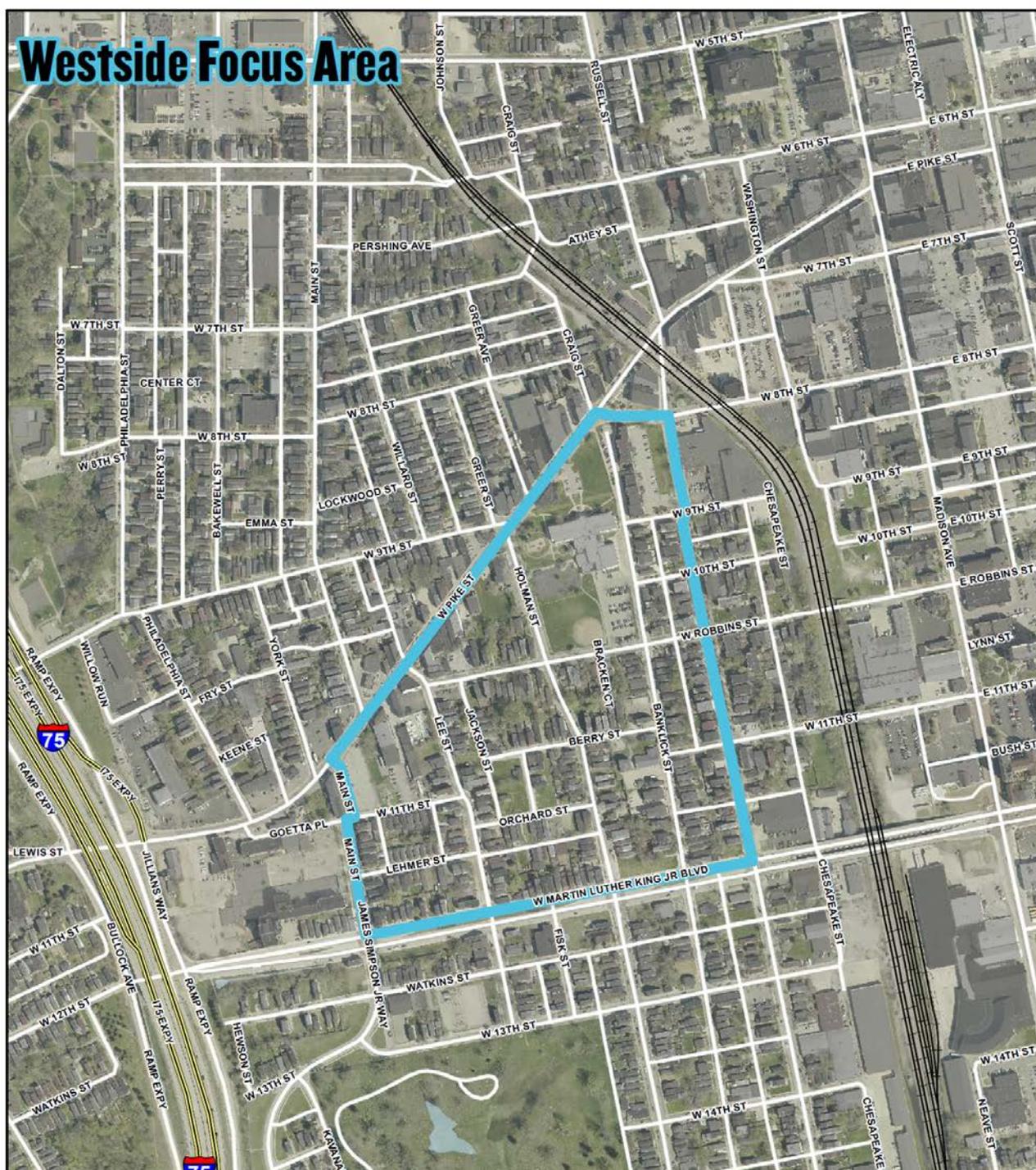


# Westside Neighborhood Development

# Westside Focus Area



# Previous Community Plans

- 2004 - 12th Street Corridor Redevelopment Plan
- 2006 - CARD Zone South Chapter 99 Plan
- 2008 - Linden Gateway Small Area Study
- 2012 - Center City Action Plan

# 12<sup>th</sup> Street Corridor Redevelopment Plan, 2004

- Kentucky Revised Statutes (KRS) Chapter 99 (urban renewal) Plan
- Purpose :
  - promote new development in areas along 12th St made available by State highway improvements project
  - increase potential for investment
  - assist in rehabilitation of eligible historic buildings
  - create open spaces - parks, plazas, courtyards along corridor
  - provide strong infrastructure for enhancements
  - allow opportunity for community participation
- Study Boundary

