

The existing land uses in the study area are primarily: (1) residential at varying densities; (2) some commercial along 12th and 19th Streets; and (3) industrial along Russell Street. The *Comprehensive Plan Update 2006-2026: An Area-Wide Vision for Kenton County* identifies most of the area for residential uses at varying densities as illustrated in the Interim Report (see Interim Report Map 11). The Linden Gateway Small Area Study sought to take a closer look at the area to identify changes that are anticipated to occur because of development attracted by the new St. Elizabeth Medical Center Covington and widening of 12th St./ Martin Luther King Jr. Blvd. warranting a need for change in land use.

GENERAL CONCEPTUAL CONSIDERATIONS

In order to determine the recommended future land uses for the study area, it is essential to look at the area in the context of the City of Covington as shown in Map 2.1.

Major transportation corridors adjacent to the study area that are significant on a regional scale include Interstate 71/75 and the CSX railroad. Important corridors within the city include the 4th and 5th Street loop; 11th Street and 12th St./ Martin Luther King Jr. Blvd.; Madison Avenue; Scott and Greenup Streets; and 19th Street. The portions of 12th St./Martin Luther King Jr. Blvd., 19th Street, Holman and Russell Streets, within the study area, are of particular significance because they provide access for residents and businesses.

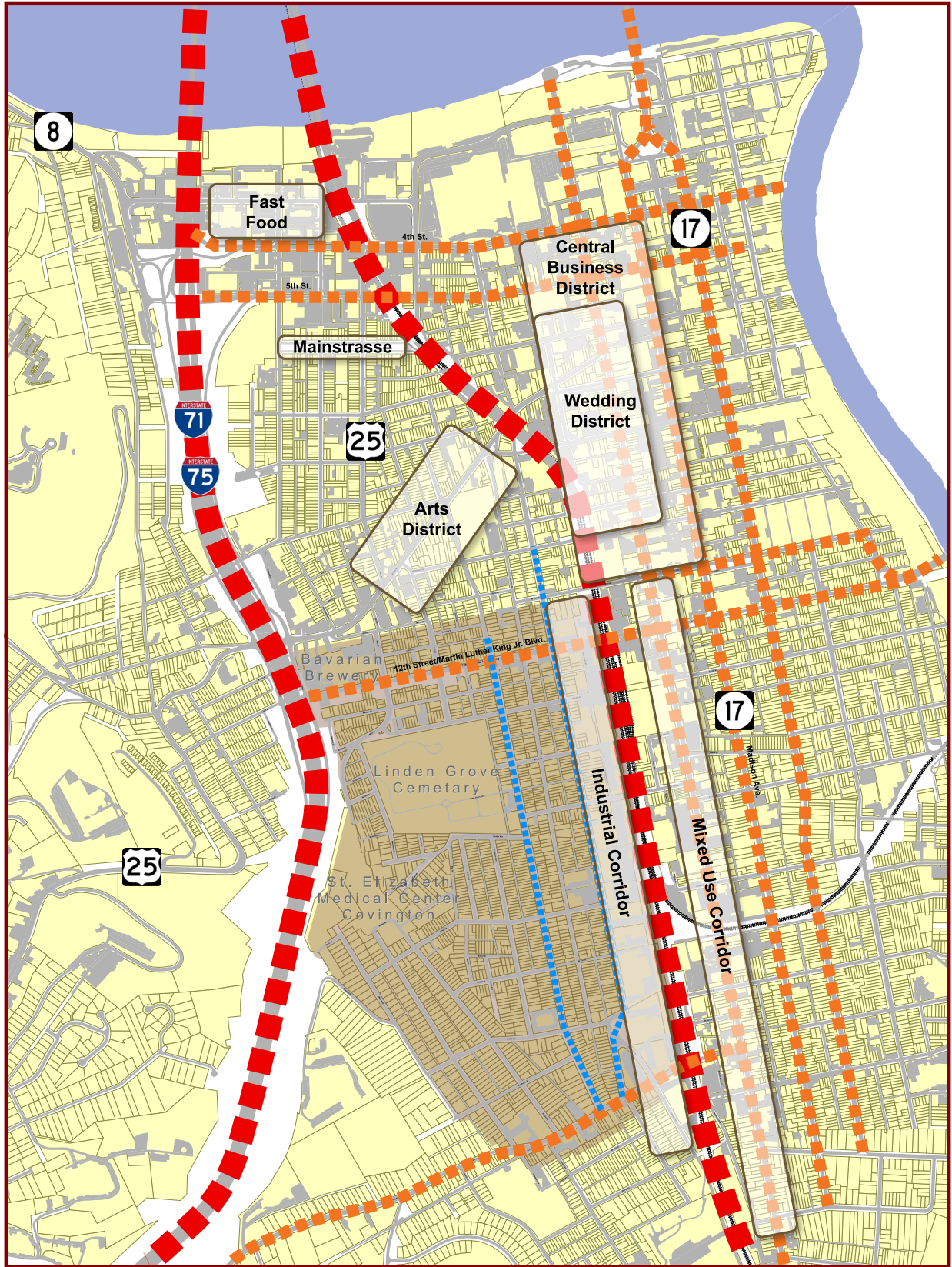
The City has promoted various development concepts within different areas including the Wedding District, Arts District, restaurants and retail in Mainstrasse, offices, convention center, and residential and hotels along the riverfront. An industrial corridor is located south of 12th St./Martin Luther King Jr. Blvd. along the CSX railroad. In addition, a mixed use corridor is proposed for Madison Avenue which is located less than a half a mile from the center of the Linden Gateway area.

STUDY AREA CONCEPTUAL CONSIDERATIONS

Existing retail services are located primarily along 12th St./Martin Luther King Jr. Blvd. and 19th Street with a few interspersed throughout the study area as shown in Map 2.2. The industrial corridor is located along Russell Street and a mixed use corridor is proposed along Madison Avenue. This plan embraces continuation of the industrial land uses along the railroad as an important component of the city and county. The *Comprehensive Plan Update 2006-2026* has documented the need for well located industrial land in Kenton County. This existing industrial land is both well located and beneficial to the area as a buffer between residential land uses and the railroad.

The area has a strong inventory of corner buildings, identified by their location at the intersection of two streets where the buildings in a few instances have an angled entrance so as to be easily visible from both streets. These buildings have facades with display windows readily identifying them as former commercial businesses. There are several corner buildings that are either being underutilized for commercial or other uses or that are vacant. These buildings could revert back to their historic uses providing much needed services to the area such as grocery stores and offices. Hence, the recommendation that any commercial revitalization in






Map 2.1 - Transportation Corridors & City-Wide Development Concepts



Linden Gateway Small Area Study

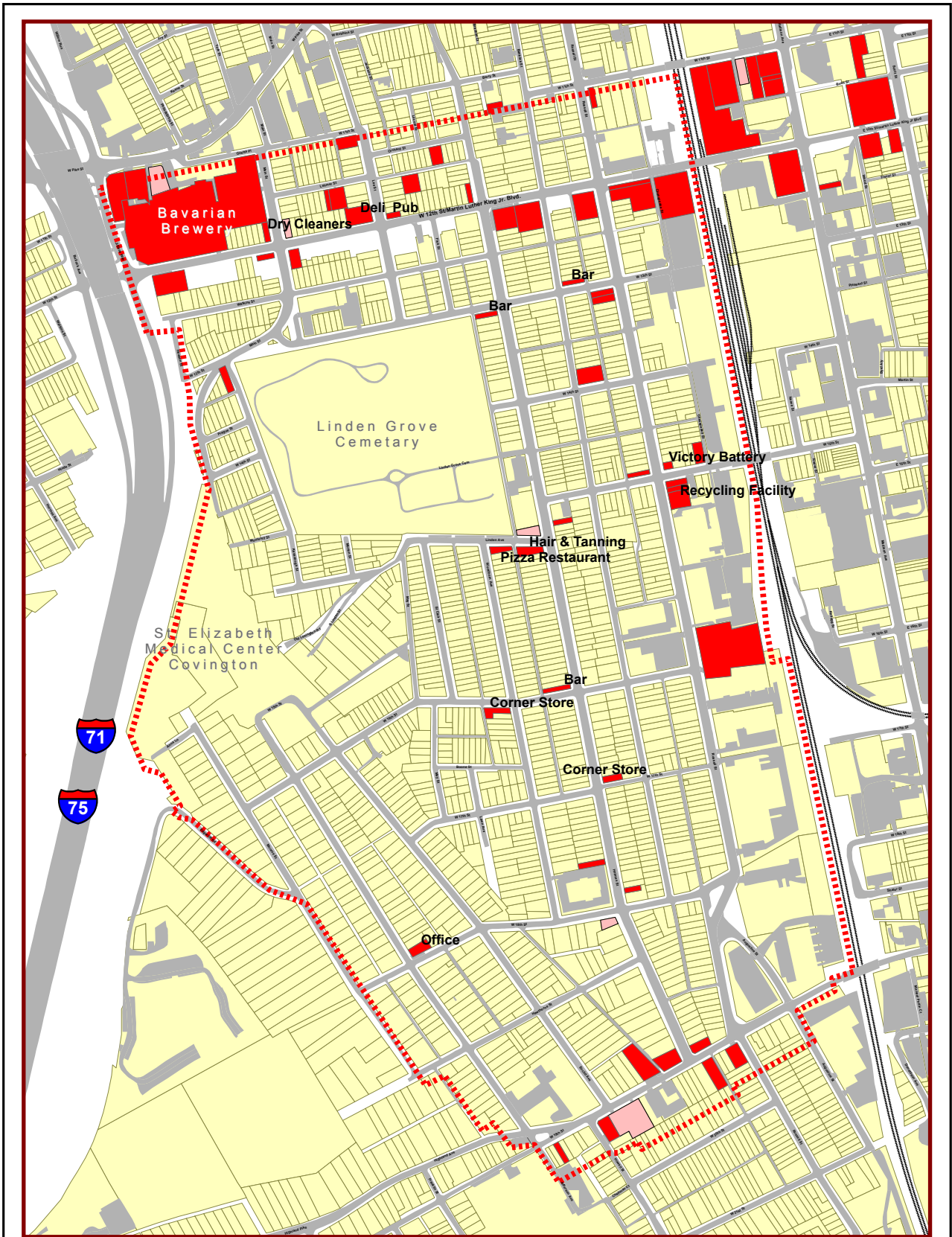


City of Covington
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	Study Area		Regional Transportation Corridor	 N W E S
			City Transportation Corridor	
			Study Area Transportation Corridor	

0 250 500 1,000
 Feet

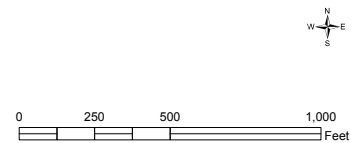
Map 2.2 - Existing Retail Uses



Linden Gateway Small Area Study



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the area should take into consideration the services provided by existing uses and the potential for these corner buildings to be reused.

