

Crescent Springs Gateway Study

Meeting #9

December 16, 2009



NKAPC

Northern Kentucky
Area Planning Commission

Agenda

- Welcome
- Last meetings minutes
- Design Guidelines
 - Streetscape
 - Parking
 - Building
 - Signage
 - Green Infrastructure
- Next meeting – January 27th 2010

Design Guidelines help create the character of the area

- This is the primary entryway into your City
- Only one chance to make a first impression
- This area contains valuable real estate
- Design Guideline recommendations can differ within land uses

Lexington MA, Technology Park





Development Envelope A

Building 400 Envelope

125

400

300

200

500



West Village
Cobb Co. George

Tapestry
Park II
Jacksonville FL

Landmark Gateway
Alexandria Va

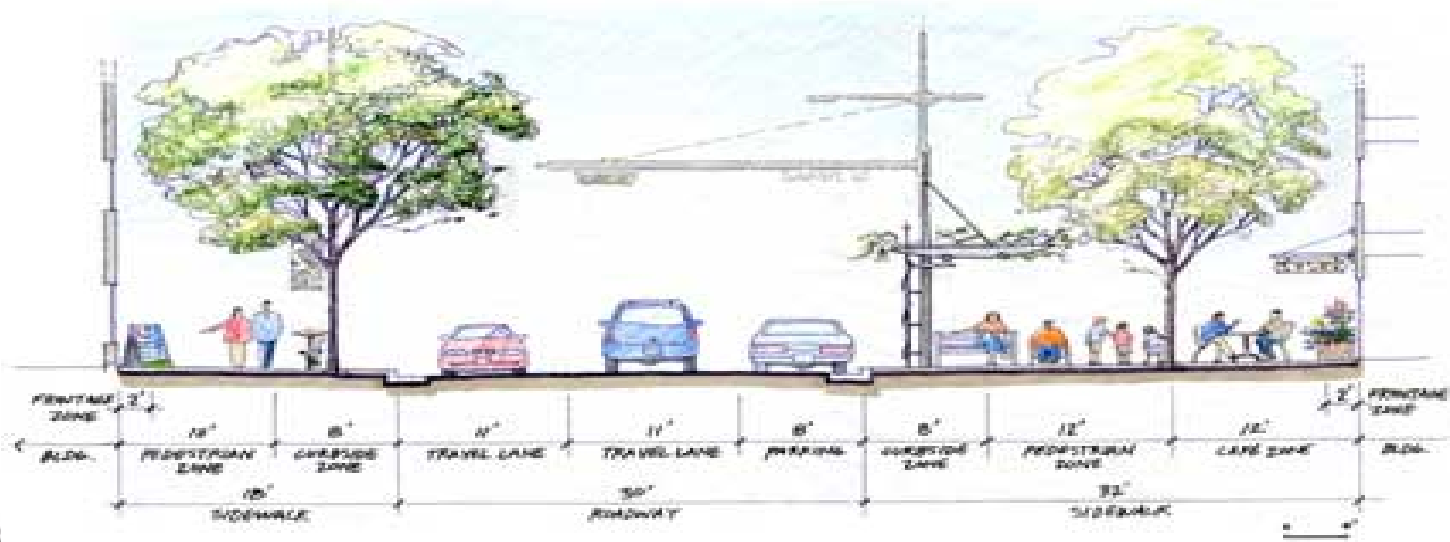
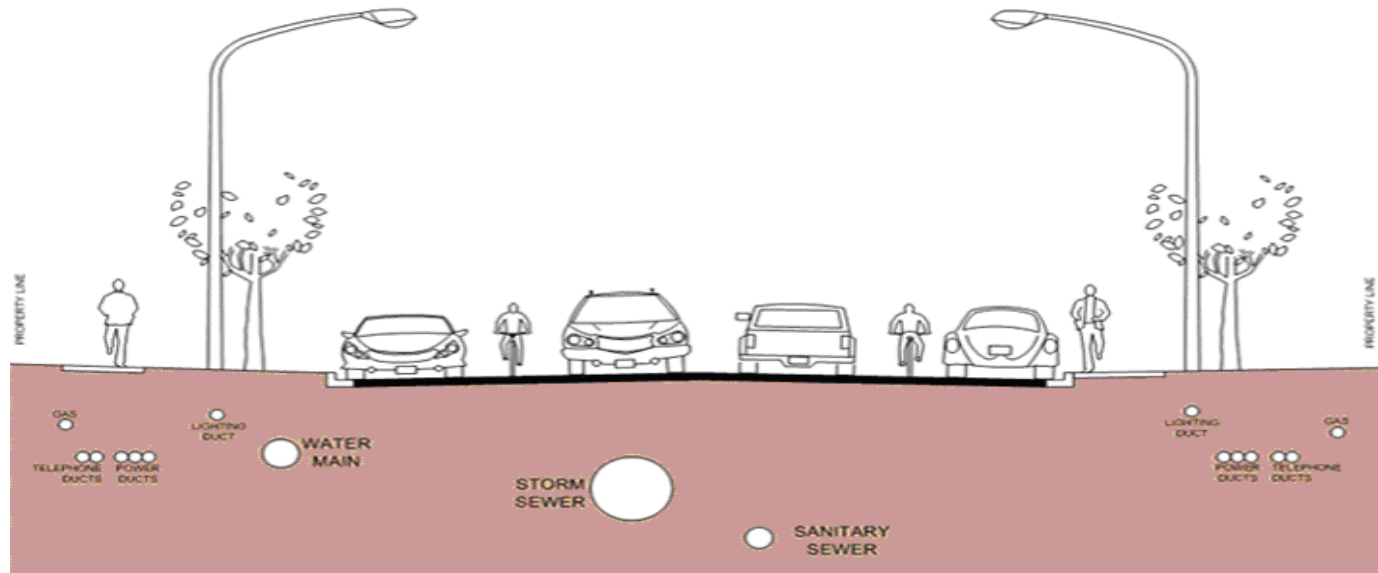


