

Part 2, Chapter 1: Land Use and Zoning				
Category	Strengths <u>Existing, Internal, and Positive</u> factors	Weaknesses <u>Existing, Internal, and Negative</u> factors	Opportunities <u>Future, External, and Positive</u> factors the City may seek to capitalize	Threats <u>Future, External, and Negative</u> factors the City may seek to minimize
General Land Use/Community Character	<ul style="list-style-type: none"> Access to the major freeways and Cincinnati creates a demand for development in Fort Thomas. Business districts Scale of development Safe neighborhoods Ft Thomas schools attract families Greenbelt and parks Streetscape/street trees provide ambiance and character Low crime 	<ul style="list-style-type: none"> Fort Thomas is landlocked/ surrounded by other cities and the river Gateway districts and entry corridors aren't as good as they could be Major gateway routes don't connect to business districts Streetscapes aren't strong city-wide Haphazard mix of housing styles/unit types in some places Lack of riverfront use/connection 	<ul style="list-style-type: none"> The Ohio River forms a very strong boundary for the city Improve the streetscapes where needed Add more trees (continue Tree Commission's activities) Improve entry corridors Better bike access If reservoirs are again opened for recreation, could be a focal point/amenity for surrounding parcels - would need to determine impact on surrounding area Investigate establishing federally designated historic districts (which does not obligate preservation, but provides eligibility for historic tax credits) Keep residents/businesses informed about the planning issues being discussed Be sure to get community buy-in on major changes 	<ul style="list-style-type: none"> Big threat - doing nothing. Our neighboring cities are developing and redeveloping Most people are wary of change – Citizen awareness and acceptance is paramount to success
Vacant Land	<ul style="list-style-type: none"> Hillside greenbelt Community values the green space 	<ul style="list-style-type: none"> Lack of vacant land for future development Because most of Fort Thomas' developable land is fully "built out", most vacant land is on steep slopes 	<ul style="list-style-type: none"> Undeveloped parcels with views to downtown Cincinnati; Consider zoning that would allow high rise condos to take advantage of views, with significant amount of required open space Could be used to provide connectors and trails Develop along Alexandria Pike (27) near DEP Make reservoirs more attractive Strengthen zoning to preserve green space Encourage conservation easements Be strategic about redevelopment to reduce pressure to develop green space 	<ul style="list-style-type: none"> Development pressures may lead to developers trying to develop on steep slopes The use of flag lots increases the potential for developing narrow lots or lots impacted by steep slopes
Housing/Neighborhoods	<ul style="list-style-type: none"> Housing stock remains attractive, and has retained its value Historic homes Good location; Proximity to Cincinnati Quaint character Bedroom community 	<ul style="list-style-type: none"> Need a balance of multi-family units in appropriate locations Lack of yard maintenance in some areas Lack of transitional housing for seniors, especially near business district. Long-term residents want to 	<ul style="list-style-type: none"> Encourage infill housing that is compatible with the neighborhood Encourage landscaping Encourage higher density housing in business districts Some areas are ripe for redevelopment - need to identify these areas 	<ul style="list-style-type: none"> Aging homes and size of units do not meet current needs Absentee landlords and rental units that are not maintained Difficulty in preserving smaller older homes

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	<ul style="list-style-type: none"> Topography - ridges and valleys creates distinct neighborhoods 	<ul style="list-style-type: none"> downsize and can't find a place in FT Perceived lack of affordable/starter housing for the next generation of homebuyers - youth go to Newport Age of housing: Older housing stock requires \$\$ maintenance Questions about code enforcement Home prices are high 	<ul style="list-style-type: none"> Redevelop multi-family housing to meet zoning and character of surrounding neighborhood Look for additional options for code enforcement Create a form-based code that describes the design requirements for row houses, townhomes, etc. Provide incentives to homeowners to invest in housing Investigate potential for establishing historic districts (such as Sergeant Ave neighborhood) that would provide eligibility for historic tax credits Determine where single-family home rentals are concentrated 	