The widening of the 12th St./Martin Luther King Jr. Blvd. corridor and the location of the St. Elizabeth Medical Center Covington facility is anticipated to be the catalyst for redevelopment of the area. Ancillary uses to the hospital, such as medical/dental offices, labs, and pharmacies are anticipated to locate near the medical center. The focus for uses in this area should be primarily on health related services while potentially allowing some retail to serve those “office” users. Services such as restaurants, specialty stores and offices will also want to locate close to the medical center to serve its employees. It is anticipated that this redevelopment will also “spill over” into the adjoining neighborhoods in the form of housing and businesses.

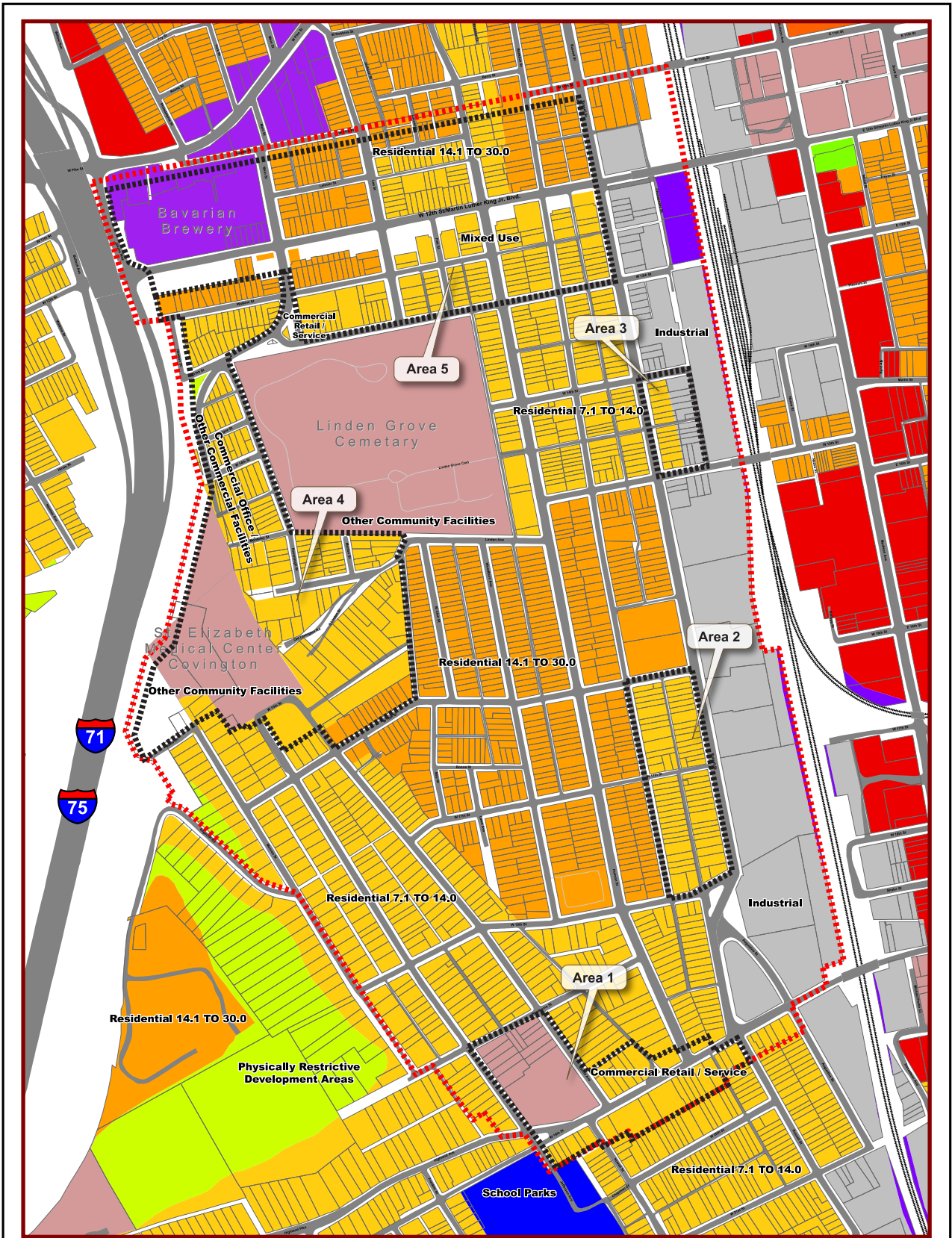
RECOMMENDED LAND USES:
COMPREHENSIVE PLAN UPDATE 2006 -2026

The recommended future land use for the area is mostly residential at densities ranging from 7.1 to 14.0 and 14.1 to 30.0 dwelling units per net acre. Also identified are industrial uses along Russell Street. The Bavarian Brewery site, on the north side of 12th St./Martin Luther King Jr. Blvd., is identified as a Special Development Area which is defined in the *Comprehensive Plan Update: 2006-2026* as an area where specialized activities such as mixed uses, entertainment and extensive commercial activities are encouraged. Linden Grove Cemetery and the new St. Elizabeth Medical Center Covington are identified as Other Community Facilities as shown in Map 2.3.

Five areas have been identified for further analysis as shown in Map 2.3. These areas were chosen based on the changes that are anticipated and the impact on land use in these areas.



Map 2.3 - Comprehensive Plan Update 2006-2026 Recommended Land Use

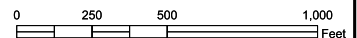


Linden Gateway Small Area Study



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Study Area	School Parks	Residential 14.1 TO 30.0
Commercial Retail/Service	Rail Road	Residential Over 30.0
Special Development Area	Right of Way	Industrial
Other Community Facilities	Residential 7.1 TO 14.0	Mixed use
Physically Restrictive Development Areas		
Recreation and Open Space		



Area 1

19th Street Corridor

This area is presently identified for Residential uses at a density ranging from 7.1 to 14.0 dwelling units per net acre with the block that comprises St. Augustine Church and School identified for Other Community Facilities as shown below in Figure 1.

Several commercial uses presently exist along the 19th Street corridor as shown in Figure 2 including a market, hair salon, coin laundry, funeral home, learning center, tavern, and a tanning salon.

The location of existing commercial uses along 19th Street and its proximity to residential land uses, both in Covington and Fort Wright make this corridor well suited for further commercial activity. Future commercial uses should be similar in scale to existing uses and a mix that enhances the current commercial uses to better serve the area. Two land use alternatives have been considered for the area. The first alternative extended commercial



Businesses on south side of 19th Street

development along 19th Street to Russell Street and the second alternative extended commercial development beyond Russell Street to Augustine Street. Consideration of increased commercial uses along this corridor took into account that two community facilities, St Augustine Church and School and the Glenn O. Swing Elementary School, provide buffers between the corridor and residential uses. Furthermore, a property recommended in this Study for a future park on Holman Street near 19th Street would provide an additional buffer between emerging commercial land uses and residential uses.

