







## 12th STREET/KY 1120

Covington, Kenton Co., KY

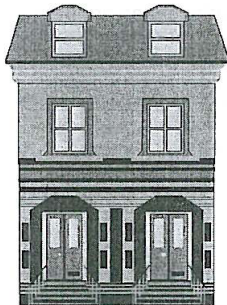
# Project Report

Kentucky Transportation Cabinet, District 6, Covington, KY

Newsletter No. 6 – Fall 2007

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### PROJECT RECAP

## Project Right of Way Acquisition Nearly Complete

The Kentucky Transportation Cabinet has nearly completed acquisition of the right of way needed to reconstruct 12<sup>th</sup> Street. About 90% of the land identified in the Cabinet's right of way plans has been acquired and they continue in negotiations to complete purchase of the remainder.

Accompanying the right of way acquisition has been the demolition of structures. Again, approximately 90% of the structures slated to be removed for reconstruction of 12<sup>th</sup> Street have been demolished. Four buildings remaining on the south side of 12<sup>th</sup> Street have been identified for mitigation per the Memorandum of Agreement between the Kentucky Heritage Council/State Historic Preservation Cabinet, the Federal Highway Administration, and the Kentucky Transportation Cabinet.

This mitigation is to help the City, local neighborhoods, and two National Register of Historic Places-listed or –eligible Historic Districts (Helentown and East Lewisburg) maintain some of their historic character despite demolitions that have impacted the Districts' historic integrity. The mitigation takes the form of relocation and rehabilitation of two historic structures and the rehabilitation of two historic structures in place. The building at 1201 Main Street will be relocated directly south to the new corner of 12<sup>th</sup> and Main Streets. The building at 423 W. 12<sup>th</sup> Street will be relocated to the new southeast corner of Lee St. and 12<sup>th</sup> Street and turned to face Lee Street. The buildings at 321 W. 12<sup>th</sup> Street and 1205 Lee Street will be rehabilitated in place.

### CURRENT ACTIONS

## Plans and Studies Consider Old and New

Plans have been completed for the relocation and rehabilitation of the four buildings identified in the Project Memorandum of Agreement. The MOA is the document developed to address mitigation for the Project's impacts to the Helentown and East Lewisburg historic areas.

With approval of these plans by the Kentucky Heritage Council/State Historic Preservation Office, the Transportation Cabinet may let the contract for services be advertised. A number of specialized contractors have been in contact with the Cabinet and are interested in developing bids to perform the work as described in the relocation and rehabilitation plans.

St Elizabeth Hospital's access planning and implementation is proceeding around the Main Street, Watkins Street, and 13<sup>th</sup> Street area. Full plans for hospital access improvements continue to be developed and will range from the entrance at south Main Street to access points further south in Covington.

The Northern Kentucky Area Planning Commission (NKAPC) has initiated two studies that include focus on 12<sup>th</sup> Street. The Linden Gateway Small Area Study addresses the effects of the St. Elizabeth medical facility on neighborhoods, streets and traffic, and development of other sites in the Study area. The Study area is roughly bounded by I-75 and CSX railroad from 12<sup>th</sup> Street to 19<sup>th</sup> Street.



## Local News

Cincinnati.com » Community Press & Recorder » Public comments help shape Linden Gateway study  
Last Updated: 6:05 pm | Tuesday, December 4, 2007

# Public comments help shape Linden Gateway study

BY JASON FELDMANN | JFELDMAN@COMMUNITYPRESS.COM

COVINGTON - A community center for teenagers and more shops and retail businesses along 12th Street are among the most popular suggestions, according to the on-going Linden Gateway Small Area Study.

An interim report on the study was presented to the project task force in late November, following the first public forum held in late October. The updated report will soon be posted online at [www.nkopc.org/CovingtonStudy.html](http://www.nkopc.org/CovingtonStudy.html).

Covington officials contracted with the Northern Kentucky Area Planning Commission (NKAPC) to conduct the study for portions of the Westside and Peaseburg neighborhoods.

Each area will be impacted by the state's plan to widen 12th Street and the construction of the new St. Elizabeth Medical Center ambulatory care facility.

Project manager Sharmili Sampath, a senior planner with NKAPC, said the most repeated public comments were those stressing the importance of Linden Grove Cemetery, the potential re-use of the Bavarian Brewery building (formerly Jillian's) and re-opening the 15th Street bridge.

In general, most residents are in favor of the state's plan to widen 12th Street and the construction of the new St. Elizabeth medical facility, said Sampath.

Initial recommendations call for a mix of office, retail and residential uses along the widened portion of 12th Street. Residents suggested a variety of possibilities during the Oct. 25 meeting, including bakery, pub, ice cream parlor, coffee shop or upscale restaurant.

Dozens of buildings have been razed in the area around 12th Street and Linden Grove Cemetery, including former corner stores.

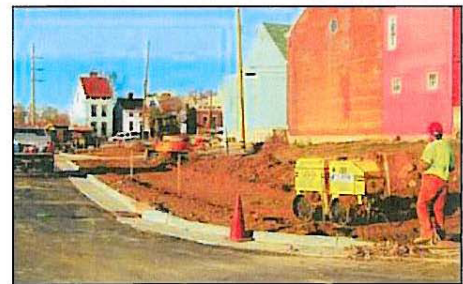
Over the next 60 days, NKAPC staff will make more specific land use recommendations for the area in question. Their ideas will be presented during a second public meeting, scheduled for late January or early February 2008.

Working from public comments generated in previous forums, the task force will guide staff towards the next steps in the process.

"The final plan will lay out a plan for what's to happen in the area once 12th street is widened and St. Elizabeth goes in," said Sampath.

The Small Area Study is scheduled to be completed by July 2008.

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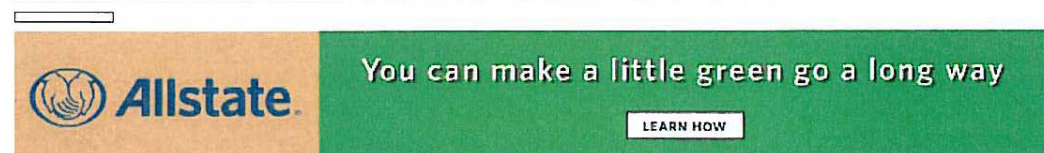
JASON FELDMANN/STAFF

Road improvements and other work continue on a new access road located off the Interstate-75 Pike Street/12th Street exit in Covington. Construction of the new St. Elizabeth Medical Center ambulatory care center, located near Linden Grove Cemetery, is scheduled to begin in January 2008.



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Cincinnati.com » Community Press & Recorder » Public comments help shape Linden Gateway study







## Local News

Cincinnati.Com » NKY.com » Local News » Linden Gateway to change  
Last Updated: 4:53 am | Wednesday, April 16, 2008

# Linden Gateway to change

## Questions to be addressed Thursday

BY MIKE RUTLEDGE | MRUTLEDGE@NKY.COM

**COVINGTON** - The area just west of Interstate 71/75 and south of West 11th Street is about to undergo major change in the next few years. The question for residents, city leaders and planners is: What should that change be like?

