



# COVINGTON 2030

COMPREHENSIVE PLAN

**PLANNING & ZONING COMMISSION**

**FEBRUARY 8, 2021**



**MARK R. JOHNSON**  
*Mayor*

**DANA BROWN &**  
Associates

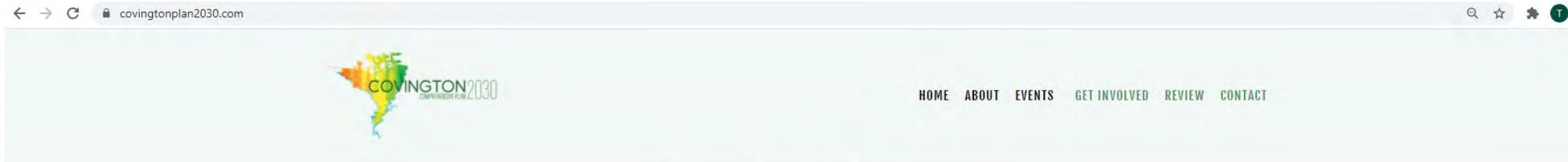


# VISION for Covington in 2030

“In 2030, Covington remains a charming city with a proud history. Those who live in Covington stay for the sense of community and accessibility to regional amenities. Covington is a healthy environment with beloved parks, waterways, and walkable and bikeable routes for commuting and recreational use. It is resilient to hazards and preserves its historic integrity. The familiar arts and music events remain highly anticipated. The city provides opportunities for small businesses and regional services to grow, allowing investment to remain at home and redevelopment to flourish. Housing is available for residents of all abilities and in all stages of life. Infrastructure is ample to match the growing population and the city’s expansion. Covington residents, landowners, and business owners continue to work together to realize and evolve the values and goals of the comprehensive plan to continue the city’s legacy.”

# Implementation of Comprehensive Plan 2030

# Project Website



- Keep the website and update
- Track projects
  - Completed
  - Underway
  - Progress photos
- Engage Public
  - Online comment forms
  - Video comment submissions
  - Public Questions & Suggestions

## COVINGTON PLAN 2030

This project website serves as a consistent method of communication that connects the planning team with Covington residents, business owners, and land owners. The website includes information about the developing plan, an ongoing event schedule, and opportunities for participation in the planning process.

REVIEW THE DRAFT



Each video in this playlist reviews the element topic and its associated goals, existing conditions, current trends, analysis, and recommendations.

Contact Us

Planning Director: [985-867-1214](tel:985-867-1214)

Plan 2030 Highlights

[About the Plan](#)

Helpful External Links

[City of Covington](#)

# Covington Comprehensive Plan Implementation

- Implementation Components
  - Timeline
  - Type of actions
  - Responsible Parties
  - Opinion of Probable Costs for Budgetary Purposes
  - Potential Funding Sources

# Timelines for Implementation of Actions

- Quick Start
    - 0 – 1 year
  - Short Term
    - 1 – 3 years
  - Medium Term
    - 3 -5 years
  - Long Term
    - 5+ years
- Timeline Priority
    - Safety
    - Complexity
    - Benefit
    - Cost

# Types of Implementation Actions

- Policies
  - Modifying land development regulations
  - Modifying roadway standards
  - Protecting sensitive environmental areas
- Programs
  - Senior exercise classes
  - Outdoor activity classes across the city
  - Rejoin Main Street Program
- Projects
  - Implement bike paths from Bicycle Master Plan
  - Upgrade wastewater treatment plant
  - Install Covington-branded wayfinding across system

# Suggested Responsible Parties

- City of Covington Planning Commission
- Engineering Division of DPW
- Maintenance Divisions of DPW
  - General
  - Facilities
  - Recreation
  - Rights-of-way
- Urban Forestry Division of DPW
- Neighborhoods Organizations
- Business Organizations
- Non-profit organization



# Estimated Costs/Funding Sources

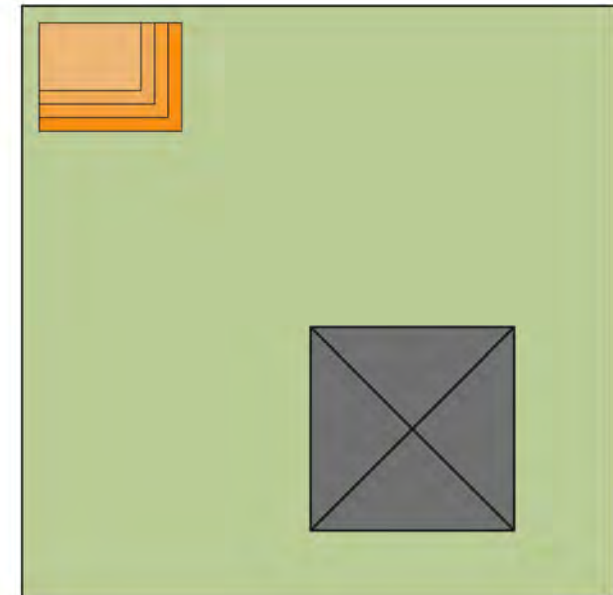
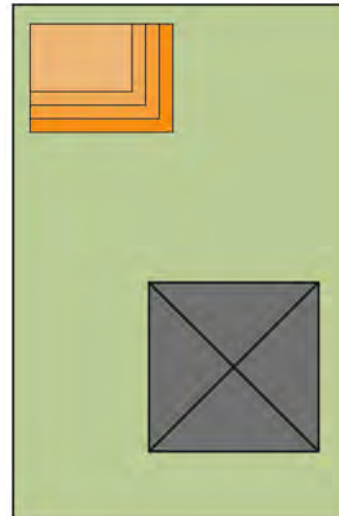
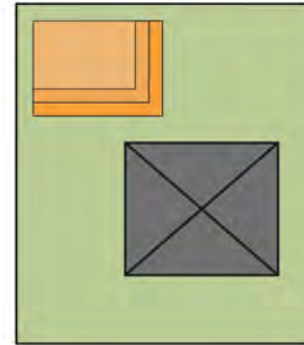
- Opinion of Probable Cost for Budgetary Purposes
  - Based on today's dollars
  - Other comparable projects in Southeast Louisiana
  - RS Means Cost Estimating
- Potential Funding Sources
  - HMGP Grants
  - CDBG Grants
  - FHWA/DOTD
  - NORPC
  - St. Tammany Parish
  - Recreational Trails Grants
  - Land & Water Conservation Grants
  - NEA
  - State Office of Cultural Development
  - Private Foundations
    - Local
    - National