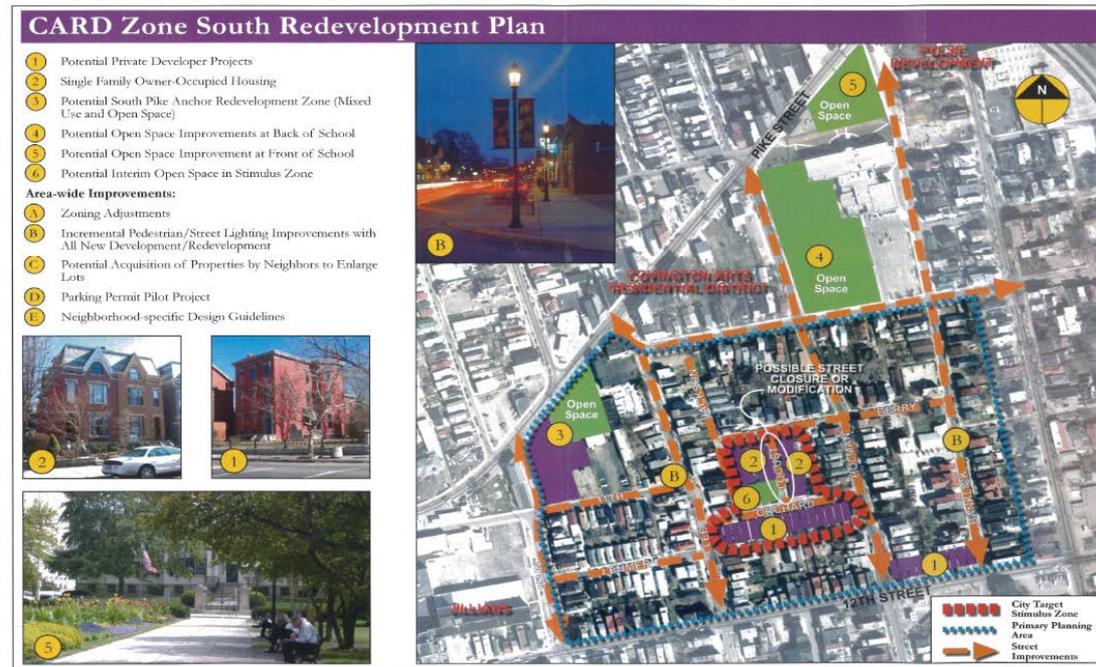


*The Redevelopment Plan study area is bound by I-75 to the west, Watkins Street to the south, 11<sup>th</sup> Street to the north and Scott Street to the east. Note that this boundary is different from that which defines the 12<sup>th</sup> Street roadway project.*

# Covington CARD Zone South Redevelopment Plan, 2006

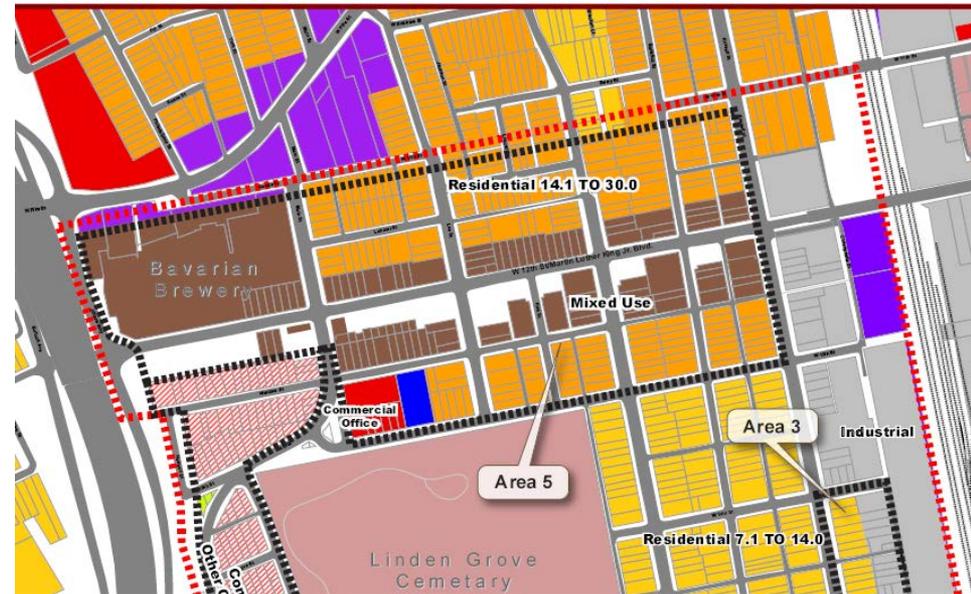
- Kentucky Revised Statutes (KRS) Chapter 99 (urban renewal) Plan.
- Main St. to west, Pike St. & West Robbins to north, east side properties fronting Banklick St. to east & Martin Luther King (12<sup>th</sup> St) to south.
- Target stimulus zone includes properties fronting Orchard from Lee to Holman, Locust & Jackson Sts.
- Study includes information on existing conditions, redevelopment concepts, redevelopment plan.

Figure 3-1  
Redevelopment Plan



## Linden Gateway Small Area Study, 2008

- Linden Gateway Small Area Study conducted to plan for potential redevelopment/reinvestment opportunities in area due to construction of St. Elizabeth Medical Center, widening of Martin Luther King Jr. Blvd. /12th St.
- Boundary I-75 and Edgecliff on west to railroad tracks on east from 11th St. on north & 19th St. on south.



# COVINGTON

## CENTER CITY

### ACTION PLAN



#### **A** STRONG ECONOMY

- Attract Jobs & Support Existing Businesses
- Cultivate Thriving Retail
- Activate Development Opportunities
- Develop Parking Strategies

#### **B** INVITING PUBLIC REALM

- Create stronger connections
- Develop open space & river access
- Celebrate rail lines & bridges
- Encourage historic preservation

#### **C** STRONG NEIGHBORHOODS

- Identify Neighborhood quick wins
- Develop housing strategy
- Improve infrastructure and safety



# ACTION PLAN

# Westside Neighborhood Development



## CATALYTIC FUND APPROACH

**Plans** – strategic and data driven investments

**Partnerships** – leveraging scarce resources;  
creating unified vision

**Projects** – quality and high impact

**Promotion** – displaying our assets and  
opportunities

# Covington Neighborhood Development initiative



## consultants:

### **MKSK**

Joe Nickol  
Clete Benken

### **GBBN**

Chad Burke  
Steve Kenant

### **Dinn Focused Marketing**

Michael Dinn

### **CT Consultants**

Mark Brueggemann

## participants:

### **catalytic staff**

Jeanne Schroer  
Jennifer Rawers  
Joe Klare  
Chuck Scheper

### **city staff**

Mayor Sherry Carran  
Larisa Sims  
Mike Yeager  
Geoff Milz  
Chief Bryan Carter