That will be the topic Thursday when Northern Kentucky planners unveil their preliminary suggestions for the Linden Gateway Small Area Study, which is examining the area and possibilities for its future.

This much is certain: St. Elizabeth already is building a hospital facility within the area, and West 12th Street will be widened into a broad boulevard and major entrance to Covington and Newport from I-71/75. Meanwhile, the former Bavarian brewery complex, which more recently housed the Jillian's entertainment destination, might someday be the site of a casino.

ADVERTISEMENT "What we're hoping to do on Thursday night is basically give a presentation of all of our recommendations for land use, transportation, parks, housing and green infrastructure," said Sharmili Sampath, senior planner for long-range planning at the Northern Kentucky Area Planning Commission.

Aside from 11th and 19th streets, the study area also is bounded by the interstate highway to the west and railroad tracks to the east.

The recommendations already have been discussed with the task force that is guiding the study, and "we wanted to get out to a public meeting and get some feedback from the people and what they think about the recommendations we've come up with," Sampath said.

The meeting will be 6-8 p.m. at the Center for Great Neighborhoods, 1650 Russell St. Key issues will include: How far south of 12th Street should a commercial zone be extended? What should 19th Street look like? Where could future parks be located?

"Now we want to take it out to the residents and see what they think," Sampath said.

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<http://news.nky.com/apps/pbcs.dll/article?AID=/AB/20080416/NEWS0103/804160389&t...> 4/16/2008



Several redevelopment scenarios were prepared and discussed with the Linden Gateway Task Force. The preferred scenarios are presented in Chapter 7: 12<sup>th</sup> St./ Martin Luther King Jr. Blvd.. This section documents those scenarios that were discussed with the task force but not selected. These scenarios and accompanying information is presented here for reference; and, because there are elements of each of these scenarios that may be useful alternatives for further consideration as land is developed along the 12<sup>th</sup> Street/Martin Luther King Jr. Blvd.

These alternative scenarios are presented by block and include brief descriptions of recommendations previously made in the *12<sup>th</sup> Street Redevelopment Plan* that have been modified by this study (See Chapter 7: 12<sup>th</sup> St./ Martin Luther King Jr. Blvd. for further explanation). Each scenario also includes a list of considerations identified and used in developing the alternative scenarios.

### **500 BLOCK: BETWEEN INTERSTATE 71/75 TO MAIN STREET**

One redevelopment scenario was presented to the task force for this area.

*12<sup>TH</sup> Street Redevelopment Plan* recommendations:

- The Plan covered only the area south of 12<sup>th</sup> Street and north of properties along Watkins Street
- Recommended use for the area is mixed use with office and retail uses.
- The potential for 2 new buildings one on either end of block with park in between was discussed.
- An interpretive park in between buildings with on-street parking spaces was illustrated.

Considerations for alternative redevelopment scenario:

- Recommended uses in the *Linden Gateway Small Area Study* for this block is Commercial Office/ Other Community Facilities (includes area north of 13<sup>th</sup> Street, west of Main Street and east of the interstate)
- Topography of area includes a gradual slope from Main Street down towards Hewson Street
- This area has high visibility from Interstate 71/75
- A portion of the area immediately south of interpretive park is visible from 12<sup>th</sup> St./ Martin Luther King Jr. Blvd.
- There is an existing pedestrian connection along western boundary from 12<sup>th</sup> St./ Martin Luther King Jr. Blvd. to Watkins Street

Redevelopment design concepts presented for this area is shown in Figure 1 and included the following:

- A tiered design of buildings to correspond with topography
- Buildings at the street with parking on the sides to get a larger building frontage along the street
- Pedestrian connection from interpretive park and internal pedestrian circulation within block
- Off street parking area broken up into smaller surface lots
- Size of building footprint and height of buildings to be compatible with that of the surrounding neighborhood
- Facades of buildings located north of Watkins Street is visible from 12<sup>th</sup> Street and should include fenestrations
- Provide on-street parking by widening Watkins Street and Hewson Street to allow for on street parking on both sides.

