

LINDEN GATEWAY SMALL AREA STUDY

Task Force Meeting #5
February 28, 2008



City of Covington

NKAPC



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



12TH Street Redevelopment Plan [2004]

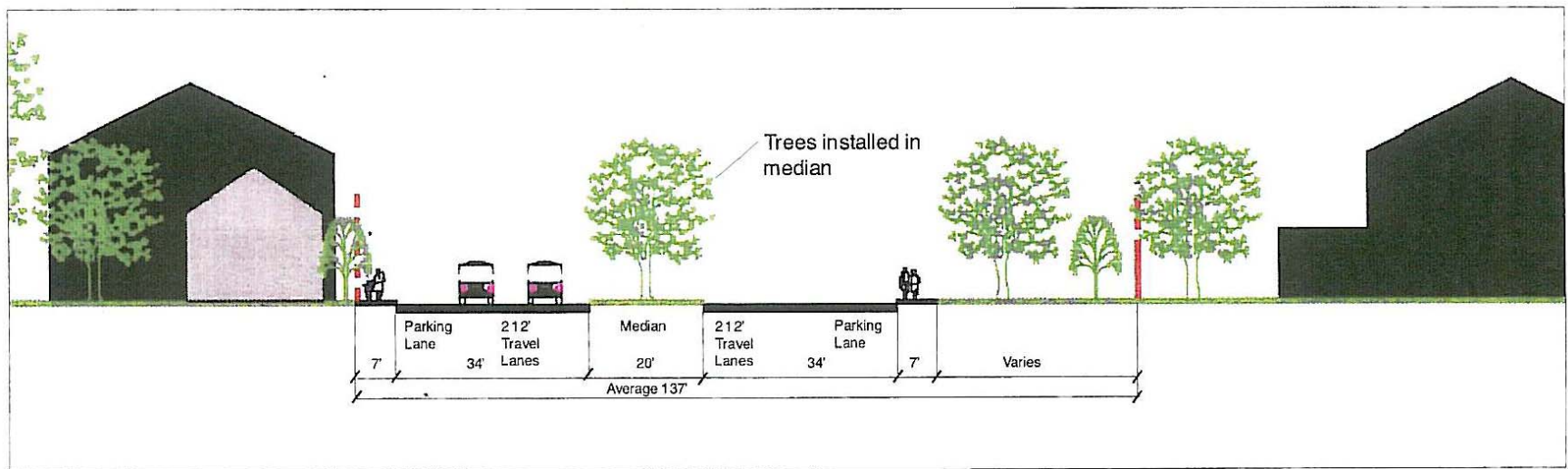
- ❑ Public Participation
 - 4 public meetings held in 2003
 - Steering Committee
 - Interactive design workshop
- ❑ Funding approvals not yet finalized at the time of preparation of Plan.



