



Implementation of the plan is the next important step after its adoption. The study area is located within the two neighborhoods of Westside and Peaseburg. Extensive coordination between the two neighborhood associations will be needed to implement the recommendations within this study. This study recommends that a Linden Gateway Oversight Committee be formed that would coordinate with both the neighborhood associations, the city and responsible parties identified in this section to initiate and implement the recommendations of this study. The Linden Gateway Task Force that consists of members representing various interest groups would be best suited at this time to continue to evolve into the oversight committee. The committee should consider adding a few additional members from the two neighborhoods of Westside and Peaseburg and any other interest groups that might help implement the plan. The oversight committee could then identify sub-committees that could assist in implementing various recommendations in the study.

In addition, the oversight committee could also explore the possibility of creating a new neighborhood group whose role will be focused on the boundaries of the Linden Gateway study area. This would enable the group to work closely with various entities such as the Linden Grove Cemetery Board and St. Elizabeth Medical Center Covington to implement the recommendations of this study. The Center for Great Neighborhoods could provide staff support in terms of organizing meetings, providing general guidance and so on to the Linden Gateway Oversight Committee.

This chapter provides guidance for the oversight committee, City of Covington, the neighborhood association and all others who may be involved or interested in implementing this plan. Below is a list of the recommendations, categorized as long or short term or general, and a listing of the organizations or agency that should be the lead in accomplishing each recommendation. Long term recommendation are those that may generally take approximately 10 to 20 years to begin or complete; short-term are recommendations that could take approximately 0 to 2 years to begin or complete; and general refers to recommendations that are either already underway or when they do get started will be of an ongoing nature. More detailed information regarding these recommendations is provided in each chapter.

The Northern Kentucky Area Planning Commission and other agencies such as the Northern Kentucky Area Urban and Community Forestry Council, Kenton County Conservation District, Sanitation District No. 1, Northern Kentucky Area Development District and the Kenton County Extension Office may be contacted for further assistance or may offer grant opportunities that may assist in implementing these projects.

<i>Recommendations</i>	<i>Implementation</i>	<i>Status</i>	<i>Responsible Party</i>
A Linden Gateway Oversight Committee should be formed to implement the recommendations of this study.	This committee would coordinate with both the neighborhood associations, the city and other responsible parties.	Short-term	City/ Center for Great Neighborhoods
Land Use			
After the study is adopted as part of the <i>Area-wide Vision for Kenton County: 2006-2026</i> all the land use changes recommended for the study area will be changed.	The zoning within the study area should be evaluated and any zone changes required to implement the land use recommendations of the study should be pursued.	Short-term	City/NKAPC
A new land use classification that is a combination of two land uses - Commercial Office/Other Community Facilities is recommended for portions of Area 4 within the study as discussed in Chapter 2.	The adoption of this study as part of the <i>Area-wide Vision for Kenton County: 2006-2026</i> will create the new land use classification.	General	-
Create Form District Regulations for the area identified in Chapter 2 for areas south of 13th Street, west of Kavanaugh Street, east of the new access road and north of Linden Avenue.	The regulations should include specifications for building facade, fenestration, height, landscaping, parking, outdoor amenities such as courtyards and plazas and exterior finishes. The form of new infill buildings should be compatible with that of the surrounding historic neighborhood and also that of the new St.Elizabeth Medical Center Covington.	Short-term	City/NKAPC
Adaptive reuse of historic buildings within the study area including the historic portion of the Bavarian Brewery building, the Hellman Lumber building and other historic buildings located on the south side of 12th St. / Martin Luther King Jr. Blvd. that will be rehabbed, is encouraged.		General	City

<i>Recommendations</i>	<i>Implementation</i>	<i>Status</i>	<i>Responsible Party</i>
Historic Preservation			
Nominate area for a National Register Historic District	The area should be divided into sub-areas and several applications submitted. It is important that area residents be involved in this process and smaller sub-areas will help accommodate this process.	General	City
Consider use of Historic Overlay zone(s) to preserve and enhance existing historic structures	Following a similar process used previously to identify and nominate the area for the National Register of Historic Place, it will be important to involve property owners in determining the timing, location and extent of any historic overlay zone.	Long-Term	Residents
Green Infrastructure			
Establish a greenway corridor along Main Street from Linden Grove Cemetery to Pike Street.		General	City/NA
Establish a greenway corridor along 12th St./ Martin Luther King Jr. Blvd, from Russell Street to I 71/75, and between Hewson Street and I 71/75, from 12th St./Martin Luther King Jr. Blvd. to the medical center		Short-term	City/KYTC/NA
Establish a greenway corridor from the Lance Corporal Justin Sims Memorial Park to Linden Grove Cemetery via east side of St. Elizabeth Medical Center Covington		General	City/St. E/NA
When new parks are created establish green corridors leading from parks to Linden Grove Cemetery, and/or other areas of interest.	Coordinate with the city public works department	General	NA/City
Create mini-parks, community gardens and gateways to serve the recreational needs of area residents	A special committee may need to be created to implement this recommendation. To improve the possibility of obtaining grants apply a marketing strategy as discussed in the chapter.	General	NA/City

