

# Chapter Two - Previous Plans

To ensure every effort has been made to work toward recommendations that will have the highest success in implementation; a review of previous planning efforts within the vicinity of the study area was conducted. Reviews of this nature provide valuable insight into existing issues, concerns, or efforts that are currently underway. Five plans were reviewed with respect to their relevance to the *Latonia Small Area Study*. The plans, their recommendations and findings are noted to ensure that any recommendations made within the *Latonia Small Area Study* will be made in the context of other activities already taking place or those that are planned for the area and its surrounding neighborhood.

It was found that in recent years no planning studies have been conducted specifically for the Latonia area of Covington. The most recent plans dedicated solely to the Latonia area were found to be the *Latonia Business District Improvement Plan* of 1988 and the *Latonia Area Traffic Study* of 1982. More recently a few studies encompassing a broader, more regional planning approach have been conducted. All of these studies should be kept in mind throughout the *Latonia Small Area Study* process. Regional or city level plans reviewed for the study include the *Licking River Greenway Master Plan* of 2008, the *Covington Strategic Plan* of 2007, and the *Vision 2015* plan of 2005.

## Latonia Business District Improvement Plan (1988)

Though dated, the *Latonia Business District Improvement Plan* provides insight into a previous neighborhood effort to revitalize the Latonia Business District. This plan maintained a focus on the pedestrian environment and physical improvements to the area. Emphasis was placed on the fact that implementation of this plan would need to rely heavily upon public-private partnerships for capital funding. Ideas like implementation and partnerships could be useful in carrying the *Latonia Small Area Study* forward. The *Latonia Business District Improvement Plan* addressed many aspects of the business community including parking, land use, streetscape and landscape elements,

design process, utilities, paving materials, lighting, signage, and street furniture. This plan also provided preliminary cost estimates and phasing schedules for implementation.

## Latonia Area Traffic Study (1982)

The *Latonia Area Traffic Study* of 1982 provided a relatively detailed inventory of the existing traffic conditions in the area, identification of problems, discussion of the objectives of the plan, and recommendations for implementation. Additionally, based on the response to recommendations made within the study process, three additional areas were further reviewed. These areas included the Latonia Business District, the Latonia Plaza Shopping Center, and a portion of the residential neighborhood between Winston and Decoursey Avenues.

## Vision 2015 (2005)

In 2005, the organization formerly referred to as Forward Quest evolved into a new project called Vision 2015. Vision 2015, a Northern Kentucky wide effort, focused its attention on six strategic directions for Northern Kentucky. These included competitive economy, educational excellence, livable communities, urban renaissance, effective governance, and regional stewardship. These six directions are all aimed to help Vision 2015 attain the vision of a more competitive economy. With nearly 2,000 participants in this process, the Vision 2015 planning team feels that they truly have captured the vision of the entire Northern Kentucky community. Included in these directions was an emphasis on recreation and open space at their linkages to economic success. One initiative, the Licking River Greenway and Trails initiative, traverses the study area. The *Licking River Greenway Master Plan* completed in 2008 is discussed in a following section.

## Covington Strategic Plan (2007)

The *Covington Strategic Plan* was a study conducted to guide development in the overall community of Covington. Numerous ideas that can work

cooperatively with the Latonia study were included in the plan. Some of the many ideas expressed in the plan that can apply directly to the Latonia study include:

- Create a more positive image of Covington
- Create effective transportation systems
- Create alternatives to the automobile to establish and improve connections
- Connect greenspace to facilitate safe, enjoyable, and efficient movement from one greenspace to another
- Create, develop, and maintain aesthetically pleasing greenspace and focal points in neighborhoods throughout all of Covington
- Effectively market greenspace to encourage its use
- Connect the region to Covington and its rivers
- Maintain and improve our river corridors, thereby inspiring civic appreciation of this asset and increasing social interaction
- Excellence in community schools
- Increase family and community engagement in all Covington schools
- Increase the focus of the Covington community on learning as a life-long value and process
- Quality housing for all income levels
- Increasing home ownership
- Enhance property values over the near term
- Raise the quality of housing to attract and retain responsible tenants and owners
- Increase awareness, appreciation, and protection of Covington’s historic architecture
- Ensure that preservation is integrated into Covington’s economic development and that city and private industry decision-makers are cognizant of historic preservation issues
- Good employment opportunities
- Highly effective city government
- Improve on the ground police/community relations and reduce crime in Covington
- Create a culture in Covington of zero tolerance for petty crimes and “broken windows” code violations
- Commitment to arts, culture and historic preservation
- Strengthen and support Covington’s arts and cultural organizations, artists, and artist-owned businesses
- Create an environment that will attract the creative class

