

# A Guide to Bellevue's Future: Comprehensive Plan 2022 Goals and Objectives

The Bellevue Planning and Zoning Commission is required under Kentucky Revised Statute (KRS) 100 to periodically review and revise the Goals and Objectives of its Comprehensive Plan. The law also requires adoption of these Goals and Objectives by the City Council. To meet these requirements, this document was developed following a series of public meetings conducted in 2020 through an agreement with Kentucky League of Cities.

By approval of this document, the Planning and Zoning Commission hereby proposes the Goals and Objectives to serve as a guide to the Bellevue Comprehensive Plan. The Goals and Objectives embody two separate concepts:

1. Goals are broad ideals developed by a planning process;
2. Objectives are more concrete concepts enacted in service of the goals.

## Preamble

Incorporated in 1870, Bellevue, Kentucky is a compact city of less than one square mile. It is situated between Newport and Dayton and alongside the Ohio River less than three miles from Cincinnati's Fountain Square. Friendly to business, and neighborly for residents, Bellevue uses its unique blend of economic, cultural, geographic and historical assets to improve the quality of life for those already here, and to attract new residents, visitors, and investors.

In particular, the Goals and Objectives set forth Bellevue's aspirations to:

- Support an economically vibrant city with distinctive places and spaces;
- Enhance the quality, type, and supply of housing choices in the city;
- Celebrate Bellevue's historic buildings and neighborhoods;
- Provide sustainable transportation and infrastructure;
- Promote environmental quality;
- Profit from open, collaborative, and responsible governance;
- Value a healthy, safe, and creative environment.

# Goals and Objectives

1

## **Vibrant Land Use and Development**

Build vibrancy with good places and new spaces through techniques in land development intended to celebrate historic neighborhoods, landmarks, and architectural styles; encourage balanced mixed-use development.

**Objective A.** Balanced Land Management – Employ development density, topographic assets, and land-use planning strategies to create spaces and places that promote civic bonds, aesthetic beauty, and economic prosperity.

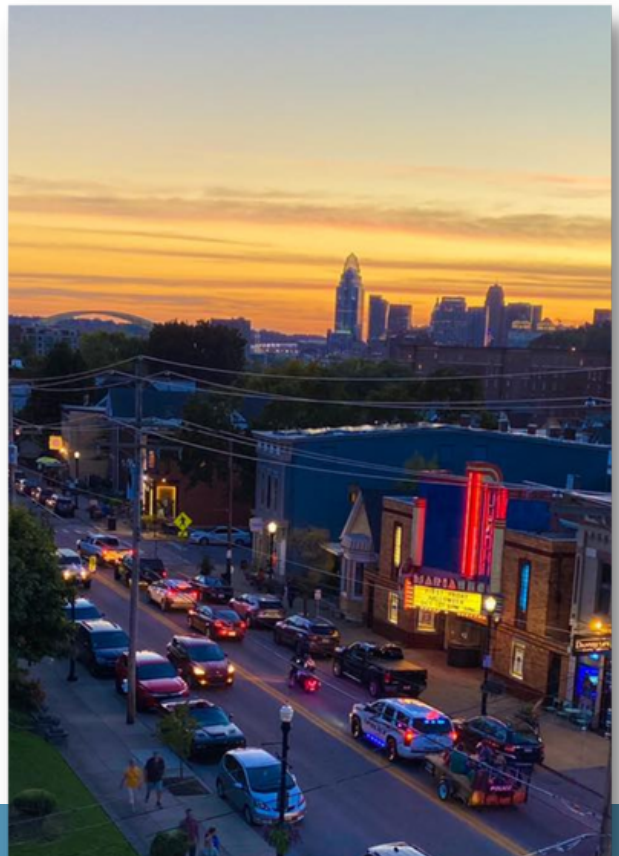
**Objective B.** Design for a Community – Identify and promote a planning framework that coordinates transportation, housing policy, investment, historic preservation, and contemporary environmental management techniques.