<i>Recommendations</i>	<i>Implementation</i>	<i>Status</i>	<i>Responsible Party</i>
Green Infrastructure (Cont'd)			
Pursue the possibility of purchasing land for park space.	Primary locations - lots to the south of 1323 Russell St. and the empty lot on the southwest corner of 15th St. and Russell Street.	General	City
Explore the potential of preserving the greenspace along the railroad tracks on the east side of study area.		General	City
Any redevelopment including infill or reuse of historic buildings within the study area should explore the potential to incorporate green building techniques discussed in Chapter 4	The potential for green roofs, rain gardens, use of pervious pavement and obtaining LEED certification should be explored.	General	City
Establish workshops for landscaping, tree planting, and reducing stormwater runoff for the residents.	Coordinate with urban forestry, SD #1, conservation district, and CGN	General	NA/City
Remove excess concrete from planting strips		General	City
Mobility			
<i>The following improvements are recommended along West 13th Street:</i>			
Convert West 13 th Street to two-way operation between Holman Avenue and Russell Street.		Short-Term	City
Install centerline striping and marked on-street parking on the north side of West 13th Street.		Short-Term	City
Remove stop control on West 13 th Street at Lee Street.		Short-Term	City
Remove stop control on West 13 th Street at Banklick Avenue.		Short-Term	City
<i>The following improvements are recommended along Watkins Street.</i>			
Remove stop control on Watkins Street at Lee Street/Install Stop Control on Lee Street at Watkins Street.		Short-Term	City
Remove stop control on West 16 th Street at Banklick Street.		Short-Term	City
Remove stop control on West 16 th Street at Woodburn Avenue.		Short-Term	City
Remove stop control on West 17 th Street at Banklick Street.		Short-Term	City
Remove stop control on West 18 th Street at Banklick Street.		Short-Term	City

<i>Recommendations</i>	<i>Implementation</i>	<i>Status</i>	<i>Responsible Party</i>
Mobility (Cont'd)			
<i>The following improvements are recommended to improve the one-way street system.</i>			
Convert West 13 th Street to two-way operation between Holman Avenue and Russell Street.		Short-Term	City
Convert West 14 th Street to two-way operation between Holman Avenue and Russell Street.		Short-Term	City
Convert Banklick Street to two-way operation between West 12th Street/Martin Luther King, Jr. Boulevard Street and West 14 th Street.		Short-Term	City
Convert Woodburn Avenue to two-way operation between Linden Avenue and West 16 th Street.		Short-Term	City
Convert St. Clair Street to two-way operation between Linden Avenue and West 16 th Street.		Short-Term	City
<i>The following improvements are recommended to improve transit service in the area.</i>			
Re-route the No. 5 route from Holman Avenue to West 13 th Street to Main Street to serve the St. Elizabeth Medical Center. A bus stop should be provided as close as practical to the medical center to encourage ridership.		Short-Term	TANK
Provide pedestrian connections along Main Street to the St. Elizabeth Medical Center to West 12th Street/Martin Luther King, Jr. Boulevard Street to provide a connection to the nearest stop on the No. 1 Route.		Short-Term	City
Provide bus shelters and benches at high activity areas within the study area. Potential locations include West 19 th Street, Southside Baptist Church and/or the Goodwill Village.		Short-Term	TANK
<i>The following improvements are recommended to accommodate the city-wide bike loop.</i>			
Provide signage and pavement markings consistent with the proposed city-wide bike loop.		Short-Term	City
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.		Short-Term	City and Linden Grove Board of Overseers

Recommendations	Implementation	Status	Responsible Party
Mobility (Cont'd)			
<i>The following improvements are recommended for further study.</i>			
Conduct a comprehensive signal warrant analysis of all traffic signals within the study area.		Long-Term	City
Conduct a feasibility study to determine the potential to coordinate traffic signals along West 19 th Street.		Long-Term	City
Conduct a traffic engineering study of the signals along West 12th Street/Martin Luther King, Jr. Boulevard 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 study.		Long-Term	City/Kentucky Transportation Cabinet
<i>The following long term recommendations are made to improve east west connectivity in the study area.</i>			
Repair/Reopen the West 15 th Street bridge to passenger car traffic with restrictions on large vehicles.		Long-Term	City
Investigate the feasibility of future crossings at West 16 th Street or West 17 th Street with appropriate improvements along each corridor.		Long-Term	City
Widen West 17 th Street to provide two-way operation without an additional crossing over the railroad.		Long-Term	City
<i>The following long term recommendations are made to reconfigure the intersection of Russell Street and Augustine Street.</i>			
Investigate the implementation of a single lane modern roundabout at the intersection of Russell Street with Augustine Street.		Long-Term	City
<i>The following long term recommendations are made to reconfigure the intersection of Linden Avenue with Woodburn Avenue.</i>			
Increase building setbacks and realign Linden Avenue to improve sight distance and operations at the intersection.		Long-Term	City
Housing			
<i>Increase Local Awareness of and Advocate for Relevant Issues</i>			
Educate the community on sound homeownership practices	This should include programs to raise awareness, and provide education on sound financial decision making.	General	City/CGN/NA
Disseminate information on homeownership via newsletter		General	NA
Host an annual home buying workshop		General	NA/CGN

