
CHAPTER 1

INITIAL OBJECTIVES OF THE PARKWAY CORRIDOR STUDY AND VISION STATEMENT AND OBJECTIVES FOR THE CENTRAL FLORENCE STRATEGIC PLAN UPDATE

On April 18, 1985 the City Coordinator of Florence requested the Boone County Planning Commission Staff to proceed with a corridor land use study for a proposed Parkway which would join U.S. 42, at King Dive, and KY 18, at a point east of Interstate 75 and west of Glenn Street. On May 21, 1985 the City Council of Florence approved the general alignment of the proposed Parkway. The purpose of this planning report was to recommend a planning concept and corresponding land use plan which was appropriate for the development of the district under review.

The plan concept approved by the City of Florence in 1986 was for the 546 acre area surrounding the Parkway to be developed as a business, cultural, and civic center (see Map on Page 1.4). The following is a listing of the general and specific elements and guidelines that were considered in the writing of the *Parkway Corridor Study*:

General Context & Guidelines

- A. Organization of a mix of land uses consistent with the development of a city center.
- B. Establishment of ground level and other similar conditions and land uses favorable to the development of a people oriented and pedestrian environment.
- C. Identification of development consistent with local and regional demographic/socioeconomic trends as well as the enhancement of the city's economic and service capacity.
- D. Coordination of development and transportation planning in order to bring about a more concentrated, desirable urban form and to increase accessibility between development centers and the rest of the city.
- E. Agreement with the goals, objectives, and policies of the Comprehensive Plan.

Specific Constituent Elements

- A. Develop the study area according to a coherent general plan which includes:
 - 1. A suitable arrangement or unified design of buildings, open spaces (including parks and plazas), and walkways related harmoniously to each other and as part of an integrated plan which promotes a safe, convenient, and attractive pedestrian environment.
 - 2. A mix of uses consistent with city center development.
 - 3. Attractive ground level conditions and land uses conducive to the establishment of a people oriented and pedestrian environment and to the realization of bullet items listed above; for example, such ground level conditions and land uses may include retail stores, restaurants, specialty food, eating and drinking, and other similar establishments; personal, professional, business, and government services; and similar people oriented activities and land uses.

- B. To identify development which is consistent with local/regional demographic and socioeconomic trends.
- C. To help unite the urban fabric of the city by connecting the Parkway to the larger street pattern of the city at grade level access points along KY 18 and U.S. 42 and by providing pedestrian routes and walkways to, from, and throughout the study area.
- D. To help facilitate travel between the development area and other development centers in/near the city via the proposed Parkway.
- E. To place the districts of development in the study area under the Planned Development Overlay (PD) zoning regulation.
- F. To make all study area development subject to vehicle and pedestrian access management guidelines as well as urban design and landscape review criteria/regulations under the PD Overlay procedure listed above and other appropriate zoning regulations, for example, sign district regulations.
- G. To develop the study area consistent with the principles and policy objectives of the Comprehensive Plan.

Plan Update

The *Parkway Corridor Study* is more than 21 years old, and the City of Florence has requested that the Boone County Planning Commission update and expand the recommendations of the existing study. The Boone County Planning Commission and City of Florence agreed that the study should be renamed the *Central Florence Strategic Plan* due to the area's proximity to the center of the city. The following paragraphs below summarize the vision statement and objectives of the study.

Vision Statement

The intent of the *Central Florence Strategic Plan* is to further develop the city's central neighborhoods and to link existing and/or planned business, civic, recreational, entertainment, and residential attributes of the study area together to create a vibrant, inter-related city center (see Map on Page 1.5).