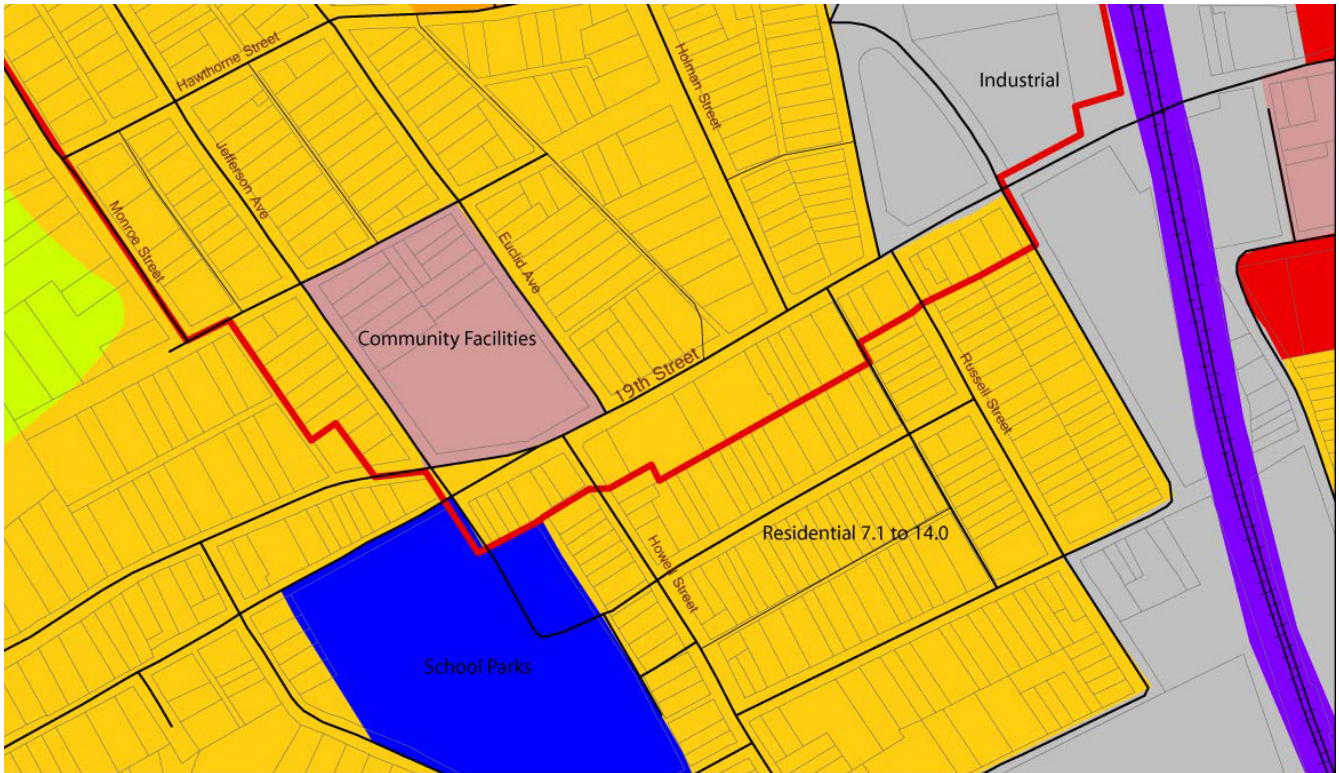


Figure 1: Land use recommendations from the Comprehensive Plan Update 2006-2026



Figure 2: Existing uses along the 19th Street corridor

Land Use Recommendation: Area 1

Encourage limited commercial uses along 19th Street where the focus is to retain existing businesses that are neighborhood oriented and encourage a few other small scale businesses. This study recommends changing the land use for a portion of the corridor from residential uses at a density ranging from 7.1 to 14.0 dwelling units per net acre to commercial retail/service as shown in Figure 3.

In addition it is recommended that the land use of properties behind the St. Augustine Church and School facility that are presently privately owned residential uses, but are identified along with the church as other community facilities, be identified as residential at a density of 7.1 to 14.0 dwelling units per net acre.

This study recommends that commercial uses along 19th Street be restricted to the west of Russell Street for the following reasons:

- Existing housing stock along 19th Street between Russell and Augustine Streets is

well maintained and provides an important residential component to this area.

- Expanded commercial land uses along 19th Street will be contained within the area where existing commercial land uses already exist.
- Additional land for commercial land use is not necessary along the 19th Street corridor because of the mixed use development proposed along Madison Pike less than one-fourth mile to the east. (For further information see the *Madison Avenue Corridor Redevelopment Plan*).



Existing homes along 19th Street between Russell and Augustine Streets



Figure 3: Proposed land use along 19th Street

Area 2

Bounded by 16th, Russell, 18th and Banklick Streets

This area is presently identified for residential uses at a density of 7.1 to 14.0 dwelling units per net acre as shown below in Figure 4.

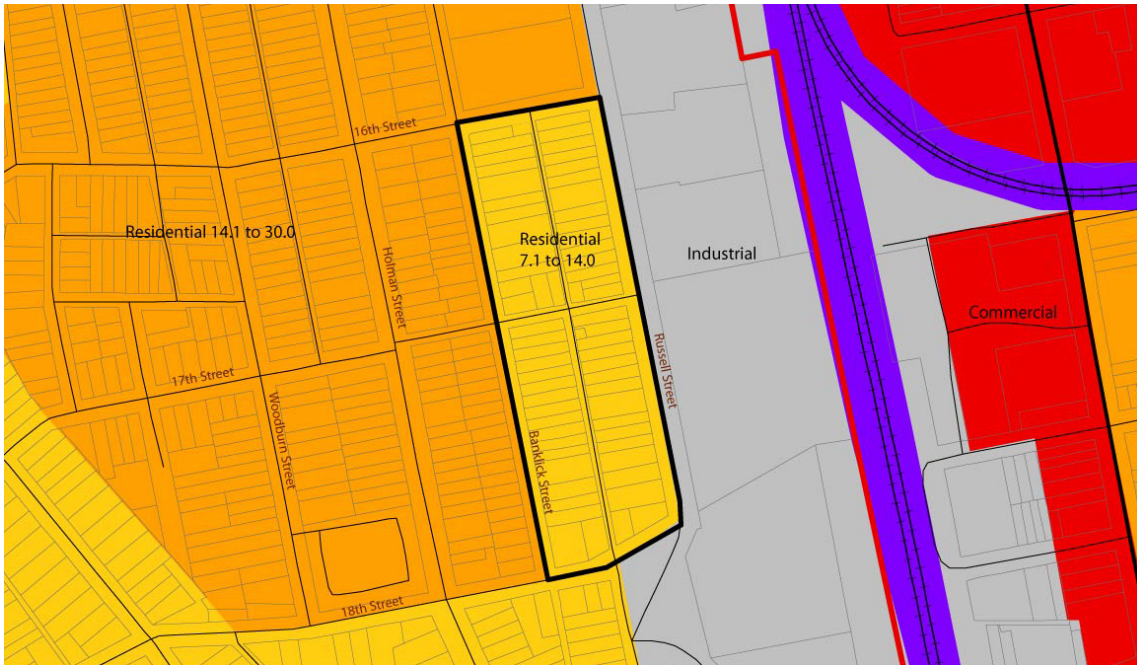


Figure 4: Land use recommendations from Comprehensive Plan Update 2006-2026

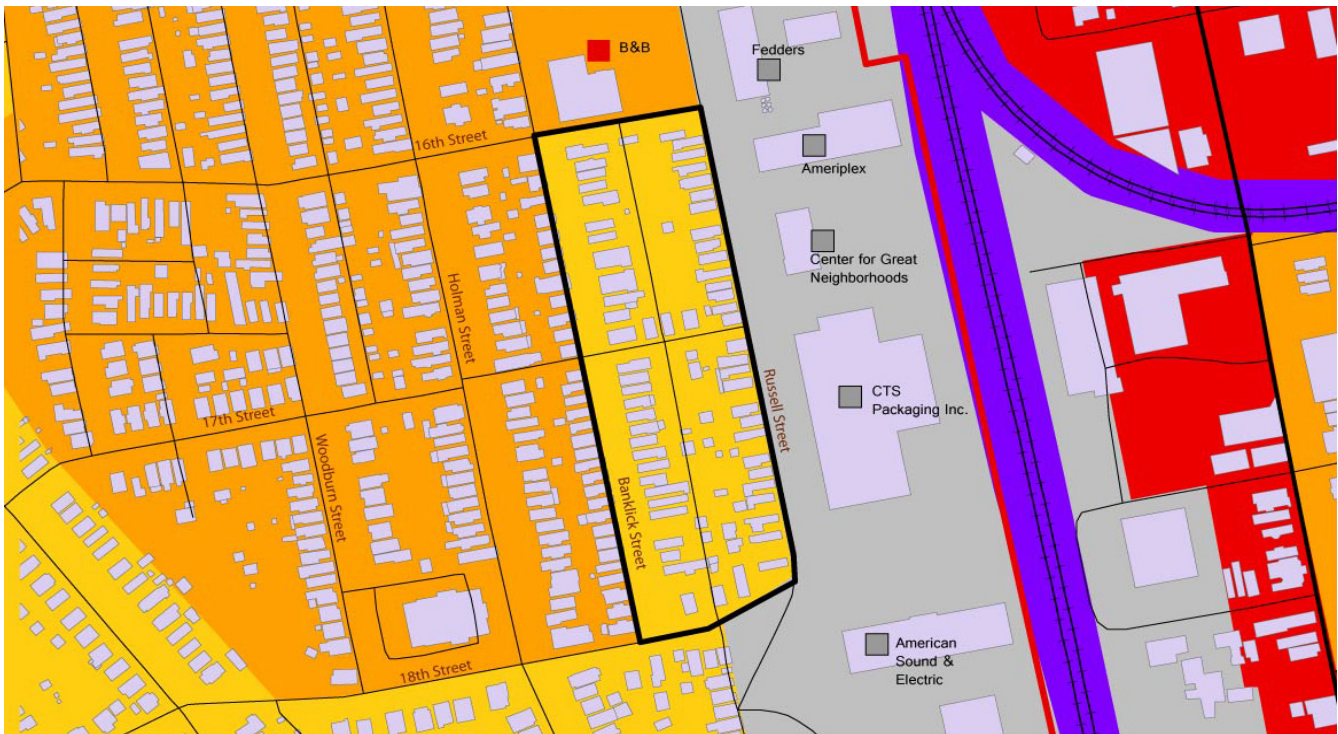


Figure 5: Existing uses around Area 2

This area is adjacent to the industrial corridor along Russell Street and is located just south of the B&B building on the corner of Russell and 16th Streets as shown in Figure 5. The area is also in close proximity to Goodwill Village, a multi-family housing development located on Russell Street between 15th and 16th Streets.

Land Use Recommendation: Area 2

Change the land use from residential at a density ranging from 7.1 to 14.0 dwelling units per net acre to residential 14.1 to 30.0 dwelling units per acre as shown in Figure 6. Area 2 is bordered on two sides by land use densities recommended at 14.1 to 30.0 dwelling units per net acre and industrial land uses across Russell Street. The change in land use would be more consistent with the intensity of land uses on adjacent land. Area 2 is currently developed at a density of 40 dwelling units per net acre and the change in land use density will also be more consistent with the density this area is currently developed as. Increasing the density within this area will provide opportunities for redeveloping this area at a higher density in close proximity to jobs and other uses, such as those located within nearby industrial and retail areas.