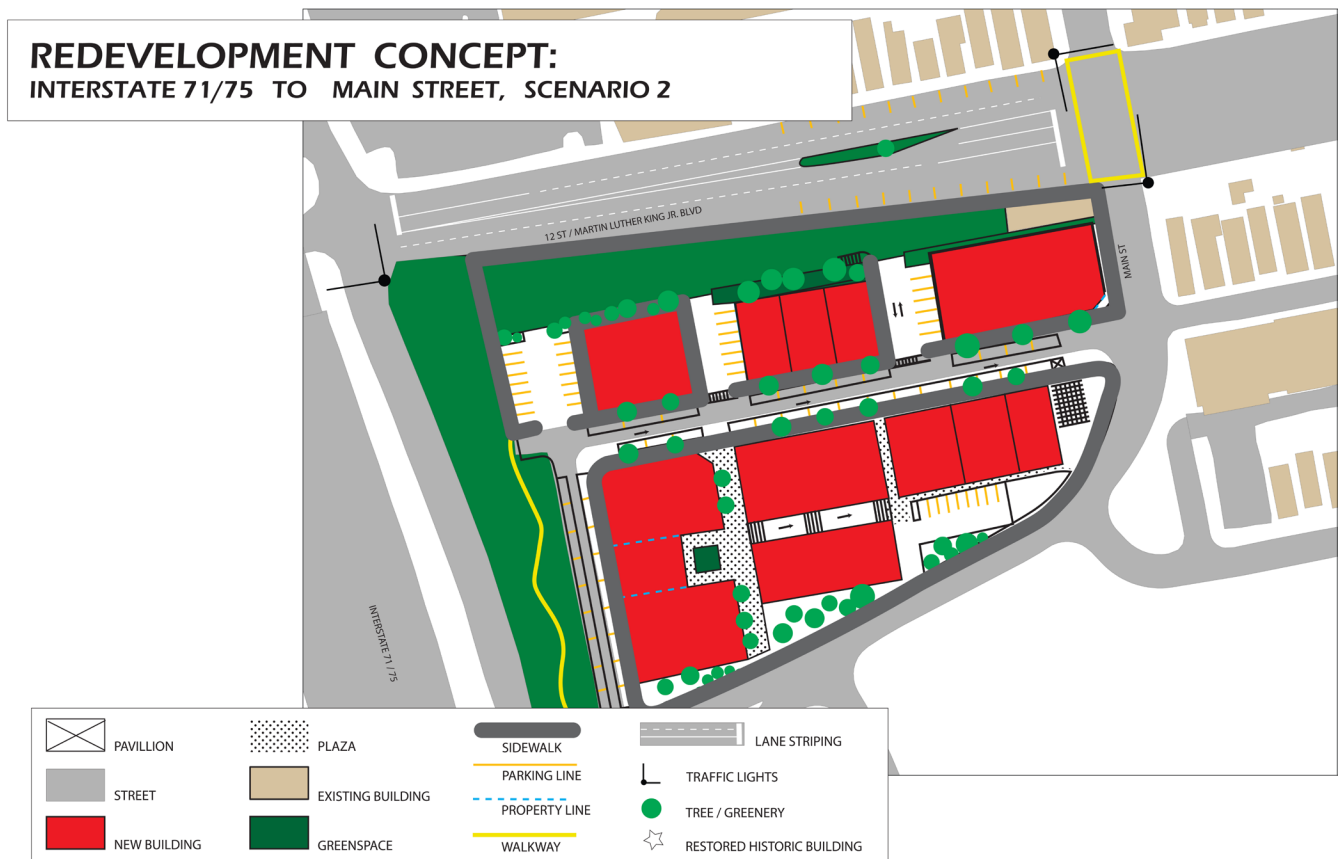


Figure 1: Redevelopment Design Concept - Interstate 71/75 to Main Street



## 400 BLOCK: BETWEEN MAIN STREET AND LEE STREET

Three redevelopment scenarios were presented to the task force for this area.

*12<sup>TH</sup> Street Redevelopment Plan* recommendations:

- Recommended use for the area is Mixed Use with office and retail uses
- A potential for one new corner infill structure is illustrated with one historic building rehabbed in place
- Off street parking area is accessed through alley north of homes on the north side of Watkins Street
- Trees and park areas buffer parking from street edge

Considerations for alternative redevelopment scenario:

- Recommended use in the *Linden Gateway Small Area Study* is mixed use with a green corridor along Main Street linking Bavarian Brewery, landscaped island, Linden Grove and St.Elizabeth Medical Center Covington.
- Land that will be available after the widening is approximately 35 feet deep
- There are existing homes along Watkins Street
- There is only one residential building on south side of Watkins facing Watkins Street. The rest of the block includes the vacant Hellman Lumber building and the new Duke Energy substation
- The future plans for Linden Grove Cemetery includes a new entrance at Lee Street

Redevelopment design concepts presented for this area included the following:

## Scenario 1: 400 Block (See Figure 2)

- Retain existing homes along Watkins Street
- Extend the green corridor along 12<sup>th</sup> Street creating a connection to Linden Grove Cemetery
- Provide a mid block crossing along the median to encourage pedestrian movement between the north and south side of 12<sup>th</sup> St./ Martin Luther King Jr. Blvd.
- Landscape the median to include rain garden and trees. Curb extensions along 12<sup>th</sup> St./ Martin Luther King Jr. Blvd. can serve as stormwater outlets.
- The green space area can include tree benches, seating, gazebo providing lunch space for business employees. Neighborhood groups can use the space for gatherings and events.
- Adaptive reuse of historic building for restaurant type uses with some outdoor seating
- Angled off-street parking to be buffered with street wall
- Buffer for homes along Watkins – A reconstructed brick wall with landscaping can act as a buffer between homes along Watkins Street and 12<sup>th</sup> St./ Martin Luther King Jr. Blvd..
- This area could also be an alternative location for a stormwater park proposed by Sanitation District #1 if the interpretive park location is not feasible

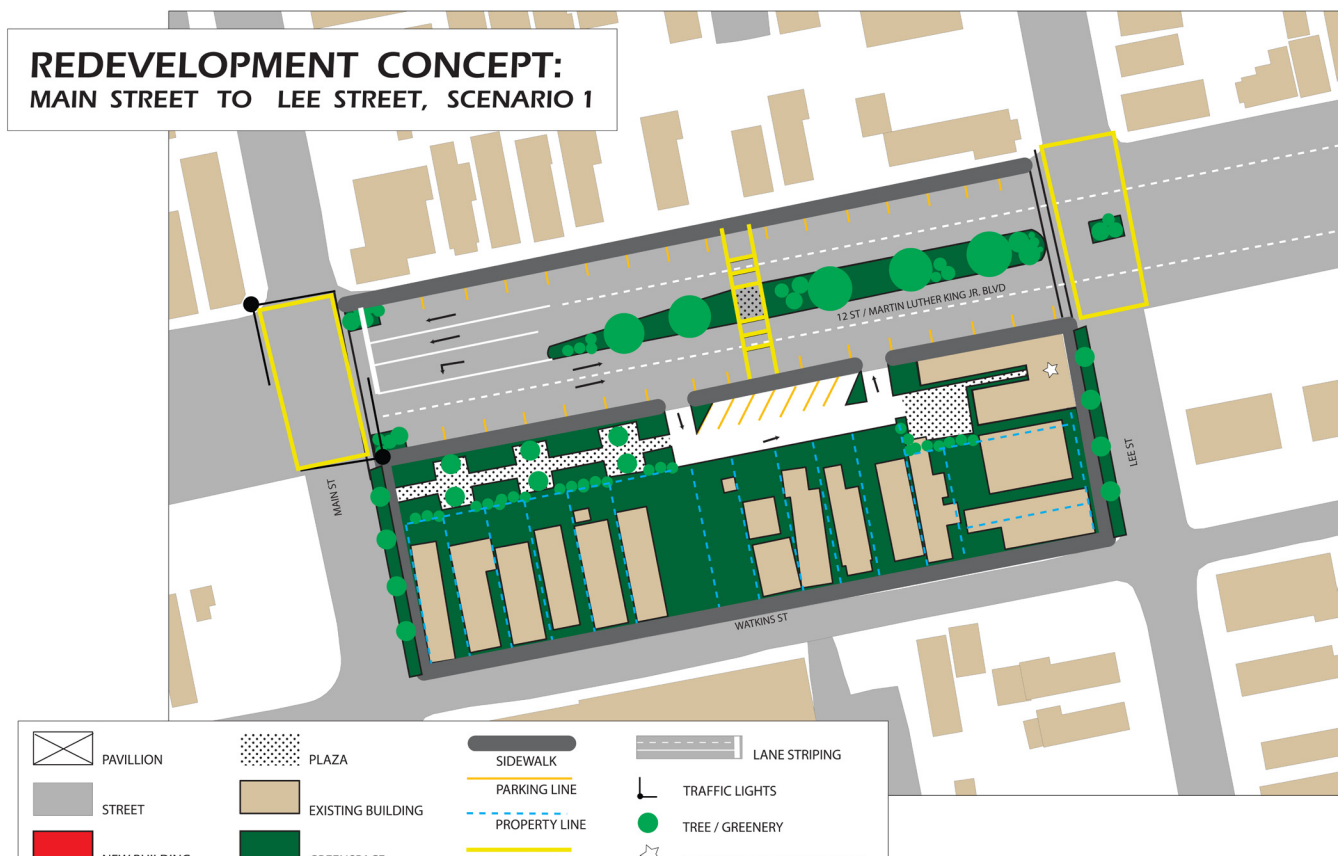


Figure 2: Main Street to Lee Street - Scenario 1

## Scenario 2: 400 Block(See Figure 3)

- Retain existing homes along Watkins Street
- Provide a mid block crossing along the median to encourage pedestrian movement between the north and south side of 12<sup>th</sup> St./ Martin Luther King Jr. Blvd.
- Landscape the median to include rain garden and trees. Curb extensions along 12<sup>th</sup> St./ Martin Luther King Jr. Blvd. can serve as stormwater outlets.
- Smaller buildings [100'x35'] with zero setback may be located within the narrow excess right-of-way. For comparison purposes the Flannery building is 75'x45'. In terms of façade length along 12<sup>th</sup> Street, the existing historic building is 83' along 12<sup>th</sup> Street.
- The space between buildings can be improved as green space, used for off-street parking or for another building.
- If the buildings are 2 stories in height there could be potential buffer issues on the residential side
- The buildings can be occupied by a single tenant or multiple tenants

