

## City of Newport 2015 Comprehensive Plan Audit

The 2015 Comprehensive Plan includes the following eight Goals, along with their associated objectives outlined in Table 1, and specific strategies outlined in Table 2.

Goal 1: The Central Business District/Renaissance Area will be redeveloped and revitalized.

Goal 2: The City will encourage continued riverfront redevelopment.

Goal 3: Newport's existing neighborhood integrity and improved housing opportunities will be ensured through rehabilitation and new investments.

Goal 4: Circulation within the basin area will be improved.

Goal 5: The City will preserve its valuable natural and historical resources.

Goal 6: The City will encourage redevelopment and reinvestment of the commercial areas in South Newport while protecting the integrity of the surrounding residential neighborhoods.

Goal 7: The City will promote sensitive industrial development.

Goal 8: Enhanced aesthetics will be sought for all development in Newport.

**The goal of this step is to reach consensus on which goals, objectives and strategies in the 2015 Plan are still relevant. Please review the statements in Tables 1 and 2 and consider whether each specific goal/objective/strategy is still valid, should be modified or should be deleted because it is no longer relevant.**

<b>Table 1. 2015 Goals and Objectives</b>	<b>Noted during Interviews</b>	<b>Is completed?</b>	<b>If not, continues to be Valid?</b>	<b>Committee Member Comments</b>
Goal 1: The Central Business District/Renaissance Area will be redeveloped and revitalized.				
Objective 1.1: Expand Monmouth Street Redevelopment Zone				
Objective 1.2: Continue to attract service and specialty retail businesses to fill vacancies along Monmouth Street	X			
Objective 1.3: Promote utilization of upper floors in existing buildings.	X			
Objective 1.4: Continue expanding the façade improvement program.	X			
Objective 1.5: Improve circulation patterns along Monmouth St to address needs/visibility of businesses, while preserving existing parking.	X			

<b>Table 1. 2015 Goals and Objectives</b>	Noted during Interviews	Is completed?	If not, continues to be Valid?	Committee Member Comments
Objective 1.6: Strengthen connection between the Central Business District and Newport on the Levee.	X			
Objective 1.7: Require appropriate urban design principles for infill development.	X	Somewhat		
Objective 1.8: Improve access to encourage rear deliveries along Monmouth St.				
Objective 1.9: Establish a parking facility/intermodal facility.				
Objective 1.10: Pursue businesses as identified in the 2004 Renaissance District Marketing Study.				
Objective 1.11: Consider restarting the Main Street Program to encourage cooperation among the merchants.	X			
Objective 1.12: Promote development that encourages a balance between the community's needs and those of our visitors.				
Objective 1.13: Promote development that encourages a balance between tourist needs, business needs, and the community needs.	X			
Objective 1.14: Embrace/encourage development between the riverfront and the Renaissance areas.	X			
Objective 1.15: Create a Tax Increment Financing (TIF) District in this area.		X		
Objective 1.16: Promote technology and high-tech development through marketing and the expansion of technology infrastructure.	X			
<b>Goal 2: The city will encourage continued riverfront redevelopment.</b>				
Objective 2.1: Encourage mixed-use development north of Fifth Street between the Licking River to Newport on the Levee, adjacent to the floodwall.		In progress		
Objective 2.2: Develop/encourage public access & recreational use of riverfront.	X	In progress		

<b>Table 1. 2015 Goals and Objectives</b>	Noted during Interviews	Is completed?	If not, continues to be Valid?	Committee Member Comments
Objective 2.3: Strengthen pedestrian links between neighborhoods and major activity areas of the City.	X			
Objective 2.4: Strengthen pedestrian links between Newport, Covington, and Cincinnati across the Taylor-Southgate and Fourth Street Bridges as well as the Purple People Bridge.	X			
Objective 2.5: Strengthen pedestrian links between riverfront development and the CBD.	X			
Objective 2.6: Maintain functional operation of the levee for flood control.		In progress		
<b>Goal 3: Newport's existing neighborhood integrity &amp; improved housing opportunities will be ensured through rehabilitation &amp; new investments.</b>				
Objective 3.1: Establish traffic patterns that minimize disruption of residential areas.				
Objective 3.2: Promote development of multi-family housing in City Center Area where appropriate and through encouraged participation of the surrounding neighborhoods.				
Objective 3.3: Encourage housing units above business establishments in CBD.	X			
Objective 3.4: Encourage appropriate, contextual residential infill on vacant parcels throughout the City.	X			
Objective 3.5: Develop a full market range of housing options throughout the City, as appropriate.	X			
Objective 3.6: Encourage rehab and maintenance of existing structures, especially those in historic districts.	X			
Objective 3.7: Develop residential sites in southern Newport that are sensitive to environmental and hillside conditions.	X			
Objective 3.8: Continue to provide affordable and low-income housing options, especially for senior citizens, throughout City, especially where such options are not available.	X			
Objective 3.9: Encourage aggressive zoning code enforcement coupled with targeted maintenance assistance for owner-occupied housing.	X			