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



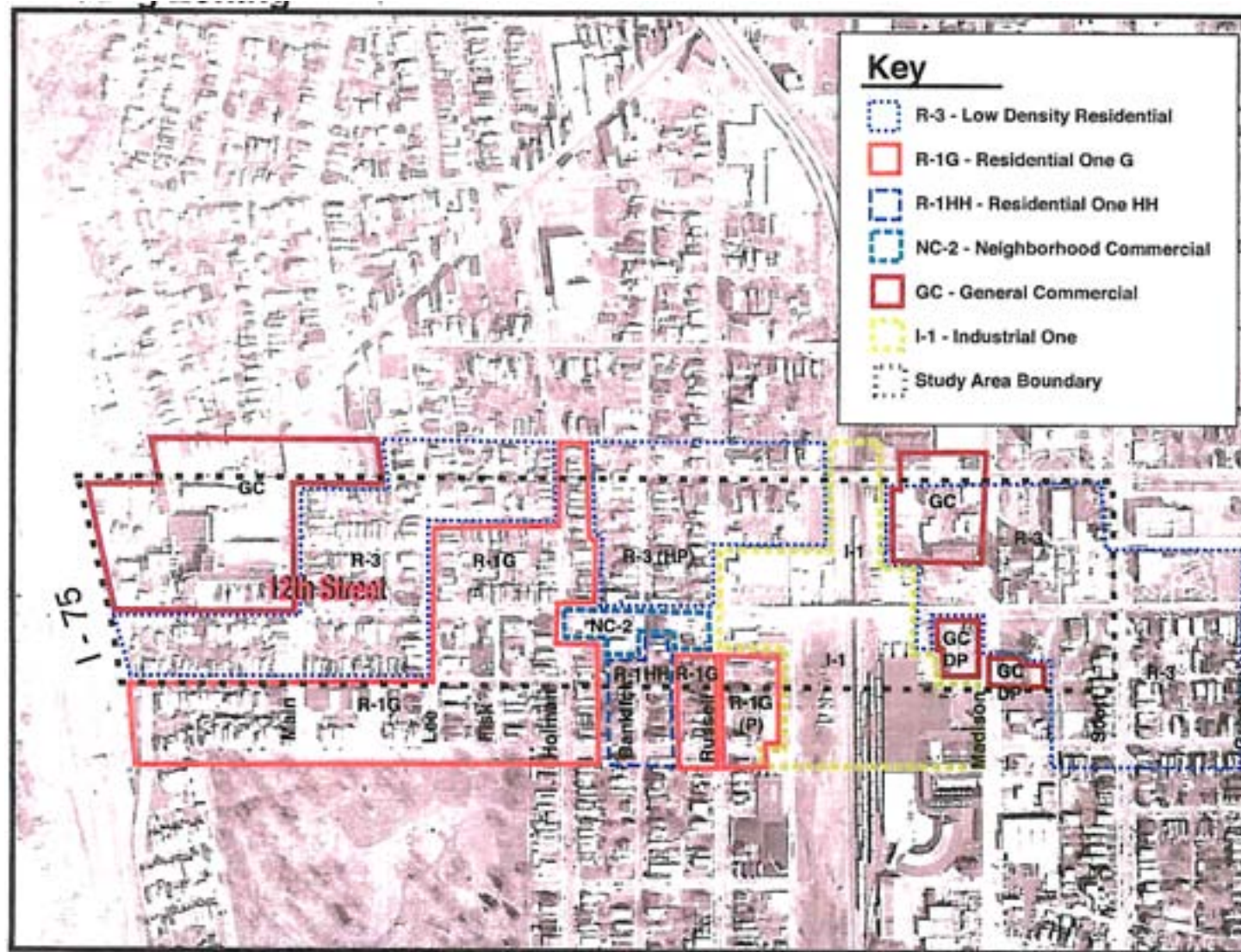
12TH Street Redevelopment Plan [2004]