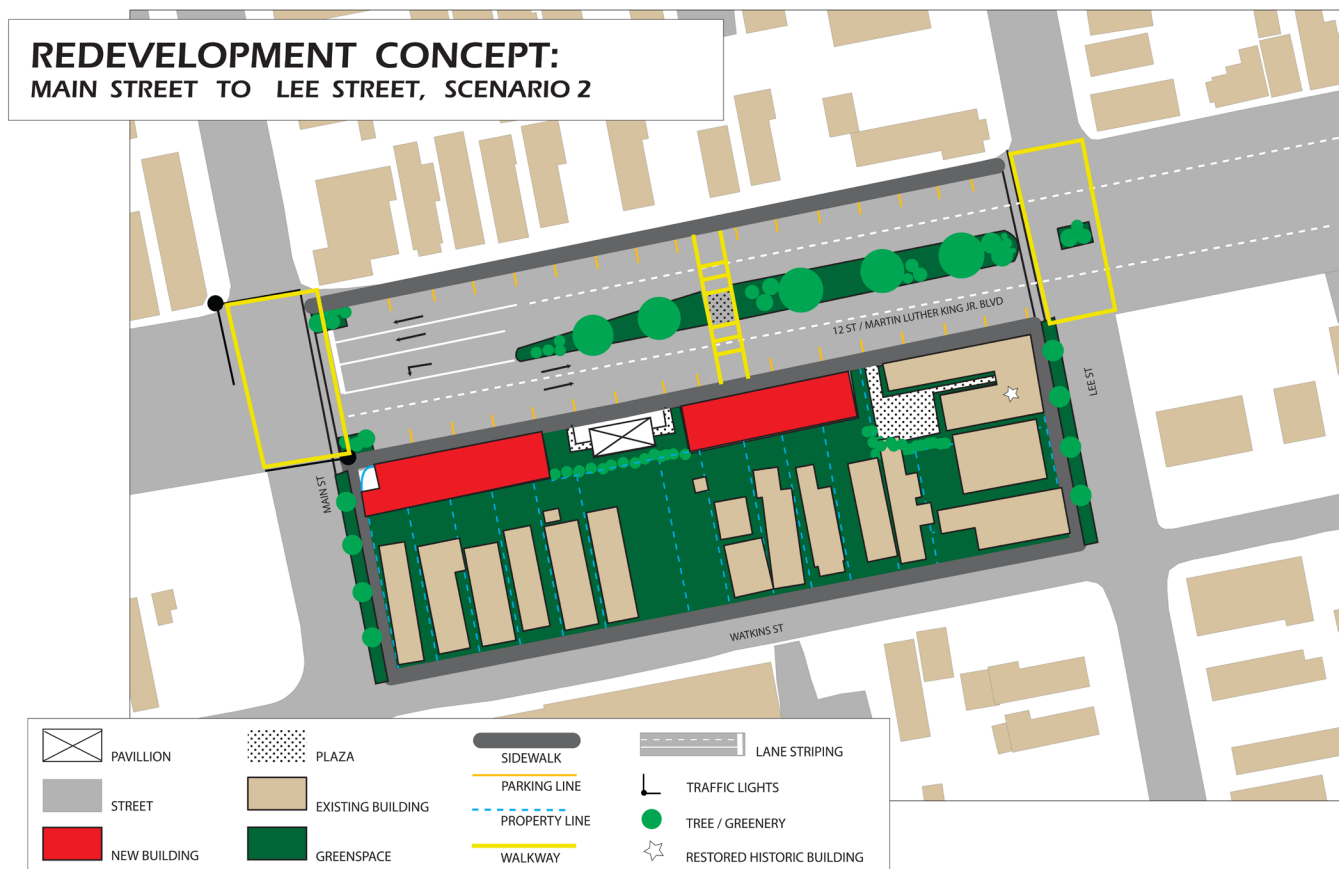


Figure 3: Main Street to Lee Street - Scenario 2

### Scenario 3: 400 Block (See Figure 4)

- This scenario provides the most acreage for redevelopment and includes properties north of Watkins Street
- Provide a mid block crossing along the median to encourage pedestrian movement between the north and south side of 12<sup>th</sup> St./ Martin Luther King Jr. Blvd.
- Landscape the median to include rain garden and trees. Curb extensions along 12<sup>th</sup> St./ Martin Luther King Jr. Blvd. can serve as stormwater outlets.
- No access is provided off-of 12<sup>th</sup> St. / Martin Luther King Jr. Blvd. to parking areas
- Building façade should be broken up to give appearance of smaller buildings
- The architecture of infill buildings should reflect or compliment exterior characteristics visible in structures north of 12<sup>th</sup> Street
- Street frontage along Watkins Street should be made interesting with double façade buildings and off street parking areas. Off- street parking areas can be screened by a street wall

