

Task Force Meeting Minutes

1

Park Hills Small Area Study

Task Force Meeting Minutes

Location: Park Hills Fire Department

Thursday, July 9, 2009

5:30 – 7:00 P.M.

ATTENDANCE:

Jay Bayer – City Engineer

Todd Berling – Local Architect

Diane Geiger – Civic Association

Michael Hellmann – Mayor

Ted Kleymeyer – City Council

Chuck McHale – Local Business Owner – Gardens of Park Hills

Steve Ryan – City Council

Evelyn Stubbs – Resident

Jenna Haverkos – NKAPC – Project Manager

James Fausz – NKAPC

ABSENT:

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

Elizabeth Dickman – Local Business Owner – Dickman Realty

Joe Geiger – Civic Association

Bill Gregg – Local Business Owner – Reality Tuesday

Phil Ryan – KCPC Representative

Pam Spoor – Village Green Committee Chair

Leo Stamm – Local Business Owner – Fort Mitchell Garage

GUEST:

Larry Klein – City Manager, City of Covington

1. WELCOME, HOUSEKEEPING ITEMS, AND MARCH MINUTES

Chairperson Ryan called the meeting to order by beginning with housekeeping items. Ms Haverkos provided a quick introduction of the topics that would be covered at the meeting, stating she hoped to complete the land use discussion.

Mr. Kleymeyer made a motion to approve the meeting minutes, and the motion was seconded by Mayor Hellmann. The motion passed 8-0.

2. PREFERRED SCENARIO DISCUSSION

Ms. Haverkos next entered into a discussion about the preferred scenario. She briefly recapped the previous meeting's discussion for those who were not in attendance.

Ms. Haverkos next entered into changes from the previous meeting's discussions. She described that staff had discussed limiting the spread of development from Dixie Highway down St. Joseph Lane to prevent

Task Force Meeting Minutes

2

commercial encroachment into the neighborhood. The task force agreed and approved the change displayed on the illustrations.

Mr. Fausz described changes to the proposed residential area along Dixie Highway in the core area. He mentioned the prior meeting's discussion recommended only keeping existing buildings with no new construction. Staff examined the idea and felt the area was under developed in Phase One. Through discussions it was recommended to include new buildings and plazas in the area along with the existing buildings. The task force agreed with the basic concept but suggested minor changes to the building and parking orientation to better serve existing structures in Phase One. Staff agreed and indicated they would make changes to the scenario before the next meeting.

Ms. Haverkos next described the right in right out access from Dixie Highway into the proposed commercial area in front of CCHS. She mentioned that staff had discussed the idea with Adam Kirk, NKAPC's traffic engineer, and that while the concept was not preferred it would likely be feasible. She also discussed changes in the proposed access to parking in the vicinity of the current Dickman Realty structure. Mr. Kirk recommended consolidating the previously designed two entrances into one access point, which is now illustrated on the scenario. The task force agreed and approved the changes displayed on the illustrations.

Mr. Fausz next presented the two concepts that staff had designed for Phase Two of the core area. He described that one alternative kept nearly the same layout of the street network and parking design as the Phase One design. He explained that the design included a large pedestrian area with buildings separated by more plaza space. He also mentioned that residential areas crossed the road that parallels Dixie Highway to provide more separation of existing single family residential and proposed commercial uses.

Mr. Kleymeyer raised the issue of topography in the study area and asked if it would be problematic. Mr. Fausz stated that topography has been considered throughout the study and that buildings would likely have to be terraced to accommodate the landscape. Mr. Berling asked how topography might affect proposed roadways in the study area. Ms. Haverkos reminded the task force that the plan was conceptual and that the actual redeveloped area would be thoroughly engineered to work with the land.

Mr. Fausz next described the second concept. He indicated that while the street and parking areas were similar to Phase One they would require some reworking in this alternative. He next described that buildings in this alternative had smaller footprints and were located closer to each other. He mentioned that the alternative includes a pedestrian corridor in between the buildings, although not as large as the previously described scenario. As with the previous concept this alternative includes residential development closer to Dixie Highway.

Mr. Berling asked if these alternatives include curb cuts and infrastructure changes demonstrated in Phase One. Mr. Fausz replied that both concepts work with the major infrastructure pieces illustrated in Phase One. Mr. Fausz also mentioned that both concepts were designed with the idea of being more organic in form to more closely resemble preferences identified in the second public meeting. He also informed the task force that the buildings displayed in the core area of both concepts incorporated similar square feet under roof as the previously demonstrated alternatives.