**Objective C.** Plan for Distinctive Places and Spaces – Use place-making planning techniques to locate and maintain spaces for community gatherings and cultural events spaces. These include:

i. Event Spaces – Promote appreciation of the arts among Bellevue residents, and incorporate opportunities for visual and performing arts in Bellevue's places and spaces;

ii. Parks – Continuous improvement to parks, playgrounds, greenspaces, community gardens, and athletic facilities throughout Bellevue;

iii. The Ohio River – Develop points of access to the Ohio River at its shore in Bellevue.





**Objective D.** Support Business Development – Promote new business development opportunities to blend with businesses already in Bellevue.

i. Small business – Identify and promote resources and incentives to encourage the retention and expansion of traditional businesses, while also encouraging development in emerging business sectors.

ii. Entrepreneurs – Promote innovation and entrepreneurship to generate a strong employment base in Bellevue.

iii. Partnerships – Promote resources and incentives to strengthen business connections and encourage collaboration.

iv. Technological development – Foster the continuous improvement of Bellevue in the technological universe.

v. Tourism – Balance the unique blend of land uses throughout Bellevue to serve as calling cards in the realms of retail, hospitality, and tourism.

vi. Development – Promote appropriate commercial, industrial, and mixed-use development and redevelopment based on surrounding land uses.



2

## Promote Quality Housing

Promote a variety of attractive, attainable and quality housing opportunities in safe neighborhoods.

**Objective A.** Residential development – Identify and allocate resources and incentives for the construction and maintenance of quality housing opportunities throughout Bellevue.

**Objective B.** Existing Housing Stock – Promote the preservation, rehabilitation, and investment in the City's current housing stock.

**Objective C.** Future Housing Stock – Promote the development of attractive housing choices in free-standing houses, townhouses, condominiums, and apartments, with an emphasis on in-fill development.

**Objective D.** Rental Property – Inspire developers, owners, managers, and residents to collaborate in delivering attractive, durable, well-maintained rental housing to Bellevue.

**Objective E.** Attainability – Strive for choices in price, style, and form of ownership in residential housing throughout Bellevue.

**Objective F.** Safety and Quality – Encourage the use of high-performance building materials and advanced construction techniques. Provide effective and thoughtful code enforcement and building inspections.



## 3

## Celebrate Historic Preservation

Celebrate and support the heritage of Bellevue's historic assets.

**Objective A.** Embody the Heritage – Harmonize Bellevue's unique social, cultural, and historical assets through the preservation and renewal of historic districts, streetscapes, and buildings in place-making, economic development and environmental sustainability.

**Objective B.** Manage Historic Assets – Conserve Bellevue's architectural and historic assets in the built environment through restoration, rehabilitation, retrofitting, and adaptive re-use of historic buildings and neighborhoods.

**Objective C.** Maintain an Active Historic Preservation Board – Promote an effective historic preservation board which strives to protect Bellevue's historic assets through education and collaborative public engagement.

**Objective D.** Celebrate Bellevue's Heritage – Celebrate the notable features, personages, and events in the City's history.



## 4

## Deliver Sustainable Infrastructure

Enhance transportation and infrastructure to serve a connected community.

**Objective A.** Advocate for a Viable Transportation Network – Work with local and regional partners to build, maintain, and improve streets and roads, sidewalks, bicycle amenities, and other choices for effective mobility.

**Objective B.** Enhance Regional Transit – Sustain and enhance regional transit connections that build economic, social, and cultural exchanges between Bellevue and the region.

**Objective C.** Promote Non-motorized Travel – Promote conditions for the safe, attractive passage of pedestrians, and cyclists on the City's streets, roads, greenways, and sidewalks.

**Objective D.** Influence Regional Transportation Decision-making – Advocate for Bellevue's interests among local, regional, statewide, and national decision-makers concerning the location and configuration of ramps, interchanges, and state routes.