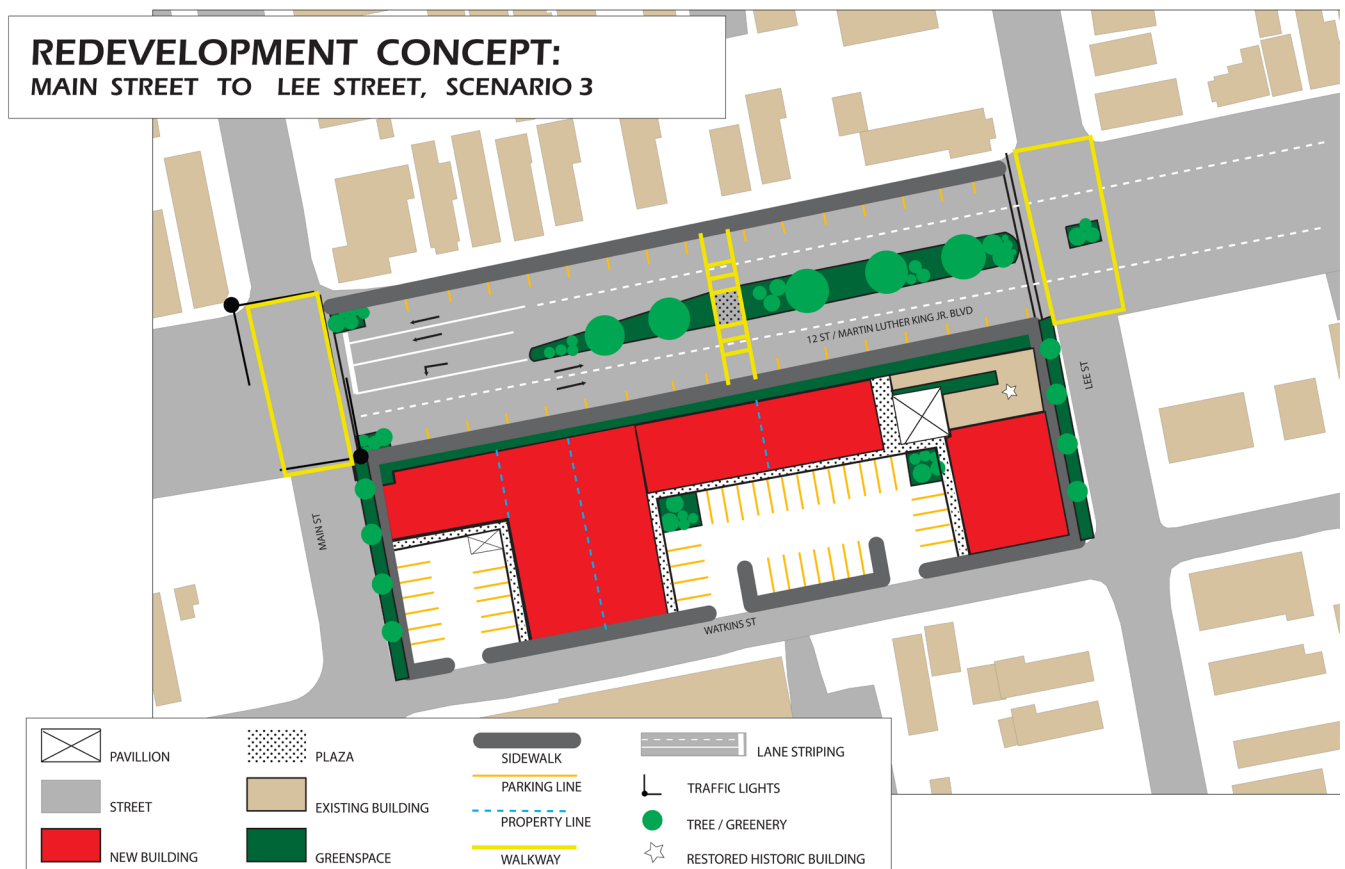


Figure 4: Main Street to Lee Street - Scenario 3



### **300 BLOCK: BETWEEN LEE STREET AND HOLMAN STREET**

Three redevelopment scenarios were presented to the task force for this area.

*12<sup>TH</sup> Street Redevelopment Plan* recommendations:

- Recommended use for the area is mixed use with office/residential and Restaurant/dining
- Closing Fisk Street to create a significant redevelopment site
- Includes relocated and rehabbed historic structures
- Illustrates a complex of new infill structures, centered around a plaza
- Parking is provided off existing brick alleys

Considerations for alternative redevelopment scenario:

- Recommended use in the *Linden Gateway Small Area Study* is mixed use
- One rehabbed and relocated historic building at the corner of Lee & 12<sup>th</sup> Streets and one historic building rehabbed in place at the corner of Holman and 12<sup>th</sup> Streets.
- Closure of Fisk Street mentioned at earlier public meeting was seen favorably
- Prime property east of Fisk Street is presently owned by KYTC
- Building conditions survey documented conditions of existing homes within this block as moderately dilapidated.

Redevelopment design concepts presented for this area included the following:

### Scenario 1: 300 Block (See Figure 5)

- Retain existing structures within the area and leave Fisk Street open

#### *West of Fisk Street*

- Adaptive reuse of historic buildings
- Provide off-street parking spaces between the two historic buildings to serve parking needs of uses that might locate within the buildings
- Outdoor seating/dining space for historic building immediately west of Fisk Street so it can be reused as a restaurant
- Retain residential building immediately east of Lee Street which has the potential to be an office space with building addition and two off-street parking spaces.

#### *East of Fisk Street*

- There is a potential for two new buildings with 3000 sq.ft building footprint and 11 off street parking spaces.
- There is a potential for existing homes immediately west of Holman Street to be reused as office space

