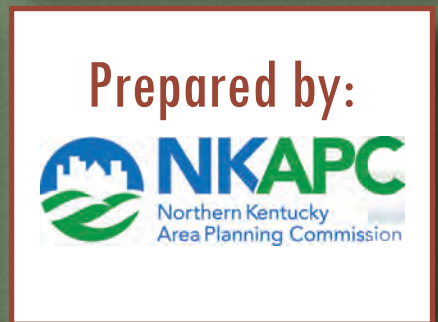
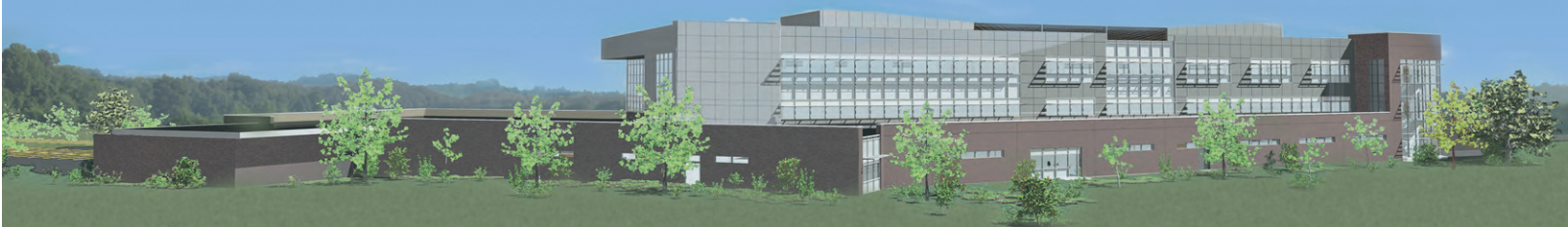


Linden Gateway Small Area Study

City of Covington, Kentucky • November 2008





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The *Linden Gateway Small Area Study* was conducted by the Northern Kentucky Area Planning Commission in collaboration with the City of Covington and the Center for Great Neighborhoods. The study boundary included the area south of 11th Street, North of 19th Street, east of Interstate 71/75 and west of the railroad. The impetus for the study are the potential redevelopment opportunities anticipated due to the new St. Elizabeth Medical Center Covington and the widening of 12th St. / Martin Luther King Jr. Blvd.

This community based study was guided by an 11 member task force consisting of people representing various interest groups that met over a 15 month period. Interviews with key persons in the community were conducted and an analysis of existing conditions within the neighborhoods in terms of services such as parks, roads, bus service and so on were conducted. The findings of the existing conditions are documented in the Interim Report.

Three public meetings were held during the course of the study. The findings of the existing conditions and documentation of potential issues within the study area was the focus of the first public meeting. Based on the issues identified at the first public meeting, preliminary recommendations were presented at the second public meeting. At this meeting the attendees were able to discuss and give their opinions and ideas to the NKAPC Staff. The third public meeting focused on final recommendations for the study area and specifically those for 12th St. / Martin Luther King Jr. Blvd.

The study recommends several land use changes within the study area. Mixed uses are recommended along 12th St./Martin Luther King Jr. Blvd. and Commercial office/other community facility type uses are recommended for areas west of Main Street and Kavanaugh Street, north of Monterey Street in the vicinity of the new medical facility. The study includes recommendations for 19th Street to continue to evolve with small commercial retail uses. Several redevelopment concepts are included within the study for each block on the south side of 12th St. / Martin Luther King Jr. Blvd. Form district regulations are recommended to be established for the corridor and for areas identified for commercial office/ other community facilities around the St. Elizabeth Medical Center Covington to ensure that infill development is compatible in character and scale to that of the surrounding neighborhoods.

This study recommends that much of the area be placed on the National Register of Historic Places. The area is very large and it is recommended that it be divided into three to five sections. In the study, a map dividing the area into four sections based on the age of the homes is provided as a possible method of dividing the study area.

Several green infrastructure elements such as green roofs and rain gardens are being incorporated into the design of St. Elizabeth Medical Center Covington and the potential to include these within the widening of 12th St./Martin Luther King Jr. Blvd. are being explored. This study recommends that these practices be encouraged as part of new infill development and LEED certification be sought throughout the study area. Several park locations have been identified and the linkage of these parks with Linden Grove Cemetery is encouraged. This study also supports any efforts to improve Linden Grove cemetery for recreational uses so as to function as a community asset.

The study also recommends several mobility (transportation) related improvements within the study area including rerouting the TANK bus route to serve St. Elizabeth Medical Center Covington, improving 13th Street as a primary east west connector, elimination of stop signs and changing streets from one-way to two-way configurations and further study of specific areas. Several long range improvements are also recommended including creating another railroad crossing between 14th and 17th Streets; improve the intersection of Linden and Woodburn Avenues, and the possible redesign of the Russell /Augustine Street intersection with a modern roundabout.

To increase the number of homeowners in the study area and to improve the housing stock this study recommends the neighborhood associations work with the city to increase the number of residents participating in the homeownership and home improvement programs provided by the city housing department, Housing Opportunities for Northern Kentucky (HONK) and Center for Great Neighborhoods. Programs and workshops designed to help residents fix small problems with their homes and landscape are also encouraged in

this study. Finally this report strongly recommends that the City of Covington establish a program that combines code enforcement, the police department, public works, and the parks department to target this neighborhood with a concentrated effort to reduce crime, repair houses, and beautify the area. This program would need collaboration between the neighborhood associations, and other agencies that can assist in this endeavor.

Finally, in an effort to assist with the implementation of the recommendations developed through the Small Area Study process, an Implementation chapter listing all the recommendations and the agencies primarily responsible for their completion is included. Included in the recommendations is the formation of a Linden Gateway Oversight Committee to coordinate with the neighborhood associations, the city, and responsible parties identified in the study, to initiate and implement the recommendations of the study. The Oversight committee should be formed from the members of the Task Force committee since they are familiar with the area, the study and the recommendations. The Center for Great Neighborhoods has agreed to assist the Oversight committee.



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