

Covington, KY - Growth and Change (1965-2025)

Drees Pavilion

Before: Open Space/Recreation
After: Commercial Event Venue

Located on the eastern overlook of Devou Park, the 10,000 square foot Drees Pavilion was built and donated in 2003 by the Drees Company to commemorate their 75th anniversary. Since its opening, the pavilion has hosted a wide array of events and has become one of Northern Kentucky's premier destinations for views of the Ohio River Valley.



Behringer-Crawford Museum

Before: Open Space/Recreation
After: Museum

The Behringer Crawford Museum, formerly the Behringer Mansion, was converted into a regional cultural and historical museum in 1977, opening its doors to the Northern Kentucky community to celebrate and remember regional heritage through exhibits encompassing music, history, industry, and more.



Kenton County Government Center

Before: Small-Scale Manufacturing
After: Government/Institutional

The Kenton County Government Center was a project that expanded the historic Bavarian Brewing Co. building and relocated essential government services under one roof in Covington's Westside neighborhood. The historic portion of this building was constructed in 1869 and had gone through various uses until the 2019 addition of a second tower and conversion to office space.



Tapestry Ridge

Before: College/University
After: Multi-Family Residential

Formerly home to Northern Kentucky University's Covington Campus, Tapestry Ridge is an upscale apartment community whose unique topographic setting provides panoramic views of downtown Cincinnati and Covington.

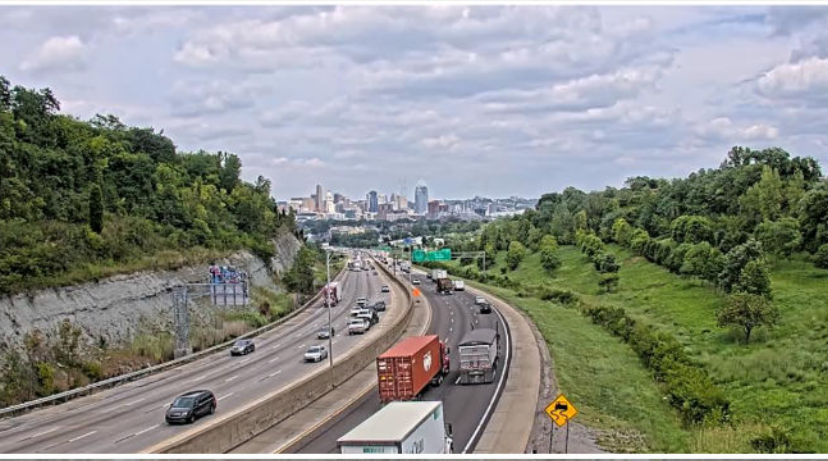


Cut-in-the-Hill

Before: ROW, Open Space, and Residential
After: Transportation ROW

The I-71/I-75 approach to Downtown Cincinnati also known as the Cut-in-the-Hill is a steep grade descent into the Ohio River Valley or ascent into the neighborhoods of Park Hills and Fort Wright.

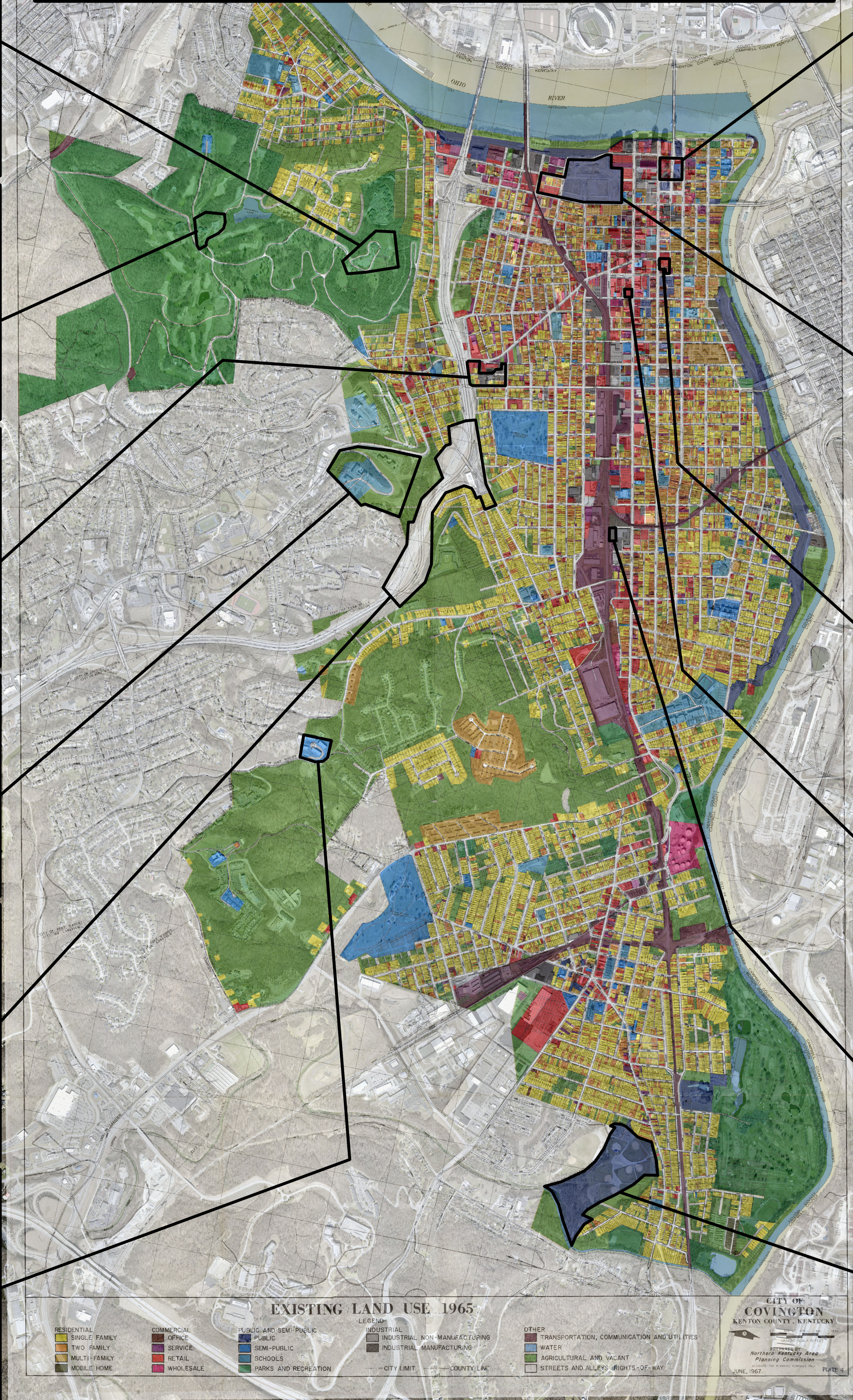
The realignment of this stretch of interstate eliminated sharp curves, improved the grade where possible, widened the road to accommodate increasing density, and eliminated an interstate exit into Covington's Peaselsburg neighborhood and opened up land where St. Elizabeth would eventually build a new hospital.



