

2.0 Guiding Principles of the Plan

Latonia Small Area Study

2.0 GUIDING PRINCIPLES OF THE PLAN

The following vision statement and goals for the project were crafted and adopted by the Task Force in the spring of 2010. These principles guided development of the plan throughout the process and served as the framework upon which the document was created.

Vision Statement

The Latonia Small Area Study seeks to find ways to best serve the needs of the Latonia community and visitors by honoring the area's past as it builds the future. To accomplish the mission, the study will focus on strengthening and building upon unique qualities such as a strong sense of community, the historic "Ritte's Corner" business district, larger commercial areas, charming affordable historic homes, churches, schools, and the sustainable appeal of the Latonia neighborhood. Through inclusive planning and implementation by the community, the plan will work toward revitalizing Latonia into an area that is attractive and engaging for all segments of a vital community: youth, young families, adults, seniors and business owners/operators.

Latonia encompasses a unique area of Covington that was developed over many decades. The area's architecture and development patterns include many different housing styles and affordability levels, expressing a rich and diverse history and providing a strong foundation for the area's future. The mission of this study is to engage current and potential stakeholders (residents, businesses and other community members) in a renaissance of a safe, small town Mainstreet USA community.



Figure 2.0.1: Latonia Winston Avenue Retail

Study Goals

- Strive to increase home ownership by improving and preserving the area's rich supply of historic housing stock. Judiciously select sites for removal and reconstruction of structures that are no longer viable in the neighborhood. Also, provide sites for new home construction.
- Enhance the overall safety of the area for everyone that resides in or visits Latonia.
- Retain the historic character of Ritte's Corner while enhancing and improving retail opportunities.
- Revitalize and redevelop transitioning commercial areas to be competitive and successfully meet the demands of local and regional customers.
- Provide new opportunities for parks, green space and recreation within the neighborhood.
- Promote the Latonia area through strategic marketing and other efforts, which capitalize on the neighborhood's strengths and assets.
- Improve mobility in the area by enhancing vehicular, pedestrian, bicycle, and mass transit connectivity that provide for safe and efficient access for residents, businesses and visitors.



Figure 2.0.2: Ritte's Corner Area from Above