# QUICK START

# Quick Start Policies

# Quick Start Policies

- Address existing zoning that hampers affordability
- Allow smaller dwellings and smaller lots in the city code while providing common greenspace
- Allow accessory dwelling units on larger residential lots and in some zones



# Quick Start Policies

- Incentivize infill development by expediting permitting and reducing city review fees
- Require sidewalks, street trees, and bicycle paths in major developments
- Limit variances to documented hardship cases and be consistent in decision-making
- Encourage developers to build and improve public parks



# Quick Start Programs

# Quick Start Programs

- Rejoin the Main Street Program
- Work with the CBA to support local businesses
- Continue to host regular outdoor fitness classes and events across the city
- Promote and host walking, running, and biking events
- Prioritize the City's successful event calendar to continue to gather residents and attract visitors by distributing events across the city



# Quick Start Projects



# Quick Start Projects

- Add an environmental quality (air, water, heat) widget to the city website
- Create air quality ozone guide with concerns and activities
- Alert the public of heat advisories
- Establish container or community gardening for populations at risk for food insecurity
- Work with nonprofit organizations to engage volunteers in planting trees in public spaces



Excessive Heat



Heat Advisory



Excessive Heat Watch



Pollution



Wind Chill



Storm



Strong Wind



Flood

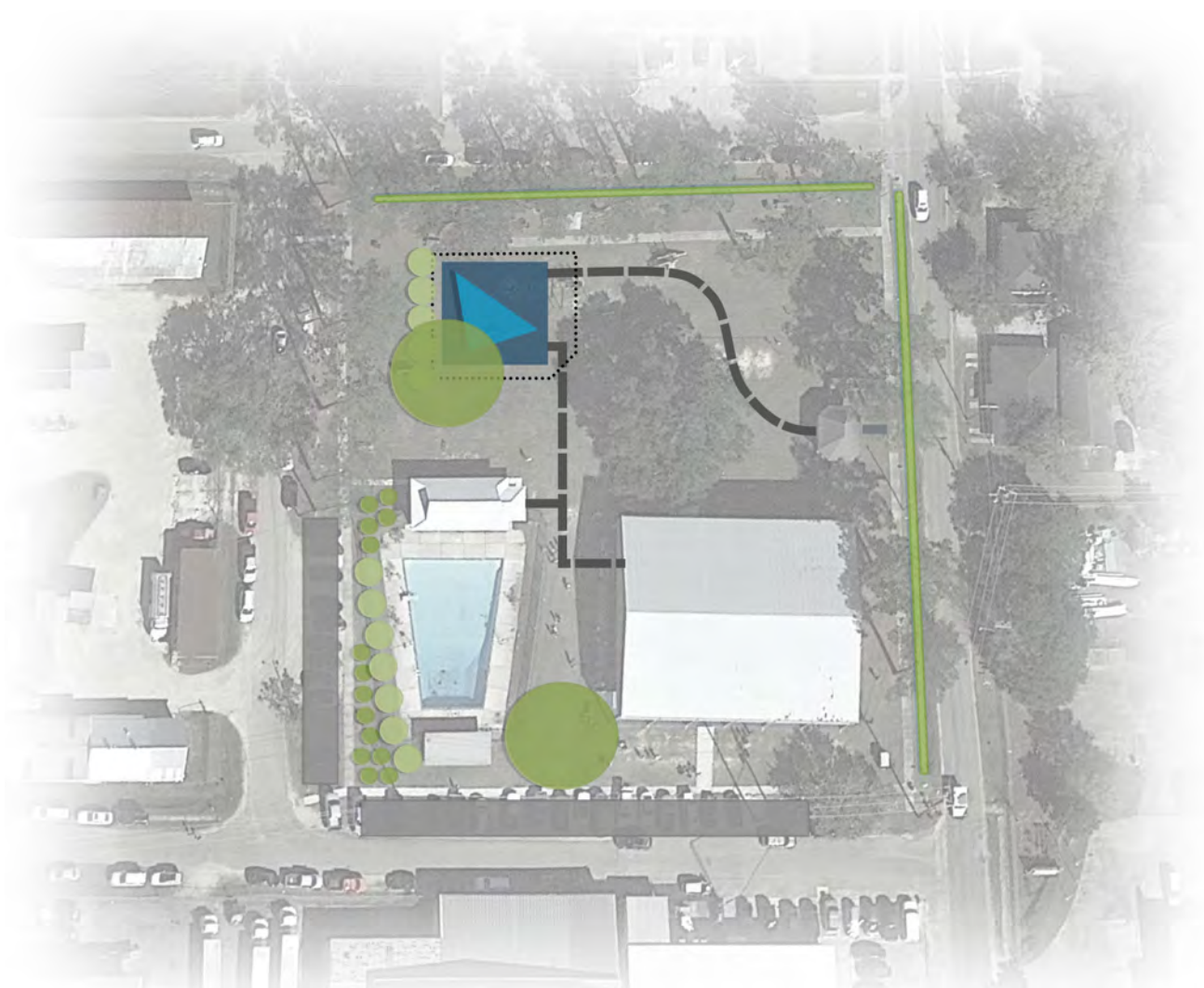
# Quick Start Projects

- Continue to Partner with the Pontchartrain Conservancy in water quality monitoring of Bogue Falaya
- Organize Annual water quality events with volunteers - Drain Marking, Trash Removal, Storm Drain Cleaning