General Economic Development	<ul style="list-style-type: none"> City has an economic development director City has assisted/facilitated development projects and parking improvements in the past 	<ul style="list-style-type: none"> Limited vacant land to attract "greenfield" economic development City does not currently provide tax incentives Some business districts seem to have higher priority for improvements than others 	<ul style="list-style-type: none"> Create a development committee that would be proactive about economic development Identify the types of businesses that are/ will be suitable for local business districts and resilient to changing retail environment Provide financial incentives to attract economic development and small businesses to FT Evaluate whether or not truck rentals are a desirable use in the City Attract high-tech businesses 	<ul style="list-style-type: none"> Rent/lease rates too high in general Lack of parking (real or perceived) Changing nature of retail, banking and other services that could cause vacancies in business districts
Commercial Business Districts				
Town Center Business District (zoned CBD)	<ul style="list-style-type: none"> High level of pedestrian activity, pedestrian scale with excellent orientation and access to surrounding neighborhoods Local business base with fairly strong physical identity Not connected to a major highway Small scale, highly walkable 	<ul style="list-style-type: none"> Not enough parking Not connected to a major highway Layout and types of buildings (i.e. former homes with large setbacks from street) are not conducive to a thriving business district 	<ul style="list-style-type: none"> Historically significant to development of Fort Thomas Bring back green line; or consider some type of shuttle service, especially for seniors, to improve access and connectivity Mixed-uses/housing Need a street crossing identifier Consider offering façade improvement grants Redevelopment opportunity if school board relocates to 20 Grand Redevelop to create more leasable square footage 	<ul style="list-style-type: none"> Doing nothing while our neighboring cities are reinventing their CBD's The bus system (TANK) is cutting routes
Midway Business District (zoned CBD)	<ul style="list-style-type: none"> High level of pedestrian activity & pedestrian scale with 	<ul style="list-style-type: none"> Visual intrusion of overhead utility lines 	<ul style="list-style-type: none"> Historically significant to development of Fort Thomas 	<ul style="list-style-type: none"> Parking constraints

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	<ul style="list-style-type: none"> excellent orientation and access to surrounding neighborhoods Local business base with fairly strong physical identity Becoming a vibrant, hip area to be for younger people that enjoy the "bar scene" Streetscape improvements 	<ul style="list-style-type: none"> Lack of strong urban "core" Aging run-down housing behind CBD, and between businesses 	<ul style="list-style-type: none"> Higher density housing potential for young and older householders Need a street crossing identifier Continue to build on momentum - gain control of low income housing and return to mixed use, business on first floor, housing on upper floors Investigate/identify parcels that are ripe for redevelopment 	
Inverness Business District (zoned GC)	<ul style="list-style-type: none"> High level of pedestrian activity, and pedestrian scale with excellent orientation and access to surrounding neighborhoods Local business base with fairly strong physical identity 	<ul style="list-style-type: none"> Multi-family along Memorial Parkway Larger buildings are "tired" looking, in need of a facelift Backside of buildings facing Memorial very unattractive Pedestrians walking from 915 to cars parked in center of street - hazardous at times Unattractive freestanding aluminum signs 	<ul style="list-style-type: none"> Historically significant to development of Fort Thomas Need a street crossing identifier Rehab the Balloons Across the River building, attract exciting biz in corner space Consider rezoning to the CBD district Redesign parking spaces located in the center of N Fort Thomas Ave right-of-way Improve look of "little barns" Use landscaping to screen the backs of buildings that are visible from Memorial Parkway 	
Grand/Highland business area (zoned GC/PO)	<ul style="list-style-type: none"> Pocket park and BP - attractive 	<ul style="list-style-type: none"> Mechanic shop very unattractive 	<ul style="list-style-type: none"> Improvements to 20 Grand (underway) If school board relocates to 20 Grand, leaves CBD building available for new tenant or redevelopment 	
Major Corridors/ Gateways				
Grand Ave	<ul style="list-style-type: none"> Major gateway to the community Green belt 	<ul style="list-style-type: none"> Traffic travels at high rate of speed 	<ul style="list-style-type: none"> Large sections zoned R-3; allows multi-family Change Grand Ave roadway Potential for bike path / multi-modal transportation 	
Memorial Parkway	<ul style="list-style-type: none"> Major gateway to the community 	<ul style="list-style-type: none"> Traffic travels at high rate of speed 	<ul style="list-style-type: none"> Undeveloped parcels with views to downtown Cincinnati; Consider rezoning to allow high rise condos to take advantage of views, with significant amount of required open space 	<ul style="list-style-type: none"> Effect of Wessels apartment development have yet to be felt - good for city? Bad for schools?
