Acknowledgements

Task Force Members

Butch Callery  
Resident

Barry Coates  
Kenton County Planning Commission Representative

Barb Cook  
Resident/Neighborhood Watch

Rita Dreyer  
Resident/West Latonia Neighborhood Association

Lisa Gillham  
Resident/Ritte’s East Neighborhood Group

Dirk Greene  
Schottenstein Property Group

Carlie Groneck  
Covington Youth Commission

Lou Grout  
C&L Auto Body

Donna Horine  
Resident/Ritte’s East Neighborhood Group

Kate Iadipaolo  
Resident

Steve Kelly  
Kelly Brother’s Lumber

Rick Kennedy  
Property Owner

Londa Knollman  
Rosedale Manor

Ethan Lambert  
Covington Youth Commission

Tom Mitchell  
T&W Printing

Laurel Wilson  
Resident/West Latonia Neighborhood Association

City Officials and Advisors

Keith Bales  
Director of Code Enforcement

Denny Bowman  
City of Covington Mayor

Angela Cook  
Executive Assistant

Suzann Gettys  
Ombudsman

Rachel Hastings  
Center for Great Neighborhoods of Covington

Jim Isaacs  
Covington Police

Larry Klein  
City Manager

Dan Petronio  
Center for Great Neighborhoods of Covington

Mildred Rains  
City Commissioner

Jerry Stricker  
City Commissioner
Acknowledgements

Northern Kentucky Area Planning Commission

Keith D. Logsdon, AICP
Deputy Director - Long Range Planning

Sharmili Reddy, AICP
Senior Planner - Long Range Planning

Ed Dietrich, AICP
Associate Planner - Long Range Planning

Jenna Haverkos, AICP
Associate Planner - Long Range Planning

James K. Fausz, AICP
Associate Planner - Long Range Planning

Michael Schwartz
Deputy Director - Current Planning

Mike Ionna
Associate Planner - Current Planning

Trisha Brush
Deputy Director - GIS

Christy Powell
Senior GIS Specialist

Joe Busemeyer
Principal GIS Specialist

Ryan Kent
Principal GIS Specialist

Gretchen Boyce
Associate GIS Specialist

Pete Berard
Public Information Coordinator

Todd Wallace
Systems Administrator

Brian Sims
Deputy Director - Building Codes Administration

Mike Carpenter
Senior Building Official

Rich McAllister
Associate Building Official

Kimberly Traft
Associate Secretary

Mike Carpenter
Senior Building Official

Scott Hiles
Deputy Director - Infrastructure Engineering

Adam Kirk
Transportation Engineer

Rob Zwick
Senior Infrastructure Inspector

Don Edwards
Principal Infrastructure Inspector

Bernie Schroeder
Principal Infrastructure Inspector
# Table of Contents

Acknowledgements i

Table of Contents iii

1 - Introduction 1

2 - Previous Plans 7

3 - Market Study 13

4 - Green Infrastructure 21

5 - Community Facilities and Utilities 35

6 - Existing Land Use and Zoning 53

7 - Transportation 61

8 - Streetscaping and Wayfinding 69

9 - Areas of Influence 83

10 - Building Conditions Survey 87

11 - Latonia Survey 91

Appendix A - Existing Zones in the Study Area 95
Appendix B - Street Conditions 107
Appendix C - Sidewalk Conditions 115
Appendix D - Sidewalk Deficiencies 127
Appendix E - Damaged Sidewalks 129
Appendix F - Evaluation Criteria and Definitions 131
Appendix G - Latonia Questionnaire 133
Appendix H - Response Categories 139
Appendix I - Questionnaire Responses 143
Appendix J - In the News 153