are supported

- Liked having a way to close the area off for events
- Liked the more traditional development layout
- Saw this as being phased – liked
- Need a green buffer to the surrounding neighborhood

Mayor Hellmann said he was surprised to learn that people wanted parking meters as he felt citizens would find them too urban for Park Hills. He also commented that he overheard one resident say this alternative looked too much like “big box” development. The task force discussed whether the development was big box oriented and decided the small sizes of the building footprints were directed more towards smaller retail development.

c. Pink Circle Alternative

Ms. Haverkos next discussed the alternative encoded with a pink circle and informed the task force that one table picked this alternative as their preferred choice. She discussed the following comments recorded at the public meeting:

- Like the new connection road on the south side (in all alternatives)
- Core area – too designed, too unnatural
- Did not like smaller central plazas
 - Should locate where there are things to look at instead of just between buildings
- Wanted road connection to the neighborhood
- Want more connection between north and south side of Dixie Highway and the access road helps to do that

- No major comments
- No real interest

- Move the monument type feature to the middle – closer to Dixie with more green area around it
- More practical and useable
- Liked the human scale – compact and more focused on pedestrian then vehicular traffic
- Liked that it was different – But too designed
- Like the small green spaces
- Want the vehicular connection to neighborhood
 - Could be moved to old driveway access adjacent to CCHS
 - With ped connector through CCHS prop
- Like buffering
- *one gentleman would pick this if he had to pick one alternative but feels that no use would be supported on any of the alternatives – too much development

Mr. Kleymeyer said one person at his table was adamant about not sitting outside at any of the plazas that were illustrated on the alternative. He said this person felt the plazas would not be beneficial because the person didn't want to look at a parking lot while dining.

Ms. Stubbs described a person at one table that had concerns about the maintenance required by the median recommended in *The Dixie Fix*. Mayor Hellmann described that anything that is green requires more maintenance than pavement and the highway department is reluctant to take on the maintenance requirements. Chairperson Ryan said he believes the median in Crestview Hills is maintained by the city. Mr. Fausz added that Park Hills is already poised to maintain the median by possibly working out an agreement with the gardening club.

Chairperson Ryan also mentioned he initially thought this alternative would have received the most interest and votes because it was different. Mr. Bayer believed the lower interest was a result of the development plan having a lower chance of being phased than the other alternatives.

d. Green Star Alternative

Ms. Haverkos began the discussion of the alternative encoded with a pink circle by informing the task force that no tables picked this alternative as their preferred choice. She discussed the following comments recorded at the public meeting:

- Wanted to see the access road connecting to the neighborhood

- The green space fronting on Dixie Highway was not preferred
- Liked the monument feature
- Needs bike lanes
- Like the loop road

- Location of public space is good
 - No conflict with traffic
- People drive to this place anyway – make it more walkable
- Too many stop lights
 - Roundabout instead of stop lights
- Higher buildings with parking within
 - Make more physically dense
 - But construction costs are higher
- Have parking in front of each business is a positive

- South – CCHS access to St. Joe’s is a concern – should not be a public street – do not want shared access at the light
- Development on CCHS side rather than NDA – should be smaller than shown
- Dev on NDA side should be kept at corner of St. Joes and Dixie
- Core – want strong buffer from existing housing
- Like the monument type structure/idea
- North – like phasing idea (for entire corridor)

Mr. Kleymeyer asked for clarification on where the roundabout would be located. Ms. Haverkos responded that she believed the respondent wanted the central stop light in the core area to be replaced with the roundabout.

Mr. Kleymeyer also described how representatives from the Fort Mitchell Garage had concerns with access management controls depicted in front of the garage in this scenario. He added they also disliked the tree wall and landscaping in front of their business.

Mr. Kleymeyer finished by stating one resident did not like the stop sign that was proposed at the new alignment of Arlington Road and the proposed parallel road. After a brief discussion it was decided that, for safety reasons, it would probably be best to keep the stop sign where designated.

4. PREFERRED SCENARIO DISCUSSION

Ms. Haverkos moved the agenda along to a discussion of the preferred scenario. She informed the task force that staff would like for them to pick one alternative to start from and discuss changes along the way. She started the discussion by asking their thoughts on the idea of phasing.

a. Starting Point

Chairperson Ryan asked if a developer would want to develop lots farther back from Dixie Highway if the older buildings were still in front. Mr. Bayer replied by stating he believed it would depend on development

needs on the back lots and the need for visibility from the highway. He added that he believed buildings with smaller footprints would be easier to design with the topographic constraints found on the site. Ms. Haverkos replied that smaller buildings might be more problematic to build because of the need for and cost of elevators in multi-story buildings. She finished by saying that one idea might be to construct buildings that were built into the hillside with entrances on more than one level.

Several task force members stated they liked various ideas presented in the blue triangle alternative. Mr. Bayer liked the scenario because it used smaller buildings. Mr. Kleymeyer liked the design because it used higher density residential buildings as a buffer between commercial and the neighborhood. Chairperson Ryan liked the concept because it can be phased but requested more than one phase be shown in the final plan. After the discussion, the blue triangle alternative was chosen by all task force members as the basis for creating the preferred alternative.

b. Division of the Plan

Ms. Haverkos next discussed the idea of creating division bubbles to identify key phasing areas within the final plan. She initially drew four bubbles: one defining the north area, one defining the south area, one on the northern side of Dixie Highway in the core area, and one on the southern side of Dixie Highway in the core. Mayor Hellmann suggested creating a fifth division that would separate the area on the northern side of Dixie Highway into two pieces along the parallel roadway.

c. Alternative Revisions

Ms. Haverkos next asked the task force to begin work on revising the preferred alternative base map. Several ideas were drawn on the map including:

- Breaking up the long residential row buildings on the southern side of Dixie Highway
- Requesting the area in front of NDA be shown with a hatched overlay to indicate the changes were very long term
- Identifying where the Arlington intersection realignment would most likely occur and planning the development around the new layout
- Requesting a sidewalk be shown on the southern side of Old State Road
- Requesting land uses be shown in a different color on the final preferred alternative

At the end of the map revision discussion Mr. Bayer requested seeing the 3D visualizations created for the public meeting. He stated the models might provide a better sense of what the topography constraints would be in the area.

5. CONCLUSION

Ms. Haverkos reminded the task force the next meeting to review the preferred alternative, land use and areas of influence would take place on June 16, 2009 at 5:30 p.m. The meeting ended at 6:53 p.m.