### **the center**

Rachel Hastings  
Adam Rockel

### **realtor roundtable**

Rebecca Weber  
Joy Amann

# Covington Neighborhood Development initiative

1. Analyze City-owned sites for development potential
2. Develop a public infrastructure and open space strategy for unlocking value of these sites
3. Explore concepts for the sites to determine appropriate scale and density as a baseline for meeting with the neighborhood to develop a real plan for the sites



# NEIGHBORHOOD PATTERNS

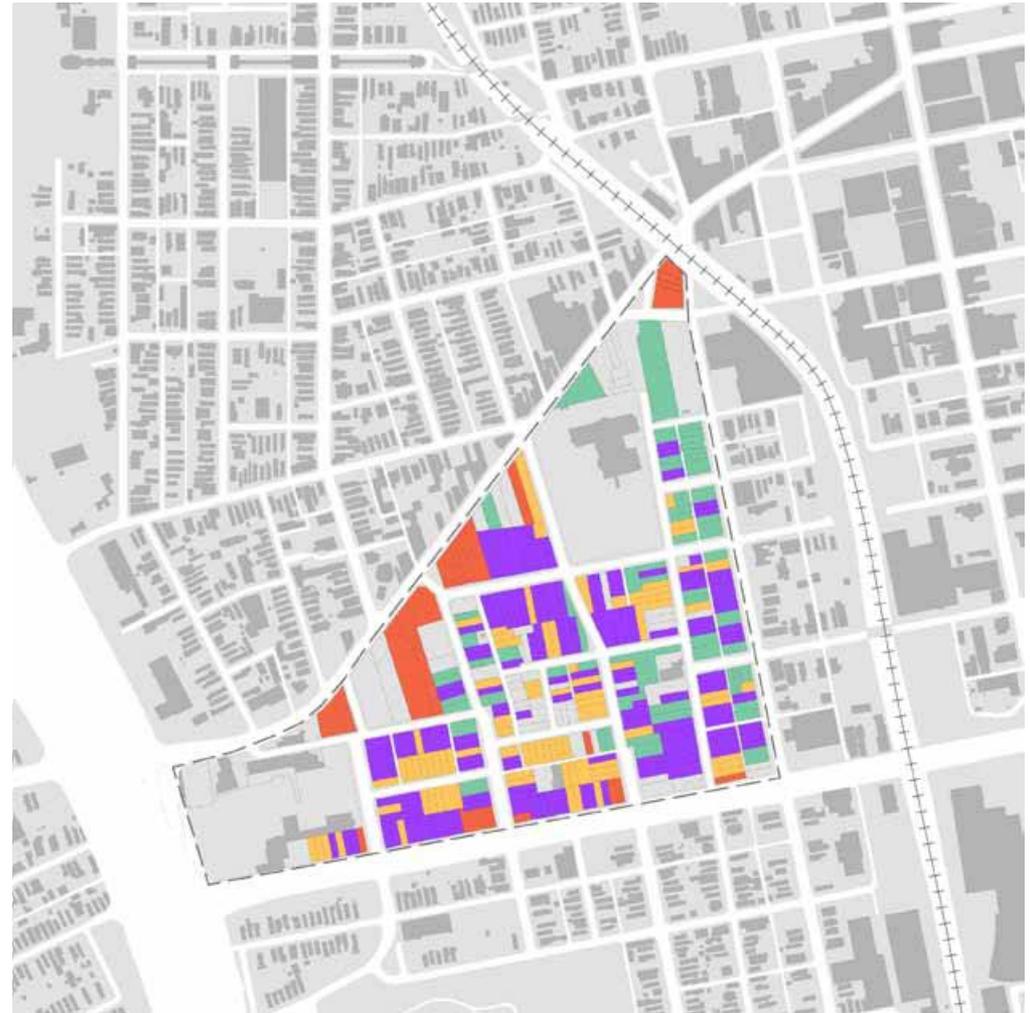
## HOUSING DIVERSITY



Housing diversity is one of Jackson Square's strengths. The neighborhood has a rich blend of shotgun houses, town houses, multi-family buildings and the occasional commercial storefront building. Adaptive reuse and new infill projects can incrementally add to this diversity and increase density while maintaining the scale, proportion and neighborliness of this inherited pattern. Common building characteristics include:

- >> Easy to locate front door
- >> Windows that front the street
- >> Finished floors that are a minimum of 18 inches above the sidewalk
- >> Higher quality materials on public-facing facades
- >> Front garden and/or terrace
- >> If there is a front fence, it is low and transparent
- >> If there is parking, it is behind or to the side of the building

The following pages are an introduction to these neighborhood patterns and general guidance that uses what exists today as a platform to develop new houses that fit into the neighborhood.



# THE VISION

## STRENGTHS FOR THE VISION TO BUILD UPON



- >> Russell Street market draw
- >> Authentic scale, character, and personality of the neighborhood
- >> The Center's development and programming work (including the Look Book)
- >> The City's property acquisition for new catalytic development
- >> Flat, centrally located neighborhood close to many regional amenities makes it potentially one of the most walkable and bikeable places in the region.

# COMMUNITY INFRASTRUCTURE

## KEY STREETS

## MULTI MODAL ACCESS

Covington, in general, and Jackson Square, in particular, understands that a thriving urban neighborhood has multi-modal access as an essential part of its amenity offering. Today, Jackson Square has adequate bus service that can be improved over time and is close enough to the downtowns of Covington, Newport and Cincinnati to be easily walkable or bikeable. The plan supports all of these modes, linking the neighborhood internally and to the region.

The strategy for Jackson Square focuses on small transportation tweaks that maintain the unique identity of the neighborhood, limits speeding cut through traffic and gives priority to walkers and bicyclists. This not only makes the neighborhood more welcoming but increases property values and positions the neighborhood as one of the region's most walkable and its most bikeable.