# Quick Start Projects

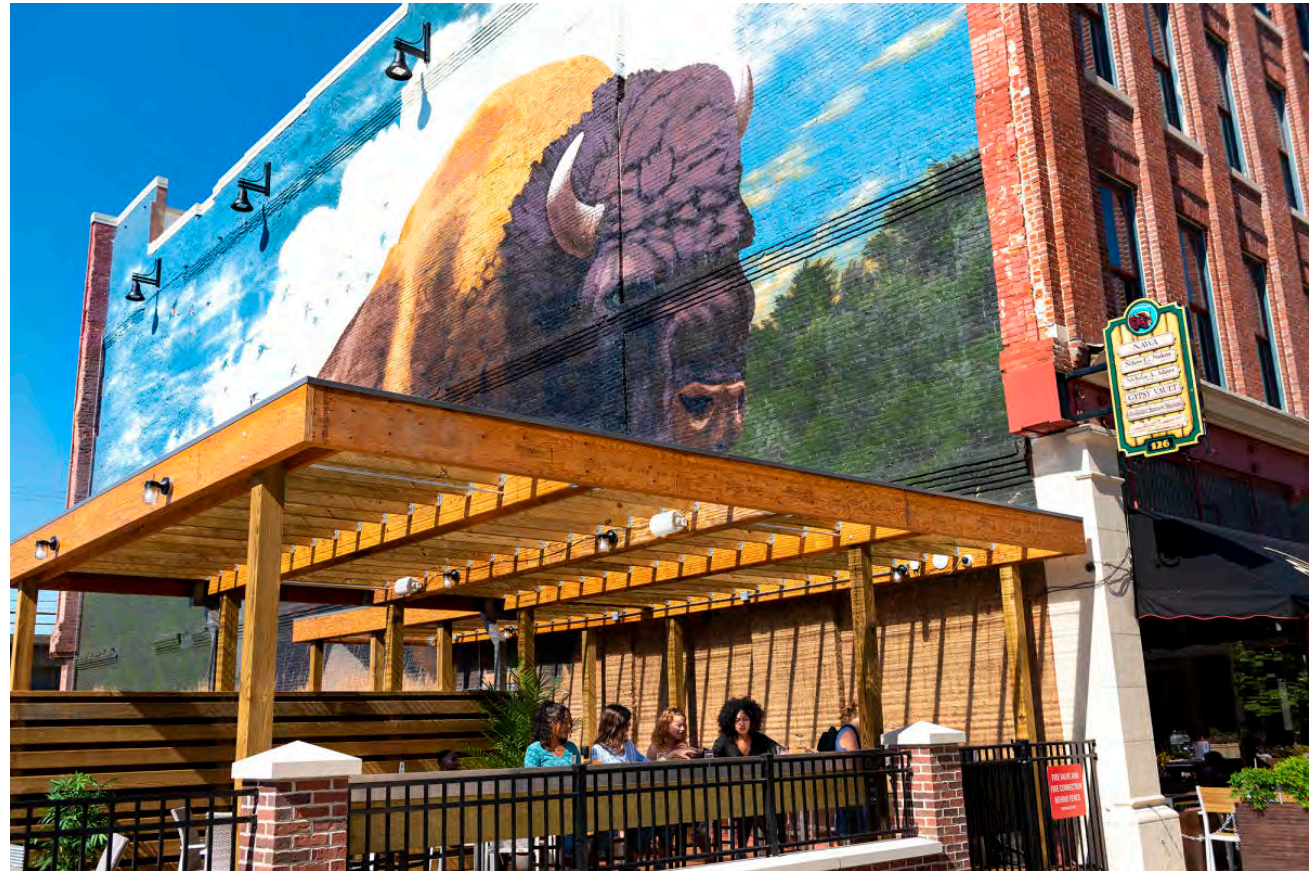
- Rev Atkins Park Improvements:
  - Shade
  - Screening pool
  - Inclusive play structure
  - ADA Walkways
  - Off-street parking
  - Stormwater management
    - Tree plantings
    - Bioswale along street
    - Permeable surfaces



# Quick Start Tactical Urbanism Projects



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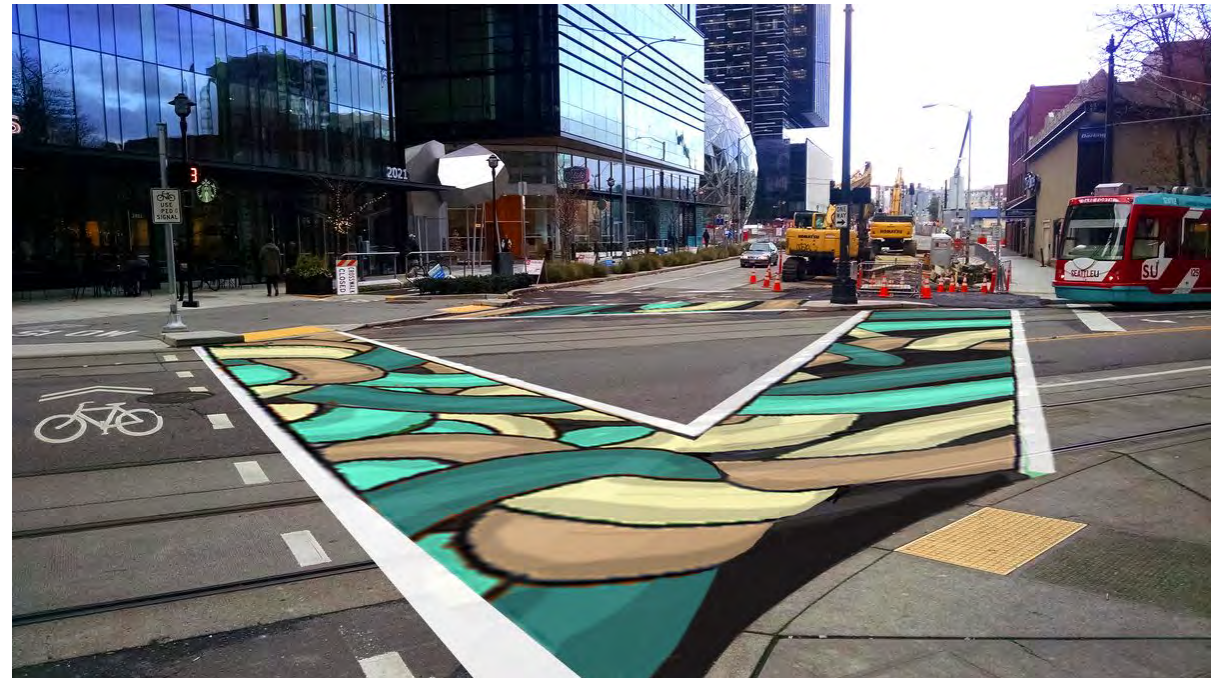