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

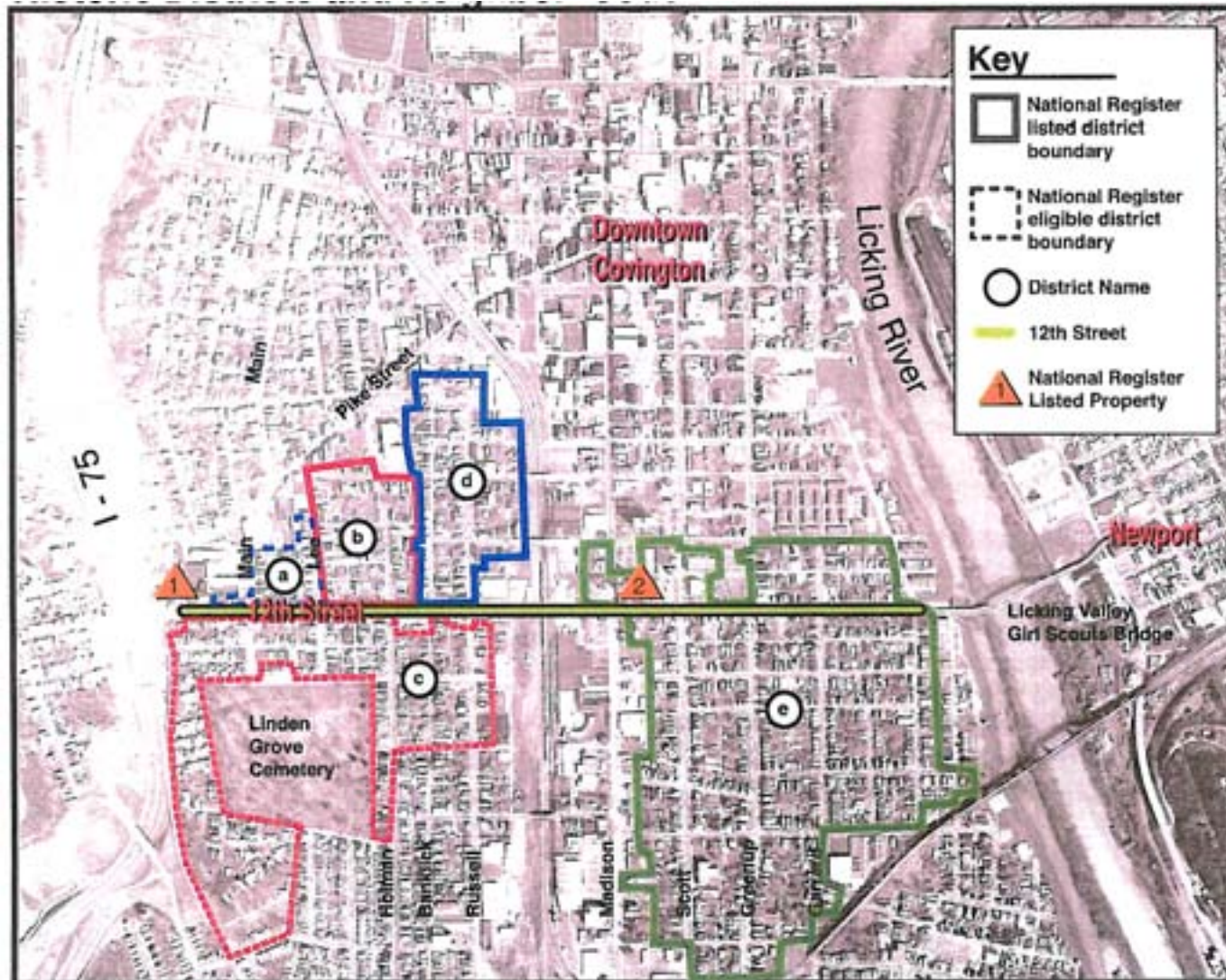
- ❑ Recognizes that the Comprehensive Plan will be updated in 2005
- ❑ Appropriate changes need to be made to reflect recommendations in 12th Street Plan.

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



12TH Street Redevelopment Plan [2004]

Existing Design Character

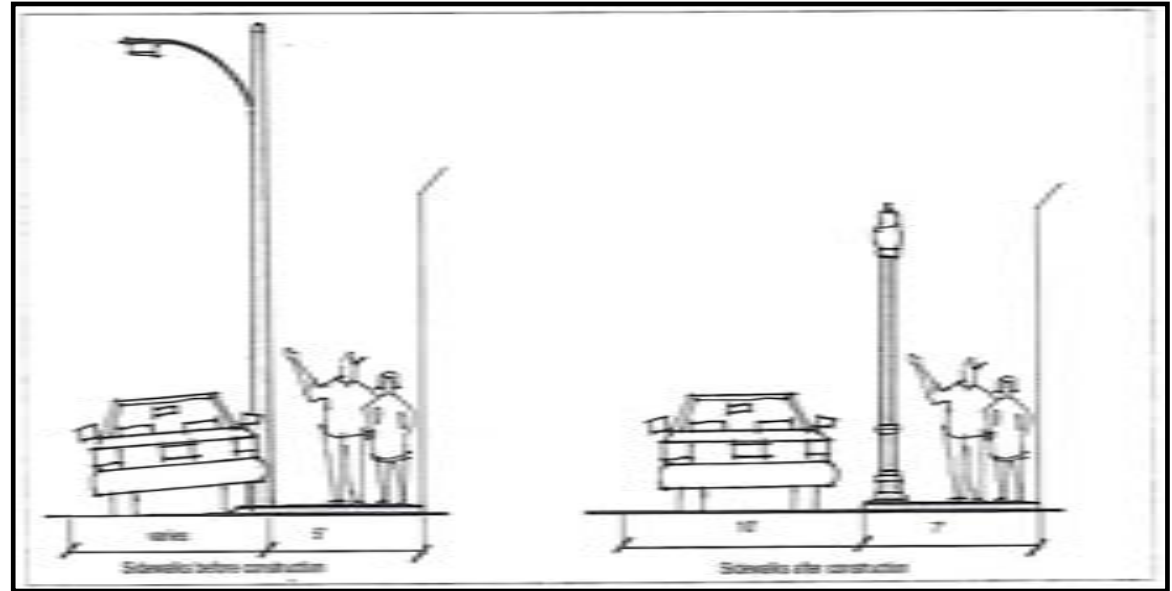
Policy: The traditional design character of 12th Street should be respected in rehabilitation and redevelopment in the area. Design guidelines should be used to promote compatibility with these historic patterns.