Existing homes on Russell Street between 16th and 17th Streets

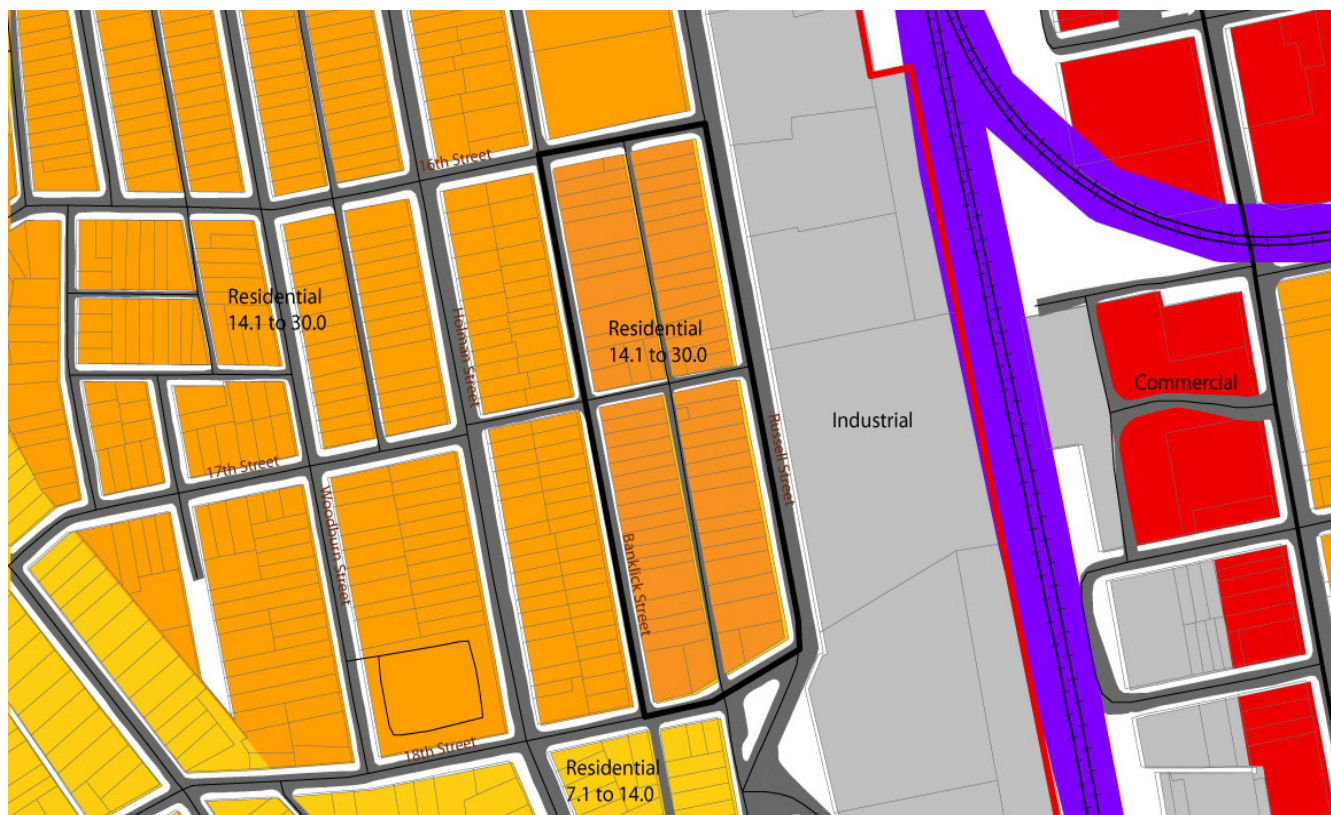


Figure 6: Proposed land use change

Area 3

East of Russell Street, North of 15th Street and south of 14th Street

This area is presently identified for residential uses at a density of 7.1 to 14.0 dwelling units per net acre as shown below in Figure 7.

Area 3 located on the east side of Russell Street is surrounded on three sides by land that is identified for future industrial uses. This area is currently occupied by industrial and retail uses. As shown in Figure 8.



Russell Street looking north.



Figure 7: Land use recommendations from Comprehensive Plan Update 2006-2026



Figure 8: Existing uses around Area 3

Land Use Recommendation: Area 3

Area 3 was considered for change from residential 7.1 to 14.0 to Industrial. The present residential/ industrial dynamics do not appear to create any conflict and retaining residential uses in Area 3 is appropriate. . The existing housing stock in the area is in good condition and appears to work well with the adjoining industrial uses. Residential uses should be retained along this stretch of Russell Street to further enhance the streetscape in the immediate area as being residential. No change in land use from residential at a density ranging from 7.1 to 14.0 dwelling units per net acre is recommended.



Houses on east side of Russell Street in Area 3

Area 4

Extends from 12th St./Martin Luther King Jr. Blvd. on the north, the interstate right of way on the west, midway between 15th and 16th Streets to the south and essentially west and south of Linden Grove Cemetery

Area 4 is currently identified primarily for residential uses at a density ranging from 7.1 to 14.0 dwelling units per net acre. A portion of the area that will be occupied by the St.Elizabeth Medical Center Covington and Linden Grove Cemetery are identified as community facilities. Residential homes located north of Watkins Street and west of Main Street are identified for residential uses at a



Figure 9: Land use recommendations from Comprehensive Plan Update 2006-2026

density ranging from 14.1 to 30.0 dwelling units per net acre as shown in Figure 9.

Existing uses within Area 4 include the Linden Grove Cemetery which was described by residents as an important community asset, the St.Elizabeth Medical Center Covington that is presently under construction, a new Duke Energy substation on 13th Street which is currently under construction and Lance Corp. Justin Sims Memorial Park located at 16th Street and Euclid Avenue as shown in Figure 10.

Three different land use alternatives were considered for Area 4. All three alternatives recommended changing the properties owned by St.Elizabeth Medical Center Covington for the new medical facility to other community facilities and changing the area south of 12th Street/Martin Luther King Jr. Blvd., north of 13th Street, east of the interstate and west of Main Street from residential to commercial office/other community facilities. This area should be prime for development as it is easily accessed from Interstate 71/75 and is located in close proximity to the soon to be widened 12th Street/Martin Luther King Jr. Blvd. Main Street and Linden Grove Cemetery act as a buffer between this area and existing residential uses, making the area more attractive to existing residents for future commercial development.

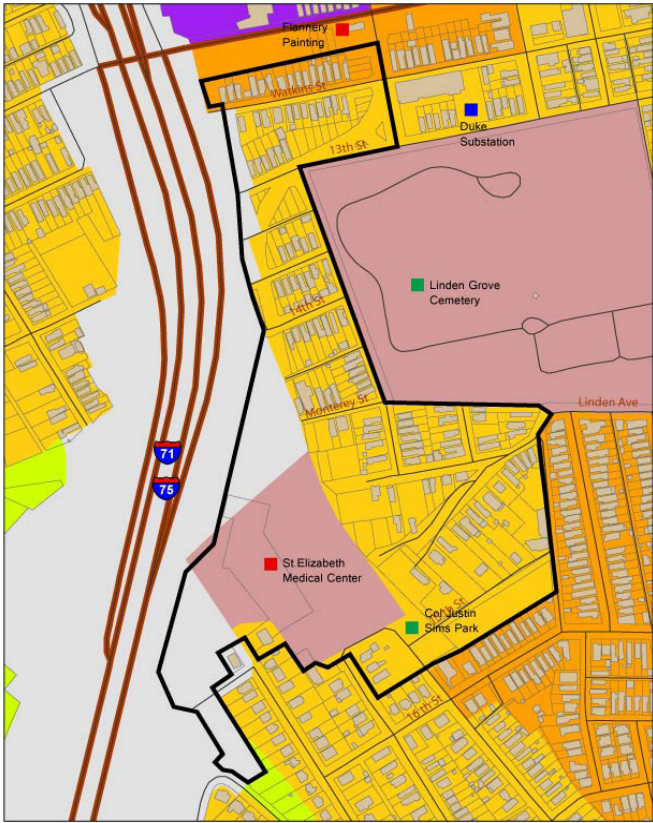


Figure 10: Existing uses around Area 4

Land Use Alternative 1:

Change land use from residential 7.1 to 14.0 to commercial office/other community facilities for area south of 13th Street, east of Kavanaugh Street and north of Linden Avenue. Increase residential density of area south of Linden Avenue, north of 15th Street, west of May Street and east of St. Elizabeth Medical Center Covington properties from residential at a density ranging from 7.1 to 14.0 dwelling units per net acre to Residential 14.1 to 30.0 dwelling units per net acre as shown in Figure 11. The emphasis in this alternative is to encourage commercial office/other community facilities uses to be located in close proximity to the new medical facility thereby providing services that would complement the medical facility. Increasing the residential density south of Linden Avenue makes this area consistent with the density of adjoining areas located to the east and south.