<b>Table 1. 2015 Goals and Objectives</b>	<b>Noted during Interviews</b>	<b>Is completed?</b>	<b>If not, continues to be Valid?</b>	<b>Committee Member Comments</b>
Objective 3.10: Develop neighborhood-scale recreational open spaces, especially in neighborhoods that have minimal access to park & recreational facilities.	X			
<b>Goal 4: Circulation within the basin area will be improved.</b>				
Objective 4.1: Provide better traffic flow and improved pedestrian access throughout commercial areas.	X			
Objective 4.2: Discourage use of residential streets for through traffic.				
Objective 4.3: Improve access from I-471 to Dave Cowens Drive.	X			
Objective 4.4: Develop east/west traffic arterials.	X			
Objective 4.5: Survey local businesses about their desire or concerns about converting Monmouth Street from one-way to a two-way configuration.	X			
Objective 4.6: Finalize construction of north/south connector from Licking Pike to new Route 8 connection near Veterans Memorial Bridge.		X		
<b>Goal 5: The City will preserve its valuable natural and historical resources.</b>				
Objective 5.1: Identify and preserve National Register properties and districts, to the maximum extent feasible.	X			
Objective 5.2: Develop local historic designations and landmarks as appropriate.	X			
Objective 5.3: Discourage any development of land with slopes greater than 15 percent or areas prone to erosion or flooding.	X			
<b>Goal 6: The City will encourage redevelopment and reinvestment of the commercial areas in South Newport while protecting the integrity of the surrounding residential neighborhoods.</b>				
Objective 6.1: Implement access management to ease traffic congestion.		In process		
Objective 6.2: Promote appropriate design principles in terms of landscaping, buffering, and signage for commercial projects.	X			

<b>Table 1. 2015 Goals and Objectives</b>	Noted during Interviews	Is completed?	If not, continues to be Valid?	Committee Member Comments
Objective 6.3: Encourage high volume recognized anchor retail tenants.				
Objective 6.4: Continue to implement streetscape improvements along Carothers and Monmouth Street corridors.		In process		
Goal 7: The City will promote sensitive industrial development.				
Objective 7.1: Identify Industries that support and complement surrounding land uses.	X			
Objective 7.2: Define areas for future infill of small industrial users.	X			
Objective 7.3: Promote new development of research & development facilities.	X			
Goal 8: Enhanced aesthetics will be sought for all development in Newport.				
Objective 8.1: Replace overhead utilities with underground lines, where possible.	X	In progress		
Objective 8.2: Improve streetscapes throughout city, where needed and when appropriate, in connection with future transportation improvements.				
Objective 8.3: Encourage a greenbelt corridor between Fourth and Fifth Streets, west of Monmouth Street to the Licking River.				
Objective 8.4: Encourage a greenbelt streetscape corridor along 10 <sup>th</sup> Street between Park and Monmouth.				
Objective 8.5: Improve Carothers Road streetscape from Newport Plaza to Monmouth.		Project Underway		