ROAD  
CLOSED



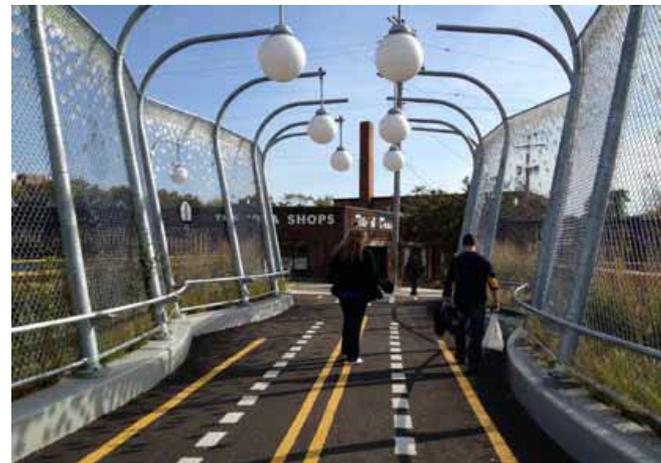
# COMMUNITY INFRASTRUCTURE

## KEY STREETS



## 11TH STREET BRIDGE

The 11th Street Bridge provides an invaluable link across the railroad tracks. The bridge is currently closed to vehicular traffic and is slated to be torn down and replaced with a standard pedestrian bridge. The bridge design should establish it as the region's best pedestrian bridge and one of its most memorable public spaces that links neighborhoods together and provides beautiful views north to the downtown skyline.



Potential design concepts for the bridge.



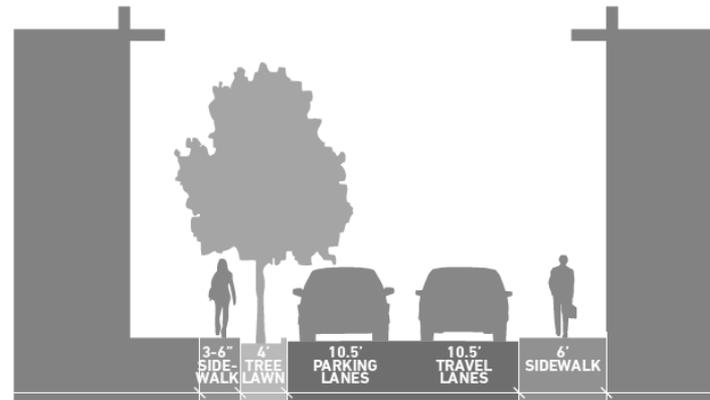


# COMMUNITY INFRASTRUCTURE

## KEY STREETS



## MULTI MODAL ACCESS



Existing



Proposed

ONE WAY



STOP





A Garden Walk such as this one is proposed along the southern edge of the Riddle Yates community garden



STOP



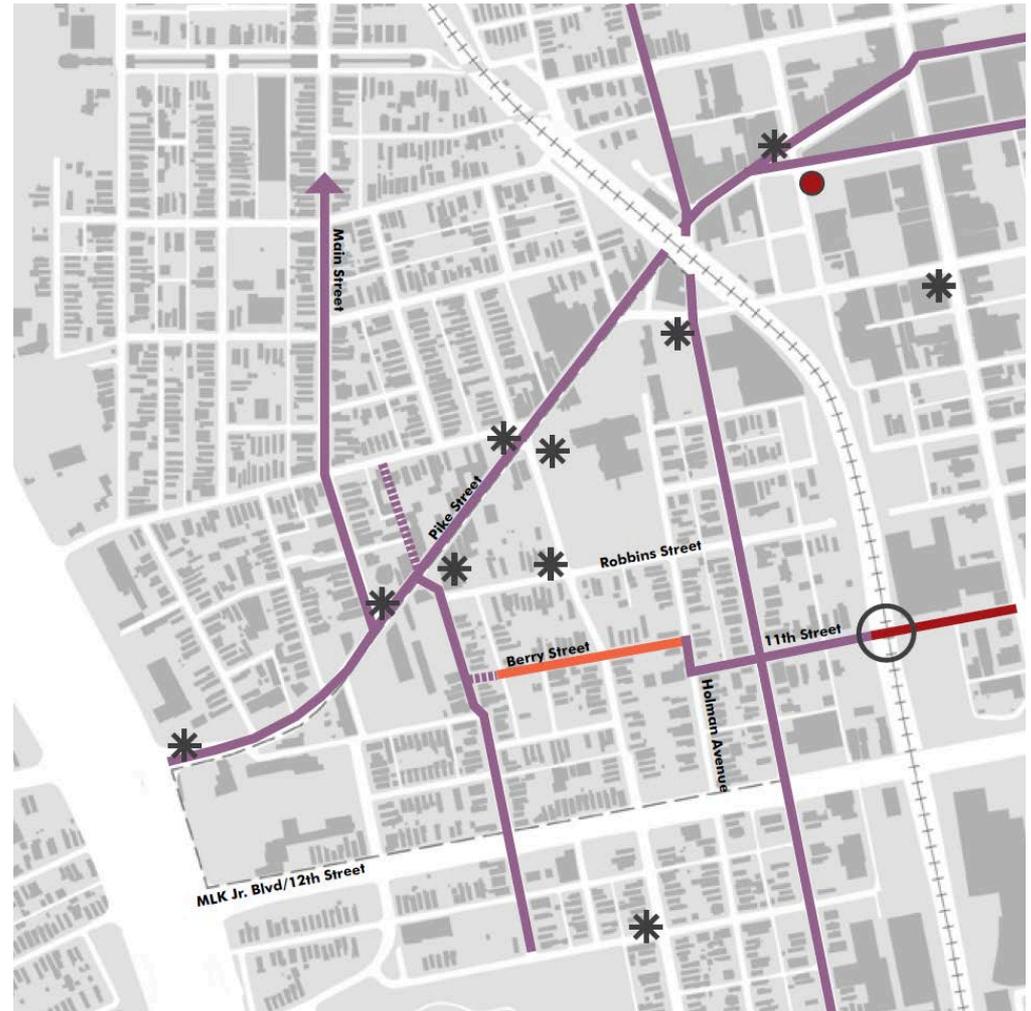
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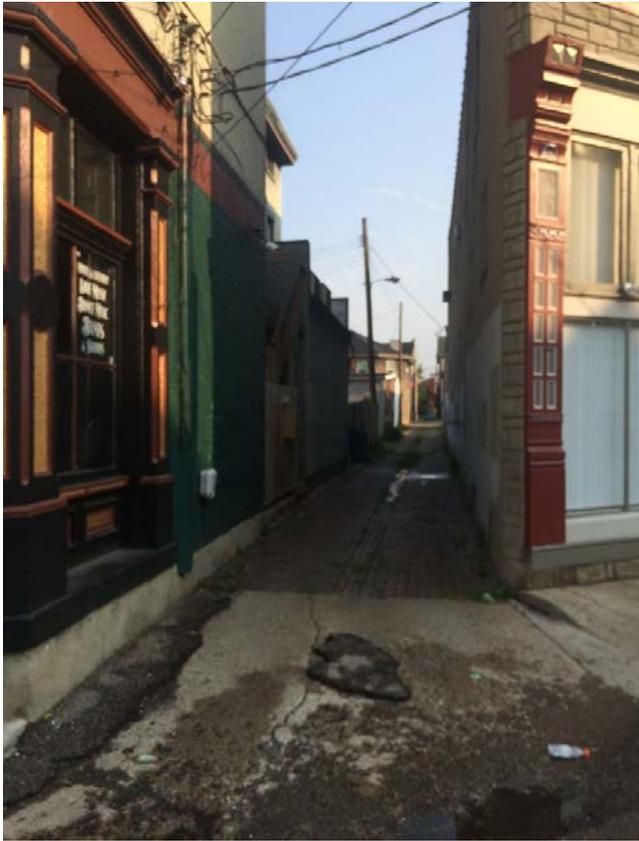
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# DEVELOPMENT