Alexandria Pike Corridor (US 27)	<ul style="list-style-type: none"> Major gateway to city Exit from I-471 High visibility/good access except for 	<ul style="list-style-type: none"> Too narrow for bike path Large and confusing intersections Poor street signage 	<ul style="list-style-type: none"> Make into a gateway, improve visual character 	<ul style="list-style-type: none"> Concern about increase of visible commercial activity.

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	narrow bike paths, 2 large/confusing center turn lane & instructions for same. e.g. Going northbound on 27, the turn directions painted on the highway if followed would prevent you from turning left into St. Stephens Cemetery.	<ul style="list-style-type: none"> • Unsightly vehicle repair & leasing businesses • Poor streetscape appearance • Fort Thomas plaza • Decline in quality of businesses 	<ul style="list-style-type: none"> • Adequate space for new development and redevelopment on Alexandria Pike • Potential connection to CBD and Midway • Beautify gateway at south end of corridor • Tear down and build high rise condos • 70+ acres from 471 to Blossom (former Beverly Hills) may be available for development 	<ul style="list-style-type: none"> • Traffic volumes are reduced and the street is no longer a major corridor due to I-471
Highland Ave	<ul style="list-style-type: none"> • Major gateway into the community • High visibility and good access • Connects CDB to interstate, though route is circuitous • Primarily a residential street 	<ul style="list-style-type: none"> • Visual intrusion of overhead utility lines • Primarily a residential street 		
Current zoning	<ul style="list-style-type: none"> • Averaging provision in code helps preserves character of existing neighborhoods when new infill housing is constructed 	<ul style="list-style-type: none"> • Large majority of existing houses/lots are nonconforming in at least one way (area, setback, height, narrow lot) • Complaints from Airbnb houses - parking and noise issues • Bed and breakfast establishments are not currently permitted - and therefore not regulated • Flag lots have been an issue and the city has tried to address by revising the code 	<ul style="list-style-type: none"> • Add more flexibility in the range of uses permitted in business districts (while ensuring their compatibility) • Consider more form-based and performance-based regulations • Enhance/ expand design review • Review sign regulations - address allowance for illuminated signs in business districts and window signs for 2nd floor businesses 	<ul style="list-style-type: none"> • Current zoning and decision making practices in CDB may make it difficult to attract and retain businesses

Part 2, Chapter 2: Transportation and Connectivity				
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Roads/Streets/Interstate	<ul style="list-style-type: none"> Interstate Access (ability to easily go north, south, east, or west) Limited Cut-Thru Traffic Good Road Network to Schools 	<ul style="list-style-type: none"> Route 8 (Condition/Geotech Problems, Barrier to River) Speeding (Narrow Street/On Street Parking) Grand Ave. Speed Limit Linear Nature of Arterial Routes (No Secondary Major Routes, Secondary Route Safety) Drainage Issues/Pooling Water on Pavement 	<ul style="list-style-type: none"> What is Route 8 (Park, Development, Tourism, River Frontage) Road Diet (Grand) 	<ul style="list-style-type: none"> Manhattan Harbor Development Cut-Thru Traffic Increase Distracted Drivers Grand Ave. is State owned Would the City be willing to take over? Traffic Pattern Changes
Sidewalks/Crosswalks	<ul style="list-style-type: none"> Good Walk Network to Schools 	<ul style="list-style-type: none"> Gaps in Sidewalk Network (Tower Hill, N. Fort Thomas Ave. River Road) Crosswalk Safety Handicap/Curb Ramps (Various Locations throughout City were Ramps are not in Conformance) Condition of Sidewalks Poor lighting at some intersection locations 	<ul style="list-style-type: none"> Closing Gaps in Sidewalk Network/SRTS Grants Education (Pedestrian and Auto, Adults and Children) Crosswalk/Crossings Line of Sight Improvements (Reduce Street Parking to Improve?) Crosswalk Signs in Pavement (Strategy Required, Crosswalk Guard Training/Volunteers) Community Involvement Maintenance Program City received grant to install sidewalk along N. Fort Thomas from Covert Run to the northern City limit. Route Marking Dedicated Bike Lanes Reopen Reservoir 	<ul style="list-style-type: none"> Distracted Drivers
