

# Chapter Four

## Areas of Influence

The Park Hills Dixie Study focuses primarily on the uses and anticipated uses within the study boundary. However, throughout the Park Hills Dixie Study process, the impact of several neighboring activities surrounding the designated study area were monitored by staff and considered by the Task Force during the formulation of a redevelopment strategy for the Dixie Highway Corridor. These areas of influence were briefly addressed in the Interim Report which can be found online at [nkapc.org](http://nkapc.org). Ten different areas near the study boundary were considered for the impacts they may pose on the study area. These ten areas include the following:

- Northern Kentucky University, Covington Campus
- Gateway Community and Technical College
- The Views
- Devou Park
- Realignment of Amsterdam Road
- Trolley Park
- Brent Spence Bridge Replacement
- Multi-Family Area west of Dixie Highway adjacent to I-71/75
- Ft. Wright Developments
- Realignment of Kyle's Lane

While most of these designated areas or projects have the potential for significant impact on the Dixie Highway Corridor through Park Hills, two of these areas were found to likely impact the corridor sooner than the others. Through several interviews conducted by NKAPC staff with Covington city officials and with representatives from the educational institutions it has been established that both the Northern Kentucky University, Covington Campus and the Gateway Community and Technical College are planning changes. Northern Kentucky University's campus was vacated early in 2009 and Gateway Community and Technical College plans to relocate in the near future. Information from these discussions indicated that these sites were currently underutilized and prime for redevelopment. The relocation of these two facilities could leave significant vacancies within the landscape adjacent to Park Hills. However, due to the high land value based on the views of downtown Cincinnati, it is likely these sites could redevelop quickly.

*Ten areas of influence have been identified in the study that are not located within the study area but will have significant impact on the redevelopment of the study area. The redevelopment of the Northern Kentucky University, Covington Campus and Gateway Community and Technical College are anticipated to have the most impact on the study area.*

Anticipated appropriate uses for these sites, per discussions with the City of Covington appear to be residential uses. With the scenic view of downtown Cincinnati and the high cost of construction due to the topography of the area, it is likely for these sites to move toward a high price-point and higher density residential uses. The market analysis, conducted as part of this study, calls for a limited number of new residential housing units within the next few years in Park Hills. The scale and price point for the redevelopment of these two sites in the City of Covington is likely significantly higher than the scale and price point of units which have the potential to be added within the Park Hills Dixie Study area. Development of residential units on these sites, therefore, may be a very positive influence for the planned redevelopment of the corridor in Park Hills, as will be discussed in subsequent chapters.

Vehicular access to both of these sites will be an issue in which the City of Park Hills and the City of Covington will need to collaborate. Gateway Community and Technical College (a portion, approximately five acres

of which sits within the City of Park Hills) maintains its access only through the City of Park Hills. The primary access to the Northern Kentucky University, Covington Campus from Dixie Highway is currently closed and is experiencing hillside slippage issues which will need to be addressed for future use. A secondary access to the Northern Kentucky University site also utilizes existing City streets for access. Additionally, the Park Hills access to this site is also access for two residential properties within the City. The two cities will need to work together with developers to ensure both receive benefit from the redevelopment of this site.

Other areas of influence for the City of Park Hills to monitor closely within the coming years are developments near the Ft. Wright/Park Hills city border, the Brent Spence Bridge Replacement project, and realignment of Kyle's Lane within Ft. Wright. While all three projects appear to be in the more distant future, it will benefit the City of Park Hills to be involved and prepared to address the impacts of these development/redevelopment issues when they arise.





## Legend



Study Boundary



City Boundary



Area of Influence



Roadway Modification