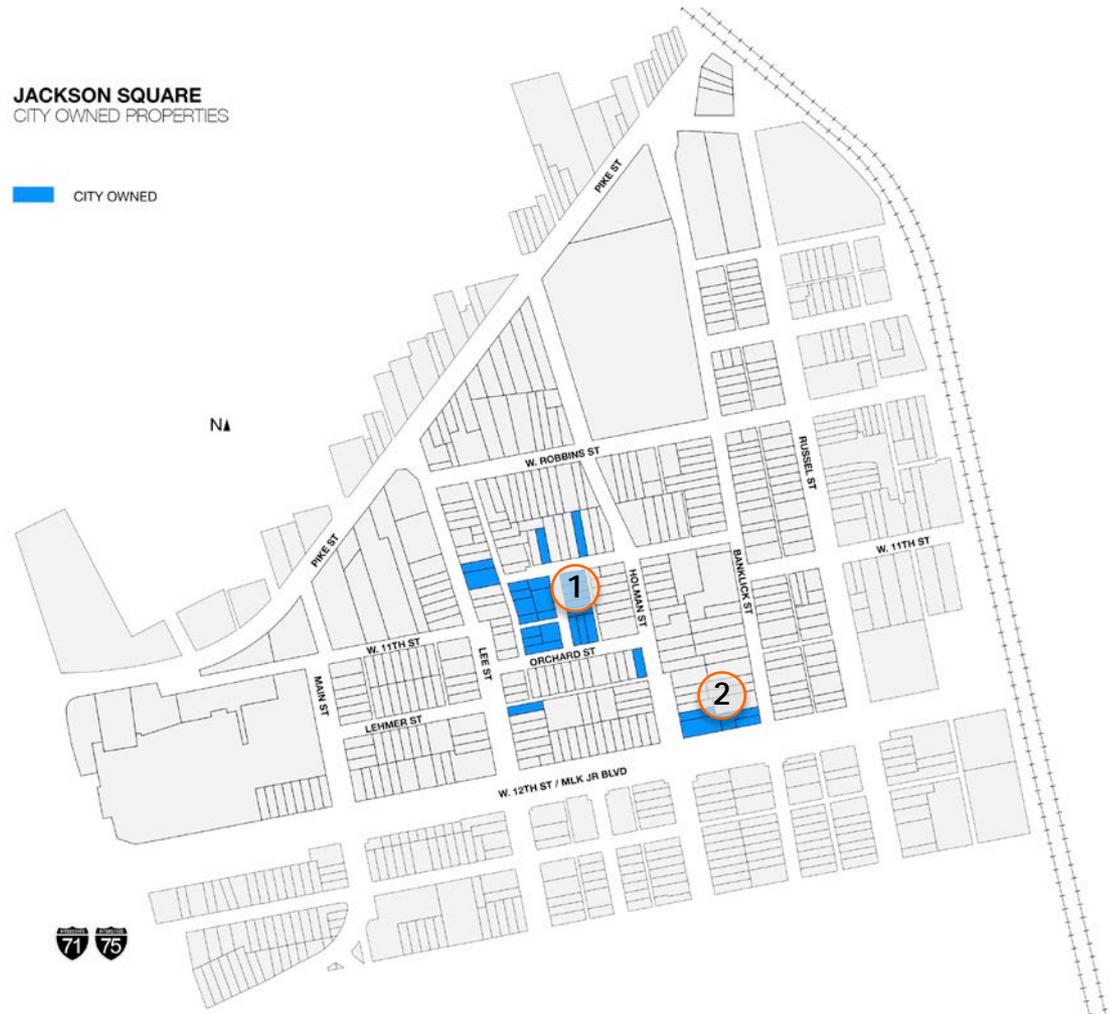
Within the broad potential for Jackson Square, there exist critical sites for early-stage development. The City of Covington owns a critical mass of sites at the heart of the neighborhood in addition to sites at Banklick and MLK, Jr. Blvd.

