

## Park Hills Small Area Study

Task Force Meeting Minutes

Location: Park Hills Fire Department

Tuesday June 16, 2009

5:30 – 7:00 P.M.

### **ATTENDANCE:**

Todd Berling – Local Architect

Joe Geiger – Civic Association

Bill Gregg – Local Business Owner – Reality Tuesday

Michael Hellmann – Mayor

Ted Kleymeyer – City Council

Steve Ryan – City Council

Evelyn Stubbs – Resident

Jenna Haverkos – NKAPC – Project Manager

James Fausz – NKAPC

### **ABSENT:**

Jay Bayer – City Engineer

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

Elizabeth Dickman – Local Business Owner – Dickman Realty

Diane Geiger – Civic Association

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

Chairman Ryan called the meeting to order shortly after 5:30 pm. Ms. Haverkos began the meeting with a brief recap of the happenings of the June 11<sup>th</sup> meeting. This meeting was intended to be a continuation of the conversation started at that meeting.

Chairman Ryan finished the recapping conversation by noting the different reason that the “chosen” scenario was picked by the task force to make changes from. He noted that ever task force member seemed to have a different take on why this scenario was chosen. He noted phasability, access, ability to develop the back portion of the core area without much immediate change needed to structures along Dixie Highway, and the inclusion of the new access road back into the north end of Park Hills. Ms. Haverkos noted that further public conversation would most likely be necessary for those residents near the proposed access point. Contention may not necessarily arise with this plan, but rather in the implementation process.

Once consensus was reached from all task force members who were not in attendance at the June 11<sup>th</sup> meeting, the conversation moved toward making decisions about phase one and phase two of the preferred alternative. Ms. Haverkos divided the corridor into several major sections to be covered.

## *North Area –*

Mr. Geiger confirmed that the alternative which the task force is working from represents the new alignment of the Dixie Highway curve into Covington. This project will be considered part of Phase I of this project due to its inclusion in the Dixie Fix Study. Ms. Haverkos reiterated that the recommendations of the Dixie Fix Study are incorporated into this scenario throughout the Dixie Highway Corridor. Mr. Kleymeyer noted that core area and the south area incorporate existing structures into Phase I and the north end of the corridor should as well.

Chairman Ryan noted that some redevelopment could begin prior to the realignment of Dixie Highway. He also noted that he would like to see Phase II to be similar to what is shown on the “pink” alternative. General consensus was reached with a few minor changes. Mr. Geiger noted that he feels the Phase II layout appears to be a natural layout for this piece of land. Mr. Kleymeyer noted that some businesses are currently in transition.

## *South Area –*

Total build out on the south end of the corridor will include development on both sides of Dixie Highway. This looks most similar to what is shown on the “Pink” alternative. Mayor Hellman noted that this portion of the corridor would be designated differently than other development areas along the corridor. This development would be designated to take place much further into the future and would therefore be even more conceptual than the other development areas begin discussed. Phase II of the south area (on the NDA side of the road) will be designated as a “bubble” rather than a drawn out concept as shown in other areas of the corridor.

Mayor Hellman reminded the task force of major development potential in Fort Wright near the Park Hills City Boundary. Mr. Fausz then noted that with such significant development near the south end of the corridor, it may be very difficult to predict the amount and type of development appropriate for the frontages of the two schools.

With respect to the Covington Catholic side of the Dixie Highway, the task force came to consensus that development should look most like the “Blue” alternative. Mr. Kleymeyer inquired about the green space left along Dixie Highway in the Phase II proposed in front of CCHS. Mr. Fausz commented that the idea behind leaving these pieces of property vacant was to provide sight corridors back to CCHS.

Mr. Berling asked if the development in front of CCHS could have some form of direct access to Dixie Highway. Ms. Haverkos noted that staff would discuss the feasibility with their transportation engineer if a possible right-in/right-out access could be feasible for this site. Chairman Ryan suggested moving the parking lots to the front of the buildings along Dixie Highway, but it was also noted that this does not necessarily solve the access issue.

Phase I will include the beginnings of development around the St. Joseph intersection, aligning the CCHS access to St. Joseph Ln, and land swapping a parking lot on CCHS property.

Phase II will include a “bubble” over the NDA Dixie Highway frontage and build out on the other side of the road to look most like the “Blue” alternative.

## **Core Area –**

*Southeastern side of Dixie Area* – Mr. Fausz reviewed the concept behind the scenario for the Southeastern side of Dixie Highway. Mayor Hellman noted that Phase I should include closing off all curb cut access points along Dixie Highway and orienting access toward South Arlington and St. Joseph Lane. Phase II would then include the development of new town homes along the corridor. Mr. Fausz mentioned that topography would play a role in how the area is developed. Parking behind the structure would be at the second level of a possible three-story building. Ms. Haverkos noted the walkability connection across Dixie Highway with potential town-home style development. Mr. Berling then noted that he felt the development appeared cohesive and seems reasonable for the area. He feels that this development could happen at one time.

*Towne Center Area* - Mr. Berling noted that the veterinarian building is not included on any of the alternatives and consensus was reached that this building is significant to the area and should remain, at least in Phase I. Ms. Haverkos noted that in keeping this structure a public space could still feasibly fit into Phase I. Chairman Ryan suggested that the two new structures in front of the current church (one on either side of St. Joseph) should be included in Phase I.

*Front Area* – Mayor Hellman noted that Phase I should include keeping all existing structures along the Dixie Highway Corridor. The task force came to consensus that they did not prefer any of the drawing they saw for the front of the core area. Ms. Haverkos indicated staff would work to create new alternatives for this area and present them for discussion at the July task force meeting.

*Back Area* – Mayor Hellman noted that Phase I should include all that is drawn on the alternative. Because this land is prime for redevelopment without forcing any existing business out of the area, the task force came to consensus on this issue.

## **Other Discussion –**

Mayor Hellman noted that Gateway Community College is eager to redevelop their site and it is important that this study consider what Park Hills would like to see happen on that site, especially where access to this site is concerned. Ms. Haverkos noted that this is a topic that will need to be addressed at the July task force meeting.

Chairman Ryan reminded the task force that their next regularly scheduled meeting would be held July 9<sup>th</sup>.

The meeting ended at 7:06 PM.