<i>Recommendations</i>	<i>Implementation</i>	<i>Status</i>	<i>Responsible Party</i>
Housing (Cont'd)			
<i>Increase Number of Homeowners</i>			
Housing Fair	For a day or weekend bring together realtors with listings, all the agencies that help people fix and/or purchase homes, banks, building supply cos., professional construction people,	General	City
Educate Realtors	Give realtors information on the neighborhood, quality of the houses, what city and na's are doing to improve the area, the new medical center and redevelopment of 12th St./Martin Luther King Jr. Blvd.	General	City/Realtors
Rehabarama	Open house of homes rehabbed or undergoing rehabilitation.	General	City
Increase participation in existing homeownership programs		General	City/CGN/NA
Employer Assisted Housing Program	Local employers assist employees in purchasing a home in the area.	Long-Term	City/CGN/NA
Limited Liability Company	Allows neighborhood associations to purchase homes for rehab and sell.	Long-Term	NA
<i>Improve Existing Housing Stock</i>			
Assist residents in learning about currently available programs		General	CGN/NA
Establish a tool Library		Short-Term	CGN
Organize a Home Repair Crew		General	CGN/HONK/NA
Targeted Code Enforcement		Short-Term	City/NA
Annual inspections of rental properties		Short-Term	City
Conduct home improvement workshops		Short-Term	City/CGN/NA
<i>Crime Prevention</i>			
Establish a neighborhood watch program		General	City/NA
Establish a citizens on patrol program		General	City/NA
<i>Linden Gateway Neighborhood Enhancement Program</i>			
Create a program to improve the appearance of the area and make it more attractive to potential residents	The program could target code enforcement, landscaping/beautification, street and sidewalk improvements and enhanced police service where needs are known to exist.	General	City/NA

<i>Recommendations</i>	<i>Implementation</i>	<i>Status</i>	<i>Responsible Party</i>
12th Street/Martin Luther King Jr. Blvd.			
Create Form District Regulations for the area identified in Chapter 2 Land Use for areas along 12th St./Martin Luther King Jr. Blvd.	Create Form District Regulations as discussed in Chapter 7 for the 12th St./ Martin Luther King Jr. Blvd. corridor to ensure that the character of new infill development is compatible with that of the surrounding neighborhoods. As part of this effort, the existing zoning along the corridor should be evaluated to determine if the land uses recommended for the corridor by this study would be permitted. Any necessary zone changes should then be pursued to permit the recommended land uses to locate within the corridor. The regulations should include specifications for building facade, fenestration, height, landscaping, parking, outdoor amenities such as courtyards and plazas and exterior finishes. All off-street parking areas should be located to the side or rear of the buildings and when located on the side should be buffered with street wall or landscaping. An internal pedestrian circulation system using plazas, courtyards and walkways should be encouraged. The Section 106 report prepared for 12th St./ Martin Luther King Jr. Blvd. (See Appendix 2 in the 2004 <i>12th Street Redevelopment Plan</i>) should be used as a foundation on which to base the form district regulations.	Short-term	Task Force/City
TIF-Parking Structure/s - TIF is somewhat limited at this time for use within the context of this type of redevelopment. It may be necessary for the city to work within the state legislative process to amend state statutes to enable more effective use of TIF along the 12th Street/Martin Luther King Jr. Blvd and the Linden Gateway area.		General	City

<i>Recommendations</i>	<i>Implementation</i>	<i>Status</i>	<i>Responsible Party</i>
12th Street/Martin Luther King Jr. Blvd. (Cont'd)			
Historicly compatible lighting fixtures should be used for the corridor.	Fixtures that fit in with the historic character of the area should be installed.	Short-term	City
Encourage the use of the Interpretive Park for innovative stormwater management practices		General	Task Force/City/ Sanitation District No.1
A comprehensive parking study should be pursued for the corridor.	The study should take into consideration such elements as the location of a mid-corridor conveniently located parking garage, improved bus access and shared parking opportunities.	Short-term	City
The median that will be constructed as part of the widening should be landscaped with trees and shrubs. It also provides the opportunity to be used as a stormwater feature if landscaped with rain gardens.			City/Sanitation District No.1

