



ERLANGER STEERING COMMITTEE AND PUBLIC MEETING
Meeting #4

Date: Tuesday, December 11, 2012
Time: 6:30 pm – 8:30 pm
Location: Erlanger City Building

Present

Committee Members

Phil Drees Jeanine Schilling
Dave Hahn Megan de Sola
Brian Fullenkamp

NKAPC Team Members

Martin Scribner, AICP
Michael Ionna, AICP

Guests

Scott Truex

Discussion Points

Introduction and Background

Public turnout for the meeting was larger than expected. A majority of attendees were concerned with restricting the amount and type of land uses that would be allowed if the zoning in the Commonwealth Station area was to change. A substantial portion of those present were individuals who were not familiar with the project. As such, Mike Ionna began the meeting with an in-depth explanation of the project goals and objectives, the timeline for completion, an update on the current status of the project along with an overview of the progression of the meeting.

Post Charrette Discussion – Discussing the Alternatives

Scott Truex began by providing an overview of the two day design workshop held in November. He then introduced the methodology used to assess and evaluate the site in context of its future development potential which was followed by discussion regarding two alternatives that came out of the charrette process. The first was described as a City Gateway concept focused on promoting the site as being a prominent corridor for hospitality, civic event and convention uses along with a mixture of retail, service, and office uses oriented towards meeting the needs of those individuals living in the city as well as attracting consumers and travelers moving along the nearby interstate. This alternative also featured an extension of Riggs Road going thru the “Superbowl” site



and extending across Commonwealth Avenue to Graves Avenue to increase accessibility between the two nodes of development. Land uses included in this concept were focused towards mixed-use, higher density residential, civic, and recreation or green space. Several of the project areas were redeveloped into mixed use buildings located close to the street in order to frame out a more traditional street signature to provide visitors to the area an intimate experience and closer interaction with the site. The alternative also featured a pedestrian bridge extending across Commonwealth Avenue at its intersection with Baker Street.

Later in the meeting Scott went on to introduce the second alternative. Described as an Activity Center, this concept also focused on attracting people from outside the city while also providing goods, services, entertainment and dining options for those who live and work within the city. Land uses in this alternative focused on a vertical mixture of land uses with commercial storefronts on the first floor of buildings with residential units on the upper floors. This scenario focused on moving buildings closer to the street to enhance and promote pedestrian activity within the area. The concept also featured the existing single and multi-family residential units along Congress Street, Liberty Street, and Cintonya Drive as being converted to an urban village featuring townhomes with some neighborhood oriented commercial uses set along an street grid interconnected with the major commercial node of development to the north, known as the *“Superbowl site.”*

Group Discussions

In between the explanation of each of the alternatives was a discussion amongst those present to provide feedback. Most of the discussion at the meeting was centered on the types of land uses that would be allowed if the zoning in the Commonwealth Station area was to change. All of those present were in favor of continuing to allow all of the land uses currently permitted within the present Shopping Center (SC) zoning classification of the commercial areas to the northwest of Commonwealth Avenue, known as the *“Superbowl Site.”* There were also concerns regarding the possibility of businesses being forced to change. Staff explained that the project was based on creating a long term vision for redevelopment of project area to better achieve its highest and best use in order to bring more people into the site and increase property values within the area and its surroundings.

Other comments that staff received included finding a way to draw people in to the site and by providing linked land uses that would make the area a destination featuring a number of activities for people to do. Staff also heard mention from one individual that this area was not the right place for redevelopment and that the project vision would better fit with another site such as the area on the other side of the interstate, known as the *“AMC Movie Theater Site.”*

