Linden Gateway Small Area Study

- Adopted into the Kenton County Comprehensive Plan - November 2008
- Set a vision for the area with specific recommendations for the 12th Street/Martin Luther King. Jr. Blvd corridor
Linden Gateway Small Area Study
Steering Committee

- July 2009 – appointed by the City of Covington to draft new regulations
  - Consistent with the recommendations within *Linden Gateway Small Area Study*
  - Consistent with the State’s Historic Preservation Office design guidelines for 12th Street/Martin Luther King Jr. Boulevard
Goal of new regulations

- Ensure that new development is pedestrian friendly and compatible with the character of the surrounding neighborhoods
  - Pedestrian friendly
  - Character
Discussion

• What makes a place pedestrian friendly?
  Wide sidewalks and sidewalks that are not falling apart
  Calming traffic
  Greenspace (landscaping of)
  Places to go (bakeries…)
  Safe crosswalks
  Gathering places (seating)
  Water feature
  Art and sculptures
  Buffer between sidewalk and the road
Discussion

• What makes a place pedestrian friendly?
  
  Lighting
  Scale of buildings (Human Scale)
  Texture
  Building setback (higher or cantilevered for space to move around)
  Historic buildings – some sort of street wall to keep the line of street
  Control traffic – take pattern of sidewalk and extend it into the street
  Businesses – Able to see inside the buildings is appealing to the business and the residents, except if residential use
Discussion

• What makes a place pedestrian friendly?
  Pocket parks
  Not necessary to make new buildings look old
  Cleanliness – thought that it makes people feel safe
What defines the character of this area?
Discussion

• What’s defines the character of this area?
  – Mass
  – Height
  – Style of roof
  – Architectural elements
  – Building placement
  – Fence types
  – Signs
Discussion

• What’s defines the character of this area?
  Typology (recipe of type will harmonize with architecture)
  Entranceways to residential or businesses
  Density of neighborhood adds to walkability (not too dense)
  Visible transition from one building to another (either with space or architectural style or color of buildings)
Discussion

• What’s defines the character of this area?
  Principles of New Urbanism
  Need to look over the median
  Need to see equal development on north and south side
  Avoid fast food type uses
  Adequate parking
  What does not define the character of area?
  - Traffic on 12th Street (street trees, traffic calming, median)
  - High speed traffic between 75 and 471 – going to be a division between north and south. Speed needs to be controlled
  - Same building façades and colors (need diversity)
What these regulations will not do

- Apply to existing single-family and two-family homes
- Require anyone to sell their land or building
- Change access onto 12th Street/MLK Jr. Boulevard
- Stop existing uses that are legally grandfathered into the new zoning regulations
What these regulations will do

- Have set design standards in place so new/infill development matches the character of the neighborhood
- Promote pedestrian activity
- Any changes to grandfathered uses need to be made in conformance with the regulations
  - Excludes normal maintenance and upkeep
- Compliment and build onto what’s already in place
- One tool to guide future growth and development
Location
Current Zoning

- Urban single-family residential
- Urban single/multi-family residential
- Office
- Commercial
- Industrial
Historic Districts

- National Register District
- Local Historic District
An area of different characters
Subdistrict 1
Subdistrict 2
Subdistrict 4
Subdistrict 5
Discussion

• Uses

– What uses do you want to see?

Pocket parks, integrating green spaces with Linden Grove, small art house theatre, medical related offices – dentist, pharmacies, green house, florist shop, art galleries, gourment food shops, allow high rise buildings to allow greater residential density, non public retirement home, allow residential above commercial

– What uses do you not want to see?

No pawn shops, cash checking, payday loan, strip clubs, Liquor stores, homeless shelters
Contact Information

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• Website
  – http://www.nkapc.org/LGFBCode.html
    • Draft of the proposed regulations (March 1, 2010)
    • Reports
    • Summaries of Steering Committee meetings