Residential Objectives:

To continue to be a primarily residential community that is a desired place to live and work with good schools, clearly defined, and maintained neighborhoods that reflect and continue the City’s history and distinct character.

- Develop a variety of housing options to accommodate a wide range of household types.
- Increase the availability of affordable and workforce housing.
- Promote development of site as opportunity to build mixed-use 
  living/mixed-use area near the Johnson VA Hospital.
- Facilitate multifamily and single family development adjacent to the Johnson VA Hospital.
- Include a variety of housing types to accommodate the different needs and preferences of the population, from young professionals to older residents looking to downsize.

Priority Development Objectives:

VISION STATEMENT
To be a community with welcoming residential neighborhoods and vibrant mixed-use business districts that take advantage of economic development opportunities in strategic locations, result in strong local economic and social development, and which is well known for its history, distinct character, quality design, and natural beauty.

1. Increase Housing Options

- Promote development of site as opportunity to build mixed-use living/mixed-use area near the Johnson VA Hospital.
- Facilitate multifamily and single family development adjacent to the Johnson VA Hospital.
- Include a variety of housing types to accommodate the different needs and preferences of the population, from young professionals to older residents looking to downsize.

2. Promote neighborhood investment and encourage new housing redevelopment adjacent to the Johnson VA Hospital.

- Facilitate multifamily and single family development adjacent to the Johnson VA Hospital.
- Include a variety of housing types to accommodate the different needs and preferences of the population, from young professionals to older residents looking to downsize.

3. Continue to strengthen Fort Thomas Plaza, promote site for mixed-use commercial.

- Continue to strengthen Fort Thomas Plaza, promote site for mixed-use commercial.

4. Promote development of site as opportunity to build a combination of housing and mixed-use buildings that take advantage of the proximity to the Johnson VA Hospital and other amenities in the area.

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5. Implement mixed-use development along major roadways & provide flexibility in permitted uses (focus more on retail/office buildings and freestanding residential complexes total unit count).

- Implement mixed-use development along major roadways & provide flexibility in permitted uses (focus more on retail/office buildings and freestanding residential complexes total unit count).

6. Develop branding strategy that includes new signage and banners.

- Develop branding strategy that includes new signage and banners.

7. Coordinate with neighboring communities (KYTC, ODOT, etc.) to enhance our tax base, and which promotes neighborhood investment and encourages new housing.

- Coordinate with neighboring communities (KYTC, ODOT, etc.) to enhance our tax base, and which promotes neighborhood investment and encourages new housing.

8. Develop branding strategy that includes new signage and banners.

- Develop branding strategy that includes new signage and banners.

Development Priority Comments: What do you think?

[Map of Residential Areas with comments]

Residential Comments: What do you think?

[Map of Residential Areas with comments]
**FUNDING & IMPLEMENTATION COMMITTEE EXPLORATION PHASE**

**LAND USE & ZONING COMMITTEE EXPLORATION PHASE**

**CITY OF FORT THOMAS COMMUNITY PLAN**

**PRIORITY OBJECTIVES**

- Preserve/increase existing traditional main street character with 2-3 story buildings close to street, businesses with housing above on upper floors; encourage facade improvements and rehab existing buildings that do not meet contemporary business needs
- Encourage new empty nesters/aging population housing at edges of business district
- Encourage new housing designs with views of reservoir, especially at mid/high density
- Increase critical mass of retail/ixed uses and housing
  - Ensur e rehabs and new construction contribute to traditional main street character; adopt form-based code; eliminate non-contributing buildings
  - Increase adequate supply of parking, appropriately distributed in district
- Enhance circulation and access to development sites and existing parking; install wayfinding signs and landscaping
- Protect existing neighborhoods from impacts of new development; reference buffer, limit building height and ensure sufficient building setbacks
- Encourage property owners to update/improve housing stock; intensive zoning to more closely match existing lot sizes and setbacks
- Enhance the City Building to be a welcoming community hub with attendance available to the public (see also Utilities and City Owned Facilities)
- Strengthen identity of district by creating a cohesive image, design guidelines and wayfinding signs
- Continue to host major events to bring neighbors together; create community pride, and strengthen ties to city

**Midway Area Priorities:**

**Midway Area Objectives:**

1. Recognize that Midway Area can be a central business district
2. Enhance Midway Area as an entertainment/restaurant destination
3. Encourage reuse of Stables building as food/entertainment venue (see also Utilities and City Owned Facilities)
4. Increase critical mass of retail/ixed uses and housing
5. Increase adequate supply of parking appropriately distributed in district
6. Promote new development over looking reservoir; provide access to smaller buildings, create public open spaces, connect driveways between buildings to pedestrian ways
7. Encourage new housing designed with views of reservoir proposed to create rental and income professionals
8. Work with Water District to periodically open walkways around reservoir; available via S Forth Thomas Ave entrance only
9. Encourage property owners to update/improve housing stock; intensive zoning to more closely match existing lot sizes and setbacks
10. Increase access to parking between VA Hospital and Armore
11. Improve connections between neighborhoods and business district
12. Enhance identity of district with cohesive image, design guidelines and wayfinding signs
13. Encourage reuse of Stables building as food/entertainment venue (see also Utilities and City Owned Facilities)
14. Encourage reuse of VA Hospital for housing, redesign front area for public gathering space
15. Continue to host events to bring neighbors together; create community pride, and strengthen ties to city

**Town Center Priorities:**

**Town Center Objectives:**

**VISION STATEMENT**

To be a compact, thriving and family friendly town

- Enhance the City Building to be a welcoming community hub with attendance available to the public (see also Utilities and City Owned Facilities)
- Increase identity of district by creating a cohesive image, design guidelines and wayfinding signs
- Continue to host major events to bring neighbors together; create community pride, and strengthen ties to city

**Midway Area Comments:** What do you think?

**Town Center Comments:** What do you think?