# Quick Start Tactical Urbanism Projects





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# Quick Start Tactical Urbanism Projects



**SHORT TERM**

# Short Term Policies

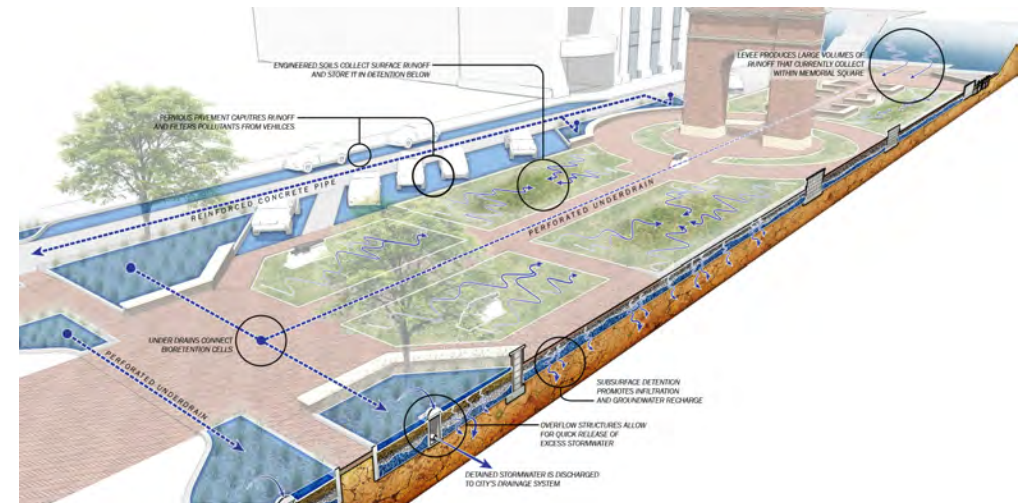
# Short Term Policies - Land Development & Zoning

- Incentivize mixed use development
- Adopt parking standards that include stormwater management
- Update landscape and tree preservation sections of subdivision and zoning ordinances



# Short Term Policies – LID & Environmental

- Amend City Code to encourage/require green infrastructure and low impact development (LID) practices
- Adopt parking standards that include stormwater management
- Revise the City's development regulations to better address site fill quantities on new developments
- Modify development regulations to reduce impervious surfaces
- Use landscape design techniques to reduce cooling costs
- Modify development code to preserve existing natural environment, tree stands, and natural hydrology
- Explore requiring water quality impact studies for developments
- Develop a City of Covington stormwater management plan



# Short Term Policies - Historic

- Consider expansion of historic district
- Adopt the city's historic district demolition by neglect code throughout the city and enforce
- Amend the NRHP designation for the Division of St. John

## HISTORIC DISTRICTS AND RESOURCES

- Historic Resource
- National Historic District
- Local Historic District





# Short Term Policies - Aesthetics & Placemaking

- Require retail and multi-family developments buildings front on streets
- For large retail or office developments, large buildings may be set back behind parking only if smaller commercial is along street
- Require monument signs for commercial developments
- Revise the City's zoning & other regulations to ensure new 5G technology meets the City's aesthetic and location standards



# Short Term Policies - Housing

- Provide for mixed housing sizes and types in same development
- Allow more development of townhomes, triplexes, and fourplexes
- Adopt cluster and conservation subdivision zoning (which can be developed anywhere compatible with underlying zoning)



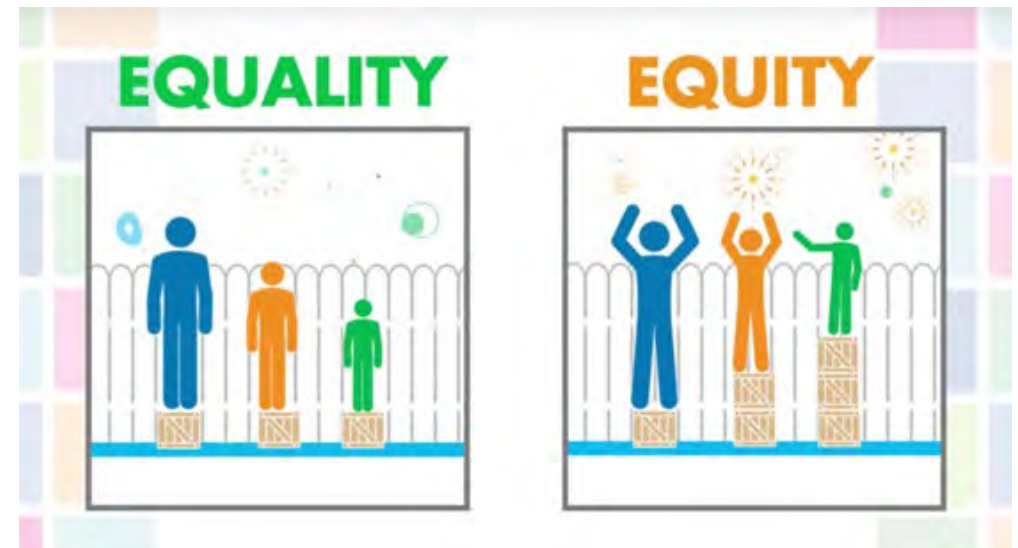
# Short Term Policies - Transportation & Infrastructure

- Develop design standards for major corridors such as Collins Boulevard
- Coordinate with parish to develop additional corridor overlay zones
- Provide adequate annual budget for park repair and maintenance
- Use water and energy more efficiently