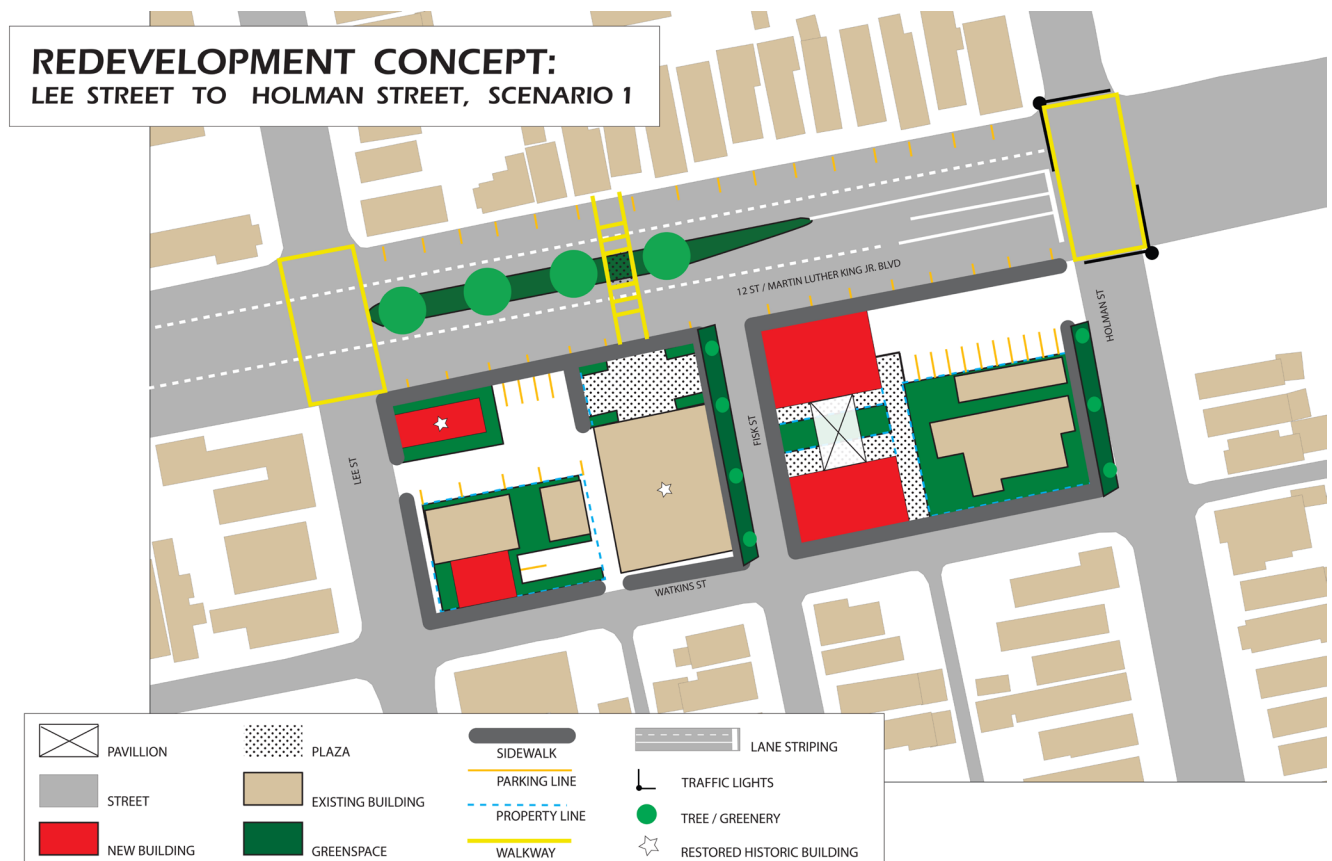


Figure 5: Lee Street to Holman Street - Scenario 1

## Scenario 2: 300 Block (See Figure 6)

- Removing existing homes and leave Fisk Street open

### *West of Fisk Street*

- Adaptive reuse of historic buildings
- Provide off-street parking spaces between the two historic buildings to serve parking needs of uses that might locate within the buildings
- Outdoor seating/dining space for historic building immediately west of Fisk Street so it can be reused as a restaurant
- There is a potential for a new 3,400 sq.ft building with 7 off-street parking spaces.
- Secondary access to this block is through an existing alley.

### *East of Fisk Street*

- Potential for three new buildings designed around an internal plaza/walkway to encourage pedestrian movement.
- Provision for 14 off street parking spaces to serve the infill building.
- There is also a potential for 1100 sq.ft space that can be leased to seasonal tenants.
- Access to off-street parking spaces is from Watkins Street

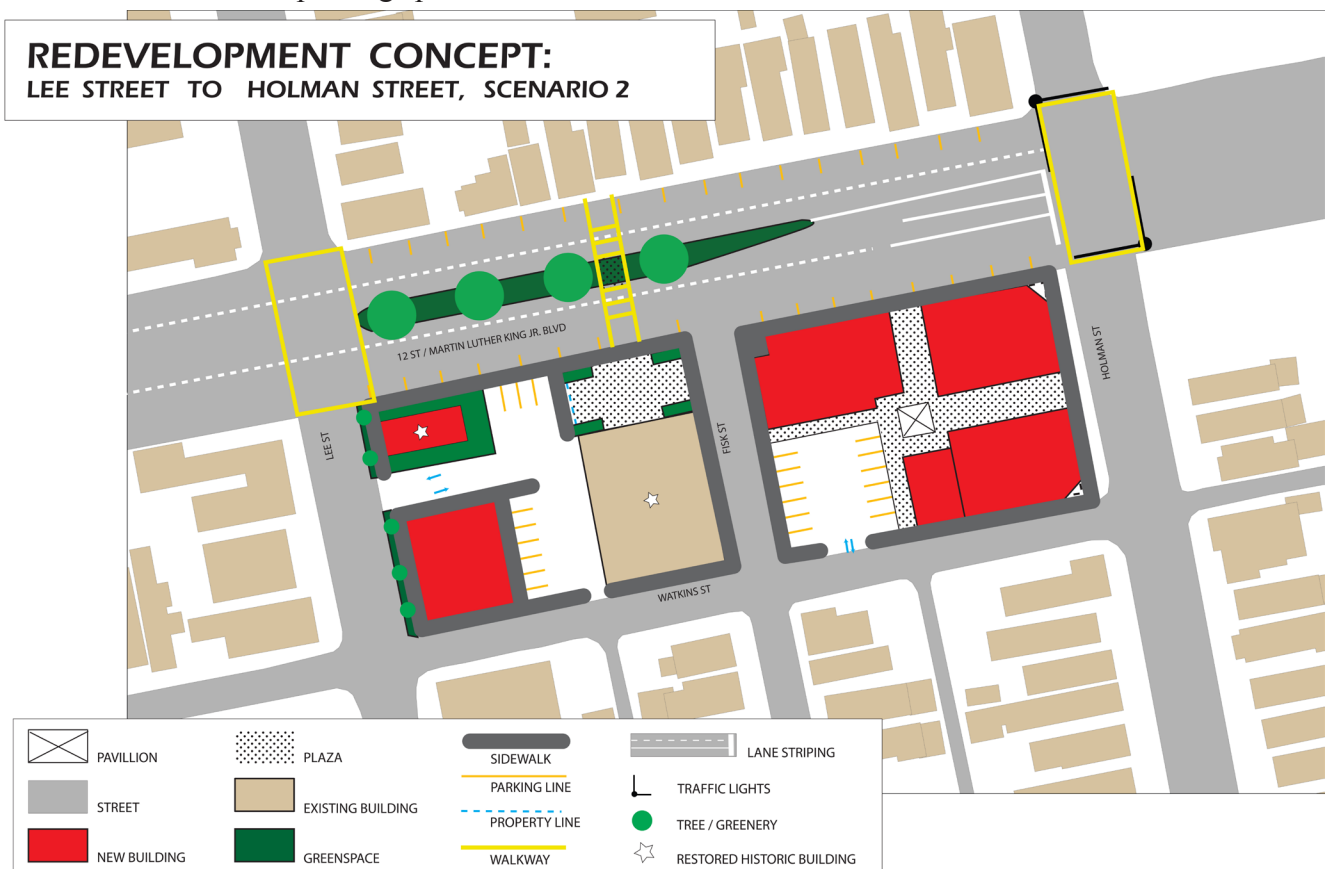


Figure 6: Lee Street to Holman Street - Scenario 2

### Scenario 3: 300 Block (See Figure 7)

- Removing the existing homes and closing Fisk Street to make more land available for redevelopment
- Allow for adaptive reuse of historic buildings
- There is a potential for a 1500 sq.ft building between historic buildings
- Ten off-street parking spaces are provided to serve the needs of the businesses that might locate within the historic buildings
- Outdoor seating/dining space for historic building immediately west of Fisk Street so it can be reused as a restaurant
- There is a potential for new 3,500 sq.ft infill building.
- There is a potential for three new interconnected infill buildings with corner entrances at 12<sup>th</sup> Street and Watkins Street.
- There is a provision for 31 parking spaces to serve entire development
- Access to off-street parking spaces is from Watkins Street

