



# The Linden Gateway District

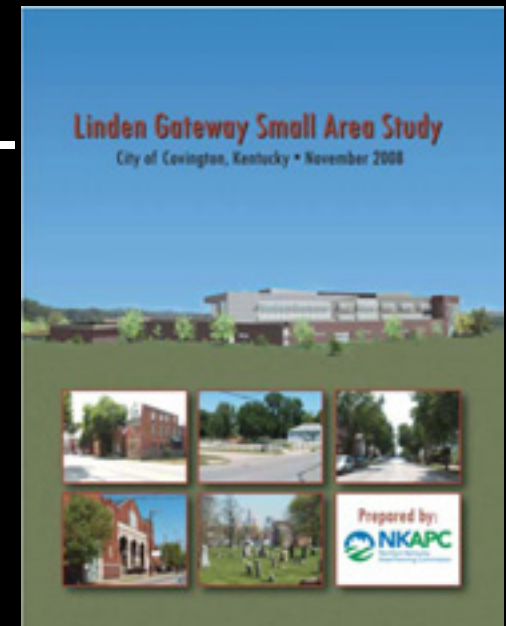
Thursday, March 18, 2010





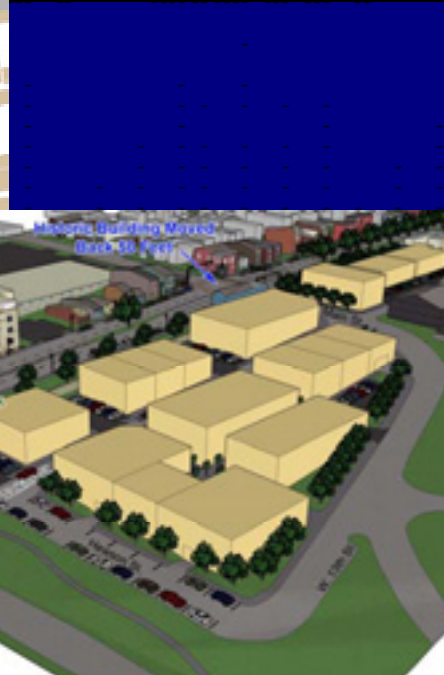
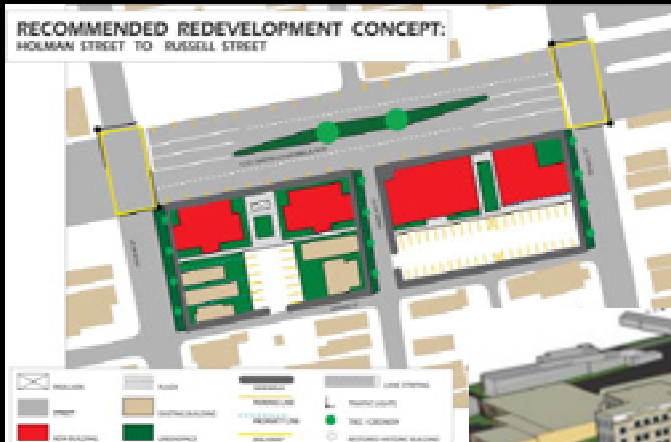
# Linden Gateway Small Area Study

- Adopted into the Kenton County Comprehensive Plan - November 2008
- Set a vision for the area with specific recommendations for the 12<sup>th</sup> 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 12<sup>th</sup> 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