Trails/Recreational	<ul style="list-style-type: none"> Good Recreational Trails 		<ul style="list-style-type: none"> Redbike Collaboration with Adjacent Community (Sidewalks/Trails/Bike Paths) River Access/Transportation (Canoe/Kayak Rentals) Expand/Improve hiking & mountain biking trails 	<ul style="list-style-type: none">
Public Transit/Transportation Alternatives		<ul style="list-style-type: none"> Lack of Public Transportation Low TANK Ridership 	<ul style="list-style-type: none"> Uber/Ride Sharing Transportation 2.0 River Ferry (Riverbend/Coney, Midway Destination up River Road) 	

Chapter 3: Parks & Open Space				
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Highland Hills Park	<ul style="list-style-type: none"> Central location of significant greenspace - in the middle of town Serves as a unifier, connector and a divider Shelters Dog Park Trails - run along creeks, connect & separate Good size play set Restroom is really nice Wooded areas- especially with the stream Downtown Cincinnati view Greenbelt is important Sweetbriar park connects different areas- also an opportunity Steps are great for exercise Frisbee golf course Great place for Eagle Scout projects 4 bridges Gets a lot of interest on Google 	<ul style="list-style-type: none"> Lack of shade in play area & dog park Play area not fenced in and maybe too close to road Frisbee golf- needs improvement (i.e., Placement/flow of spots, outdated, need signage- get lost halfway through the course) Signage (i.e., wayfinding, identity) Access – single street Traffic/safety concerns on Mayfield (Amount and flow into the park- moves too fast) Access to Baseball field is too limited for general public Don't have enough trails (1.5-2 miles of trails at Highland) Ohio Avenue- public entrance to park- no one knows about it Not enough amenities for teenagers or older adults Fitness for all ages (i.e., adult workout) Drainage issues Dog Park (No shelter, Dog park is highest utilized facility by outside citizens, not enough attention paid to dog park, needs to be enlarged) Benches Wasted land where tennis used to be Sand Volleyball Courts 	<ul style="list-style-type: none"> Sweetbriar Refine and expand trail system Use James as a gateway to Highland Park (relieves pressure of single access road) Baseball field- how can it be accessed? School fields - spread out, best use of our spaces? Cross country trails Use park and city to add an invitational meet Connect our assets - Connect Highland Park to HHS/Route 8/ Tower; Can kids cut through trails to get to school? Linkages- personal property to park Enhance dog park (Flat area for larger dogs in expansion) Views of City Four-five streets that reach old tennis court New recreation amenities (futsal court, splash pad at old tennis court, ice skating, public pool, aquatic facilities, chess tables, pickle ball, bocce ball, croquet) Park brochure Relationship between swim club/park/school, strengthening their relationships for mutual benefit Public private partnership with swim club for aquatic features in park Google website Could be an app Wi-Fi in all parks Balance for all ages Social activities Camp ground opportunity (Earn the right, Privileges) 	<ul style="list-style-type: none"> Vandalism Property linkages
Rossford Park	<ul style="list-style-type: none"> Jr. League Baseball Shelter Playground Trails Perfect for Kids Updated facilities Bathroom Serving its purpose Clean and maintained 	<ul style="list-style-type: none"> Need more shade for swings Solar orientation (need screens for afternoon sun) Child fell through tree in play area -> Not enough parking for games practice field gets muddy 	<ul style="list-style-type: none"> Canopies over play equipment Need more play equipment/events Need signage for awareness Improved linkages with adjacent neighborhoods Naturalize trails Planned events at shelter Connection to St. Catherine would help with parking Fitness classes (Mommy & Me) Practice field underutilized- other uses 	<ul style="list-style-type: none"> Bamboo invasiveness to natural habitat

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	<ul style="list-style-type: none"> Grass hills at play area Walking loop The only park in the North part of town 	<ul style="list-style-type: none"> no directional signage to tell you where it is 		
