

Covington, Kentucky 12th Street Redevelopment Plan



Some blocks in the 12th Street Corridor contain significant historic structures. Preservation strategies are emphasized in these areas.



Small pocket parks fit between existing and new buildings along the corridor.

Services:

- Existing conditions analysis
- Design guidelines
- Development concepts
- Meeting facilitation

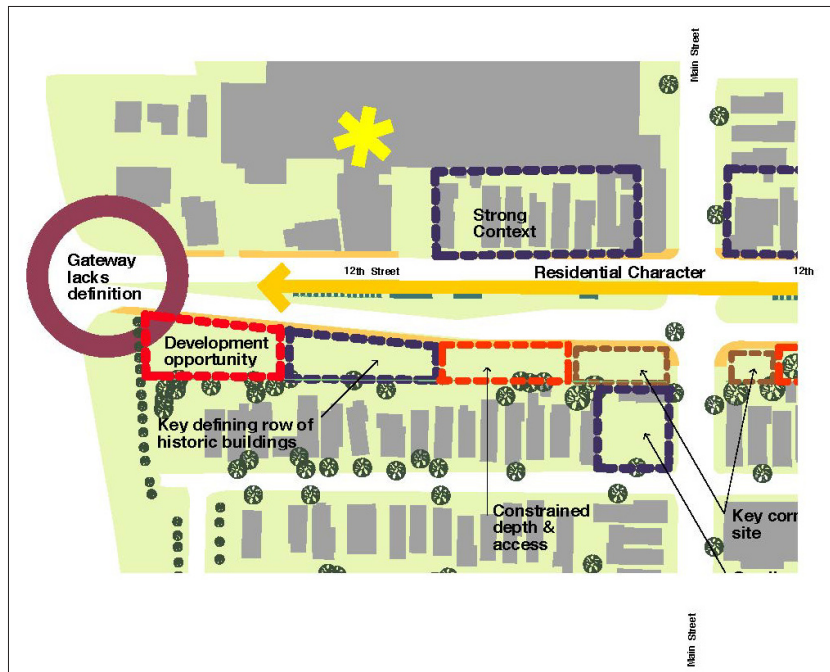
Client:

Kentucky
Transportation Cabinet

Date: 2001 - present

The Kentucky Transportation Cabinet is planning alterations to 12th Street, a major east-west route through this Ohio River suburb of Cincinnati. The street, which is also a state highway, runs through the heart of the city's historic neighborhoods and many cultural resources will be affected. At the same time, new development opportunities will become available that can revitalize the area.

Winter & Company worked with the City's Economic Development Agency to craft a plan that will introduce new, compatible infill, adaptive use projects and streetscape enhancements. Six city blocks will be redeveloped. Projects include creation of a variety of pocket parks, gateways and a landscaped median. A key transit stop is also designed as an interpretive center for the history of the area. New construction is envisioned to include a mix of commercial, residential and industrial uses on a series of "opportunity sites." Plan concepts for these projects help to define a pedestrian-oriented street edge while also relating to the adjoining neighborhoods.



Winter & Company assisted consulting parties in producing an analysis of opportunities for redevelopment along the 12th Street Corridor in Covington.

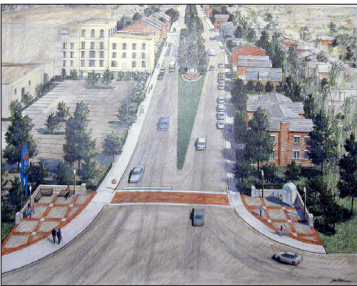
PLANNING SERVICES

Covington, Kentucky 12th Street Redevelopment Plan (continued)



Kentucky Transportation Cabinet staff and their consulting engineers work with City officials to refine plan concepts for the 12th Street Corridor in a consulting parties workshop.

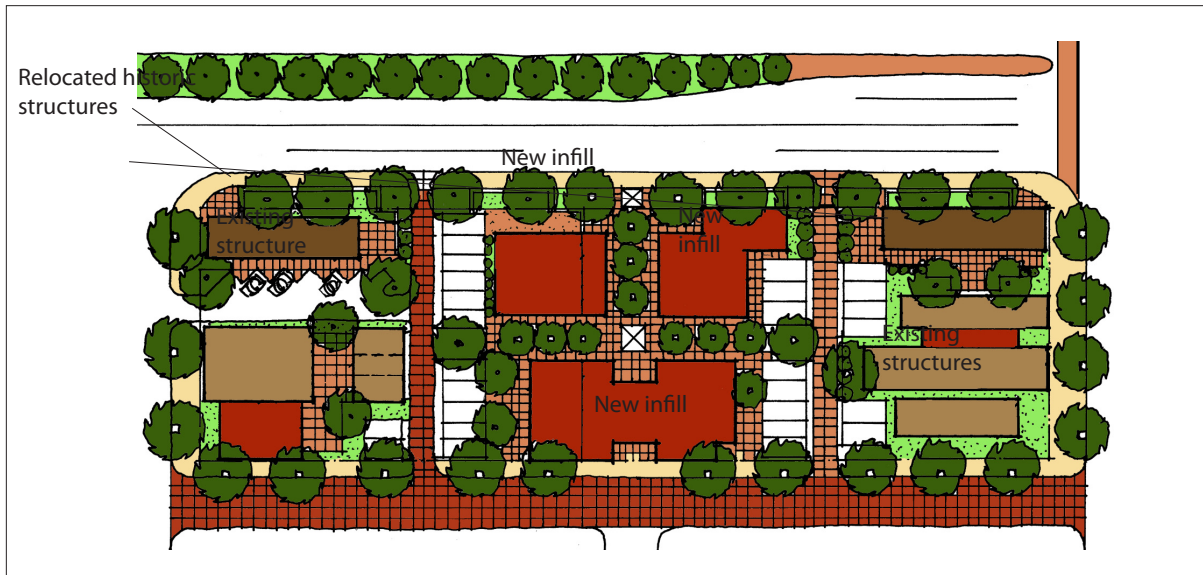
As a part of the process, the firm consulted with local developers to assure that the concepts would be attractive to investors. The work is also closely coordinated with the State Historic Preservation Officer. The firm served as a link between the consulting parties, working to produce an approach that will be supported by consensus and achieve the required federal, state and city approvals and permits.



Gateway improvements are included in the plan.



Illustrative sketches demonstrate the impacts of relocating existing historic structures and constructing a landscaped median.



Redevelopment concepts include new infill construction, preserved buildings and pocket parks. Parking is located along traditional alleyways. A mix of residences, retail and offices is proposed.