

FORT THOMAS COMMUNITY PLAN SWOT ANALYSIS
 Chapter 5: Regional Partnerships & Collaboration with Adjacent Communities

Components	Strengths	Weaknesses	Opportunities	Threats
Ohio River Frontage	City of Ft. Thomas owns a lot of property along the Ohio River	Rail has easements	Future land use could mitigate Route 8 slippage	Pomeroy Icebreakers
	Lower speed limit on Route 8	Geography - slippage, flooding	If Route 8 is closed, traffic would have to flow up to Midway	Army Corps of Engineers
	Long-term property ownership	Alienated- there are no connections to adjacent areas	Recreation - canoe/kayak put in and other river uses	Remoteness
	Waterworks (Newport, Covington and Cincinnati) own frontage	Some untaxed ownership, not clearly recorded in deeds	Ferry to Coney Island	Limited access to public services
			Connectivity to Tower Park (opportunity to study route alternatives)	Potential location of future heavy industrial use (i.e. barge loading facility)
			Mixed Use Development - 1st floor retail, 2nd/3rd floor residential	Private property owners
			Bike Paths to connect riverfront communities	
Highland Heights	Assets/ Destinations - NKU, BB&T	"Great Divide", "Dead Zone" between destinations	Revelopment- Technology-focused	
	Geography - flat corridor for biking/walking	Segmented pedestrian connectivity along 27	Resurfacing section of 27 soon, opportunity to road diet and include bike lanes	
			Connect to the University/Hospital	
			Encourage uses to draw students	
			Route 27 Comprehensive Bike Plan (influence feel and future development along corridor)	
Southgate		Southgate owns ROW along 27 (Ft. Thomas has no control of development)	Beverly Hills Site Development	Southgate owns ROW along 27 (Ft. Thomas has no control of development)
		Unattractive uses currently located along 27 (i.e., auto industry, vacancies)	Interchange	
			Blossom Lane	
			Route 27 Comprehensive Bike Plan (influence feel and future development along corridor)	
Newport	Grand Ave - Public transportation, sidewalks, streetscape, Pavilion	Grand Ave. - Traffic	Route 27 - Technology Corridor - Connect University, Hospital and Urgent Care	
	Waterworks Road Corridor	Waterworks Road - no pedestrian connection (sidewalks), slippage	Waterworks Road trail?	
	Memorial Parkway Corridor	Waterworks Road - no pedestrian connection (sidewalks), slippage	Route 27 Comprehensive Bike Plan (influence feel and future development along corridor)	
			Large undeveloped property on Memorial Parkway	

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Dayton	N. Ft. Thomas Ave. (Route 8)	Private property lines overlap ROW in areas (requires time and money to establish easements for sidewalks)	Safe Routes to Schools grant	
	New pedestrian connection (sidewalks)		Sergeant Park (60+ acres)- currently underutilized, opportunity to repurpose with destination park amenities and connect to Ft. Thomas	
	Sergeant Park - overlaps both jurisdictions		Section of County road, another potential partner	
Bellevue	Memorial Parkway Corridor	No sidewalk connectivity	Need more of a statement at city	
	Rossford Ave Corridor	Speed limit	Intergovernmental agreement with 3 cities to do something together on Memorial Parkway	
	Cut-through to get to Newport shopping	Cross through a brief section of Newport	Better access to Newport businesses, shopping and riverfront	
	Bowling Alley		Sergeant Park for fishing (creek!)	
Woodlawn		Not a potential financial partner	Waterworks Road trail?	
			Complete redevelopment, like Newport on the other side of 471	
Silver Grove	Dairy Bar	Flooding	Bringing back the ferry connection	Riverfront use
	Horse riding at Misty Ridge		Major land opportunities	If Route 8 closes, where will traffic go?
	Shared border under bridge (I-275)		Good accessibility	
			Bike linkages	
			Riverfront development opportunities	
			Sports field need partnerships, like Penery Park	