LINDEN GATEWAY
SMALL AREA STUDY

Task Force Meeting #5
February 28, 2008
12TH Street Redevelopment Plan [2004]

- Adopted in September 2004
- Prepared by Lochner, Inc. and Winter & Co
- KRS Chapter 99 Plan
- Prepared to serve as a basis for rehab and infill, site improvements & designation of uses
- Outline public improvements & attract private investment
- Recognizes deterioration in area
12TH Street Redevelopment Plan [2004]

Study area boundary
Public Participation
- 4 public meetings held in 2003
- Steering Committee
- Interactive design workshop

Funding approvals not yet finalized at the time of preparation of Plan.
12TH Street Redevelopment Plan [2004]

Scope of work

- Establishes vision for 12th Street corridor
- Establishes policies for streetscape design, parks & open space
- Redevelopment concepts
- Strategy for implementation
12TH Street Redevelopment Plan [2004]

- Impact of increased traffic – decrease in appeal for residential uses along 12th Street
- Increased viability of commercial uses with residential above or behind
- Recognized the need for a coordinated development concept
Target Markets

- Retail: Street level - businesses that serve area residents & some speciality retail
- Second floor offices – Small professional offices and services
- Residential – Moderate density multifamily located on second floors and at rear of some lots
- Industrial – Continuing light industrial uses in limited portions, such as along rail road tracks
12TH Street Redevelopment Plan [2004]
Existing Land Use & Zoning
12TH Street Redevelopment Plan [2004]

Comprehensive Plan

- Recognizes that the Comprehensive Plan will be updated in 2005
- Appropriate changes need to be made to reflect recommendations in 12th Street Plan.

Building Conditions

- 30% in good condition needing no repairs or maintenance
- 50% buildings rated in fair condition
- 10% rated as poor or in deteriorated condition
12TH Street Redevelopment Plan [2004]

Historic Preservation
Existing Design Character

**Policy:** The traditional design character of 12th Street should be respected in rehabilitation and redevelopment in the area. Design guidelines should be used to promote compatibility with these historic patterns.

**Section 106 Review Process –** Established design guidelines
12TH Street Redevelopment Plan [2004]

Existing Streetscape

- Sidewalks
- Lighting
- Landscaping
- Gateways
- Wayfinding
North side
Existing structures should be rehabilitated.

South side
- New buildings proposed where parcel sizes and other site conditions support development.
- In other locations, rehabilitation and adaptive reuse will be emphasized.
12th Street Redevelopment Plan [2004]

Redevelopment Concept – Zoning Recommendations

- **Mixed Use**
  - Due to relatively high traffic volume projections – Commercial

- **Commercial** – Retail serving local needs & specialized retail, office, restaurants


- Creation of an HP Overlay zone

- Recognizes the need for zone changes along the corridor
12th Street Redevelopment Plan [2004]

Redevelopment Concept – Design Guidelines

Section 106 Review Process:
- Height
- Width
- Massing/Vertical expression
- Orientation
- Setbacks
- Roof Shapes
- Fenestration

Provide design guidelines for relocated infill structures along 12th Street
12TH Street Redevelopment Plan [2004]

Redevelopment Concept – Design Guidelines

- Building alignment & orientation
12TH Street Redevelopment Plan [2004]

Redevelopment Concept – Design Guidelines

- Building Elements
12TH Street Redevelopment Plan [2004]

Redevelopment Concept – Design Guidelines

- Building form & scale
12th Street Redevelopment Plan [2004]

Redevelopment Concept – Design Guidelines

- Streetscape elements
12TH Street Redevelopment Plan [2004]

Redevelopment Concept – Design Principles

- Promote mix of uses to enliven area
- Create a street edge that encourages pedestrian activity
- Preserve historic buildings, whenever feasible
- Encourage new development that respects historic development
- Encourage continuing public and private investment in the area
- Anchor corner sites with activities
Preserve the historic character of a side wall when it is exposed or altered.
12TH Street Redevelopment Plan [2004]

Redevelopment Concept – Historic buildings

**Existing side wall**

**Large display windows out of character**

**Appropriate:**
- New side porch subordinate in scale

**In Appropriate:**
- New side porch is too large
Redevelopment Concept – Infill Development

- Develop new infill structures to reflect traditional building form
  - Contemporary interpretations of traditional building elements should be used
  - Roof forms should be similar in scale and form to those used historically
  - Where they are used, storefronts should align at the sidewalk edge
12th Street Redevelopment Plan [2004]

Redevelopment Concept – Other Guidelines

- Landscape guidelines
  - Parking lot screening
  - Corner lots
- Park guidelines
  - Buffer views from back yards of properties
- Median guidelines
  - Planted with grass
  - Narrower areas – decorative paving installed
12th Street Redevelopment Plan [2004]

Redevelopment Concepts
12th Street Redevelopment Plan [2004]

Redevelopment Concept – 400 & 500 Block
12th Street Redevelopment Plan [2004]

Redevelopment Concept – 400 & 500 Block, North

See note in the caption below relating to the 500 block

- Landscape Buffer to Building
- Bavarian Brewery - Jillian's Complex
- Outdoor Patio
- Landscape Buffer to Service Area
- Outdoor Seating
12th Street Redevelopment Plan [2004]

Redevelopment Concept – 300 & 200 Block
12th Street Redevelopment Plan [2004]

Redevelopment Concept – 300 & 200 Block
Changes since plan adoption:

- New Covington Zoning Ordinance
- Design of 12th Street finalized
- Properties acquired by KYTC
- St. Elizabeth Medical Center
- 2006 Kenton County Comprehensive Plan
Linden Gateway Small Area Study

**Recommendations – 12th Street:**

- Land use
- Transportation
- Zoning designations
- Design guidelines for 12th Street
- Gateway features
- Streetscape
- Implementation
12TH Street Redevelopment Plan - 2004

QUESTIONS