Current structures along the St. Elizabeth Medical Center Covington access road

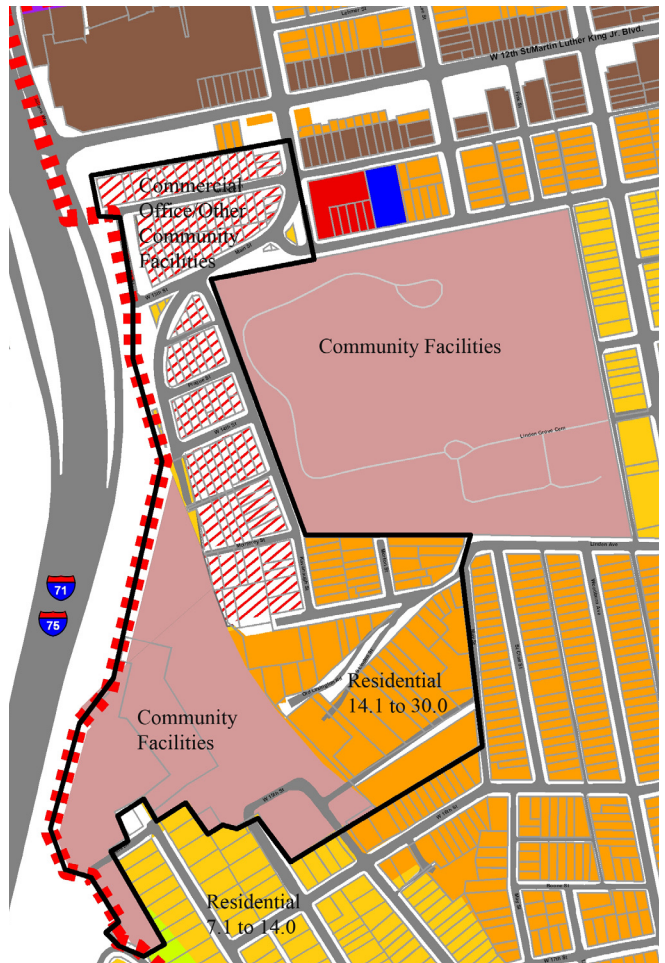


Figure 11: Land use alternative 1 for Area 4

Land Use Alternative 2:

Increase residential density of the area north of 15th Street, west of May St, east of the St.Elizabeth Medical Center Covington properties and south of 13th Street from residential at a density ranging from 7.1 to 14.0 to residential 14.1 to 30.0 dwelling units per net acre as shown in Figure 12. This alternative emphasizes the residential character of the area and provides the opportunity for some high density housing in close proximity to the medical facility. This land use alternative would restrict commercial uses primarily north of 13th Street. As in Alternative 2, increasing residential density south of Linden Avenue would make it consistent with the density of adjoining areas to the east and south.

Land Use Alternative 3:

Alternative 3 is similar to Alternative 1 except that proposed commercial office land uses stop at the alley between Monterey and 14th Streets. Areas south of the alley, as in Alternative 2, are proposed to be increased from residential at density ranging from 7.1 to 14.0 to a residential density ranging from 14.1 to 30.0 dwelling units per acre as shown in Figure 13. This alternative provides an opportunity for some commercial development in close proximity to the medical center while allowing for additional high density residential development within the same vicinity.

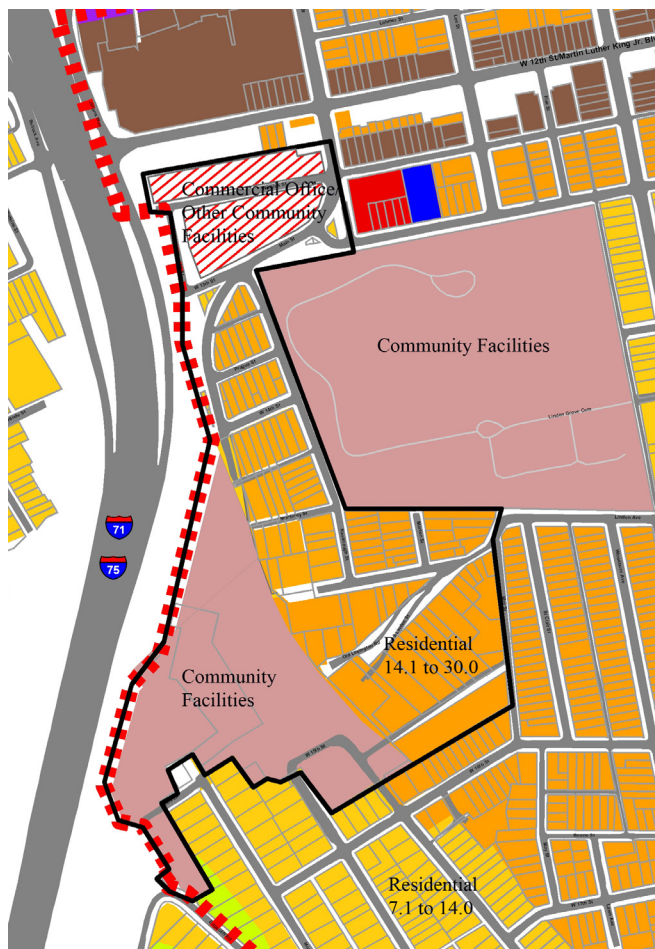


Figure 12: Land use alternative 2 for Area 4

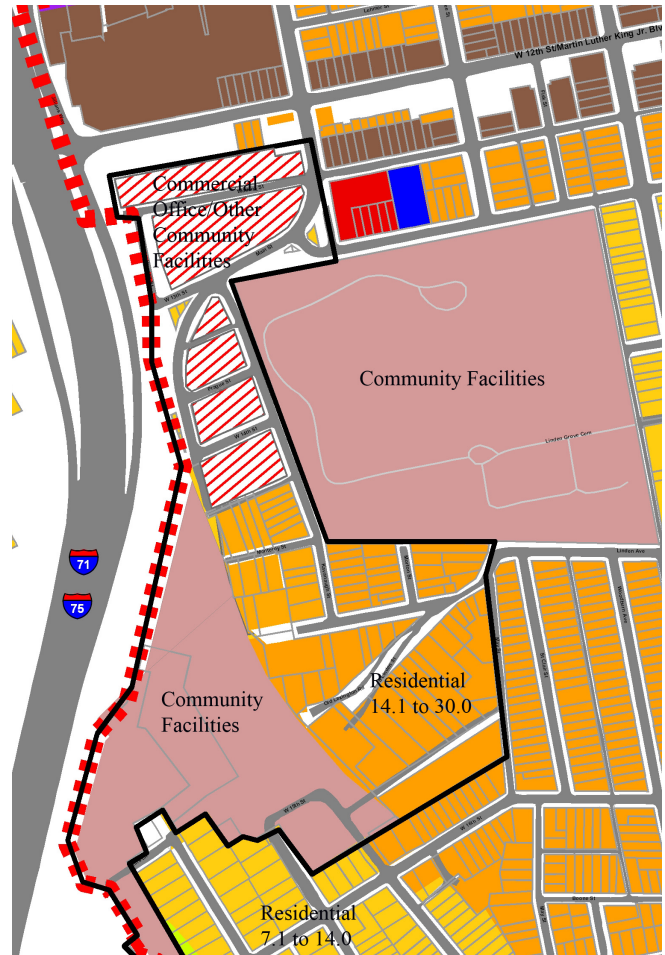


Figure 13: Land use alternative 3 for Area 4

Land Use Recommendation: Area 4

The recommended land use for Area 4 is Alternative 1 which includes the following:

- *Changing the land use from residential at a density ranging from 7.1 to 14.0 dwelling units per net acre to commercial office/other community facilities for area south of 13th Street, east of Kavanaugh Street and north of Linden Avenue.*

This alternative allows for a reasonable amount of land that would be needed if this area were to develop for commercial uses. Linden Grove Cemetery acts as a buffer between this area and the residential to the east. It is envisioned that this area would be developed by one entity given its location, size and topography. If more than one entity is involved the city may need to take more of an active role in coordinating development to help ensure compatibility between buildings and adjoining or nearby existing residential land uses.

The other community facilities land use includes uses such as colleges and universities, non-public schools, retirement homes, churches and so on. These uses are typically developed in a campus setting and house large buildings. It is especially important to note that while these uses are encouraged in the area, the character of buildings in terms of their architecture and spatial configuration should be compatible with that of the surrounding neighborhood.

There are several challenges in developing this area. One of the challenges is the topography and the other is access to the southern portion that is closer to Linden Avenue. The northern portion of this area has direct access from the new road leading to the medical facility while the southern portion is accessible only from Kavanaugh Street. Kavanaugh Street leads to areas that are recommended for and should remain residential in the future. If this area is developed by one entity the primary access

should be off of the new access road thereby minimizing the potential for commercial traffic to travel through Kavanaugh Street and adjoining residential areas.

This land use scenario was seen favorably by the Linden Gateway Task Force and the residents that attended the second public meeting. However, it was noted by several people that the form of development that occurs in this area is vital and should be compatible with that of the surrounding neighborhoods. The scale, materials, color used in the buildings constructed when this area redevelops should enhance the historic character of the neighborhood. It is recommended that a form based zoning that specifies the type and scale of buildings that will be built in the area be established. More information on this is provided in Chapter 8: Implementation.

This area provides an important linkage for pedestrian access that is envisioned from St. Elizabeth Medical Center Covington to Linden Grove Cemetery and 12th Street/Martin Luther King Jr. Blvd. This area should be connected by a pedestrian walkway to the new medical center which would enable employees to walk from the medical center to 12th Street/ Martin Luther King Jr. Blvd. (See Chapter 4).

- *Increasing the density of the area south of Linden Avenue, north of 15th St., west of May Street and east of St. Elizabeth Medical Center Covington from residential at a density ranging from 7.1 to 14.0 to residential 14.1 to 30.0 dwelling units per net acre.*



New access road off of Main Street to St. Elisabeth site

The higher density residential recommended for the southern portion of Area 4, from Linden Avenue to midway between 15th and 16th Streets and west of May Street, provides an opportunity for that area to redevelop with multi-family housing including duplexes and townhomes. This location for high density housing provides good housing opportunities in close proximity to the medical facility, other retail and services uses for employees and senior citizens.