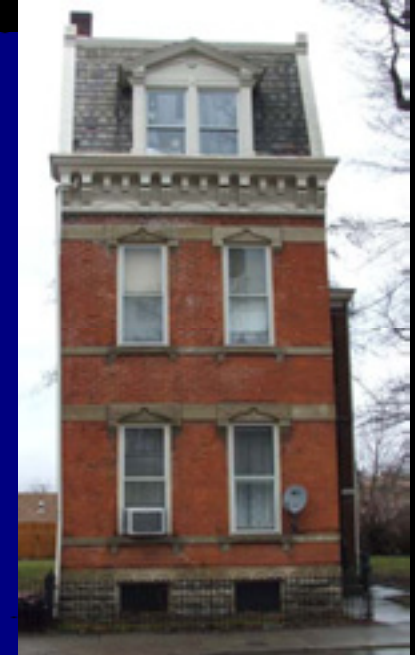
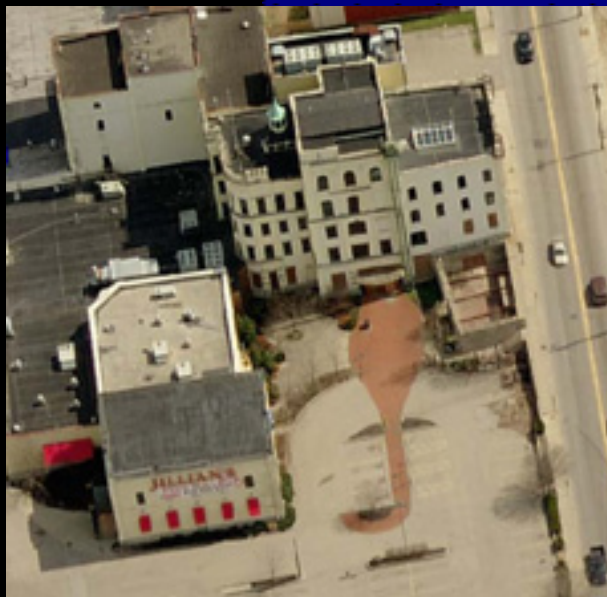
Cleanliness – thought that it makes people feel safe







# 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 12<sup>th</sup> 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 12<sup>th</sup> Street/MLK Jr. Boulevard
- Stop existing uses that are legally grandfathered into the new zoning regulations





# What these regulations will do

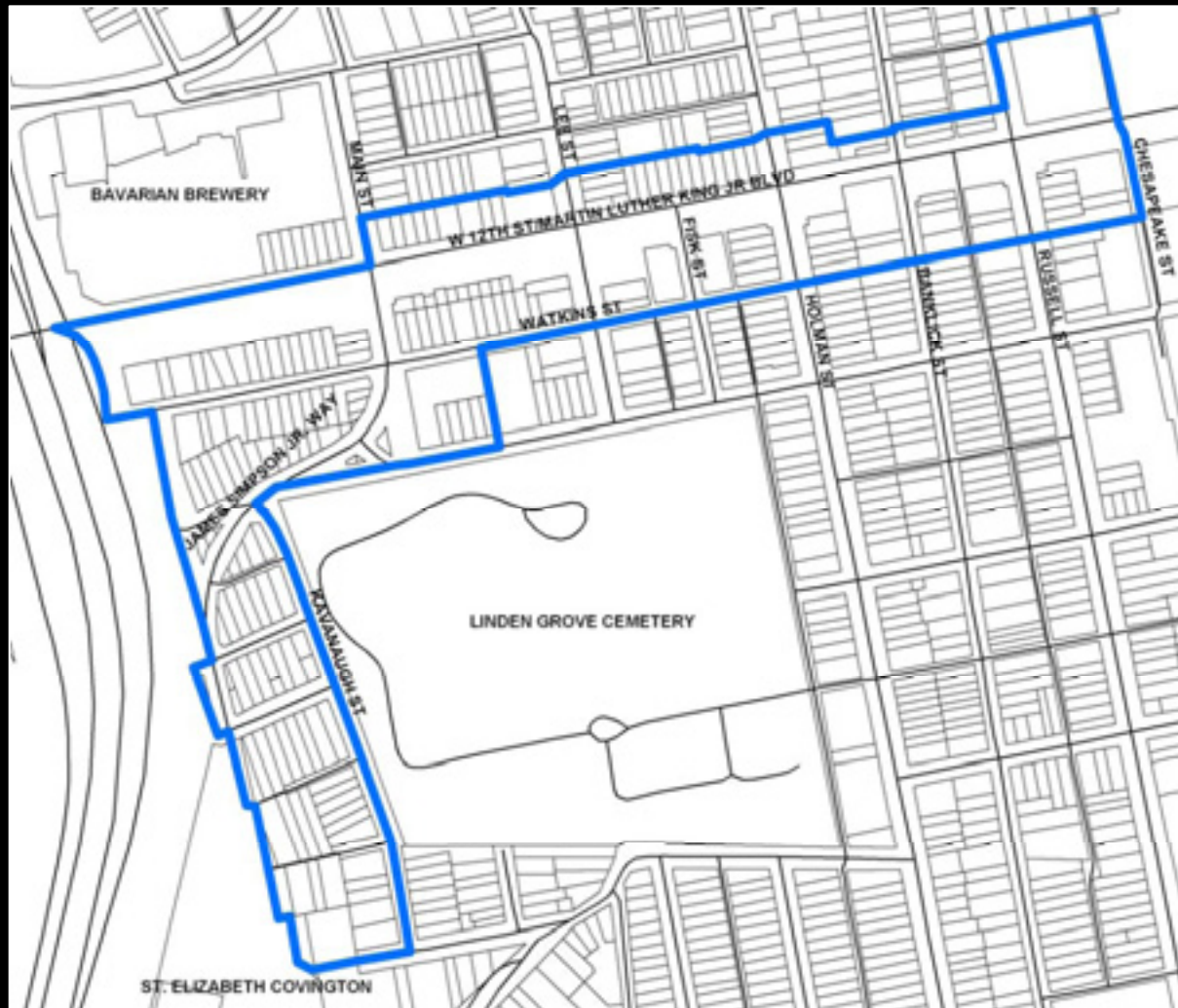
- Have set design standards in place so new/infill development matches the character of the neighborhood
- Promote pedestrian activity
- Any changes to grandfathered uses need to be made in conformance with the regulations
  - Excludes normal maintenance and upkeep
- Compliment and build onto what's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