Section 106 Review Process – Established design guidelines

12TH Street Redevelopment Plan [2004]

Existing Streetscape

- ❑ Sidewalks
- ❑ Lighting
- ❑ Landscaping
- ❑ Gateways
- ❑ Wayfinding



12TH Street Redevelopment Plan [2004]

Redevelopment Concept - Approach

▣ 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
- ▣ Residential – upper floors and structures behind. Medium density multi-family [20 du/acre]
- ▣ 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

12TH Street Redevelopment Plan [2004]

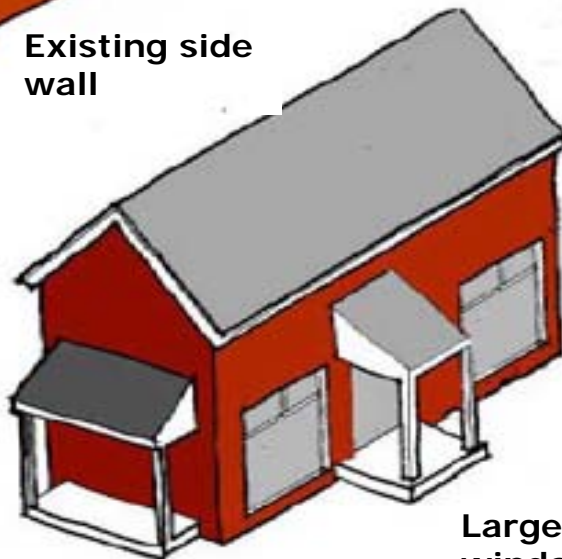
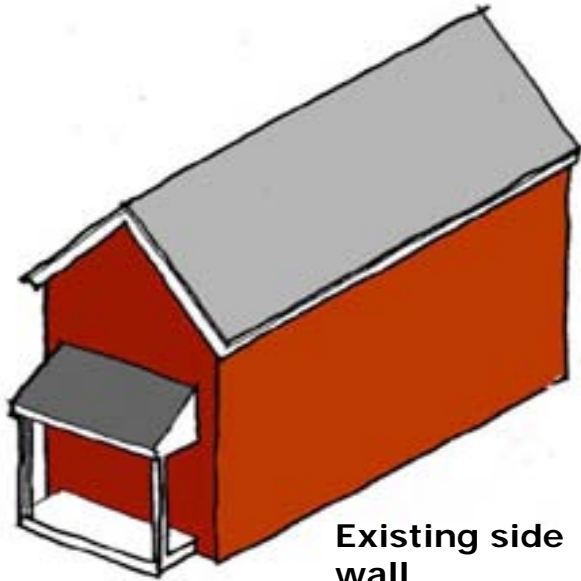
Redevelopment Concept – Historic buildings



Preserve the historic character of a side wall when it is exposed or altered.