This change in density is consistent with that recommended for properties surrounding this area. However, when areas south of Linden Avenue, north of 16th Street, and west of May Street redevelop for higher density housing, it is imperative that the building design and spatial configuration be sensitive to the interface between new construction and the existing architecture of homes located east of May Street.

May Street provides a buffer between the proposed high density area and the existing homes to the east. Also, there is an opportunity to provide a green space buffer at a vacant property behind houses facing 16th Street and west of May Street.

The St. Elizabeth Medical Center Covington facility may need to expand in the future. Given its location, with Interstate 71/75 to the west and an established residential neighborhood to the south; one logical area to expand the facilities is to the east in the vicinity of Linden Avenue. This area is bounded on the west by the existing St Elizabeth parking area, on the north by Monterey Street, on the east by May Street, and south by the residential properties along 16th Street. If the medical center expands to the east, consideration should be given to the elevation of the building facing the residential neighborhood and historic Linden Grove Cemetery to ensure that any new buildings are compatible with existing buildings. Care should also be taken

in ensure that sufficient buffering be established that effectively separates new non-residential land uses from existing residential uses.

- *Changing the land use for all the properties owned by St. Elizabeth Medical Center Covington for the new medical facility to Other Community Facilities.*

In the *Comprehensive Plan Update 2006-2026* only a portion of the property occupied by the new St. Elizabeth Medical Center Covington is identified for other community facilities. All the land that is needed to build the new medical facility has been acquired at this time and construction on the site has commenced. All land that will be used for St. Elizabeth Medical Center Covington for the new facility should be changed to other community facilities

- *Changing the land use of properties south of 12th St./Martin Luther King Jr. Blvd., west of Main Street and North of 13th Street to commercial office/other community facilities uses.*

Main Street acts as a buffer between this area and residential land uses that presently exist east of Main Street. This area is also easily accessible from the interstate and has visibility making it a prime location for redevelopment to commercial type land uses. While this area could be redeveloped with smaller stores and offices within the current lot configurations, it provides a good opportunity for an entity to assemble land and use this area for a single development.

The other community facilities land use includes uses such as colleges and universities, non-public schools, retirement homes, churches and so on. These uses are typically developed in a campus setting and house large buildings. It is especially important to note that while these uses are encouraged in the area, the character of buildings in terms of their architecture and

spatial configuration should be compatible with that of the surrounding neighborhood.

Given the restriction on the improvements to the land along 12th St./Martin Luther King Jr. Blvd. that is slated to be an interpretive park, the access to this area would be off of Main Street or the new access road. Currently direct access to existing properties within this area from Main Street is provided by Watkins Street and 13th Street. The use and configuration of Watkins Street will be a prime consideration as this area redevelops. Watkins Street is currently narrow and one way to the east; therefore, reconfiguration and/or redirection may be necessary.

This is another area where the Linden Gateway Task Force and the residents that attended the second public meeting expressed that the form of development that occurs in this area is vital and should be compatible with that of the surrounding neighborhoods. The scale, materials and color used in the buildings constructed when this area redevelops should enhance the

historic character of the neighborhood. It is recommended that a Form District that specifies the type and scale of buildings that will be built in the area be established. More information on this is provided in Chapter 8.

Area 5

Extends along 12th St./Martin Luther King Jr. Blvd. and includes areas north of 12th St./Martin Luther King Jr. Blvd. to 11th Street, from the interstate to the railroad and areas south of 12th St./Martin Luther King Jr. Blvd. to 13th Street from east of Main Street to Russell Street.

This area is presently identified primarily for residential uses at a density of 7.1 to 14.0 and 14.1 to 30.0 dwelling units per net acre as shown below in Figure 14. The Bavarian Brewery site is identified as a Special Development Area where specialized activities such as mixed use, entertainment and extensive commercial are encouraged.