Elevation 800

Before: Church
After: Multi-Family Residential

Built on the site of a former Lutheran Church, Elevation 800 is a new five-building apartment complex which overlooks downtown Cincinnati and Covington and offers several community amenities.



The Ascent/OneNKY Center

Before: Commercial/Industrial/Institutional
After: Multi-Family Residential/Institutional

Completed in 2008, the award-winning Ascent at Roebling's Bridge is a 300-foot tall residential building housing 70 condominiums. The Ascent inspired the design language for its smaller sibling, the OneNKY Center. This building, with a forecasted completion in 2025 houses many of Northern Kentucky's economic growth organizations including but not limited to the NKY Chamber of Commerce, OneNKY Alliance, and BE NKY Growth Partnership.



NOTE: Conceptual Rendering

Covington Riverfront

Before: Government/Institutional
After: Residential/Commercial/Open Space

23 acres once home to an IRS Processing Facility is set to be reimagined as the Covington Central Riverfront Neighborhood. The historic street grid was restored allowing for several blocks of varying development including office space, retail, dining, apartments, and single family homes. The mix of development and developers allows the City to seamlessly blend the this development with the surrounding neighborhoods.



NOTE: Conceptual Rendering

New Covington City Hall

Before: Vacant Commercial Land
After: Government/Institutional

Longstanding commercial property in the heart of Covington will soon become home to a new Covington City Hall. The new municipal structure is the product of a collaborative effort involving a task force made up of Covington residents who have prioritized things such as accessibility, community involvement and programming, civic engagement, and diversity.



NOTE: Conceptual Rendering

SparkHaus

Before: Retail/Commercial
After: Non-profit/Office

Through a collaborative partnership between Kenton County, Blue North, and the NKY Port Authority, a former furniture store in Covington's downtown will be converted to "SparkHaus," an entrepreneurial hub which seeks to foster Northern Kentucky's next generation of business leaders. This project will bring all stakeholders of an entrepreneurial venture under one roof including founders, investors, and support organizations.



NOTE: Conceptual Rendering

Life Learning Center

Before: Small-Scale Manufacturing
After: Non-profit Organization

The Life Learning Center is an organization that assists local individuals who have encountered various barriers to success. The center offers a range of services including education and job training, counseling, and support services. The center expanded into their Covington facility by 2014, a location once home to Stewart Iron Works, a local metal craftsmanship company.



Cappell Sports Complex

Before: Solid Waste Management
After: Open Space/Recreation

Opened on the site of a former landfill in the 1990's, the Bill Cappell Youth Sports Complex has become a major hub for local youth sports and outdoor recreation in the Latonia neighborhood of Covington. Today, this complex is home to flourishing greenspace, trails, shelters, playgrounds, recreation fields, and a zero-depth water park.



This map compares the evolution of land use in Covington, Kentucky, by contrasting land use designations from 1965 with the most recent 2025 imagery. The map highlights shifts in urban development, examples of redevelopment, and the transformation of both residential and commercial areas over the span of nearly six decades. The original 1965 map was completed by cartographer Richard Waymeyer and serves as a historical reference of Covington's rich history of industry and growth. The analysis of land use change has been conducted by Richard Waymeyer's grandson, Cole Waymeyer. By overlaying historical data with contemporary satellite imagery, the map allows for an in-depth understanding of how the city's landscape has evolved, including the expansion of community spaces, the evolution of residential developments from single family to multi family, the development of transportation infrastructure, and the preservation of green spaces. The contrasting layers provide a clear visual narrative of Covington's growth and urbanization and serves as a strong tool for anyone interested in the development trajectory of Covington.