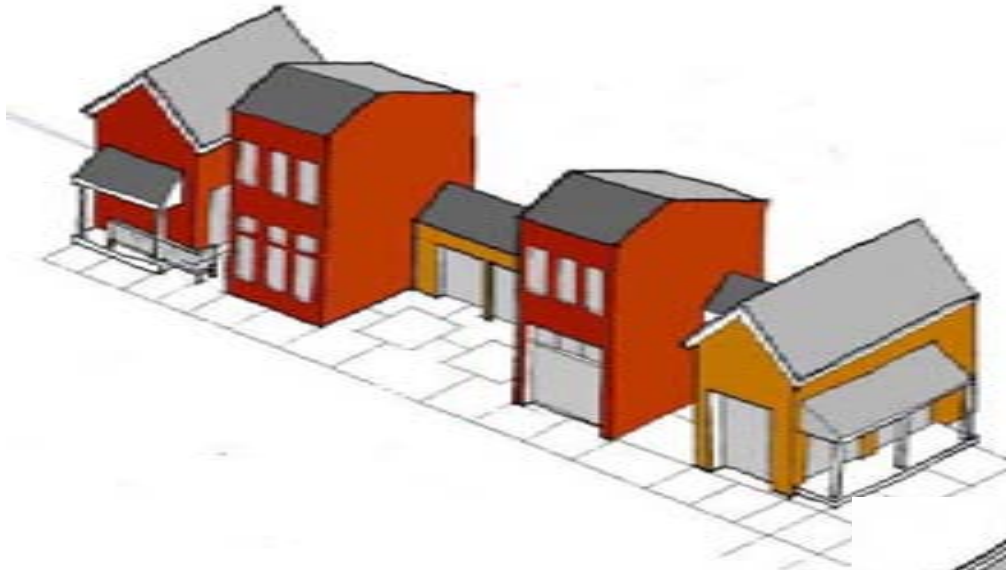
12TH Street Redevelopment Plan [2004]

Redevelopment Concept – Historic buildings



12TH Street Redevelopment Plan [2004]

Redevelopment Concept – Infill Development



- Roof forms should be similar in scale and form to those used historically
- Where they are used, storefronts should align at the sidewalk edge

-Develop new infill structures to reflect traditional building form

- Contemporary interpretations of traditional building elements should be used



12TH Street Redevelopment Plan [2004]

Redevelopment Concept – Other Guidelines

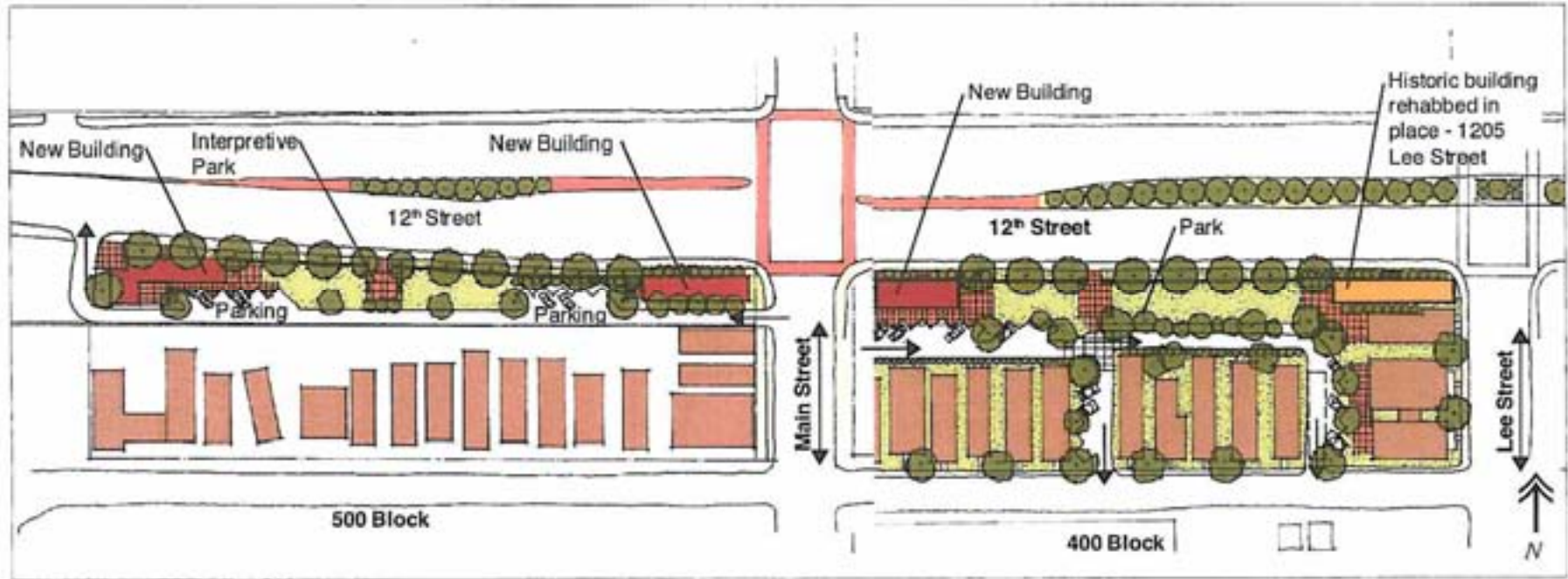
- ▣ Landscape guidelines
 - Parking lot screening
 - Corner lots
- ▣ Park guidelines
 - Buffer views from back yards of properties
- ▣ Median guidelines
 - Planted with grass
 - Narrower areas – decorative paving installed

