

The *Comprehensive Plan 2006-2026: An Areawide Vision for Kenton County*, recommended that a small area study be conducted for an area in the City of Covington to be impacted by the widening of 12th Street/ Martin Luther King Jr. Blvd and construction of the new St. Elizabeth Medical Center Covington. These two developments have the potential to be catalysts for major redevelopment efforts in the area. This study, conducted by the Northern Kentucky Area Planning Commission in collaboration with the City of Covington and the Center for Great Neighborhoods is designed to plan ahead for the potential development these projects will generate. The recommendations provided in this study will help city government, residents, neighborhood associations, and other interested groups guide changes in a way that will take advantage of new development and improve the quality of life in the area.

VISION STATEMENT

The area will be noted for a diversity of residents, mix of housing types and architectural styles, thereby enhancing the quality of life of current and future residents and making it a desirable community to live and work in. New development will be carefully integrated into the neighborhood fabric through compatible buildings, imaginative siting, and effective pedestrian and vehicular linkages.

The area will continue to build upon the support of its existing and future businesses, neighborhood groups, and neighborhood center to encourage an environment which encourages homeownership and civic participation. A feeling of inclusion will be maintained among current residents, businesses, and property owners while attracting new residents and small businesses that relocate to serve local needs

GOALS

- Identify opportunities to improve the quality and mix of housing stock within the area by integrating affordable housing (owner-occupied and rental) for families, singles and seniors.
- Identify resources and support programs to increase the percentage of owner-occupied housing in the area.
- Reduce crime, blight, and vacant properties.
- Identify opportunities for green space, pocket parks, off-street parking and trees in the area.
- Encourage economic development with incentives for new retail/dining/small business appropriate for the area.
- Preserve the existing “walkable” nature of the area. Maintain the character of historic architecture in new construction and rehabs.
- Encourage reinvestment in the neighborhood through upgraded infrastructure, including streets, sidewalks, lights, and park areas, including the enhancement of the historic Linden Grove Cemetery and provisions for its public use.
- Integration of community facilities with residential and small businesses.

STUDY BOUNDARY

The boundaries of the *Linden Gateway Small Area Study* (LGSAS) are as follows; 11th Street on the north side 19th Street to the south, Interstate 71/75 forms the west boundary and the CSX Railroad is the eastern boundary. The area is primarily residential with some commercial on its northern and southern borders and industrial uses along the railroad.

TASK FORCE AND KEY PERSON INTERVIEWS

An 11-member task force representing various interest groups was formed to help gather public input for the study, and make sure the study targeted the concerns of all interested groups. Representatives on the task force included the Friends of Peaselsburg Neighborhood Association, Westside Action Coalition, St. Elizabeth Medical Center, Linden Grove Cemetery Board, Peaselsburg and Westside neighborhood residents, and representatives of local businesses, church and industries. The Task Force assisted NKAPC staff by adopting a vision statement and goals, making recommendations on staff reports, and voting on key items of the study. These items included the study boundary and title, the existing conditions inventory, the land use/transportation alternatives, and the interim report and final draft of the study. In addition, to the Task Force interviews were conducted with key persons such as the head of

Covington city departments, the Transit Authority of Northern Kentucky, Kentucky Transportation Cabinet, Home Ownership of Northern Kentucky, Family Resource Coordinator at Glenn O. Swing Elementary, Sanitation District #1, Northern Kentucky Water District, Duke Energy, Kentucky Heritage Council and Covington School Board.

PUBLIC MEETINGS

Three public meetings were held, in addition to Task Force meetings, to gather input from residents and property owners. The first meeting, held on October 25, 2007, provided an opportunity for residents to express their opinions, concerns and ideas about the study area. The second meeting was held on April 17, 2008 and offered residents and property owners an opportunity to meet with NKAPC staff and discuss and offer feedback on preliminary recommendations. These comments were discussed with the Task Force and, where appropriate, are included within this report. The final public meeting was held on August 20, 2008 to present the final draft to the neighborhood associations and others prior to consideration by the task force.

INTERIM REPORT

The first step in the study included a thorough review of current conditions of the study area and surrounding environs that might impact development or other issues that may need to be addressed within the area. This review included; demographics, transportation, the historic nature of the area, current land use and zoning, community facilities, the streetscape, and green infrastructure. Previous plans pertinent to the study area were reviewed. Because of their relevance to the study area special attention was given to the *12th Street Corridor Redevelopment Plan* and *Building Covington's Future: The Strategic Plan*. This information was presented to the Task Force and the public in the *Linden Gateway Small Area Study - Interim Report*. The Interim Report may



July 2008 Task Force meeting



be reviewed and downloaded from the NKAPC website at. <http://www.nkapc.org/lr-studies.html>

REVIEW AND ADOPTION

The study was reviewed by the Task Force at their August 28th, 2008 meeting. The Task Force recommended the adoption of this study for incorporation into the *Comprehensive Plan Update: 2006 – 2026* to the City of Covington. The Covington City Commission adopted the study and authorized an application to the Kenton County Planning Commission to incorporate the study into the *Comprehensive Plan Update: 2006 – 2026* on September 23rd, 2008. The Northern Kentucky Area Planning Commission reviewed and adopted the study on October 21st, 2008 and recommended incorporation of the study into the *Comprehensive Plan Update: 2006 – 2026* to the Kenton County Planning Commission. The Kenton County Planning Commission reviewed the application and adopted the study as part of the *Comprehensive Plan Update: 2006 – 2026* on November 6th, 2008.