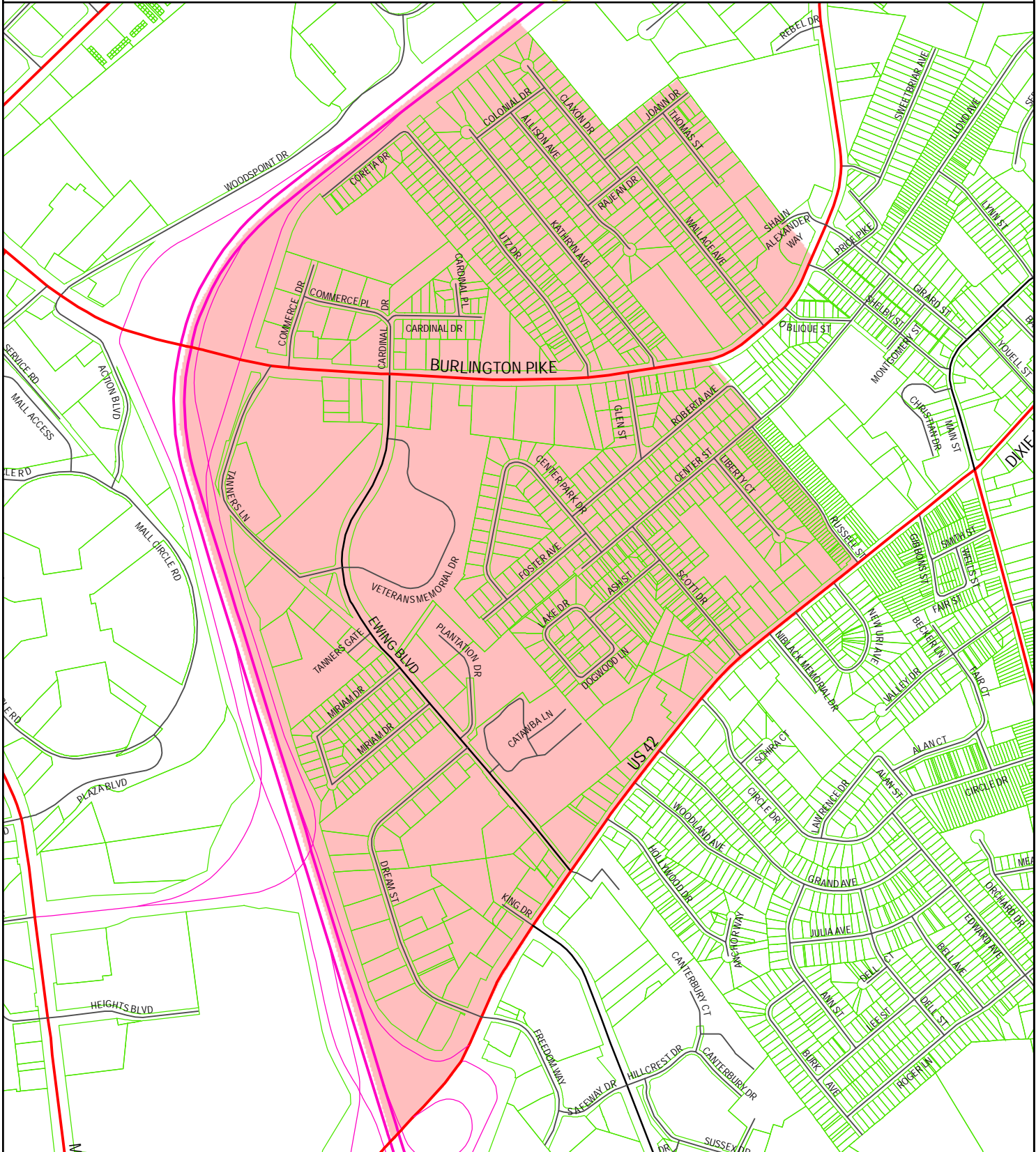
Objectives

- A. Develop each neighborhood's unique assets and amenities, and establish each area as an identifiable neighborhood within the city center.
- B. Provide a detailed strategy for creating the "urban center" envisioned by the *Parkway Corridor Study* and identified in the 2005 *Boone County Comprehensive Plan*.
- C. Create architectural identity unique to the city center.
- D. Enhance quality of life through improvement of the physical environment.
- E. Create employment, recreation, and entertainment opportunities within the study area.
- F. Create a mixed-use service and retail environment which will primarily serve current and future market needs east of I-75 and will not compete with the regional market west of I-75.

- G. Recommend public improvements and actions for strengthening identities of individual neighborhoods such as was done in the *Dream Street Study*.
- H. Subdivide the study area into sections – existing characteristics and recommendations for land use, vehicle and pedestrian access, site design, etc.
- I. Determine how future development proposals will be reviewed, such as Planned Development Overlay(s) (PD) and/or short review/long review/technical design review/or other processes.