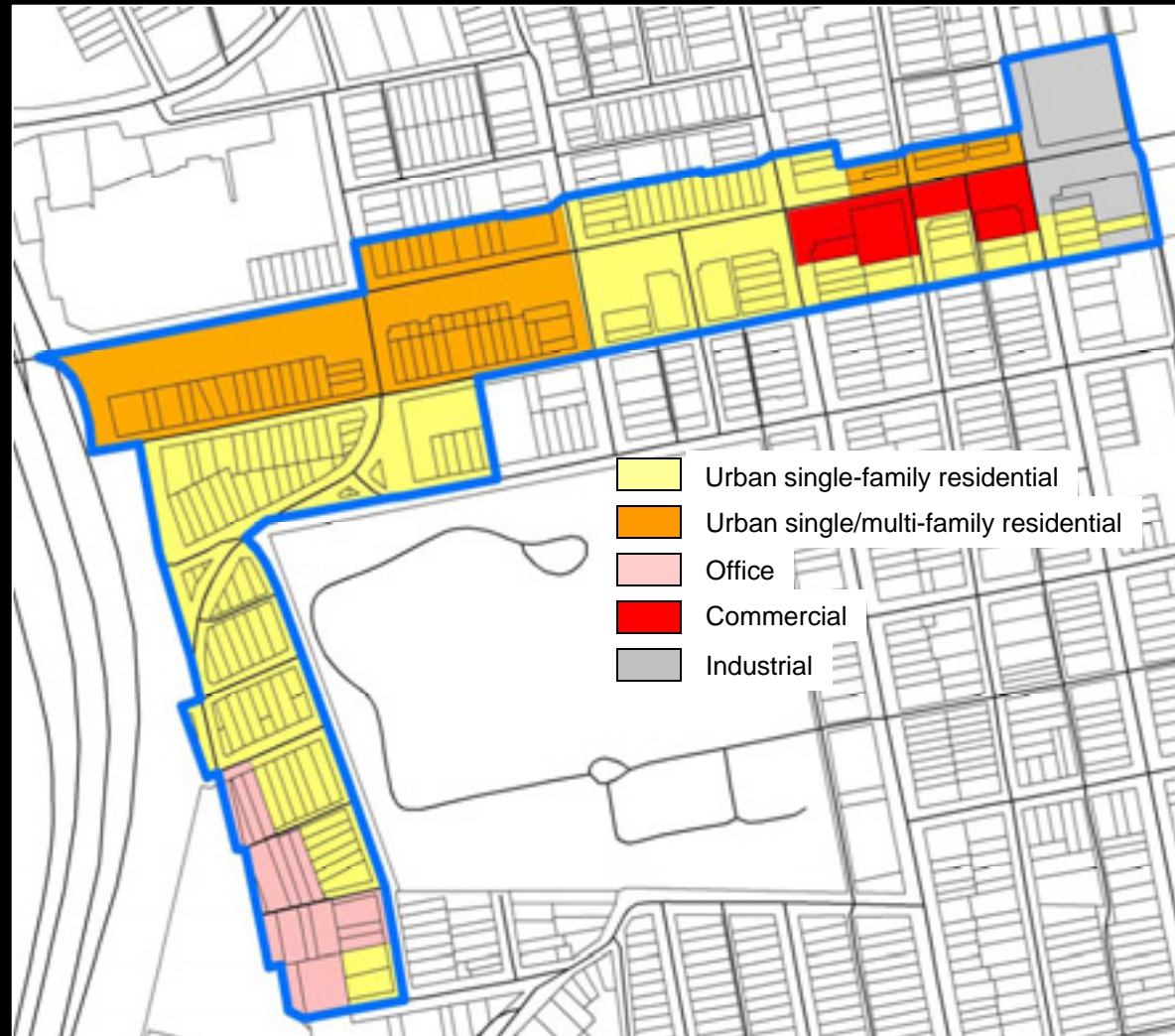


# Location





# Current Zoning





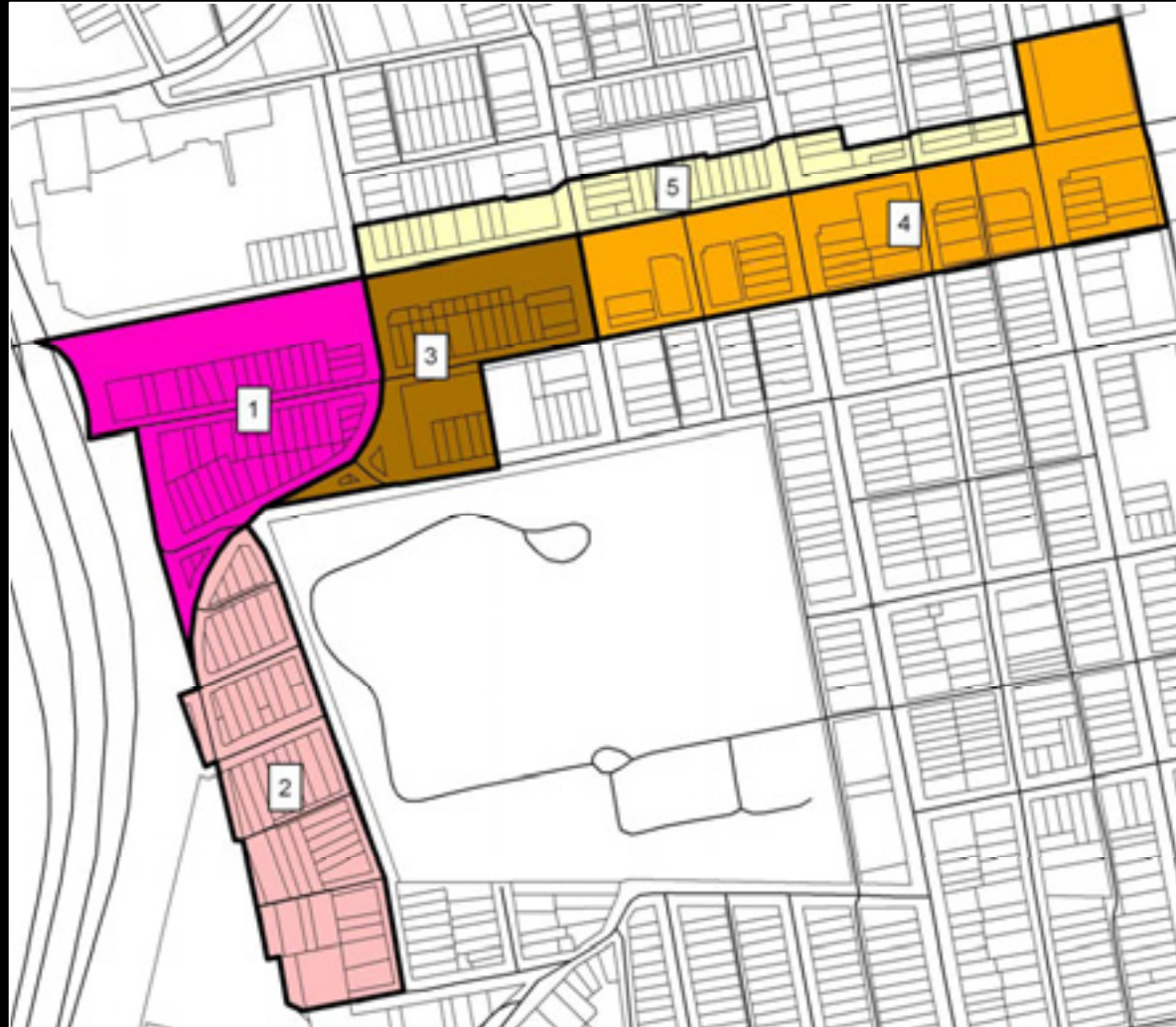


