



Ft. Mitchell Historic Business District Economic Development Study Executive Summary

The Study Area

- Approximately 11-acres
- Nearly 200,000 people within 5 miles
- Predominant character is retail surrounded by residential areas

Crafting the Plan

- Appointed 10-member Task Force
- Conducted 9 Key Person Interviews
- Held meetings with building owners
- Explored approaches of nearby cities
- Convened business owner's round table
- Hosted Public Open House and survey
- Performed walking audit of the study area

Target Market

- 60-80% of customers are within a 5-minute drive and can walk to the area
- There is an affluent, well-educated, and maturing customer base within 10-minutes
- Residents within 10-minutes are likely to frequent high-end retail, restaurants, & services
- Unmet demand in service-based and niche neighborhood retail
- New retail should fit the current character of the area and be walkable
- Incoming businesses should be more upscale to meet local demand

Recommendation Highlights

Overarching Theme

Enhance the Sense of Place

Priority Areas

Improve Safety

Adding Greenery

Create Gateways

Parking Solutions

Vehicular Mobility

Other Solutions

Recommendations

Enhanced pavement markings

New crosswalk on Dixie Hwy. near Requardt Ln.

Increase pedestrian space

Include new vegetation features

Form partnerships to incentivize greening

Create new gateways along major roads

Work with the public to determine gateway details and features

Remove physical barriers and connect existing parking lots

Work towards shared parking solutions

Reduce demand for cars by improving other options

Conduct operational traffic study to address short-term traffic issues

Realign Requardt Ln. and Sunnymede Dr.

Conduct detailed study of US 25 and KY 371 alignment

Create a new zone for the study area and incorporate Z21 standards

Increase events like 5k races, farmer's markets, & holiday gatherings

Use signs to help visitors find attractions