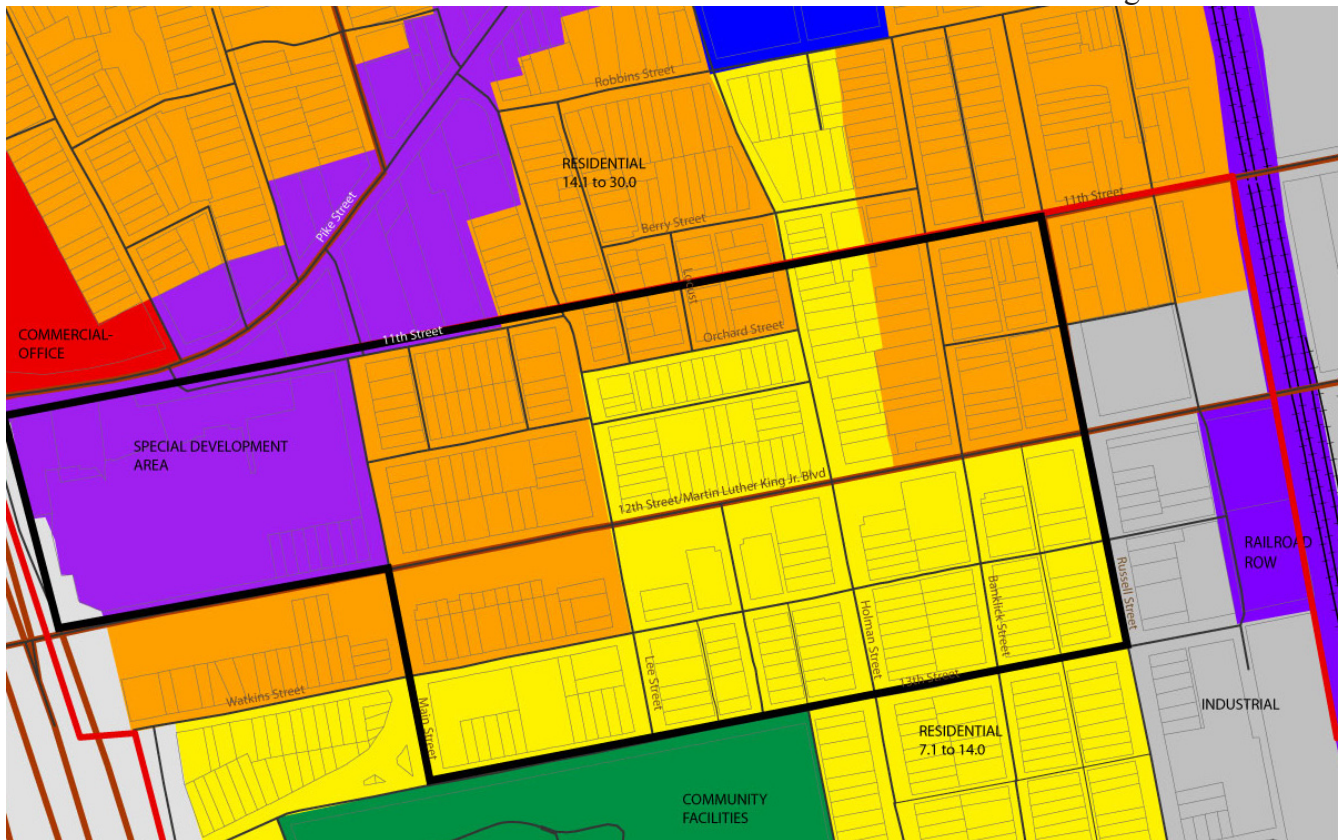


Figure 14: Land use recommendations from Comprehensive Plan Update 2006-2026

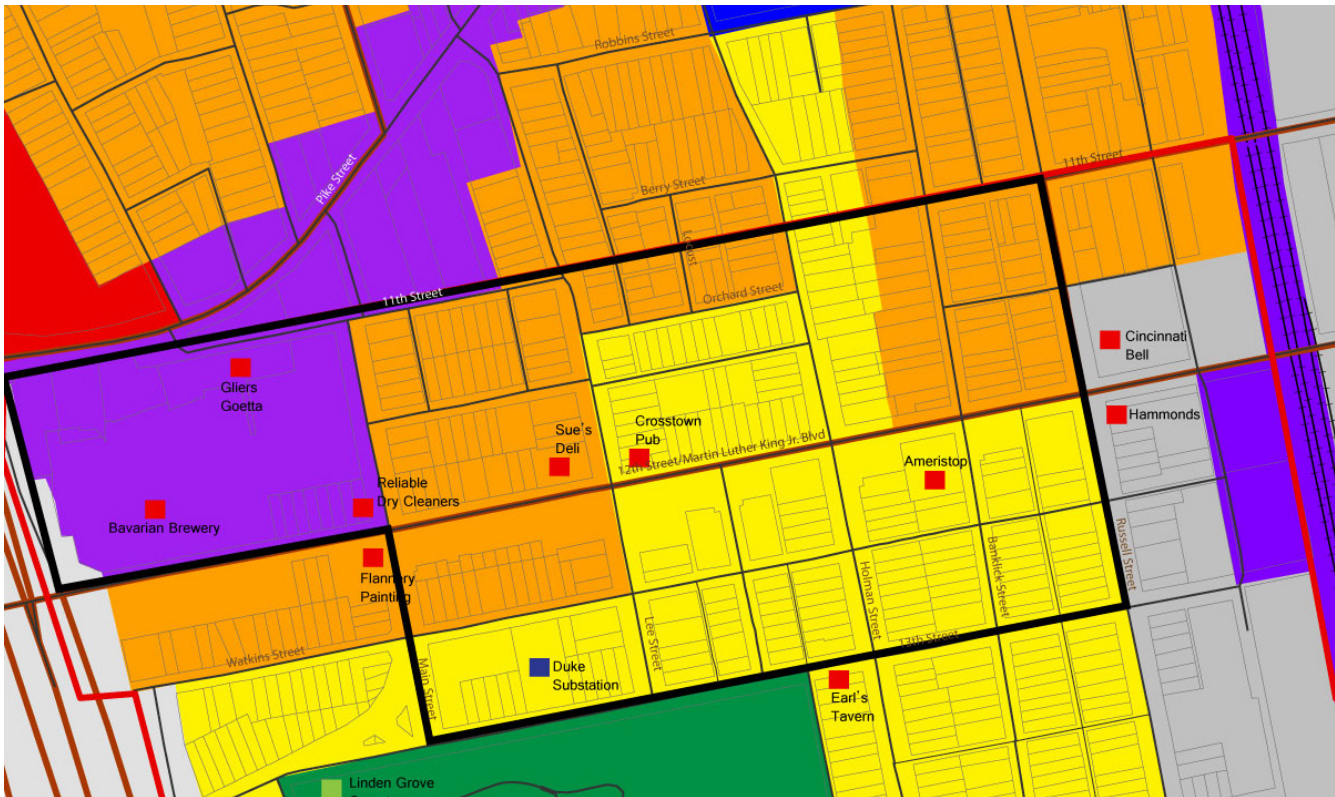


Figure 15: Existing uses around Area 5

There are several existing commercial uses along 12th St./Martin Luther King Jr. Blvd. including a deli, bar, convenience store, and dry cleaners as shown in Figure 15. Also located within this area is Duke Energy’s substation between Watkins and 13th Streets that is currently under construction. The eastern portion of this area is anchored by industrial type land uses along the CSX railroad.

Two land use alternatives were considered for Area 5.

Land Use Alternative 1:

Alternative 1 includes the following as shown in Figure 16:

- Changing the land use of properties south of Watkins Street, immediately east of Main Street and west of the Duke Energy Substation to commercial office uses.
- Increasing the residential density of areas south of Watkins Street, north of 13th Street, east of the Duke Energy substation and west of Russell Street to Residential at a density ranging from 14.1 to 30.0 dwelling units per acre.

- Changing the land use of properties along 12th St./Martin Luther King Jr. Blvd. including the Bavarian Brewery site to mixed use.
- Changing the land use of properties east of Lee Street, south of Orchard Street, properties west and adjacent to Holman Street and within the study boundary from residential at a density ranging from 7.1 to 14.0 to residential 14.1 to 30.0 dwelling units per net acre. Currently this area is bounded on the east and north by areas identified for residential at a density ranging from 14.1 to 30.0 dwelling units per net acre. Properties within this block facing 12th St./Martin Luther King Jr. Blvd., as previously noted, are proposed for mixed use. This change will be more in keeping with residential density around the area and intensity of land use anticipated along 12th St./Martin Luther King Jr. Blvd.

Land Use Alternative 2:

This alternative is similar to Alternative 1, but includes extending the mixed use further north on

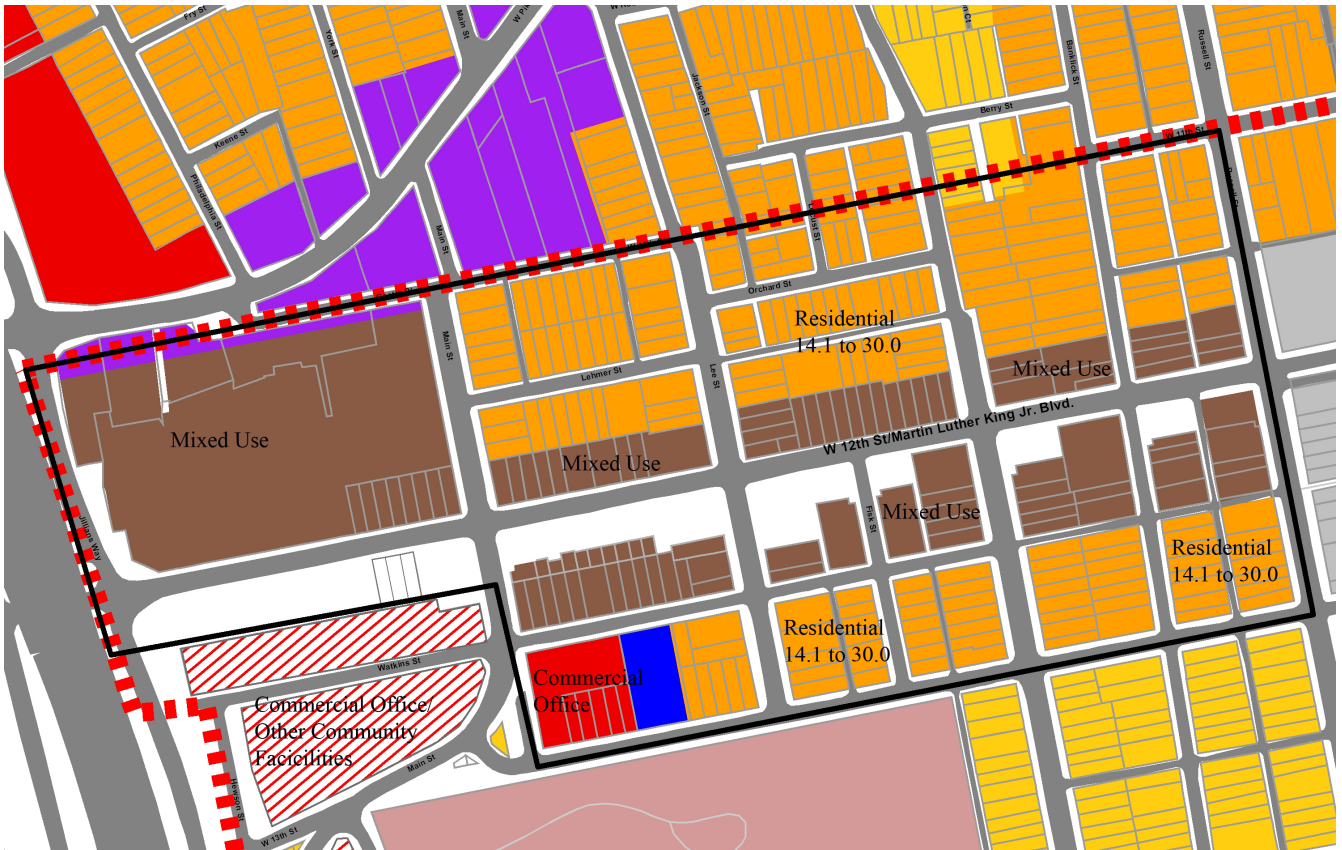


Figure 16: Land use alternative 1 for Area 5

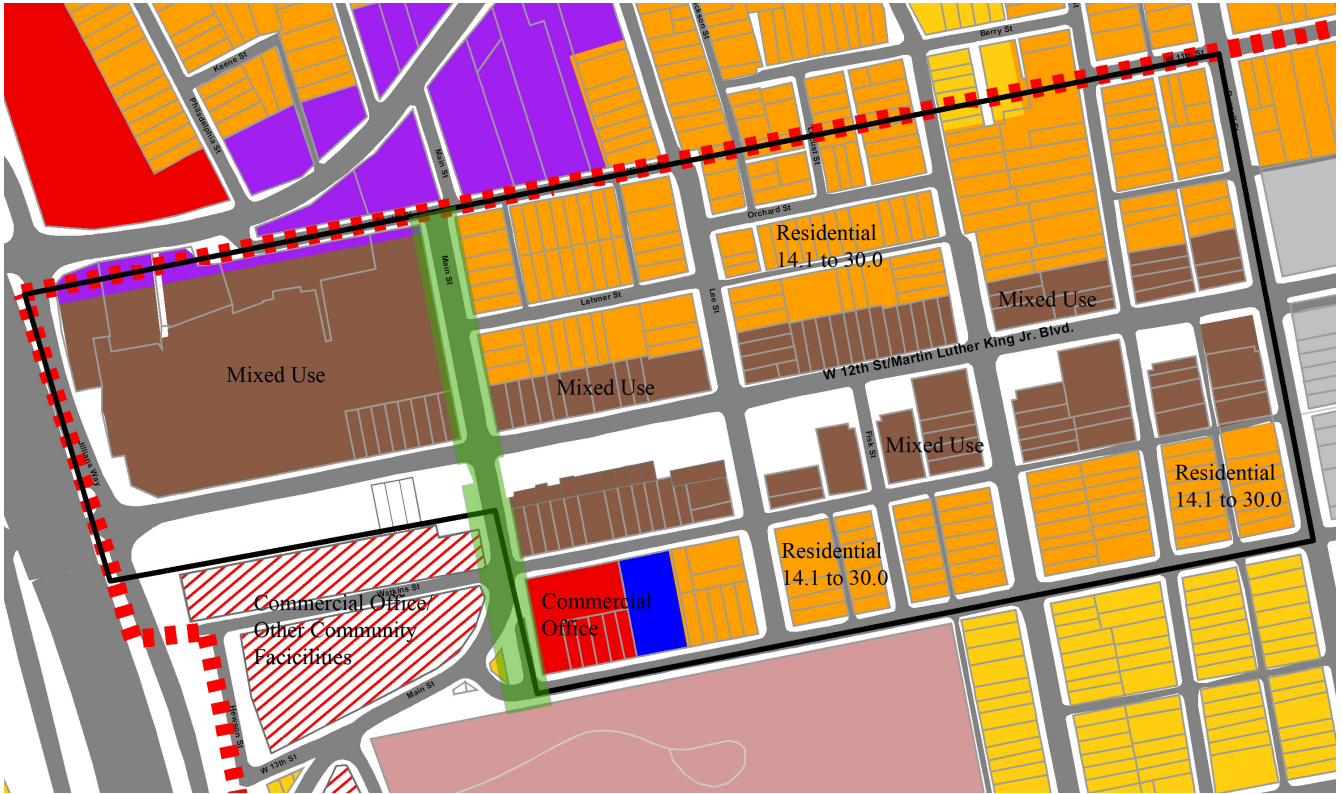


Figure 17: Land use alternative 2 for Area 5

Main Street to 11th Street as shown in Figure 17. A key component of this alternative is the formation of a green connection (e.g. landscaped median and/or streetscape) from the St. Elizabeth site, Linden Grove Cemetery and the landscaped medians to be built on 12th St./Martin Luther King Jr. Blvd. to Pike Street and the Mainstrasse Village area. Such a connection accompanied by land uses that may include small specialty retail businesses, restaurants and offices could provide linkage between two of the city's important activity areas.