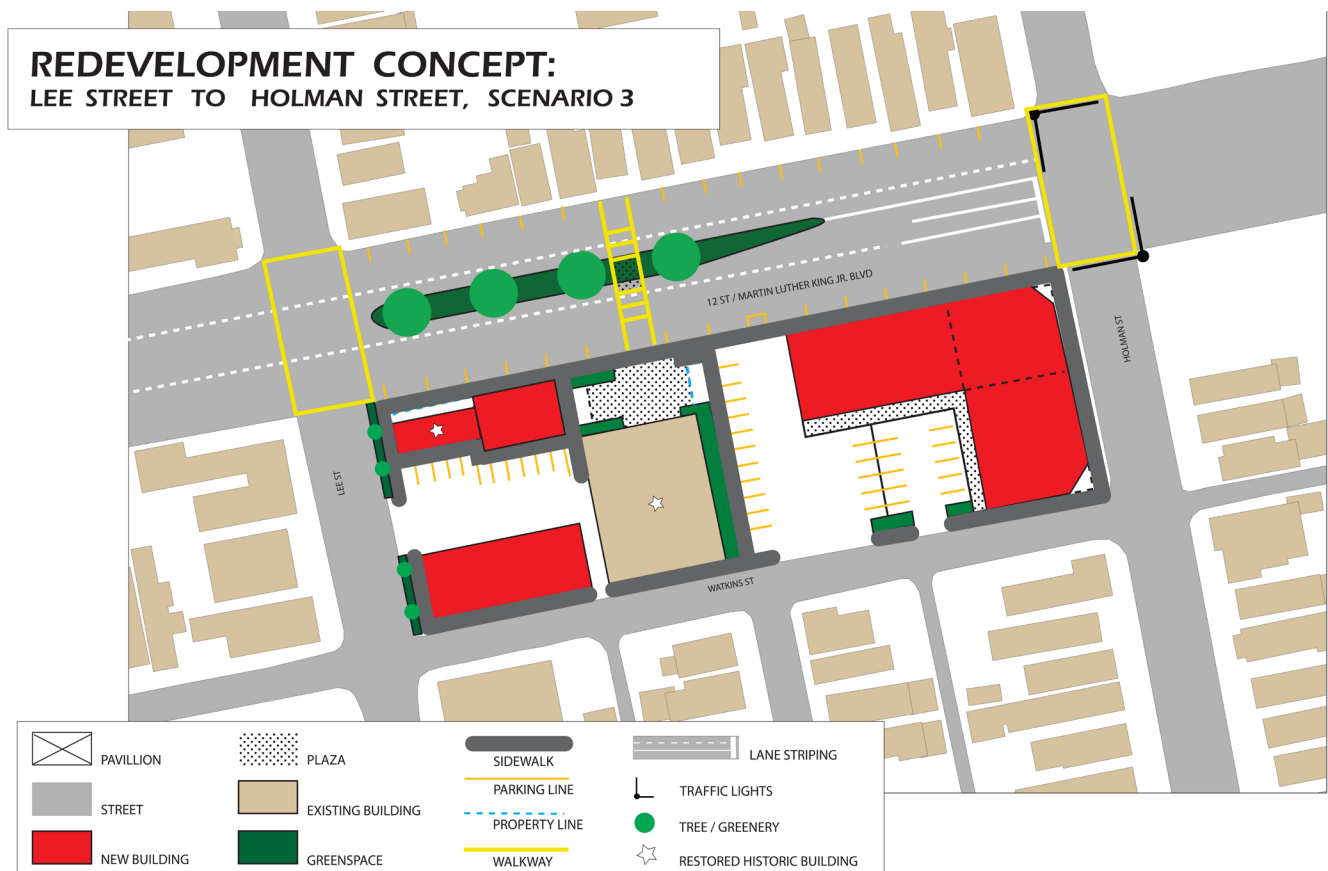


Figure 7: Lee Street to Holman Street - Scenario 3



## **200 & 100 BLOCK: BETWEEN HOLMAN STREET AND RUSSELL STREET**

Two redevelopment scenarios were presented to the task force for this area.

*12<sup>TH</sup> Street Redevelopment Plan* recommendations:

Holman Street to Banklick Street

- Recommended use for the area is mixed use with Office/Retail on 12<sup>th</sup> Street side and offices and residential uses in buildings closer to Watkins Street
- Redevelopment is linked to parking lot that is accessed from Watkins Street and buffered by landscaping and a plaza
- A plaza is created along 12<sup>th</sup> Street between the infill structures on the south side

Banklick Street to Russell Street

- New infill buildings face 12<sup>th</sup> Street with off-street parking off alley accessed from Watkins Street
- Mixed use buffers residential structures from 12<sup>th</sup> Street

Considerations for alternative redevelopment scenario:

- Recommended use within the *Linden Gateway Small Area Study* is mixed use
- Ameristop will lose their front parking area after the widening and Hammonds garage at corner of 12<sup>th</sup> St./Martin Luther King Jr. Blvd. and Russell Street will remain after widening
- Two lots east of Banklick Street and north of Watkins are presently owned by the City of Covington
- The building conditions survey documented conditions of existing homes as in good condition.

Redevelopment design concepts presented for this area included the following:

### Scenario 1: 200 and 100 Block (See Figure 8)

- Retain existing structures

#### *West of Banklick Street*

- There is a potential for a new 3,800 sq.ft infill building at the corner of Holman and 12<sup>th</sup> St./ Martin Luther King Jr. Blvd.
- Five off-street parking spaces are provided for Ameristop
- There is a potential for 14 off-street parking spaces if needed by acquiring 30' of property from owners on either side with access from Watkins Street
- Existing homes can be reused as office spaces

#### *East of Banklick Street*

- There is a potential for 10 off street parking spaces accessed from Watkins Street to serve the needs of the redevelopment
- There is a potential for one infill building immediately west of Russell Street