## KEY DEVELOPMENT INITIATIVES

1. Orchard Park
2. Banklick and MLK Site
3. Scattered infill lots

### JACKSON SQUARE CITY OWNED PROPERTIES

 CITY OWNED





1

2



CONCESSIONS



# DEVELOPMENT

## M.L.K. JR.. BOULEVARD & BANKLICK STREET



This site is the last remaining large undeveloped site on the north side of M.L.K. Jr. Boulevard within the neighborhood. A number of different configurations for the site exist that can support a medium-density development on this site by combining adjoining property on either Holman Avenue or Banklick Street. The proposed development is three stories with ground level retail space at the M.L.K. and Holman intersection. Parking is provided a half story below grade. Front stoops are located along M.L.K. to create a pedestrian friendly sidewalk experience.

**PROGRAM** 32 Apartments, 3,400 SF Retail and 39 Parking Spaces





HOLMAN AVENUE

M.L.K. JR. BOULEVARD



# DEVELOPMENT

## ORCHARD PARK



Orchard Park is an important catalyst for future development. Sensitive reinvestment in these properties is key to preserving the character of the neighborhood. East of Lee Street, detached single-family town houses and two-story shotgun houses are proposed to respond to their context. At the center of this site, an open space is preserved as public/private outdoor space.

**PROGRAM** 5 Townhouses, 5 Shotgun Houses, 2 rehabbed structures, Public/Private Outdoor Space, and 20 Parking Spaces





# Why Save Orchard Park?

Presented by the Westside Action Coalition

## Alternative Ideas

(Development around Orchard Park, not on it.)

# Two independent studies conducted on Covington's Greenspaces

## Covington's City Center Action Plan (2012)

- “develop urban spaces”, “emphasize walkability & accessibility”
- “Identify and prioritize open space opportunity sites”
- “create stronger connections” & “develop more neighborhood amenities” such as recreation areas, dog parks & community green spaces

## Urban Land Institute (2014)

- “...use of the [Orchard Park] site as a green space... would serve as a focal point within the neighborhood.” Be a ‘game changer’. “[The park] presents the best opportunity in the neighborhood for new greenspace.”
- Retention and enhancement of the [Orchard Park] site as a greenspace offers the chance to create an amenity for the neighborhood that in turn makes the neighborhood more desirable”
- “...there are people who intentionally purchase homes near or adjacent to parks.”

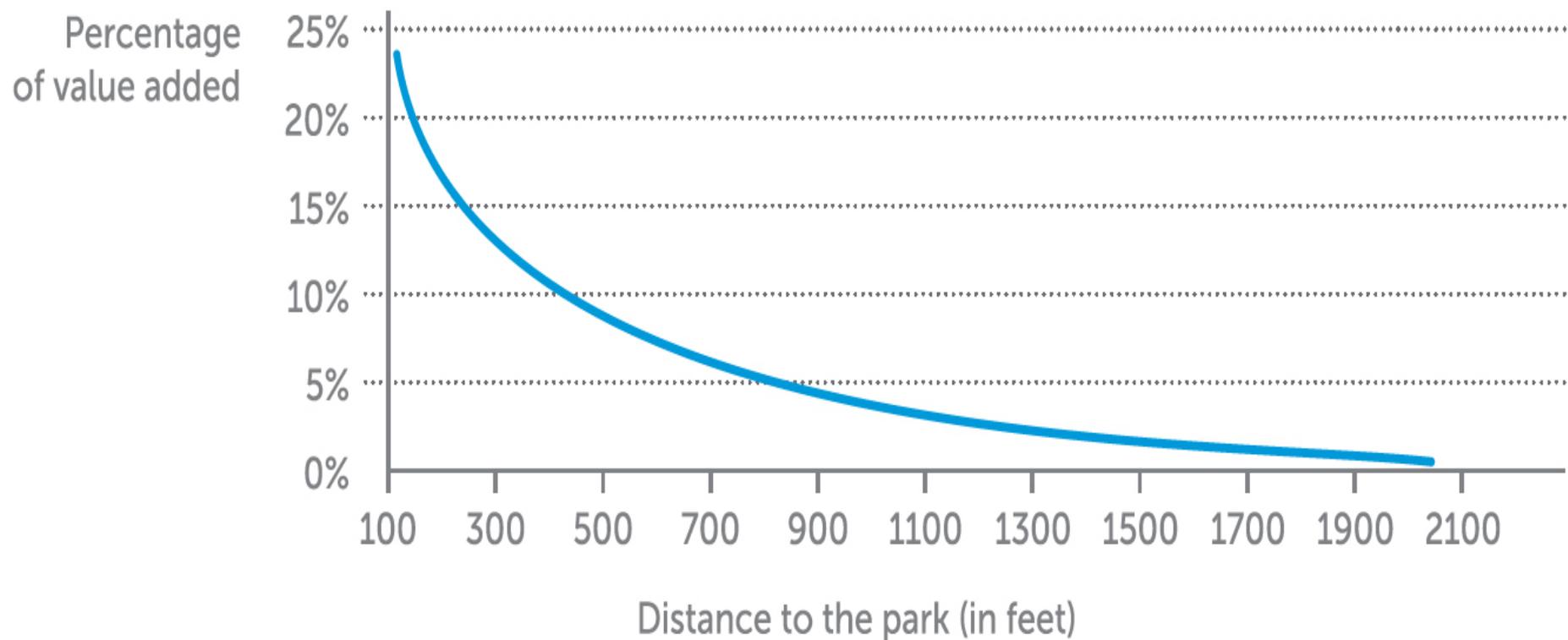


FIGURE 1. Impact of 14 neighbourhood parks on neighbourhoods in Dallas-Fort Worth<sup>19</sup>



Overwhelming evidence shows that properties in close proximity to green spaces are higher in value