Tower Park	<ul style="list-style-type: none"> Riding area for kids It has everything- play, history, trails It's our Washington Park Teeter Tots Summer Camp for Kids Armory Amphitheater Loved area Trails 	<ul style="list-style-type: none"> Creepy VA guys staring at Moms/Children Outdoor basketball courts and parking in bad shape Tennis courts need upgrading Difficult to find information about it Armory is underutilized Museum is a little isolated Softball field area Sand volleyball and small play area 	<ul style="list-style-type: none"> Future use of VA Hospital Consolidate school facilities (ball fields) in Midway/Tower Park/Army Reserve/VA More programs/classes/events/open hours Bring back the canteen! Armory need renovation More open hours and communication More indoor winter uses and programs Smaller stage somewhere or enhancements to stage Host farmers market More music acts Children's Theater More bluegrass Exercise programs Partner with VA and Army Reserve Nature Camps Camping Basketball court area Zipline(s) and ropes course climbing walls Connectivity to/from riverfront Exercise stations Bouldering Museum and celebrating history Refreshments, including alcohol, ice cream, etc. - partnership with Midway businesses? Softball field and area adjacent to Mess Hall could have a higher and better use(s) 	
Gateways	<ul style="list-style-type: none"> Riggs has great shade and fencing Gateway parks are pretty and nice rest stops 	<ul style="list-style-type: none"> Parking and equipment Picnic area/table Never see anyone at Highland & Grand Maintenance needed 	<ul style="list-style-type: none"> Gateways parks could be hot spots Could add more drinking fountains and table/chairs Water facilities or splash features? 	
Hillsides	<ul style="list-style-type: none"> Greenspace protection Trails Habitat 	<ul style="list-style-type: none"> Wildlife Route 8 is a mess Topography 	<ul style="list-style-type: none"> Partner with Southbank for expanded trails Connect to riverfront parks, trails Kayaking and more river access 	<ul style="list-style-type: none">
Parks System		<ul style="list-style-type: none"> Edge neighborhoods don't have sidewalks for pedestrian linkages to parks/schools/etc. 	<ul style="list-style-type: none"> Improve each park identity Trail heads- uniform signage Way finding signage need to be consistent Hubbard Studio connection 	

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		<ul style="list-style-type: none"> • Park system wayfinding/signage • More programming and planned events needed (family-oriented and for all generations) • Parks and programs need to be highlighted more on web/Facebook/Instagram • Use technology to communicate with the community better • Decline in softball and best location to accommodate it • Play equipment at Tower 	<ul style="list-style-type: none"> • Bring art into the trail system (i.e., theme art trails) • Man-made watershed retention pad- wetlands (learning opportunity; partner with schools to include educational trails and signage) • Private property • Trails (i.e., Reservoir trails, marked distance trails, fitness/wellness trails) • Think of whole city as a park- link it all together with RHF and celebrate each section with additional opportunities • Need hazardous tree removal/replacement strategy • Conservation management plan • Consistent trail guidelines (i.e., trail construction, level of trail, good use of trails for all) • Federal government restrictions around reservoirs • Sewage issue at watershed areas • Make good trails so people don't make their own • Allow natural growth to come first • Honeysuckle, etc. • Build what we can maintain properly and pay for • Safe Routes to Schools/Parks • Splash park somewhere- Highland? • Water jets/features a Towne Center? • Aquatic fun- water guns and exciting features • Water course(s) • New riverfront park with linkages up to city • Climbing walls • Swings where we have views • Chess tables/game tables/Bocce • Kickball leagues • Move softball to Penderly Park • Picnic Table donor strategy, like benches • Public restroom in center of town for walkers/joggers/cyclists - City Building? • Wi-Fi in all of the parks • Places for selfies and Instagram shots- photo opp moments • Murals and art • Use the Tower more- access • Riverfront "beach" and place to listen to music • Opportunity at I-275 and River Road • Keep working with the Conservancy • Updated playground equipment • Make a statement with new play at Tower and meet all needs • Nature Play • Community Garden 	

Part 2, Chapter 4: Utilities & City Owned Facilities				