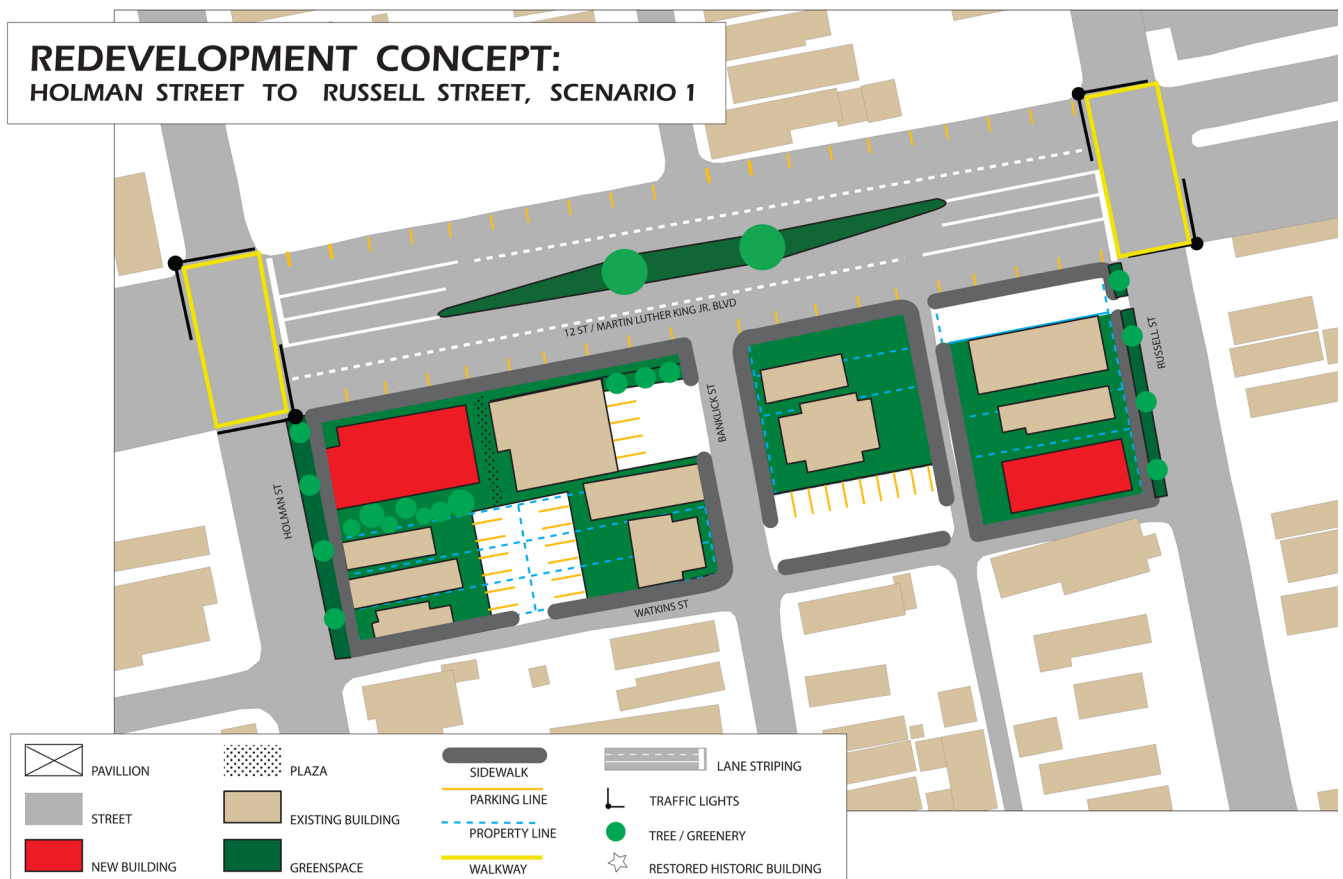


Figure 8: Holman Street to Russell Street - Scenario 1

## Scenario 2: 200 and 100 Block (See Figure 9)

- Remove existing structures immediately south of 12<sup>th</sup> Street (Ameristop, Hammonds and one residential building) to assemble more land for redevelopment

### *West of Banklick Street*

- There is a potential for two new infill structures of approx. 3,600 sq.ft with a central courtyard that will encourage pedestrian movement between buildings
- There is a potential for 14 off-street parking spaces if needed by acquiring 30' of property from owners on either side with access from Watkins Street
- Existing homes can be reused as office spaces

### *East of Banklick Street*

- There is a potential for three new infill structures with 22 parking spaces accessed from Banklick Street

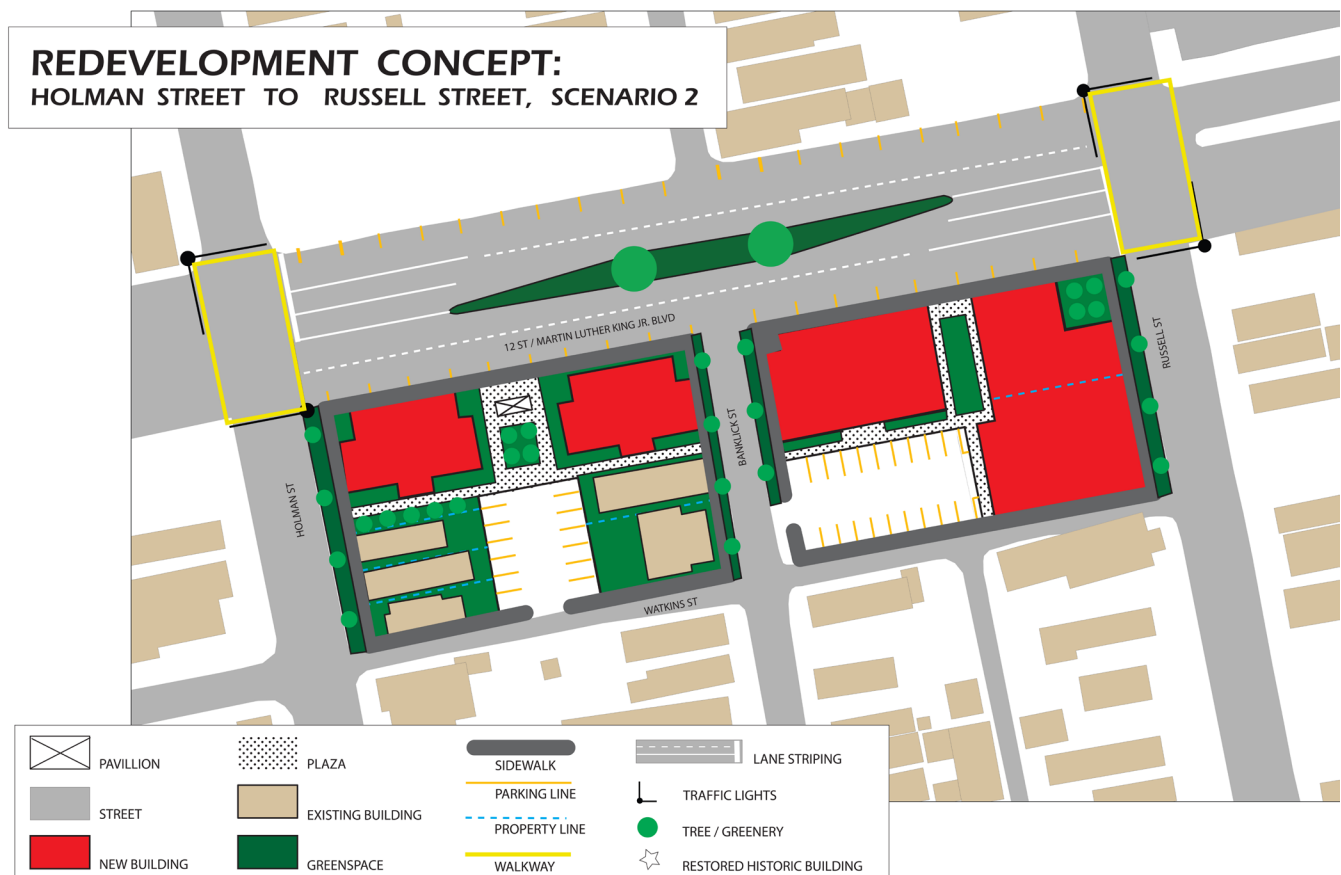


Figure 9: Holman Street to Russell Street - Scenario 2