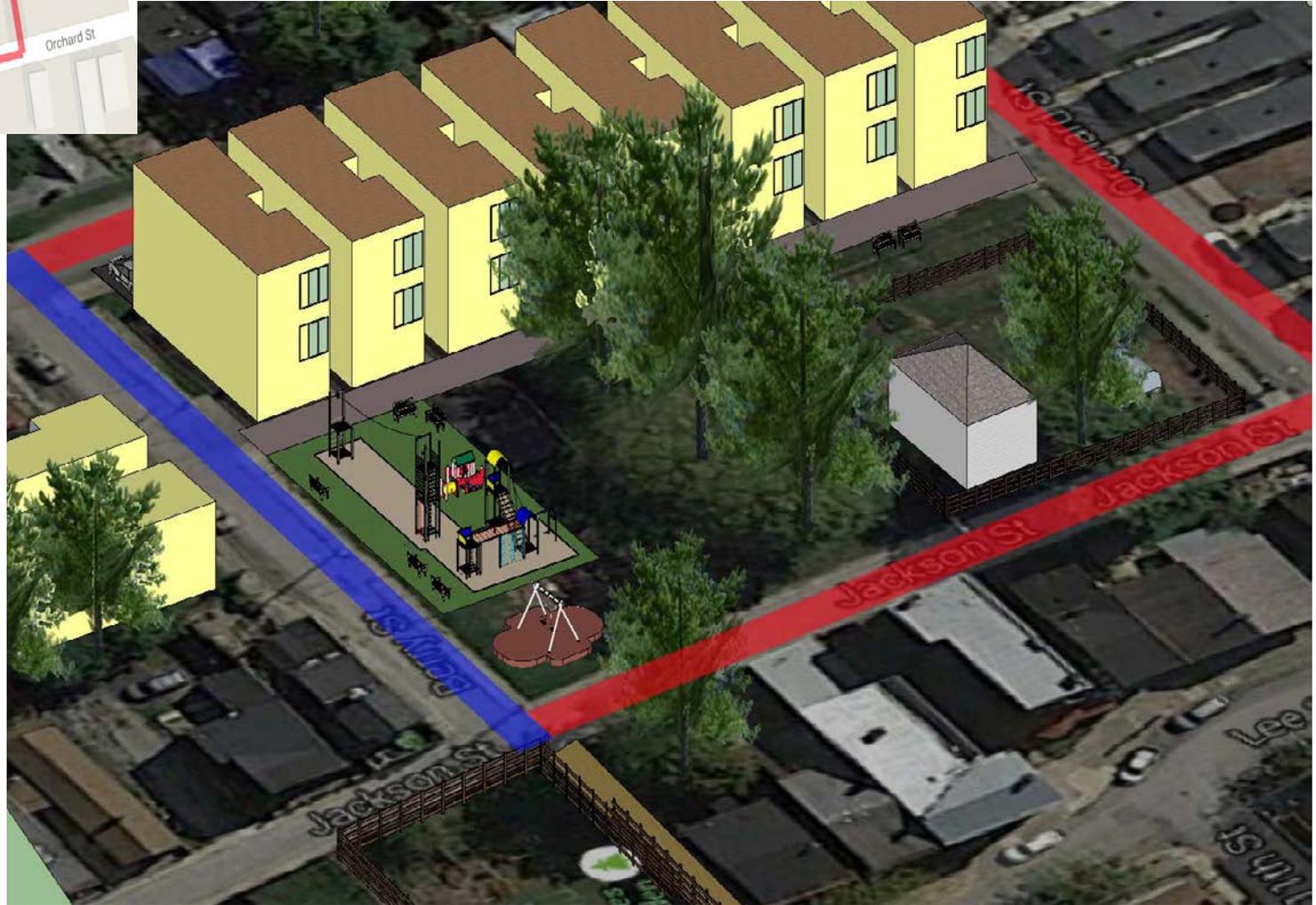
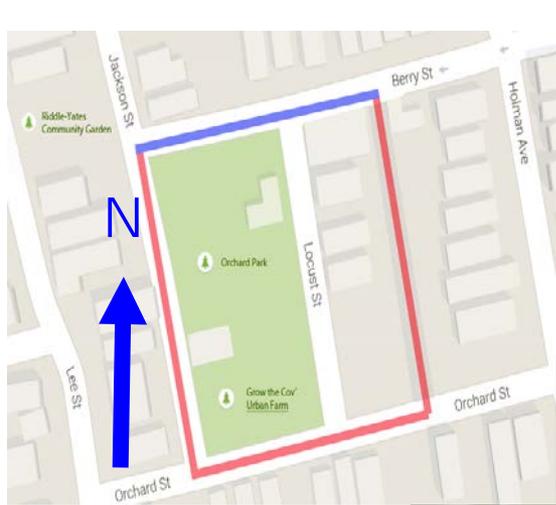
- Conversely, a reduction in the greenspace leads to a reduction in value
- Greenspaces without easily defined borders are less effective; can be detrimental to community cohesiveness
- Privately owned homes sold in the Westside nearest the park have sold within 24 hours of being placed on the market.

Development concept | Demonstration only  
Incorporates moving Locust St. ½ block to the east



# Development concept | Demonstration only

Sample units are approx. 20'x60'x 2.5 stories (~3000 ft<sup>2</sup>)



# Development concept | Demonstration only

(Note potential pathway through to Lee St.)