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Utilities	<ul style="list-style-type: none"> Well Served All Residents are serviced by all public utilities 	<ul style="list-style-type: none"> Communication, tree trimming Restoration Three houses on Route 8 are not fully serviced Old infrastructure - break downs Lack of coordination between City and other utilities Stormwater issues Poor lighting 	<ul style="list-style-type: none"> More underground Cleaner Water Open up reservoir Improve coordination of project 	<ul style="list-style-type: none"> Increased regulations Funding Age Technology
Technology	<ul style="list-style-type: none"> Community is tech oriented 	<ul style="list-style-type: none"> Schools are ahead of City Not a clear direction/choice to move forward 	<ul style="list-style-type: none"> Transparency of government Create a Smart City Offered benefits to residents/businesses to attract/retain Localized hot spots 	<ul style="list-style-type: none"> Changing technology Funding Static tax base
City Hall Complex	<ul style="list-style-type: none"> Location & Parking All services in one location Accessible Generally paid off 	<ul style="list-style-type: none"> Needs Updating Functionally obsolete Not Spacious Public Services storage Small campus for services operations 	<ul style="list-style-type: none"> Accessibility Community Space Given back to the Public 	<ul style="list-style-type: none"> Changing technology Perception - Tax dollars being spent
Armory	<ul style="list-style-type: none"> Historic - neat old building Landmark Works well as a gym 	<ul style="list-style-type: none"> Dated Energy efficiencies Historic - Minimal dollars spent 	<ul style="list-style-type: none"> Programing Partners Grants for improvements Leases 	<ul style="list-style-type: none"> Overwhelming VA Side Funding Community cannot afford to replace building
Mess Hall	<ul style="list-style-type: none"> Historic - recently renovated building in park setting Landmark Works well as a reception hall / event center 	<ul style="list-style-type: none"> Not maximizing use Parking 	<ul style="list-style-type: none"> Manageable space Maximize utilization 	<ul style="list-style-type: none"> Community cannot afford to replace
Stables Building	<ul style="list-style-type: none"> Building has been kept up – in good repair Lots of interior area Close to Midway area without being in the middle of congestion 	<ul style="list-style-type: none"> Do not own Storage areas surrounding 	<ul style="list-style-type: none"> Anchor to Midway 	<ul style="list-style-type: none"> Long Process Owned by federal government
Museum Building	<ul style="list-style-type: none"> Becoming much more used and relevant Do not lack display donations 	<ul style="list-style-type: none"> Accessibility Hidden Hours Relatively small Was a residence 	<ul style="list-style-type: none"> Special Exhibits Now has an address 	<ul style="list-style-type: none"> Funding - staying open Event driven Are we using it most efficiently

Part 2, Chapter 5: Regional Partnerships & Collaboration with Adjacent Communities				
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Ohio River Frontage	<ul style="list-style-type: none"> City of Ft. Thomas owns a lot of property along the Ohio River Lower speed limit on Route 8 Long-term property ownership Waterworks (Newport, Covington and Cincinnati) own frontage 	<ul style="list-style-type: none"> Rail has easements Geography - slippage, flooding Alienated- there are no connections to adjacent areas Some untaxed ownership, not clearly recorded in deeds 	<ul style="list-style-type: none"> Future land use could mitigate Route 8 slippage If Route 8 is closed, traffic would have to flow up to Midway Recreation - canoe/kayak put in and other river uses Ferry to Coney Island Connectivity to Tower Park (opportunity to study route alternatives) Mixed Use Development - 1st floor retail, 2nd/3rd floor residential Bike Paths to connect riverfront communities Micro housing / house boats (to avoid flooding) 	<ul style="list-style-type: none"> Pomeroy Icebreakers Army Corps of Engineers Remoteness Limited access to public services Potential location of future heavy industrial use (i.e. barge loading facility) Private property owners
Highland Heights	<ul style="list-style-type: none"> Assets/ Destinations - NKU, BB&T Geography - flat corridor for biking/walking 	<ul style="list-style-type: none"> "Great Divide", "Dead Zone" between destinations Segmented pedestrian connectivity along 27 	<ul style="list-style-type: none"> Redevelopment- Technology-focused 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		<ul style="list-style-type: none"> Southgate owns ROW along 27 (Ft. Thomas has no control of development) Unattractive uses currently located along 27 (i.e., auto industry, vacancies) 	<ul style="list-style-type: none"> Beverly Hills Site Development Interchange Blossom Lane Route 27 Comprehensive Bike Plan (influence feel and future development along corridor) 	<ul style="list-style-type: none"> Southgate owns ROW along 27 (Ft. Thomas has no control of development)