Land Use Recommendation: Area 5

The recommended land use for Area 5 is Alternative 2 which includes the following:

- *Change the land use of properties along 12th St./Martin Luther King Jr. Blvd. and Main Street north of 12th St./Martin Luther King Jr. Blvd. including the Bavarian Brewery site to Mixed Use. (See Chapter 7)*

This study carries forward the land use recommendation from the 2004 *12th Street Redevelopment Plan* for 12th St./Martin Luther King Jr. Blvd. to encourage mixed uses that primarily include offices but allow some amount of retail, service and residential uses. Twelfth St./Martin Luther King Jr. Blvd. is an important and highly travelled east-west connector in the City of Covington. The 12th St./Martin Luther King Jr. Blvd. corridor forms an important gateway into the city. The land along 12th St./Martin Luther King Jr. Blvd. is envisioned to be prime for redevelopment after the widening of the street.

The Bavarian Brewery site provides the opportunity to locate an anchor store at the street level with other uses such as residential condominiums or offices on the upper levels. The redevelopment of this site could possibly trigger other redevelopment to happen along the corridor. Careful consideration should be given to the type of uses and development that

happens in this location. If the site were to be redeveloped, it is recommended that the historic portion of the brewery be rehabilitated and reused to the maximum extent possible. The building represents the rich history of Covington and is listed on the National Register of Historic Places. With interstate access and visibility, this site has the potential to function as a gateway into the 12th St./Martin Luther King Jr. Blvd. corridor making it attractive for businesses to locate in the area.

While this recommendation identifies mixed uses for properties north of 12th St./Martin Luther King Jr. Blvd. along Main Street, it further recommends that the existing homes which all appear to be in good condition be preserved and adapted for reuse as smaller specialty retail business and offices with the potential for residential uses on floors above.

While the community is supportive of redevelopment of 12th St./Martin Luther King Jr. Blvd. as a mixed use corridor, several concerns have been expressed about the design and character of buildings that will be constructed as part of the redevelopment. The buildings located north of 12th St./Martin Luther King Jr. Blvd. will be preserved after the road is widened. These buildings are historic two



Existing homes north of 12th Street and east of Main Street

story brick structures that reflect the character of residential homes in Covington. Any redevelopment that happens on the south side of the street should be compatible in scale and character to the existing buildings on the north side. See Chapter 7.

- *Change the land use of properties south of Watkins Street, north of 13th Street, immediately east of Main Street and west of the Duke Energy Substation to commercial office uses.*

These properties are buffered by Main Street



Hellman Lumber building at the corner of Watkins and Main Streets

on the west, the Duke Energy substation on the east, 13th Street on the south and areas recommended for mixed uses on the north. This study recommends the adaptive reuse or redevelopment of the Hellman Lumber building located at the corner of Main and Watkins Streets for office uses.

This area is directly accessible from Watkins and 13th Streets. As per the recommendations in Chapter 5, traffic controls along West 13th Street are recommended to be reconfigured to identify it as a primary street and provide for the priority of movements along its length. This would improve accessibility to these properties from 13th Street. The re-routing of TANK Route

5 along 13th Street is also recommended in the Mobility chapter of this study. This would provide the potential to locate a bus stop in close proximity to these properties.

- *Increase the residential density of areas south of Watkins Street, north of 13th Street west of Russell Street and east of the Duke Energy substation to residential at a density ranging from 14.1 to 30.0 dwelling units per acre.*

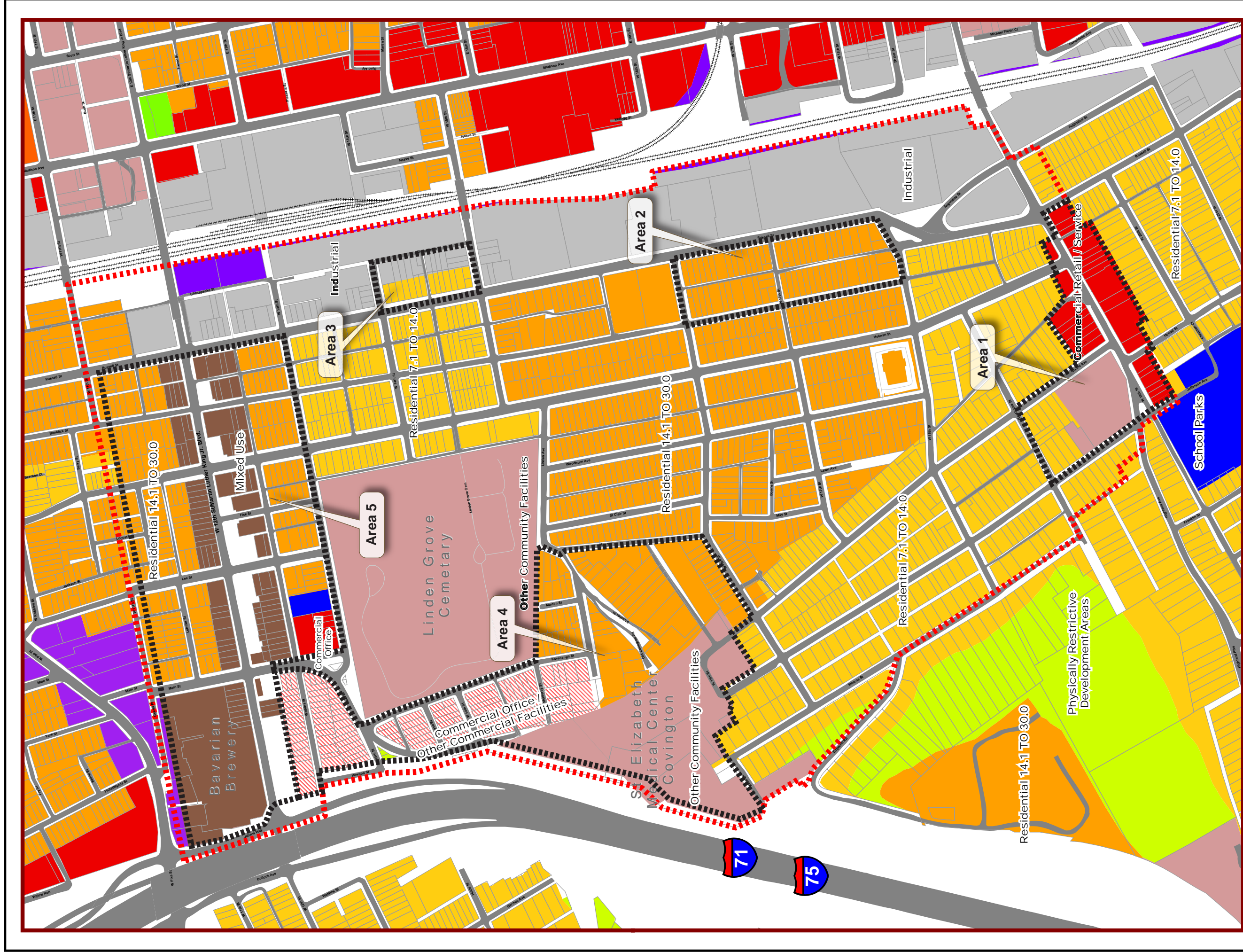
Increasing the density of this area from residential at a density ranging from 7.1 to 14 dwellings units per acre to 14.1 to 30.0 dwelling units per acre would provide the opportunity for higher density development to be located in close proximity to the mixed use redevelopment that is recommended along 12th St./Martin Luther King Jr. Blvd. after the widening. Thirteenth Street provides a buffer between this area and the lower density that is recommended for areas south of this area.

- *Changing the land use of properties east of Lee Street, south of Orchard Street, properties west and adjacent to Holman Street and within the Study Boundary from residential at a density ranging from 7.1 to 14.0 dwelling units per net acre to residential 14.1 to 30.0 dwelling units per net acre.*

Increasing the density of this area from residential at a density ranging from 7.1 to 14 dwellings units per acre to 14.1 to 30.0 dwelling units per acre would provide the opportunity for higher density development to be located in close proximity to the mixed use redevelopment that is recommended along 12th St./Martin Luther King Jr. Blvd. This change will be more in keeping with residential density in the area and intensity of land use anticipated along 12th St./Martin Luther King Jr. Blvd.

Map 2.4 illustrates the land uses recommended by the Linden Gateway Small Area Study.

Map 2.4 Land Uses Recommended by Linden Gateway Small Area Study



Linden Gateway Small Area Study



City of Covington
NKAPC

Legend

- Study Area
- Commercial Retail/Service
- Special Development Area
- Other Community Facilities
- Physically Restrictive Development Areas
- Recreation and Open Space
- School Parks
- Rail Road
- Right of Way
- Residential 7:1 TO 14.0
- Residential 14:1 TO 30.0
- Residential Over 30.0
- Industrial
- Mixed use
- Commercial Office/Other Commercial Facilities

0 250 500 1,000 Feet