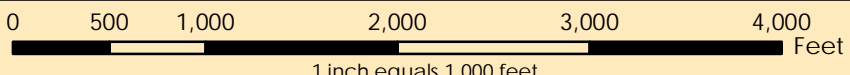
Limits of 1986 Parkway Corridor Study (546 Acres)

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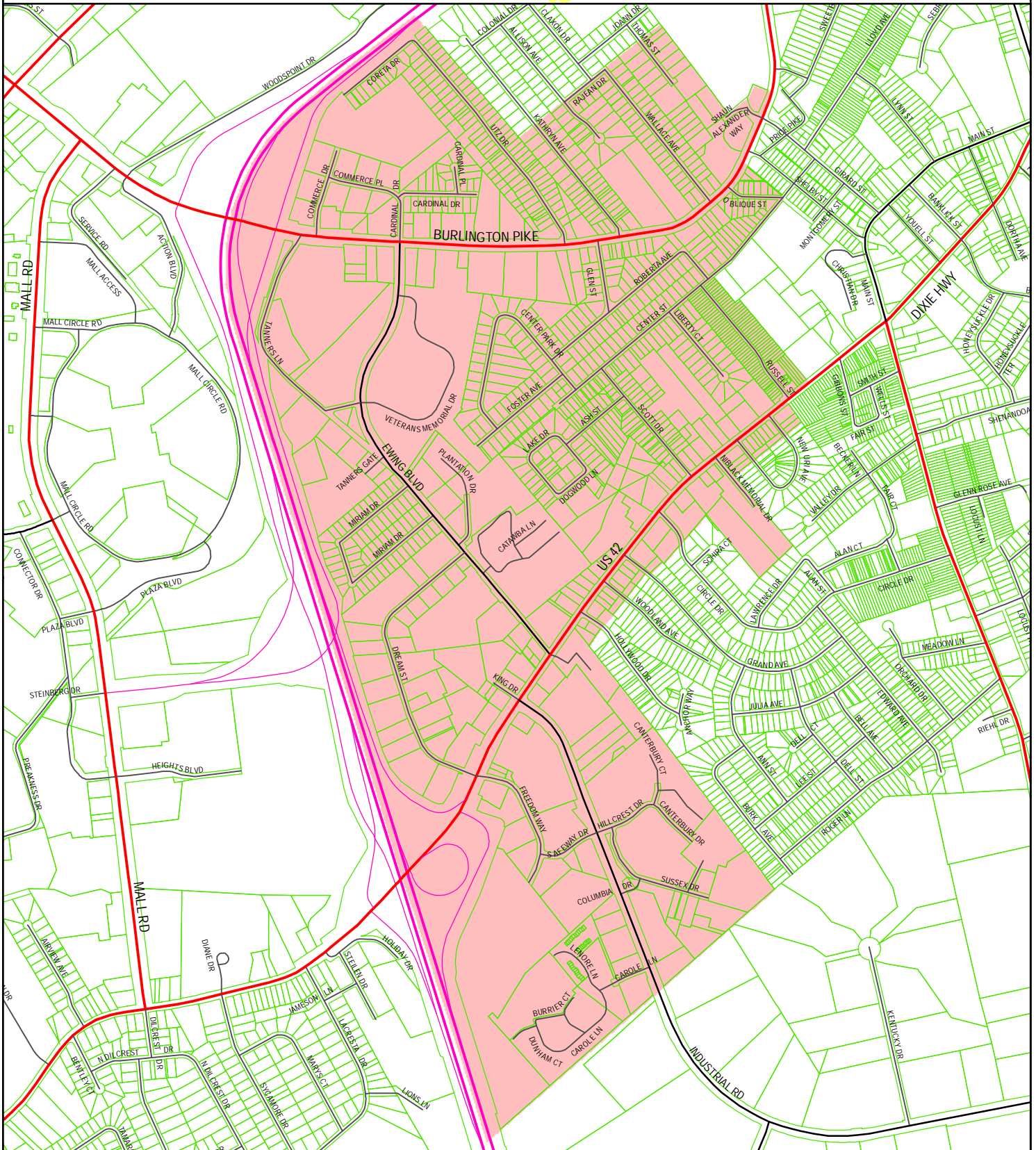
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Limits of Central Florence Strategic Plan (732 Acres)

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Boone County GIS - Putting Northern Kentucky on the Map