## Licking River Greenway Master Plan (2008)

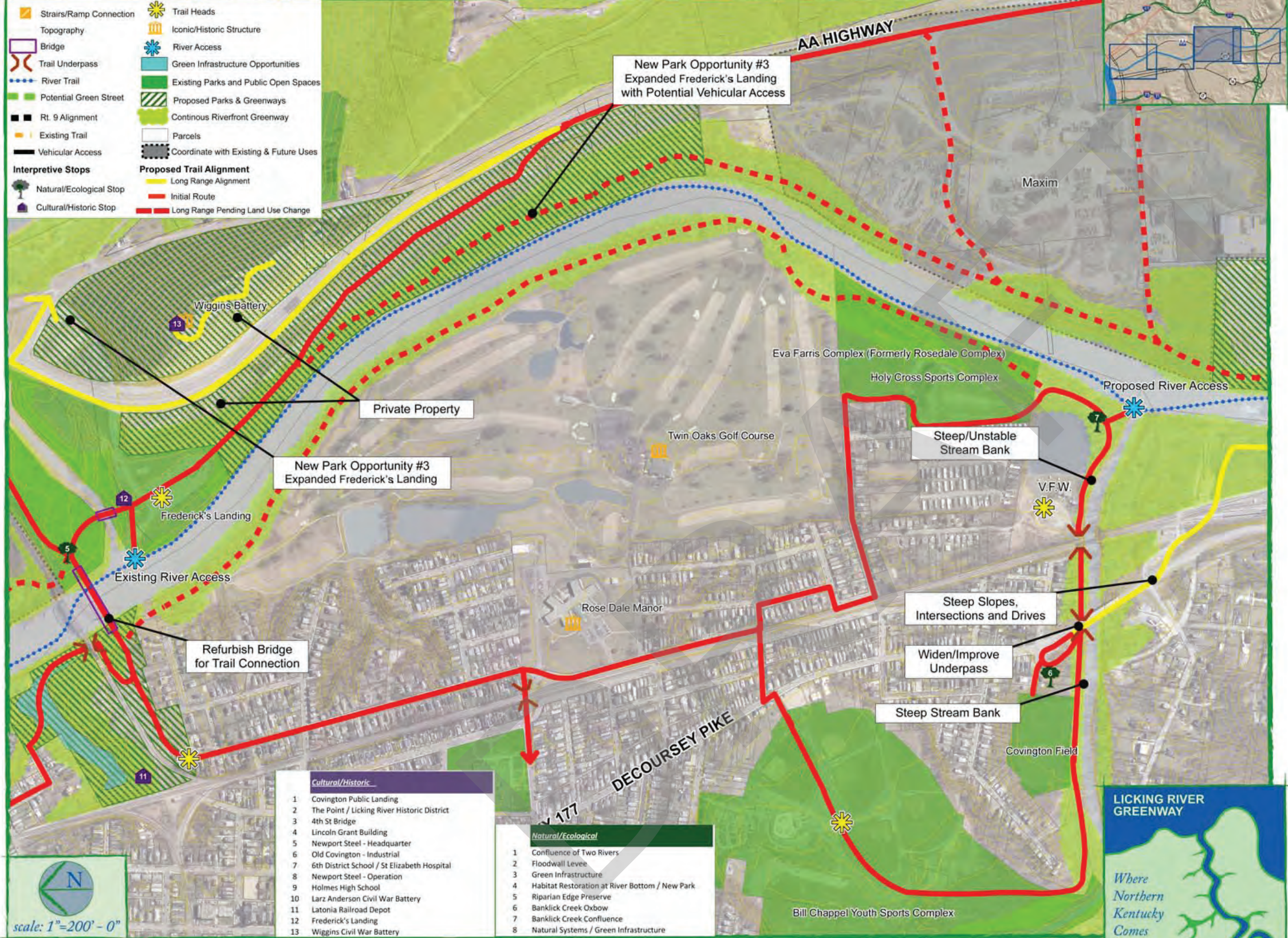
In 2008, a Northern Kentucky initiative group known as Vision 2015 created a plan for an urban greenway from the mouth of the Licking River to the I-275 loop. The goal behind the creation of the greenway and trail system was to link neighborhoods and businesses on both sides of the river in Campbell and Kenton counties while improving safety and increasing property values within the greenway and trails areas. The ultimate goal of this effort is for the greenway to extend beyond the connections made in southern Kenton and Campbell Counties and connect north to the urban core of the region along the Ohio River. Specific to the Latonia area of Covington, this plan addresses the need for a river crossing across the abandoned water main bridge, creation of a park in the land encompassed by the old Latonia Depot, align the trail along public streets where access is limited along the golf course property, tie the trail to assets including Bill Cappel Youth Sports Complex, Latonia Elementary, Covington Field and Eva Farris Park, and work with the VFW Hall for river and creek access. Map 2.1 illustrates recommendations found in the *Licking River Greenway Master Plan*.