Table 2. 2015 Implementation Strategies	Related to Goal #	Noted during Interviews	Is completed?	If not, continues to be Valid?	Committee Member Comments
<b>City-wide Development Strategies</b>					
1. Identify opportunities to centralize social and public services that may be accommodated in churches or other public uses, and reduce redundancies. Work with Safety Net Alliance.					
2. Evaluate traffic calming techniques for major roadways such as 10 <sup>th</sup> Street on the east side and 11 <sup>th</sup> Street on the west side - to allow smooth traffic flow while increasing pedestrian safety.	#3, #4				
3. Refine the Planned Unit Development (PUD) requirements to ensure there are proper standards for control and design of development on moderate to steep slopes and in the flood hazard areas.	#5	X			
4. Establish standards to minimize soil disturbance and require immediate re-vegetation where construction on steeper slopes is necessary.	#5				
5. Work with local and state building codes to provide increased flexibility for renovation of structures of historic significance.	#3, #5	X			
6. Evaluate structures throughout the city to identify historically significant structures and specific tools needed to protect such structures.	#3, #5	X			
7. Provide consistent enforcement of property maintenance codes to protect neighborhoods from disinvestment and ensure long-term stability of neighborhoods.	#3	X			
<b>Community Facility Strategies</b>					
1. Update Newport Parks Master Plan - ensure full utilization of existing parks and that they are accessible to all citizens.	#3	X			
2. Evaluate location & size of greenspace areas throughout City to ensure passive green areas are spread out across City, particularly in older, urban neighborhoods located within the basin.	#8	X			

Table 2. 2015 Implementation Strategies	Related to Goal #	Noted during Interviews	Is completed?	If not, continues to be Valid?	Committee Member Comments
2. Continue to look for ways to provide recreational access to the Ohio and Licking Rivers, particularly for neighborhoods that border the Licking River and all riverfront activity areas.	#2	X			
3. Work to make sure that the police and fire services strive to meet or exceed national standards for protection and response.	?				
Transportation Strategies					
1. Monitor/reevaluate vehicular and pedestrian traffic flow upon completion of major transportation improvements, to ensure there is safe access to all neighborhoods and connectivity between the major activity areas. Specifically evaluate the following:	#4	X			
1.1. Riverfront areas, Central Business District, and the southern commercial areas.	#1, #4, #6	X			
1.2. Area around the I-471 ramp at Route 8.			X?		
1.3. Crosswalks and general pedestrian safety.		X			
1.4. Long-term, work with regional agencies on potential opportunities related to future Cincinnati Streetcar system including transit access to streetcar hub.					
2. Limit direct access off the reconfigured Third Street and provide access for any redevelopment along the north/south streets whenever possible.	#4		X		
3. Plan for a new bridge connecting with Covington to maintain good flow between the two cities and enhance the impact of the Route 9/Route 8 connector.	#4				
4. Plan for a new exit ramp from Route 8 (Dave Cowens Drive) to handle increased capacity from southbound I-471 and minimize disruption to any residential neighborhoods.	#4				
5. Reconfigure Route 9 to better serve increased commercial traffic, while also minimizing disruption of neighborhood areas.	#4		X		
6. Continue to evaluate changing Monmouth Street to a two-way configuration in line with trends for successful "main streets."	#1, #4	X			

Table 2. 2015 Implementation Strategies	Related to Goal #	Noted during Interviews	Is completed?	If not, continues to be Valid?	Committee Member Comments
<b>Residential/Neighborhood Strategies*</b>					
1. Encourage diversity of housing types and values through the appropriate siting of new residential construction.	#3	X			
1.1. New construction in and around Taylor's Landing should be higher density, owner and rental units, to complement and support commercial uses.	#3	X			
1.2. Residential construction in the Two Rivers II and Buena Vista neighborhoods should be lower density, detached housing within mixed price ranges.	#3				
2. Focus lower intensity residential uses in southern Newport where existing environmental conditions prohibit intense development from a safety standpoint.	#3	X			
3. Require higher density developments and multi-family projects that will benefit from hilltop locations and views of the Ohio River be developed utilizing the PUD procedure.	#3				
4. Establish neighborhood compatibility standards for new infill development that will ensure any construction will reflect the predominant architectural style, scale, density, and massing of surrounding properties, where appropriate.	#3	X			
5. Consider undertaking additional events or programs, such as Rehabarama and Beyond the Curb, to demonstrate the benefits of structural rehabilitation over clearing and new construction.	#3, #5				
6. Encourage the renovation of upper floors in the Central Business District to accommodate residential uses to provide 24-hour activity in the District as well as different housing choices.	#1, #3	X			
7. Encourage the adaptive reuse of vacant, non-residential uses (e.g. churches, schools, industrial buildings, etc.) as housing in existing neighborhoods.	#1, #2, #3	X			