12TH Street Redevelopment Plan [2004]

Redevelopment Concepts

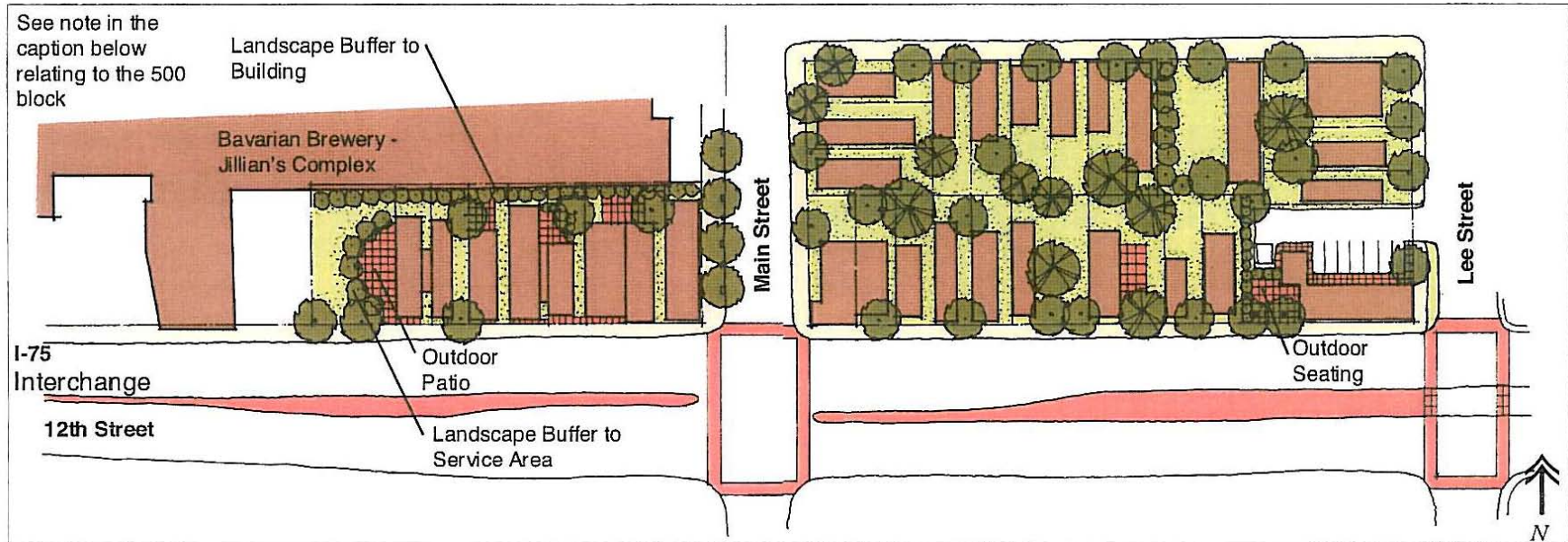
12TH Street Redevelopment Plan [2004]