## Considerations

- Previous planning efforts and their recommendations should be kept in mind while progressing through this study. This plan should make efforts to ensure its recommendations are in line with those already in progress throughout the community.
- The *Latonia Business District Improvement Plan* may provide the Latonia Small Area Study project with a strong point of reference to review what changes may or may not have occurred over the past twenty years. This report may also provide an opportunity to evaluate how the goals and vision of the Latonia Business District and surrounding community may have changed over the past two decades.
- The *Latonia Area Traffic Study* of 1982 may be too far out of date to be of real relevance to this *Latonia Small Area Study* process. Traffic and general

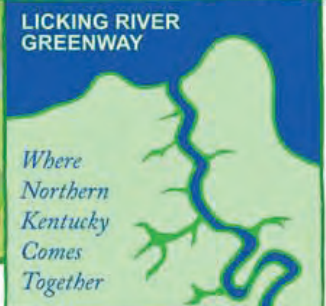
# Map 2.1 Licking River Greenway Master Plan

## Area 3: Long-Range Greenway & Trail Master Plan



- | Cultural/Historic |                                             |
|-------------------|---------------------------------------------|
| 1                 | Covington Public Landing                    |
| 2                 | The Point / Licking River Historic District |
| 3                 | 4th St Bridge                               |
| 4                 | Lincoln Grant Building                      |
| 5                 | Newport Steel - Headquarter                 |
| 6                 | Old Covington - Industrial                  |
| 7                 | 6th District School / St Elizabeth Hospital |
| 8                 | Newport Steel - Operation                   |
| 9                 | Holmes High School                          |
| 10                | Larz Anderson Civil War Battery             |
| 11                | Latonia Railroad Depot                      |
| 12                | Frederick's Landing                         |
| 13                | Wiggins Civil War Battery                   |

- | Natural/Ecological |                                                |
|--------------------|------------------------------------------------|
| 1                  | Confluence of Two Rivers                       |
| 2                  | Floodwall Levee                                |
| 3                  | Green Infrastructure                           |
| 4                  | Habitat Restoration at River Bottom / New Park |
| 5                  | Riparian Edge Preserve                         |
| 6                  | Banklick Creek Oxbow                           |
| 7                  | Banklick Creek Confluence                      |
| 8                  | Natural Systems / Green Infrastructure         |



Vision 2015 - Woolpert, Inc. - Human Nature

The Licking River Greenway Master Plan



transportation needs tend to be met more readily in a community and can change quickly based on consumer needs, business vitality and new locations that may attract traffic to use other routes. A new review of the traffic and transportation needs of the area should occur early in the *Latonia Small Area Study* process.

- *Licking River Greenway Master Plan* – With specific recommendations having been made for the Latonia area, the *Latonia Small Area Study* should be aware of these specifics and how their implementation could benefit the overall Latonia area. Efforts should be made when appropriate to collaborate

with *Vision 2015* to aid in the implementation of this regional planning approach to the Licking River Valley through Kenton County.

- *Covington Strategic Plan* – The *Latonia Small Area Study* should actively work to address the numerous points of the strategic plan. Incorporating these elements will allow Latonia to assist in realizing the overall vision for the City of Covington.
- *Vision 2015* – As the *Latonia Small Area Study* evolves it will be helpful to keep in mind the goals of the *Vision 2015* planning efforts as they speak to a more regional approach to improve the local economy.

