LINDEN GATEWAY
SMALL AREA STUDY

Public Meeting #2
Thursday, April 17, 2008
Linden Gateway Small Area Study

Meeting Outline

- Presentation of Recommendations 6:10-6:55
  - Land Use
  - Historic Preservation
  - Parks
  - Green Infrastructure
  - Housing
  - Transportation
- Small Group Discussion & Questions 6:55-7:55
Linden Gateway Small Area Study

- 2006 Kenton County Comprehensive Plan

Linden Gateway Small Area Study
Linden Gateway Small Area Study

- 2006 Kenton County Comprehensive Plan
  - Land Use
    - Historic Preservation
  - Transportation
    - Road classification
    - Congestion mitigation areas
  - Community Facilities
    - Schools
    - Police and Fire
    - Parks & Recreation
  - Environment
    - Watershed Planning
    - Green Infrastructure
Linden Gateway Small Area Study

- Set up task force
- Existing Conditions Inventory
- Interim Report
- Prelim. Recommendations
  - 12th Street
  - Final Recommendations
    - ADOPTION
Linden Gateway Small Area Study

Concept Plan

Legend:
- Yellow: Regional Transportation Corridor
- Orange: City Transportation Corridor
- Blue: Study Area Transportation Corridor

Areas:
- Riverfront Development
- CBD
- Wedding District
- Manufacture
- Artists District
- Industrial Corridor
- Mixed Use
Linden Gateway Small Area Study

Land Use

RECOMMENDATIONS
Linden Gateway Small Area Study

- 2006 Kenton County Comprehensive Plan
  - Residential:
    - 7.1 to 14.0
    - 14.1 to 30.0
  - Community Facilities
  - Special Development Area
  - Industrial
Linden Gateway Small Area Study – Land Use

AREA 1
Linden Gateway Small Area Study – Land Use

AREA 3
Linden Gateway Small Area Study – Land Use

AREA 4

2006 Comp Plan

Existing Uses

- Community Facilities
- Residential 71 to 140
- Linden Grove Cemetery
- St. Elizabeth Medical Center
- Community Facilities
- Residential 140 to 300

2006 Comp Plan

Existing Uses
Linden Gateway Small Area Study – Land Use

**AREA 4**

### 2006 Comp Plan

- **Special Development Area**
- **Residential**
  - 14.1 to 30.0
- **Commercial**
  - 7.1 to 14.0
- **Community Facilities**
- **Linden Grove Cemetery**
- **Bavarian Brewery**
- **Flannery Painting**

### Recommendation

- **Special Development Area**
- **Residential**
  - 14.1 to 30.0
- **Commercial**
  - Office/Institutional
- **Community Facilities**
- **Linden Grove Cemetery**
- **Bavarian Brewery**
- **Flannery Painting**
Linden Gateway Small Area Study – Land Use

Recommended Change
Linden Gateway Small Area Study

Historic Preservation

RECOMMENDATIONS
Linden Gateway Small Area Study – Historic Preservation

- National Register of Historic Places
- Local Historic Preservation Overlay Zones
Recommendation:
- The whole area is eligible for the National Register as a District(s)

- Survey done in phases

- Development of the area was in progression from North to South

- Subdivisions and the street pattern
Linden Gateway Small Area Study

Parks & Recreation

RECOMMENDATIONS
Linden Gateway Small Area Study
Parks and Recreation

Existing Parks Inventory

- Neighborhood Parks:
  - John G. Carlisle Elementary
  - Glen O. Swing Elementary

- Mini Parks:
  - Col. Justin Sims Memorial Park
Opportunity Sites

- 8 Sites
  - Gateway
  - Community Garden
  - New Park
  - Existing Park
Linden Gateway Small Area Study
Parks and Recreation

Opportunity Sites - General
Linden Gateway Small Area Study
Parks and Recreation

Opportunity Sites – First Priority

- Existing Park
- New Park
- Gateway
- Community Garden
- St. Elizabeth Medical Facility
Linden Gateway Small Area Study
Parks and Recreation

Opportunity Sites – Second Priority

[Map showing new park locations]
Linden Gateway Small Area Study – Parks and Recreation

Service Area
Green Infrastructure: 2006 Comprehensive Plan
“a network of vegetated or non-paved area(s) that sustains the diversity and quality of natural systems and that contribute to the health, economic vitality, and quality of life for communities and people”.