# Short Term Policies - Equity

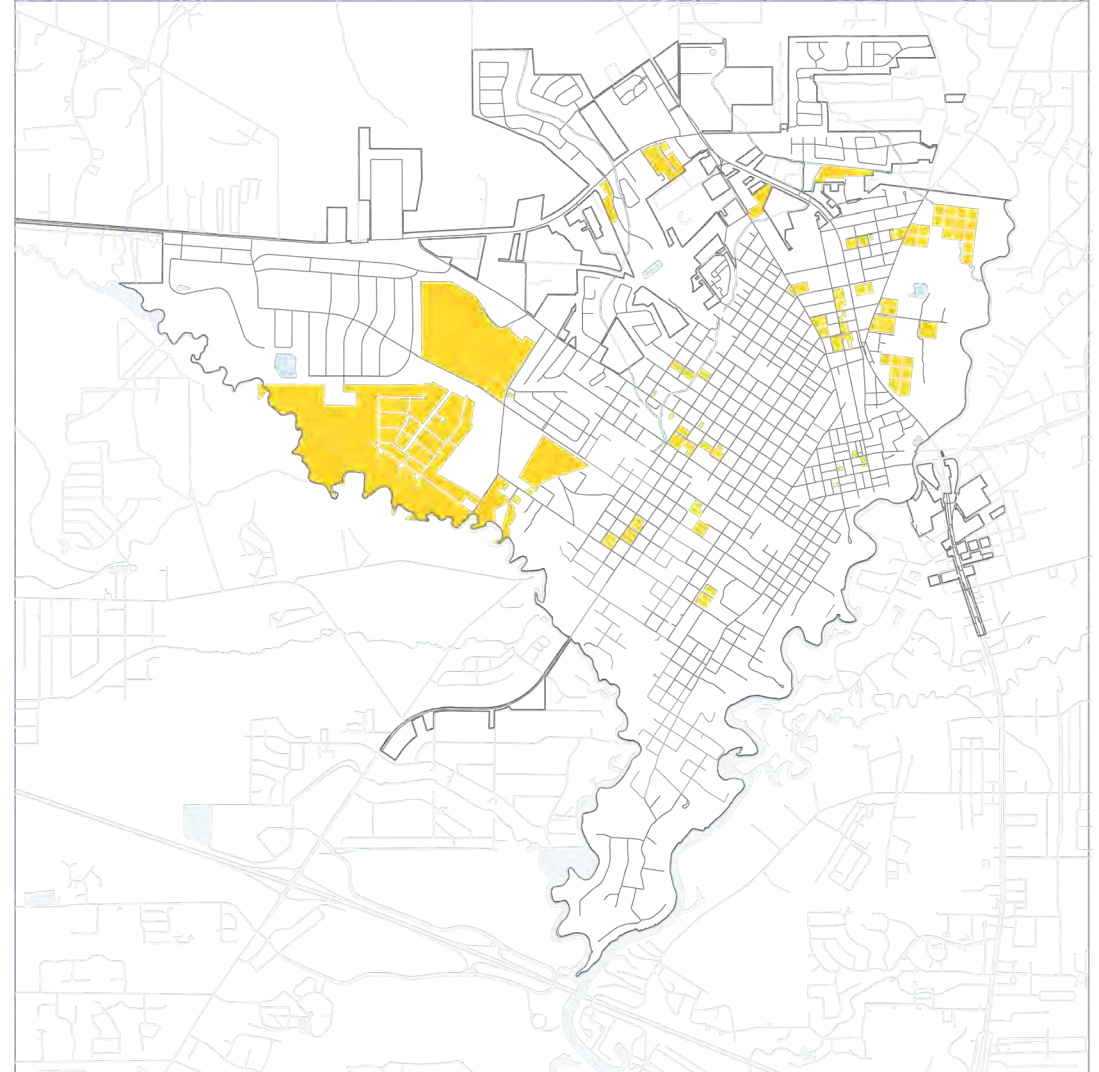
- Prevent electricity from being turned off during heat waves
- Prioritize identifying and preventing racial and social injustices related to land use decisions
- Create racial and social equity metrics to close gaps



# Short Term Programs

# Short Term Programs - Economics

- Market vacant properties in commercial areas
- Offer small grants to businesses to help them grow and sustain themselves
- Educate Covington citizens about the benefits of affordable and workforce housing



# Short Term Programs - Historic

- Establish key iconic landmark program as proposed in the Historic Resources Survey (2018)
- Establish a public arts program focusing on art interpretation of Covington history, environment, and culture



# Short Term Programs - Environmental


- Develop public education programs regarding green infrastructure, water pollution, and environmental quality
- Develop recycling and composting program
- Develop environmental education programs at Bogue Falaya Park



**Did you know?**

*The quality of metro Atlanta's streams, rivers, and lakes are threatened by the daily activities of residents and businesses across the region. Over 800 stream miles in the metropolitan Atlanta area are in violation of state water quality standards due to urban stormwater runoff.*

*The only way to combat the adverse effects of pollution is through knowledge and action. The leading threat to our water quality is stormwater pollution.*



**10** Things You Can Do To Be A "Solution To Stormwater Pollution"

1. Never dump anything down a storm drain or into a drainage ditch.
2. Recycle motor oil and other vehicle fluids.
3. Throw litter in its place.
4. Clean up after your pet.
5. Check your vehicles for leaks. (Repair them!)
6. Dispose of household hazardous wastes at designated locations.
7. Compost yard clippings.
8. Use fertilizer and pesticide only when needed. (Read the label!)
9. If you wash your vehicle at home, do so on the lawn rather than on pavement.
10. Tell a friend or neighbor about how to prevent stormwater pollution and get involved in your community.

**Clean Water Campaign**  
40 Courtland Street, NE  
Atlanta, GA 30303  
[www.cleanwatercampaign.com](http://www.cleanwatercampaign.com)



# Short Term Programs - Community

- Expand festivals and events that incorporate physical activities for people of all ages and abilities
- Establish a monthly makers market and quarterly mini makers market
- Establish an on-demand ride share program (similar to Council on Aging transportation)



# Short Term Projects

# Short Term Projects - Economics

- Establish technical training for small businesses
- Create an incubator space for use by start-ups, home businesses, and makers
- Implement initiatives from Thrive 2023: St. Tammany's 5-year Economic Development Plan