# Historic Districts



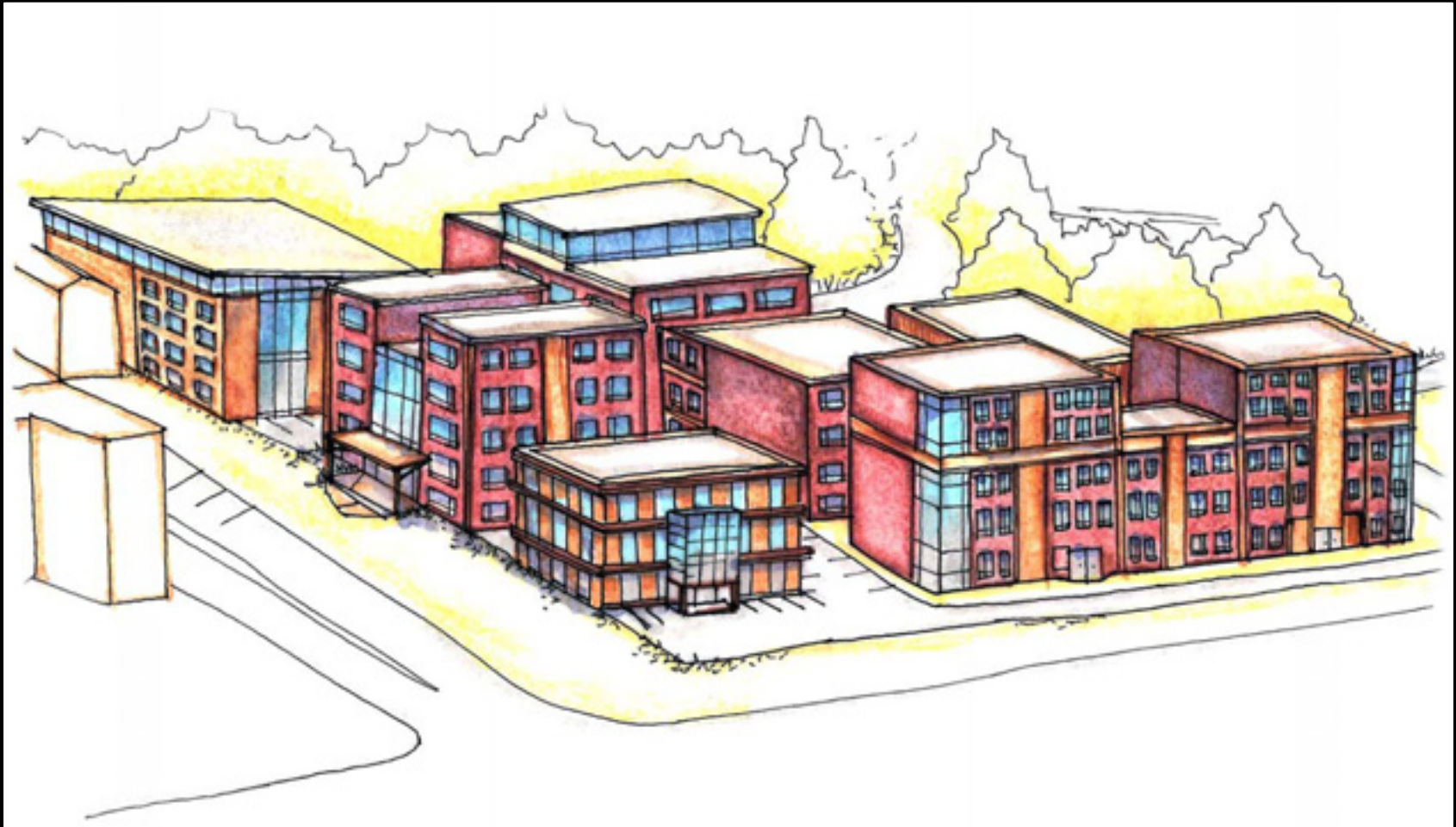


# An area of different characters





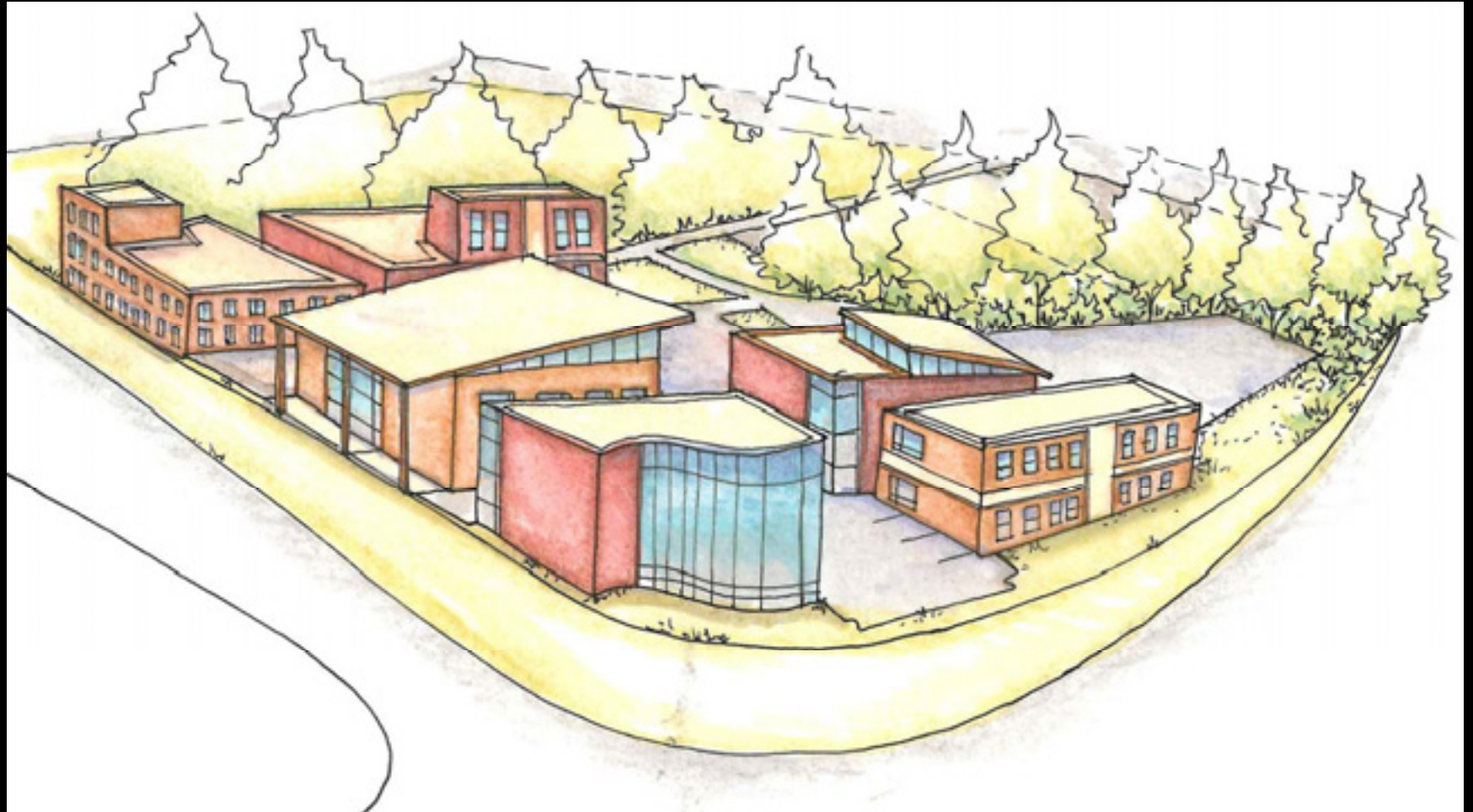
# Subdistrict 1







# Subdistrict 2



**NKAPC**  
Northern Kentucky  
Architectural Planning Commission





# Subdistrict 3







# 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, gourmet 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