A primary component therefore, is to connect across multiple landscapes a network of protected land and water that supports native species, provides recreational and open space uses, and maintains the natural ecological processes
Linden Gateway Small Area Study – Green Infrastructure

Ongoing Efforts: 12th Street Project
Linden Gateway Small Area Study – Green Infrastructure

Ongoing Efforts:
St. Elizabeth Covington Center:
Proposed Development
Linden Gateway Small Area Study – Green Infrastructure

Rain Garden
Linden Gateway Small Area Study – Green Infrastructure

Topographic Analysis:
Linden Gateway Small Area Study - Green Infrastructure
Linden Gateway Small Area Study – Green Infrastructure
Linden Gateway Small Area Study – Green Infrastructure
Linden Gateway Small Area Study

Housing

RECOMMENDATIONS
Linden Gateway Small Area Study – Housing

- Residences make up over 80% of structures
  - Owner occupied: 51%
  - Renter occupied: 49%
  - HUD Recommends 66% Home Ownership

- 90% of structures in good condition or need only minor repairs

- 15.91% household poverty, Kenton County – 9%

- Median Income - $28,600, Kenton County - $43,906
Linden Gateway Small Area Study - Housing

- Increase Awareness of existing programs
  - Educate community on sound homeownership practices
  - Support government measures that help residents become homeowners
- Encourage Homeownership
  - Increase participation in existing homeownership programs
  - Employer assisted housing programs
- Improve Existing Structures
  - Targeted code enforcement programs
  - Home improvement assistance program
Linden Gateway Small Area Study - Housing

Building Conditions
Linden Gateway Small Area Study - Housing

Infill Housing
Linden Gateway Small Area Study

Transportation

RECOMMENDATIONS
Linden Gateway Small Area Study - Transportation

- Existing Conditions
  - **12th Street Widening**
    - Average 15 feet wide median
    - Parking on both sides of street
    - 2 travel lanes of each side
    - Traffic light at Main and Russell Streets
  - Closing of 15th Street Bridge
  - East-west connectivity
  - One-way street configurations
  - High density development with relatively limited right of way
  - TANK Bus access
Linden Gateway Small Area Study - Transportation

- **Short-Term Recommendations**

  Improve east-west connectivity: 13th Street
Linden Gateway Small Area Study - Transportation

- Short-Term Recommendations

  Improve east-west connectivity: Watkins Street
Short-Term Recommendations

Improve east-west connectivity: Southern portion
Linden Gateway Small Area Study
- Transportation

- Short-Term Recommendations
  Improve one-way street system
Linden Gateway Small Area Study
– Transportation

- Short-Term Recommendations: TANK Bus Route
Short-Term Recommendations

Covington Strategic Plan

- Proposed bike loop
  - Provide signing and pavement markings consistent with the city-wide bike loop.
  - Provide bike racks at all public facilities and points of interest. This may include at a minimum the Linden Gateway Cemetery and other locations, such as commercial areas where bicyclist might want to stop to purchase goods or to sightsee.
Areas recommended for further study

- Conduct a comprehensive signal warrant analysis of all traffic signals within the study area.
- Conduct a feasibility study to determine the potential to coordinate traffic signals on 19th Street.
- Conduct a traffic engineering study of the signals on 12th Street to determine the appropriate cycle length and offsets capable of providing acceptable levels of service and minimal traffic speeds to accommodate the pedestrian friendly goals of the corridor redevelopment plan.
Linden Gateway Small Area Study
– Transportation

- Long-Term Recommendations
  - Improve east-west connectivity
    - Repair/Reopen the 15th Street Bridge to passenger car traffic with restrictions on large vehicles.
    - Investigate the feasibility of future crossings at 16th Street or 17th Street with appropriate improvements along each corridor.
    - Widen 17th Street to provide two-way operation without an additional crossing over the railroad.
  - Reconfiguration of Russell and Augustine Streets
    - Investigate the implementation of a single lane modern roundabout at the intersection of Russell Street and Augustine Avenue.
  - Reconfigure Linden and Woodburn Avenues
    - Increase building setbacks and realign Linden Avenue to improve sight distance and operations at the intersection.
Linden Gateway Small Area Study

SMALL GROUP DISCUSSION

PROJECT WEBSITE

http://www.nkapc.org/CovingtonStudy.html

TO RECEIVE MONTHLY UPDATES SEND EMAIL TO

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