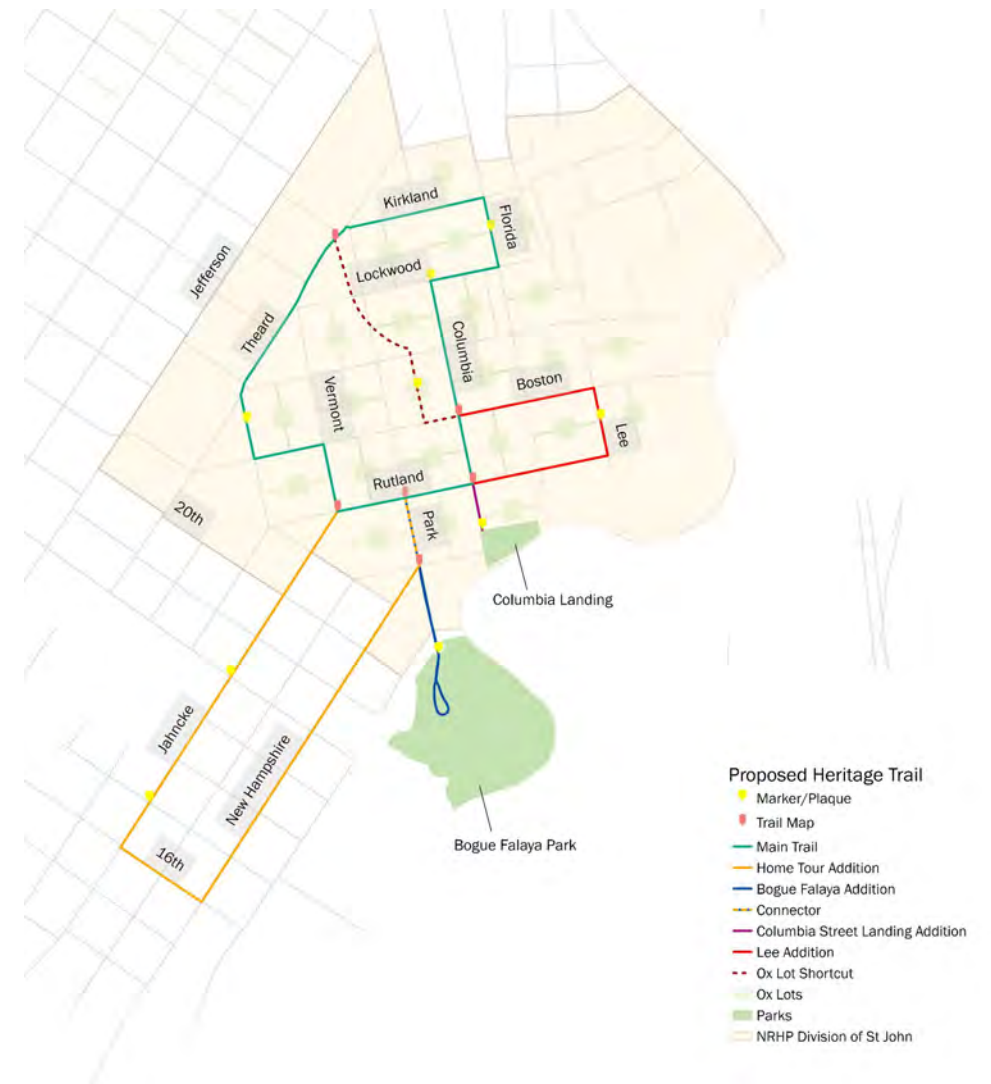
# Short Term Projects – LID & Environmental

- Create a shore stabilization plan for rivers and streams
- Upgrade water level monitoring gauges on the area's rivers and streams, in the City and in the Parish, building on Watershed Initiative's gauges to be added to Tchefuncte and Bogue Falaya Rivers
- Use existing public land for LID demonstration projects
- Protect and expand the urban forest, preserve landmark trees, and prepare a Covington Tree Master Plan



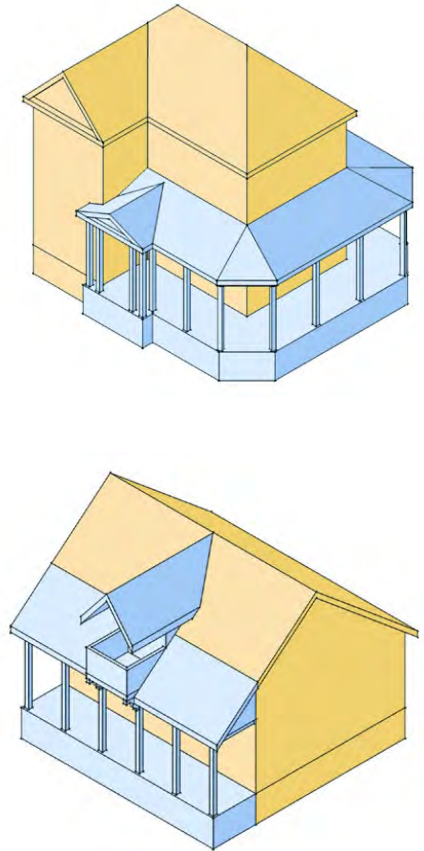
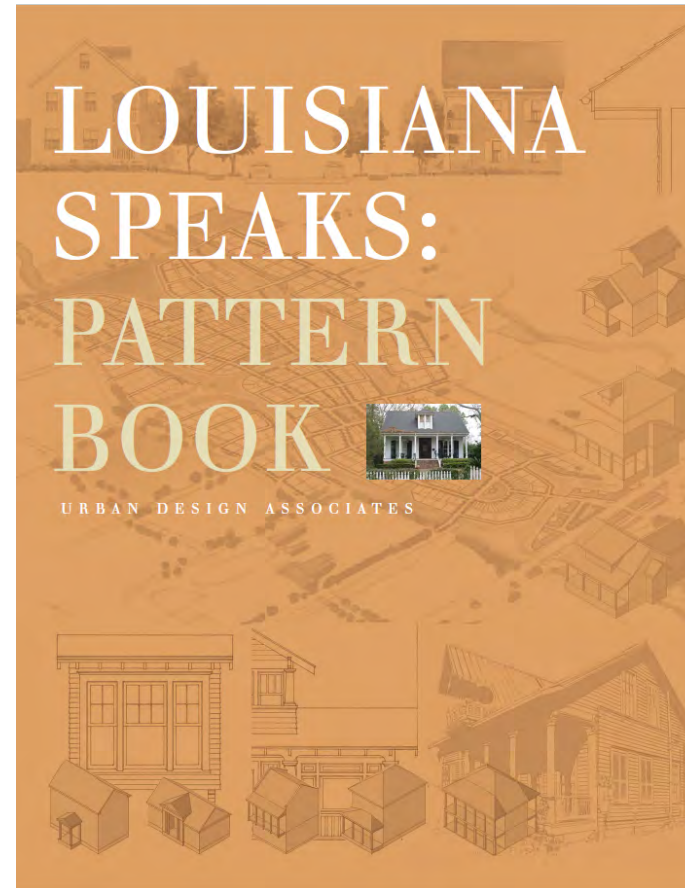
# Short Term Projects - Historic