Mayor Hellmann indicated that he liked the second alternative because he felt the pedestrian area was too large on the first concept. Ms. Geiger asked if there was enough pedestrian space to accommodate an event

with the second concept. Mr. Fausz replied that he believed the second concept would be suitable for events as it could allow the parallel road to Dixie Highway to be closed as needed for greater pedestrian access.

Mr. Kleymeyer believed the second concept was more suitable and realistic for a developer to create. Mayor Hellmann also commented that he thought the smaller footprints displayed on the second concept would help to prevent the potential for big box type development. Chairperson Ryan indicated that he preferred the second concept overall but would rather include the smaller footprint buildings that replace the church as displayed on the first concept. The task force agreed with the comments and decided to show a majority of concept two with the church area of concept one.

Mr. Fausz asked if the task force wanted to show the access into the Park Hills side of the Gateway site as a vehicular access rather than a pedestrian only facility. Mayor Hellmann answered that if the connection serviced vehicular traffic the roadway accessing the site from Old State Road and Arlington Road would have to be closed. He was concerned traffic would access the neighborhood directly from Dixie Highway and it would become problematic. Ms. Stubbs questioned whether closing the vehicular access would become an issue if the area redeveloped into a community center. Chairperson Ryan questioned who owns the property and if it would be an issue. He was also concerned the hillside might not be stable enough to support the road above the Fort Mitchell Garage. Ms. Haverkos suggested thinking about what type of access the task force would like to show and revisit it at a later date.

3. LAND USE

Ms. Haverkos next moved the meeting into a discussion of land use. She briefly described the current land use map and the proposed changes as identified from the planning process. She informed the task force that staff recommended changing the definition of commercial in Park Hills to include office and retail. She elaborated by saying it would incorporate well with the idea of mixed use that included office, retail and residential.

Ms. Haverkos next asked the task force their thoughts on what to show on the property in front of NDA. Mr. Fausz stated that staff was concerned that any changes shown on the map in front of the schools might be viewed as controversial and detract from the rest of the plan. Ms. Haverkos stated that comments received at the public meeting indicated that people prefer to leave the area green.

Mr. Klein asked if the sisters had been consulted and what their thoughts were. Ms. Haverkos replied that staff had contacted the sisters and that they only had limited interest in being involved in the plan.

Chairperson Ryan said he felt he would rather see the rest of the plan implemented before beginning development on the site. Ms. Haverkos indicated that was staff's viewpoint as well. Mr. Berling asked if showing the proposed area in a dashed line similar to the concept diagram would be acceptable. Ms. Geiger indicated that she believed the area should be shown for future development because not including the change seems to indicate the area is closed for future change.

Ms. Haverkos suggested one idea might be to include the recommendation to change the land use in text but leave the map with its current use. Ms. Stubbs and Chairperson Ryan indicated they liked the idea to include the area in the text but not on the map.

Mr. Kleymeyer stated that he believed the area should be shown on the map because it generates ideas for redevelopment areas. Mayor Hellmann stated he thought the sisters might want to change the use to commercial currently because of recent adjustment requests for signage.

Ms. Haverkos asked the task force their thoughts on the Gateway site and what they would like to see in terms of future land use. She said that staff had discussed the idea of either residential or a Park Hills owned community facility. Mayor Hellmann said he liked the idea of a community facility but he questioned who would pay for the facility. He also was concerned about listing the area as a community facility because at one time there was a proposal for a church, which would be allowed with that land use description. He suggested keeping the area as residential and then specify the density level through zoning. Chairperson Ryan added that if the city wanted to guide the residential development then the land use should be changed to residential. Ms. Geiger asked what would need to happen to allow a community facility in the residential area. Mr. Fausz replied that it should be possible to add in community facilities as an accessory use in the residential area. After the discussion the task force decided to show the area as residential and allow for community facilities in the text.

Ms. Haverkos went along to describe the remainder of recommended land uses in the corridor. Near the intersection of St. Joseph Lane and Dixie Highway Chairperson Ryan recommended changing the land use from office as displayed to mixed use. He felt identifying the use in that area as office could be too limiting because it would prohibit retail facilities.

