



Meeting Minutes

Date of Meeting: April 4, 2006
7:00-9:00

Re: I-275/Ky16 Improvement Area
Land Use Study
Workshop #1 Summary

Location: Taylor Mill

Issue Date: April 7, 2006

Submitted By: Katie Bower

ITEMS DISCUSSED

The Taylor Mill public workshop began on April 4th to discuss the I-275/ Kentucky 16 improvement area land use study. Tuesday's meeting was attended by approximately 45 people. The workshop began with Jill Bailey, from the city of Taylor Mill, and Lee Flischel, from Woolpert, giving an overview of the project and goals. Lydia Sowles from Woolpert then discussed the project in more detail showing different mapping of Taylor Mill which included existing land uses, zoning, topography, circulation and parking just to name a few. Steve Evans from Property Advisors presented an overview of the demographics and market study for Taylor Mill and the study area. Chad Adkins, also from Woolpert, presented images of examples of buildings and streetscapes that can be associated with various land uses. The images showed examples of the potential character Taylor Mill could achieve.

The second half of the workshop featured work exercises for participants. Dave Ziegman from Woolpert presented 3 questions for the attendees to answer within groups of 6-10. The questions were as follows:

1. What are your goals for the future study area?
2. What changes or improvements would you like to see in the study area?
3. What are the greatest challenges for the future of the study area?

Each group had approximately 20 minutes to discuss each question before presenting their thoughts and ideas to the entire room. A total of 6 groups were formed and below is a summary of their thoughts and ideas.

Group 1 (primarily lives on Honeysuckle)

- Likes the rural feel and convenient location of Taylor Mill
- Incorporate a nature preserve
- Incorporate a new gateway into Taylor Mill.
- Need a traffic signal at Honeysuckle and KY 16
- Keep residential feel, no more commercial
- If new commercial is developed should be no more than 2 stories

- No bus hub

Group 2

- Improve access to residential
- Some commercial growth is okay but should be limited
- East of Taylor Mill could be developed as office
- West of Taylor Mill limited retail
- Incorporate greenways with new road and rustic feel such as rock walls
- Consistent image throughout Taylor Mill
- Sidewalks
- Bike trails
- Natural areas
- Parks
- If a new large residential area is developed should incorporate a park into it
- Should respect land owners and try to find a compromise

Group 3 (lives near Mason Road and Old Taylor Mill Road)

- Preservation of existing neighborhoods
- Safe pedestrian access from residential to commercial
 - Sidewalks
 - Crosswalk
- Create a gateway-preserve eastern side of I-275
- Preserve green space
- With new businesses avoid any that would cause high traffic volume
- Area could use a nice restaurant, doctors office, nice hotel
- Provide nice bus stops with pedestrian access to them
- Use Old Taylor Mill as a bikeway
- Water pressure should be increased
- Provide a good flow of traffic
- Preserve the undeveloped area on the east
- Prevent a bottle neck at Davis Property
- Improve existing retail with architecture, landscaping, and signage
- Learn from the mistakes in other areas
- Preserve the topography
- Preserve the unique character of Taylor Mill
- Make commercial compatible with Taylor Mill

Group 4 (Lives at Taylor Creek subdivision)

- No overbuilding of commercial
- Maintain residential feel
 - No commercial development at gateway points
 - Question if commercial and retail can even be supported in Taylor Mill

- Enhance residential image
- No large bus hub
- Stay consistent in feel
- No forced selling

Group 5

- Attract business that will flourish in the area – not big box
- Include retail shops with living above-mixed use
- Movie, entertainment, family recreation
- Provide a retirement community
- Provide condos
- Safe pedestrian access from residential to commercial
- New signature gateway with Taylor Mill logo
 - Mill with water wheel
- Walking/bike trails
- Municipal building for teens and seniors
- Nice independent restaurant, no franchise, (Irish pub)
- Get business that will last and grow
- Funding with no tax increase
- Limit traffic congestion
- Small parks
- No parking in front of retail and office

Group 6 (Mason Road area)

- Remain residential
- Better traffic flow with new road
- Sidewalks and pedestrian connections
- Improved streetscape and trees
- Consistency throughout
- Does not want Taylor Mill to change