- Establish a Historic Covington Walking Trail denoted by brass markers in walkways and special walkway paving, bicycle parking, and wayfinding signage; link to or incorporate into City app



# Short Term Projects – Aesthetics & Placemaking

- Construct iconic gateway designs:
  - US 190 (Ronald Reagan Hwy)
  - LA 21 (S Tyler St)
  - US 190 (Claiborne Hill)
  - LA 437 (N Lee Rd)
  - LA 25 (Covington Commons)
- Provide wayfinding, lighting, street trees, and public landscaping that contribute to the visual quality of the city
- Develop a City of Covington Pattern Book to assist in repurposing, repairing, expanding, and maintaining properties



# Short Term Projects – Transportation & Infrastructure

- Implement the US 190B @ Jefferson Ave Roundabout
- Implement a citywide sidewalk expansion and improvement program in the historic neighborhoods, such as the West 30s
- Prioritize infrastructure projects that can provide efficient access to corridors with shops and restaurants
- Complete sidewalk and pedestrian path gaps
- Implement a Complete Streets program, Complete Streets Policy Study (2018)
- Implement bike paths/lanes along the following corridors: Tyler Street, Columbia Street, 21st Avenue, Jefferson Avenue, Collins Boulevard, Boston Street, America Street, and Jahncke Avenue
- Conduct regular inspections of septic systems, enforce regulations
- Upgrade Bollfield, 16th Avenue, and River Forest well facilities
- Establish an infrastructure maintenance and repair fund for future needs

# Short Term Projects - Healthy Communities

- Create Air Quality Ozone Guide with concerns and activities
- Provide air-conditioned building access during extreme heat alerts
- Share the current Water Quality conditions in Tchefuncte and Bogue Falaya
- Expand public health infrastructure
- Evaluate the climate impacts of developments



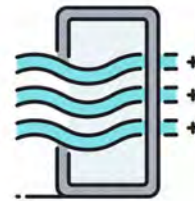
Flood Advisory



Air Pollution Advisory



River Quality



Wind Advisory



Storm Tracker



Temperature Tracker



**MEDIUM TERM**

# Medium Term Policies

# Medium Term Policies

- Provide for small neighborhood commercial business within residential areas
- Establish a downtown development office
- Explore the feasibility of a downtown development district



# Medium Term Programs

# Medium Term Programs

- Provide small grants for older homes in low to middle-income neighborhoods
- Participate in a bike or scooter share program



# Medium Term Programs

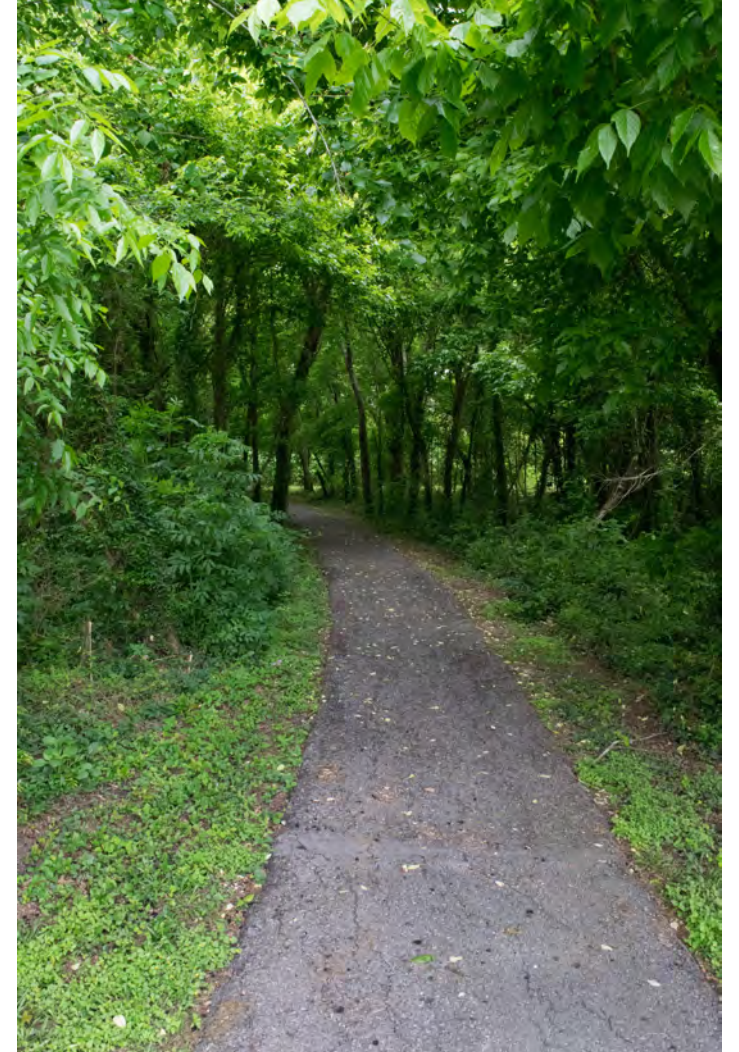
- Acquire or elevate severe repetitive loss and repetitive loss structures
- Provide a permanent household hazardous waste collection site



# Medium Term Projects

# Medium Term Projects

- Investigate providing a tram system around downtown Covington
- Develop bridges for 11th Avenue, Cleveland Street, and 15th Street over Simpson Creek
- Establish nature trails that connect to the Tammany Trace and major walkways through the city
- Modify Branch Crossing Road to prevent flooding
- Conduct regular inspections of septic systems; enforce regulations (in progress)





# Medium Term Projects

- Stream and river (including Mile Branch) de-snagging and bank stabilization
- Expand monitoring of water level and water quality in area streams and rivers
- Continue cooperation with LA DOTD on plans to widen Tyler Street, including a roundabout at 21st Street
- Rehab Theard Street Water Tower, not in service but of significant historical value