Mr. Kleymeyer again raised the issue of future development in front of NDA by stating he felt it should be displayed as commercial. He thought the area was ready for redevelopment and should be identified as such. Mayor Hellmann agreed and added he believed that redevelopment would be more likely in front of NDA than CCHS because of parking concerns in front of CCHS. Ms. Haverkos questioned whether development would be likely in front of CCHS because of topographic constraints. She also stated that she felt if the site did sell it would be sold in its entirety, and that development would occur farther back from Dixie Highway.

Mayor Hellmann stated that he felt businesses, rather than retail, could work there because it could be separated from their facility. He said the sisters could also use the businesses in front of their building by walking down the hill, especially if they were oriented more toward medical and professional office. He felt the area should be shown as mixed use. Mr. Kleymeyer also liked the idea of mixed use because it would allow for retail and residential uses. Chairperson Ryan said he felt showing the area on a map could detract from the focus of the study, i.e. development in the core area. Mr. Berling stated he believed the area could be constructed in a way that the convent would not be impacted at all through screening or masking the lower development. He also believed that if the development was being shown on the preferred alternatives that it should be reflected in the land use map. Ms. Haverkos pointed out that the final version of the preferred alternatives would only show a bubbled area, not the actual design concept.

Mr. Kleymeyer stated that both sides of the highway should be lined with mixed use. Ms. Haverkos replied that staff had concerns with showing the corridor lined with mixed use because it could detract from the core area. She outlined a scenario where new offices went up just south of the study area in Fort Wright and that development continued down in front of the schools. She relayed that her concern was the south area might then begin development before the core area and detract from the idea of the plan to have more compact and consolidated development in the core. Chairperson Ryan stated that the future zoning revision would be structured to avoid strip development.

Mr. Berling suggested making the areas in front of the commercial with a provision in the text for residential uses. Mayor Hellmann stated he understood staff's concerns of strip development but that he didn't believe the sisters would sell their property anytime in the near future. He also suggested identifying only the frontage area as commercial. Ms. Stubbs said she agreed with staff's recommendations because the core will set the tone and style for the entire area. She was concerned that an unanticipated development in the southern area might limit the potential for redevelopment in the core.

After all the discussion Mr. Kleymeyer suggested displaying the area as commercial with a provision for mixed use in the text. The task force agreed.

4. AREAS OF INFLUENCE

Ms. Haverkos moved the agenda along to a discussion of the areas of influence and introduced Mr. Larry Klein from Covington. Mr. Klein began by talking about the Gateway Community College site. He mentioned the site is currently being marketed for sale and that the college would like to use the proceeds from the sale to build a new facility in the Covington basin. He also believed the development would consist of higher end residential or condos. Ms. Haverkos asked if he knew whether construction would be primarily on the Covington portion of the site or if it would cross into Park Hills. Mr. Klein replied that he believed most of the development would be in Covington because of the views of Cincinnati. He also thought there might be a community center or a pool for the new development on the Park Hills site.

Mr. Klein described that he felt developers looking at the site would like to access the land from Dixie Highway rather than going through Park Hills neighborhoods. Mayor Hellmann was concerned that if access was not possible from Dixie Highway then Park Hills would get all of the traffic problems and none of the benefits of the development. Ms. Haverkos suggested that it could be beneficial for Mr. Klein to mention the concerns of Park Hills when he meets with potential developers of the site.

Mr. Berling asked if there was any chance that Gateway might try to subdivide the property and sell the Park Hills portion separately. Mr. Fausz indicated he thought that scenario was unlikely because Gateway had assembled the property recently for sale.

Mr. Klein informed the task force that any residential proposal would require a zone change to be constructed. He also said that Covington was more interested in having the urban campus constructed in the downtown area than what happens on the current site. Chairperson Ryan stated that the Park Hills portion would also require a zone change unless the developer was interested in building 18-20 single family residential properties on the site.

Mr. Kleymeyer asked if anyone knew what was happening with the NKU site. Mr. Klein indicated that NKU has shut down the site and closed off access to the area. He also said they have mentioned their interest in razing the buildings if the price was reasonable to make the land ready for sale and new development. He informed the task force that NKU was waiting until the market improved before trying to sell the property.

5. CONCLUSION

Task Force Meeting Minutes

6

Chairperson Ryan reminded the task force the next meeting would take place on August 13, 2009 **[later revised to August 20, 2009]** at 5:30 p.m. The meeting ended at 7:08 p.m.