Redevelopment Concept – 400 & 500 Block



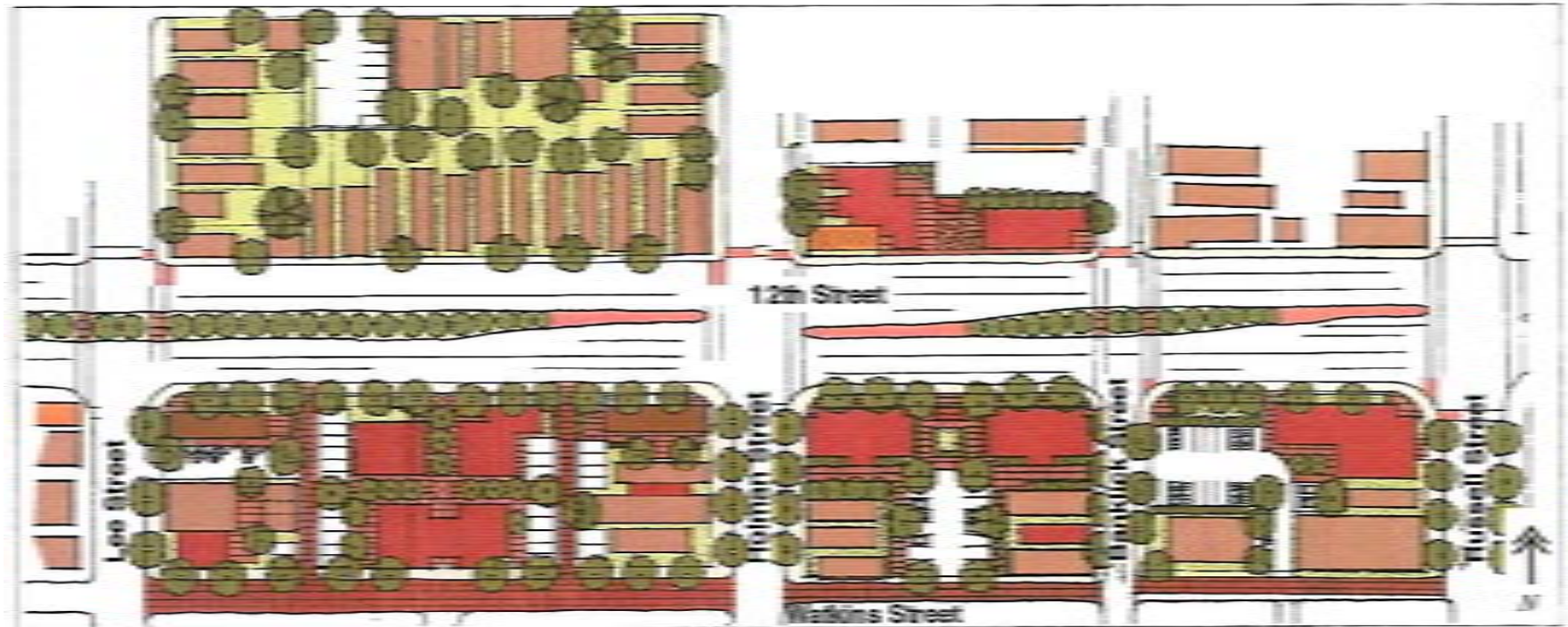
12TH Street Redevelopment Plan [2004]