# Medium Term Projects

- Implement the West 30s Neighborhood Revitalization Plan (2010)
- Engage nonprofit organizations to repair and upgrade homes in low to middle-income neighborhoods
- Fill in recreation gaps with neighborhood parks and open spaces
- Complete and repair walkways connecting parks to neighborhoods
- Create a Menetre Boat Launch Master Plan



# Medium Term Projects

- Reduce heights of municipal sign poles
- Install traffic signals on aesthetic poles and arms, not hanging wires
- Improve gateways to be well-landscaped, contain significant imagery, and public art, contributions that are most effective at providing a meaningful sense of arrival
- Establish a regular, temporary pedestrian-only corridor



# Medium Term Projects

- Construct a nature trail within Nose Park, increase park access
- Implement the Traffic Calming and Connectivity Plan (2017)
- Improve safety at crosswalks with striping and crosswalks, preferably using highly visible road graphics and signage
- Enhance awareness and visibility of Ox Lots
- Create more distributed public gathering spaces



# Medium Term Projects

- Create attractive and efficient parking with street facing planting buffers
- Implement the Bogue Falaya Park Master Plan, including improved access and parking
- Protect, enhance, and promote the City's historic architecture and landscapes
- Modify Branch crossing road to prevent flooding
- De-snag Mile branch and stabilize banks
- Implement EPA MS4 requirements



# Medium Term Projects

- Support the arts and apply creative placemaking by employing public artists to help beautify the City.
- Install and maintain street trees
- Install high-visibility crosswalks with local artists painting of landmarks in center of intersections
- Create attractive and efficient parking with street facing planting buffers



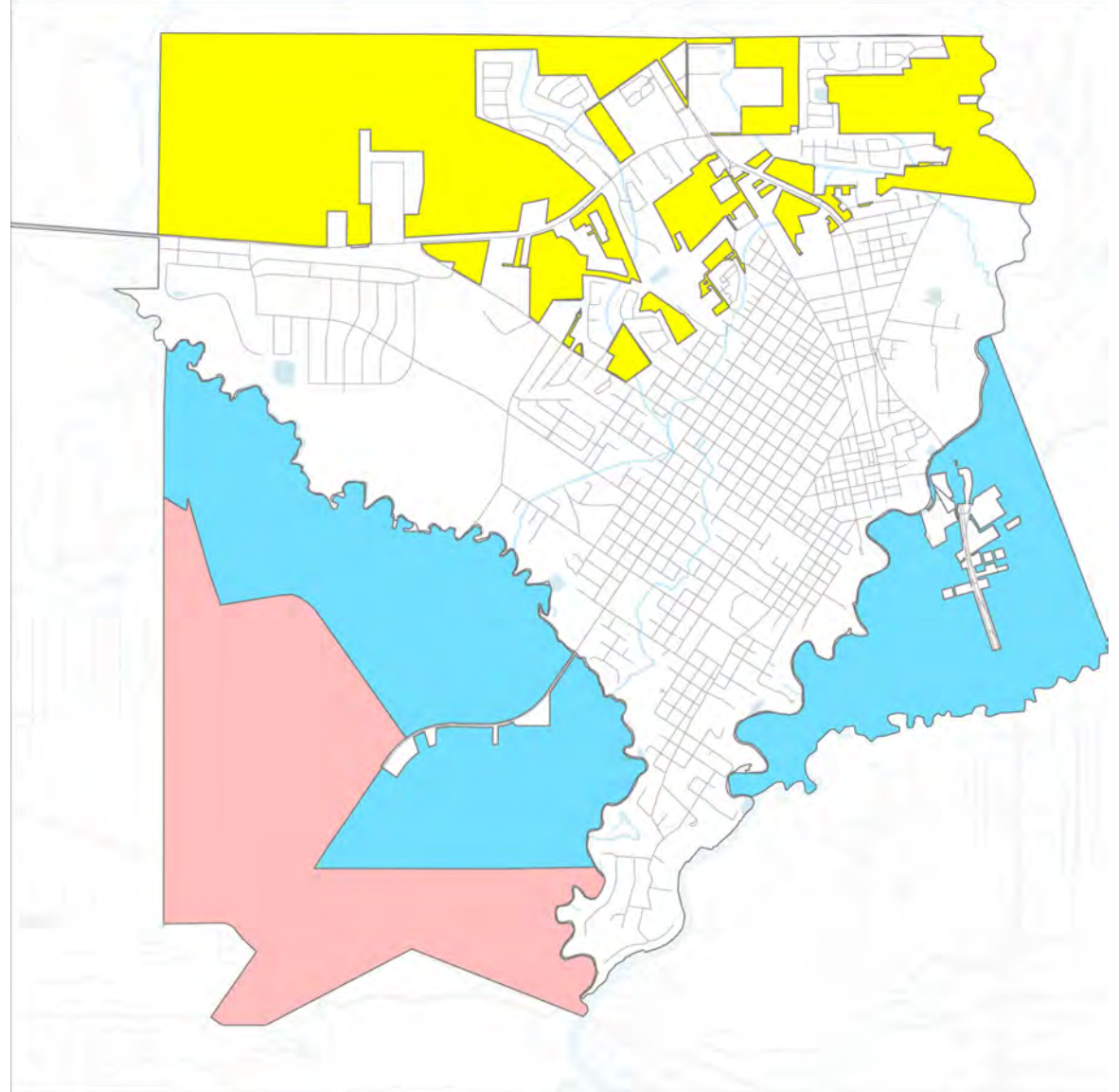
**LONG TERM**

# Long Term Policies



# Long Term Policies

- Annex land areas only when economic benefits versus costs are positive for the city



# Long Term Projects

# Long Term Projects

- Wastewater treatment plant upgrade (in progress)
- Conduct regular inspections of septic systems, enforce regulations (in progress)
- Upgrade/expand SCADA monitoring system (in progress)
- Replace/extend water distribution lines (in progress)
- Extend sewer collection lines (in progress)
- Replacement of old water/sewer collection piping network/infiltration repair (in progress)
- Connect existing trails and paths

Questions?



THANK YOU!



MARK R. JOHNSON  
Mayor