# Scattered site houses and lots

- Covington Community Developer Initiative (CCDI)
  - RFQ to develop a qualified pool of developers
  - Provide the list of vacant/nuisance properties that the City is maintaining and has an interest in or owns
  - Select the best proposal for each property
  - Pursue foreclosure / transfer of property

# NEXT STEPS

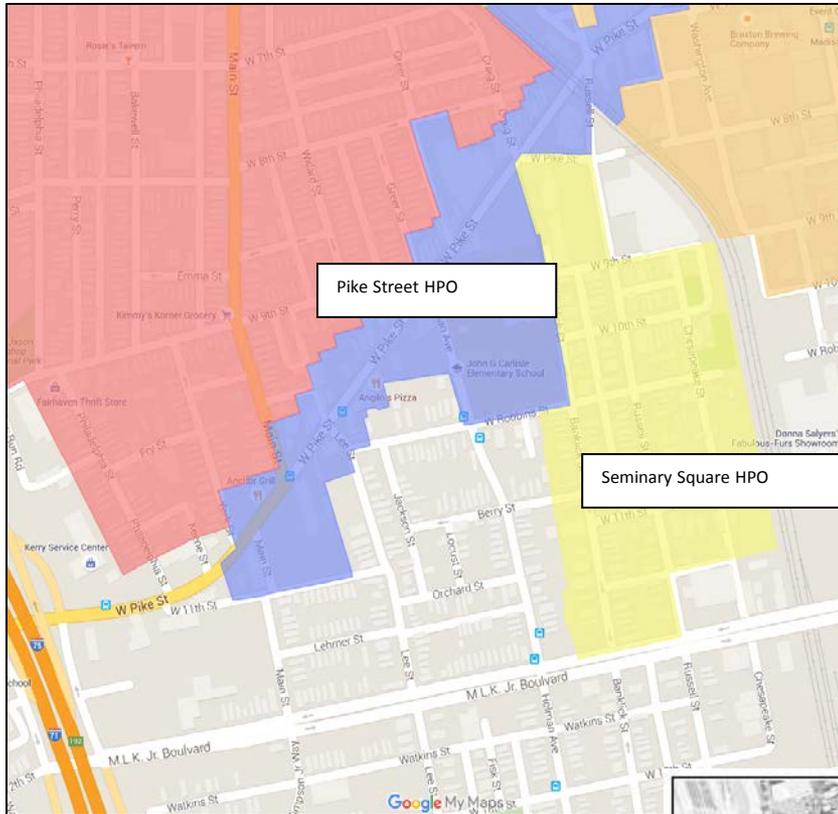
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## NEXT STEPS

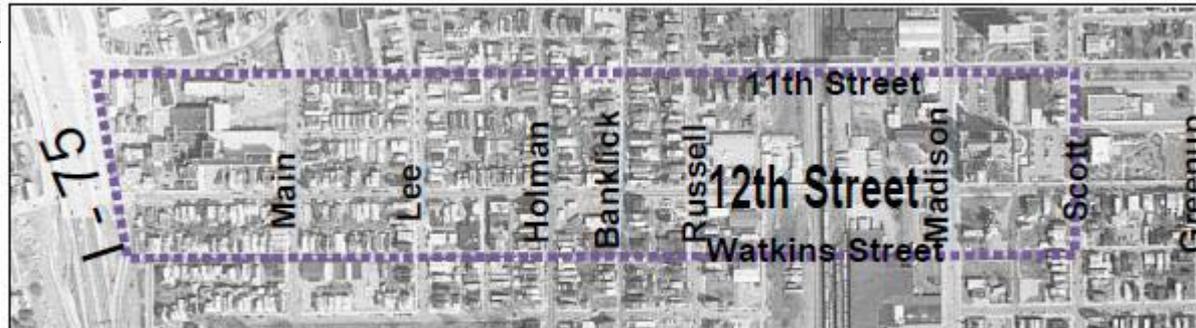
- >> Develop/refine plan for city-owned parcels with neighborhood stakeholders
- >> Develop/refine design, operation, and management plan for Orchard Park and Riddle Yates Garden
- >> Analyze financial feasibility of identified sites
- >> Present plan to Commission
- >> Update Design Guidelines
- >> Work with State Historic Preservation Office

# Multiple Design Guidelines



Local Historic Preservation Overlay Zones

## 12th Street Design Guidelines



The Redevelopment Plan study area is bound by I-75 to the west, Watkins Street to the south, 11th Street to the north and Scott Street to the east. Note that this boundary is different from that which defines the 12th Street roadway project.

# Historic Implications

- National Register of Historic Places Historic District
- Memorandum of Agreement between the City of Covington and the Kentucky State Historic Preservation Officer for the Demolition of 314 Orchard Street, 1030 Jackson Street, 1034 Jackson Street, 1038 Jackson Street, 1109 Locust Street, Kenton County, Kentucky

# Demolition in an Historic District

- Demos Process: City to provide information to the State Historic Preservation Office:
  - Location and description of the property proposed for demolition or relocation.
  - Justification for the proposed demolition, including references to any building code violations that cannot be corrected by rehabilitation, and why rehabilitation is not feasible or prudent.
  - An evaluation of stabilizing the building for possible future reuse i.e., “mothballing”.
  - Comparison of the cost of rehabilitation versus demolition and new construction.
  - Photographs
  - A discussion of mitigation measures the City will implement to compensate for the demolition of the historic property.
    - Mitigation measures may include but are not limited to: relocation of the structure; recordation of the structure in accordance with the SHPO's Standard Mitigation Measures for Historic Structures; architectural salvage; archaeological data recovery; and other forms of off-site mitigation.
  - Submit Neighborhood Plan
- Within 30 calendar days of receipt of adequate documentation, the SHPO will review the information submitted and will either concur or object in writing to the proposed demolition to the City's Preservation Professional. If the SHPO concurs in the demolition, the SHPO will either accept the proposed mitigation, or will specify additional measures that will be needed. Upon receipt of the SHPO's comments, the City will either implement the SHPO's recommended mitigation measures or proceed with the demolition, or the City will continue consultation with the SHPO to see if there are alternate mitigation measures that would be accepted by both City and SHPO.

# Transfer of Properties

- Vacant Parcels:
  - Vacant properties purchased with Federal Funding are required to have a preservation covenant with them that allows the Heritage Council a review of any infill development and its effects.

**THANK YOU!**