Table 2. 2015 Implementation Strategies	Related to Goal #	Noted during Interviews	Is completed?	If not, continues to be Valid?	Committee Member Comments
<b>Place Specific Strategies: East Side Neighborhoods</b>					
1. Develop standards for accessory garages along alleys to encourage the creation of garages while minimizing the need for variances or special review procedures.	#3	X			
<b>Place Specific Strategies: West Side Neighborhoods</b>					
1. Establish a land-banking program to enable the City to assemble multiple vacant lots for future redevelopment in accordance with the land use plan.	#1				
2. Strengthen existing zoning to ensure that any mixed use development or other nonresidential development is located in the northernmost area of this area and the remainder of the area is restricted to primarily single-family uses.	#1	X			
3. Eliminate potential for heavy manufacturing uses by mandating all business activities occur within an enclosed building and incorporate strong design guidelines for all nonresidential uses to ensure they blend into the surrounding residential character and do not create public nuisances (e.g. loud noises, extensive outdoor lighting, etc.).	#7				
4. Maintain and enhance pedestrian connections to the riverfront, Monmouth Street, and the nearby hillside areas.	#4	X			
<b>Place Specific Strategies: Clifton</b>					
1. Prevent the elimination of parking spaces, on- or off-street, due to existing lack of adequate parking within this area.	#3				
2. Continue to maintain strong property maintenance, particularly for homes that are in foreclosure.	#3	X			
3. Work with owners of the Baptist Convalescent Center to identify potential options for the site once the center is vacated.			X		
4. Work to establish better pedestrian and bicycle access to surrounding areas both as a way to increase general access but also as a way to minimize the need for additional vehicle parking.		X			

Table 2. 2015 Implementation Strategies	Related to Goal #	Noted during Interviews	Is completed?	If not, continues to be Valid?	Committee Member Comments
<b>Non-residential/Activity Area Strategies</b>					
<b>Place Specific Strategies: Riverfront</b>					
1. Develop zoning standards and guidelines for development and redevelopment to build on the success of existing and proposed developments including Newport on the Levee and Ovation.	#2	X			
1.1. Parking for major developments needs to be in a garage rather than on surface parking lots.		X			
1.2. Development should be pedestrian friendly in scale and incorporate active uses on the first floor.		X			
1.3. Require that utility improvements locate underground.		X			
1.4. Ensure access to surrounding neighborhoods.		X			
2. Require new development or redevelopment project to incorporate trail recommendations and guidelines from the Ohio River Trail – Northern Kentucky Riverfront Commons document (August 2011).	#2				
3. Expand the City’s wayfinding system to make this area a major gateway into Newport.	#2	X			
<b>Place Specific Strategies: York/Monmouth/CBD</b>					
1. Continue efforts to maintain strong occupancy in Monmouth Street buildings while working to increase development and redevelopment opportunities on York Street as part of the larger CBD strategy.	#1	X			
2. Encourage development of higher-end apartments and townhomes around the edges of the CBD.	#1				
<b>Place Specific Strategies: Southern Commercial Activity Areas</b>					
1. Establish redevelopment standards for the Shopping Center (SC) zoning district to ensure that any redevelopment is compatible with the new streetscaping and recent development of Newport Pavilion.	#6				

Table 2. 2015 Implementation Strategies	Related to Goal #	Noted during Interviews	Is completed?	If not, continues to be Valid?	Committee Member Comments
2. Consider adding zoning provisions to allow for mixed-use (residential, office, and commercial) as part of redevelopment opportunity for Newport Shopping Center. Establish strong design standards for the SC district so any redevelopment can occur by-right instead of as a PUD.	#6	X			
3. Mandate redevelopment provide wide sidewalks along the roadways, adequate signaled crosswalks, and safe traffic circulation to encourage both pedestrian and vehicular access.	#6	X			
4. Continue to implement access management strategies to ease traffic flow in the area. To the maximum extent feasible, encourage or require the consolidation of driveway access/curb cuts.	#6			X	
5. Enhance landscaping requirements – add landscaping standards to the zoning code.	#6				
Place Specific Strategies: Industrial Development Areas					
1. Provide adequate sites for industrial development to maintain a balanced tax base and opportunities for local jobs.	#7	X			
2. Continue to work towards the redevelopment of the existing Newport Steel site.	#7	X			
3. Continue to allow for industrial development east to Brighton Street as this area represents another reasonable expansion area for industrial users. Any new industrial development should be buffered as much as possible from the existing residences by incorporating landscaping and mounding, as well as building layouts and orientation.	#7				