Redevelopment Concept – 400 & 500 Block, North



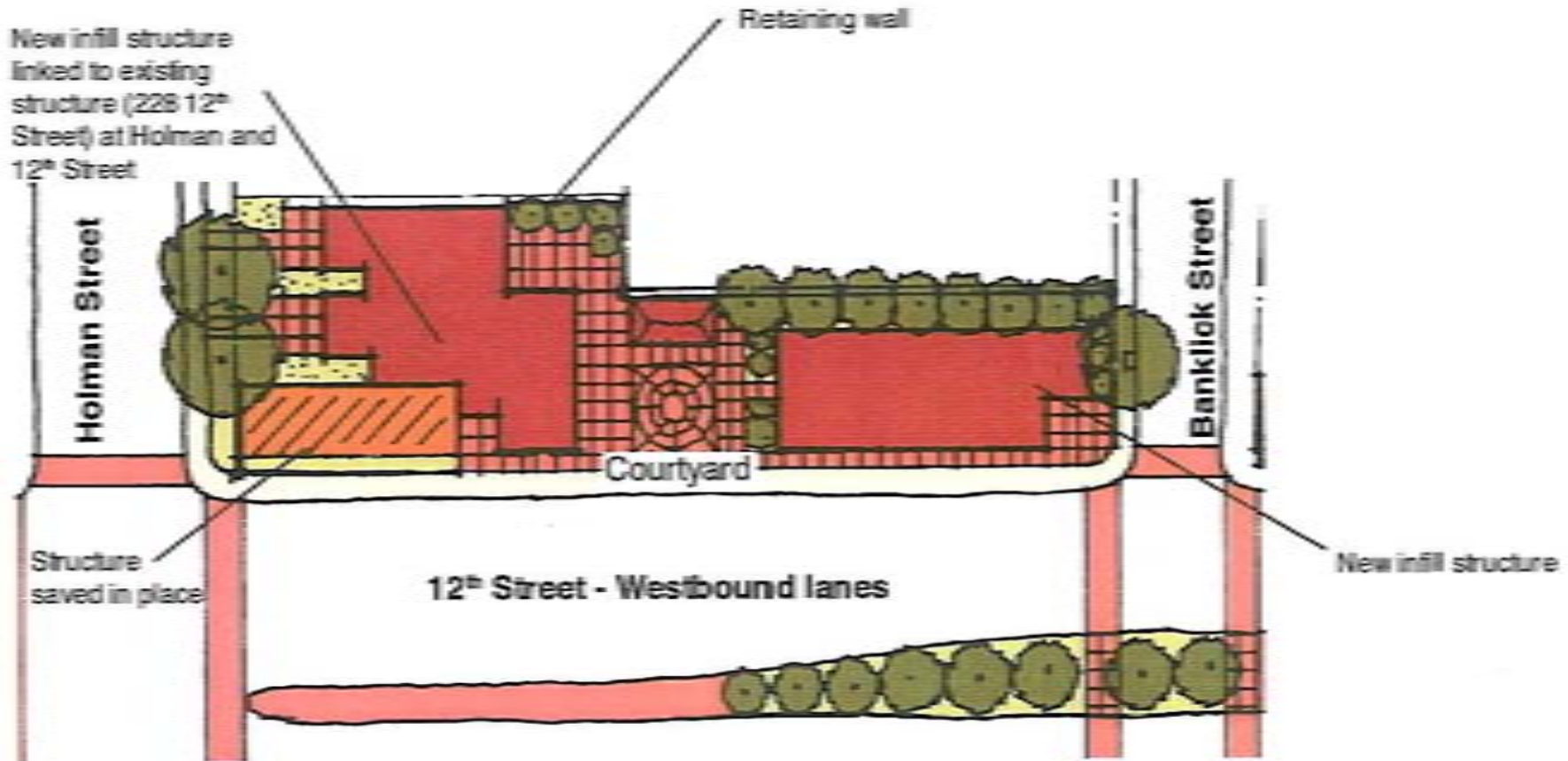
12TH Street Redevelopment Plan [2004]

Redevelopment Concept – 300 & 200 Block



12TH Street Redevelopment Plan [2004]

Redevelopment Concept – 300 & 200 Block



12TH Street Redevelopment Plan [2004]

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