**Objective E.** Provide a Balanced Local System – Improve the local transportation network by implementing policies which safely and effectively accommodate multiple modes of transportation.

i. Enhanced Streetscapes – Investment in the visual aspect of the street, including the aesthetics of buildings, sidewalks, trees, and the Ohio River viewshed.

ii. Regulate Commercial Traffic – Limit large truck traffic to city streets capable of accommodating it.

iii. Parking – Support creative parking solutions that maximize the use of space and support the parking needs of Bellevue residents and businesses.

iv. Traffic Calming – Deploy effective traffic-management techniques to improve safety for pedestrians, bicyclists, and motorists in high-leverage areas such as on Fairfield Avenue and near schools.

**Objective F.** Provide Strong Telecommunications – Coordinate with regulators and providers to maintain effective and economical broadband communications for citizens, business, educators and governmental officials.

**Objective G.** Support Effective Sanitary Management – Seek environmentally sound, cost effective wastewater services, separations, and solutions with external partners such as SD1.

**Objective H.** Enhance Stormwater Management – Provide for a public and private effort to improve stormwater management.

**Objective I.** Provide Clean Water – Support efforts of the Northern Kentucky Water District to provide a safe, clean and sufficient water supply to Bellevue.

## 5

### **Boost Environmental Stewardship**

Bellevue is a sustainable community that values and seeks to protect its natural and man-made assets.

**Objective A.** Foster Environmental Management – Support the education and implementation of effective environmental management policies. The issues to be continuously addressed include: .

i. Improve Hillside Management – Support continuous improvement in the management, regulation, and mitigation of landslides, and protection of hillsides.

ii. Enhance Air Quality – Engage in a continuous effort to improve local air quality through the maintenance of Bellevue's tree canopy. Encourage and support the efforts of the City tree commission.



iii. Enhance Flood Hazard Mitigation – Support effective regulation of flood hazards in development and re-development.

iv. Manage Light and Noise Pollution – Regulate the placement and design of features which reduce noise and light pollution.

**Objective B.** Encourage Green Policies – Identify and promote green-friendly policies. These include civic gardening, curbside recycling, adaptive re-use of materials and structures and cost-effective techniques to reduce energy demand.

## 6

### **Promote Good Governance for an Engaged Community**

Provide open, collaborative and responsible governance to help businesses prosper and neighborhoods thrive.

**Objective A.** Maintain an Effective City Government – Maintain measures to continue optimum political and financial stability. Measures include:

i. Transparency – Promote honest, accountable, City government. Emphasize communication with stakeholders via social and traditional media and online press.

ii. Sustainable Finances – Employ financing tools to promote effective infrastructure development. Leverage incentives to stimulate meaningful public and private investments.

iii. Participatory Governance – Promote the continuing vitality of the City's boards and commissions, the collective wisdom of the citizenry in Bellevue decision-making.

iv. Regional Collaboration – To build and maintain relationships with neighboring communities and external partners.

v. Brand Awareness – To achieve continuous improvement in the City's marketing and branding strategy to promote Bellevue as a safe, cohesive and thriving City.

**Objective B.** Engage Citizens – Promote citizen involvement in the political process, policy-development, and community development.

## 7

### **Sustain a Socially and Economically Vibrant City**

Bellevue is an engaged community that values creativity, prosperity, safety, and health.

**Objective A.** Cultivate a Community that Values Diversity – Maintain a family-friendly environment that welcomes newcomers from all social, racial, ethnic, and demographics backgrounds.



**Objective B.** Support Public Safety – Public safety is a prerequisite for Bellevue’s social, cultural, and economic development. Bellevue strives for equitable distribution of its resources in support of its uniformed first responders.

**Objective C.** Promote Public Health – Promote and protect the health and well-being of Bellevue residents by fostering passive and active recreation facilities in order to sustain, retain, and attract residents and businesses. Promote the sharing of information, resources, and ideas to evaluate future health care needs and resources.