Newport	<ul style="list-style-type: none"> Grand Ave - Public transportation, sidewalks, streetscape, Pavilion Waterworks Road Corridor Memorial Parkway Corridor 	<ul style="list-style-type: none"> Grand Ave. - Traffic Waterworks Road - no pedestrian connection (sidewalks), slippage 	<ul style="list-style-type: none"> Route 27 - Technology Corridor - Connect University, Hospital and Urgent Care Waterworks Road trail? Route 27 Comprehensive Bike Plan (influence feel and future development along corridor) Large undeveloped property on Memorial Parkway 	
Dayton	<ul style="list-style-type: none"> N. Ft. Thomas Ave. (Route 8) New pedestrian connection (sidewalks) Sergeant Park - overlaps both jurisdictions 	<ul style="list-style-type: none"> Private property lines overlap ROW in areas (requires time and money to establish easements for sidewalks) 	<ul style="list-style-type: none"> Safe Routes to Schools grant Sergeant Park (60+ acres)- currently underutilized, opportunity to repurpose with destination park amenities and connect to Ft. Thomas Section of County road, another potential partner 	

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Bellevue	<ul style="list-style-type: none"> • Memorial Parkway Corridor • Rossford Ave Corridor • Cut-through to get to Newport shopping • Bowling Alley 	<ul style="list-style-type: none"> • No sidewalk connectivity • Speed limit • Cross through a brief section of Newport 	<ul style="list-style-type: none"> • Need more of a statement at city • Intergovernmental agreement with 3 cities to do something together on Memorial Parkway • Better access to Newport businesses, shopping and riverfront • Sergeant Park for fishing (creek!) 	
Woodlawn		<ul style="list-style-type: none"> • Not a potential financial partner 	<ul style="list-style-type: none"> • Waterworks Road trail? • Complete redevelopment, like Newport on the other side of 471 	
Silver Grove	<ul style="list-style-type: none"> • Dairy Bar • Horse riding at Misty Ridge • Shared border under bridge (I-275) 	<ul style="list-style-type: none"> • Flooding 	<ul style="list-style-type: none"> • Bringing back the ferry connection • Major land opportunities • Good accessibility • Bike linkages • Riverfront development opportunities • Sports field need partnerships, like Penery Park 	<ul style="list-style-type: none"> • Riverfront use • If Route 8 closes, where will traffic go?

Part 3: Funding and Implementation				
Category	Strengths	Weaknesses	Opportunities	Threats
	<u>Existing, Internal, and Positive</u> factors	<u>Existing, Internal, and Negative</u> factors	<u>Future, External, and Positive</u> factors the City may seek to capitalize	<u>Future, External, and Negative</u> factors the City may seek to minimize
Current General Revenue Sources:- Taxes, Licenses & Permits, Investment Revenue, Routine Federal and State Grants, Current Services, Misc.	<ul style="list-style-type: none"> Dependable current funding source. 	<ul style="list-style-type: none"> Opportunity to grow is somewhat finite. 	<ul style="list-style-type: none"> Small amount of new housing is possible in the city which would bring in some property tax increase. 	
Tax Increases	<ul style="list-style-type: none"> Could provide the city with additional revenue 	<ul style="list-style-type: none"> Annual Increase limited by Statue Statute 		<ul style="list-style-type: none"> Tax increase would be difficult to gain support unless specific project is identified. Still would be an uphill battle.
Grant Opportunities - Federal	<ul style="list-style-type: none"> Application process can be time consuming and many time funds are difficult to obtain. 			<ul style="list-style-type: none"> Most times obtaining funds require a local match/share.
Grant Opportunities - State		<ul style="list-style-type: none"> Not as many available funding sources. 		<ul style="list-style-type: none"> Many state grants are very completeive and difficult to acquire.
Private Funding (P3) Public Private Partnerships	<ul style="list-style-type: none"> Allows for immediate dollars. 	<ul style="list-style-type: none"> Most times, private entity wants to make a profit, therefore overall cost can be more. 	<ul style="list-style-type: none"> Allows for many projects to be funded. 	