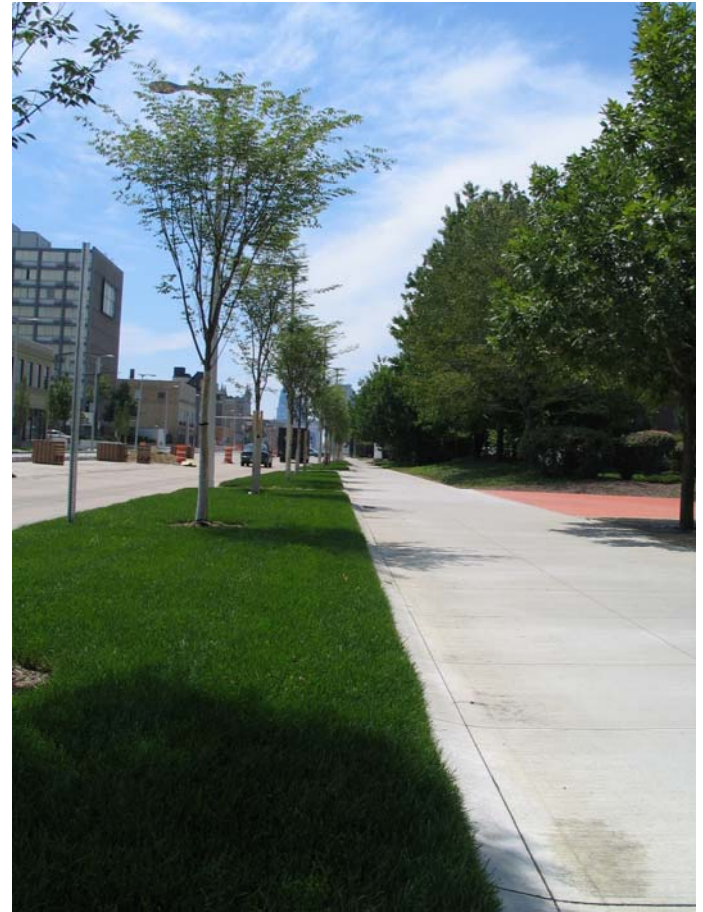
Global Space Summary				
	Building A (8,833 SF)		Building C (11,932 SF)	
	Area	Count	Area	Count
AP	1,000 SF	27	1,000 SF	27
BP	1,000 SF	27	1,000 SF	27
CP	1,000 SF	27	1,000 SF	27
DP	1,000 SF	27	1,000 SF	27
EP	1,000 SF	27	1,000 SF	27
FP	1,000 SF	27	1,000 SF	27
GP	1,000 SF	27	1,000 SF	27
HP	1,000 SF	27	1,000 SF	27
IP	1,000 SF	27	1,000 SF	27
JP	1,000 SF	27	1,000 SF	27
KP	1,000 SF	27	1,000 SF	27
LP	1,000 SF	27	1,000 SF	27
MP	1,000 SF	27	1,000 SF	27
NP	1,000 SF	27	1,000 SF	27
OP	1,000 SF	27	1,000 SF	27
QP	1,000 SF	27	1,000 SF	27
RP	1,000 SF	27	1,000 SF	27
SP	1,000 SF	27	1,000 SF	27
TP	1,000 SF	27	1,000 SF	27
UP	1,000 SF	27	1,000 SF	27
VP	1,000 SF	27	1,000 SF	27
WP	1,000 SF	27	1,000 SF	27
XP	1,000 SF	27	1,000 SF	27
YP	1,000 SF	27	1,000 SF	27
ZP	1,000 SF	27	1,000 SF	27



Streetscape

- Cross-section (width of street/lanes, number of lanes, design features such as medians, etc.) extend from edge of parking to edge of parking or building face to building face.
- Location and size of sidewalks
- Landscaping along the streets
- Street lights and furniture
- Underground utilities
- Pedestrian friendly with drive thru (shared access, clear visibility, etc)
- Landscape walkway to pedestrian railroad crossing





Size and Location of Sidewalks

Landscaping along Streets



Lighting





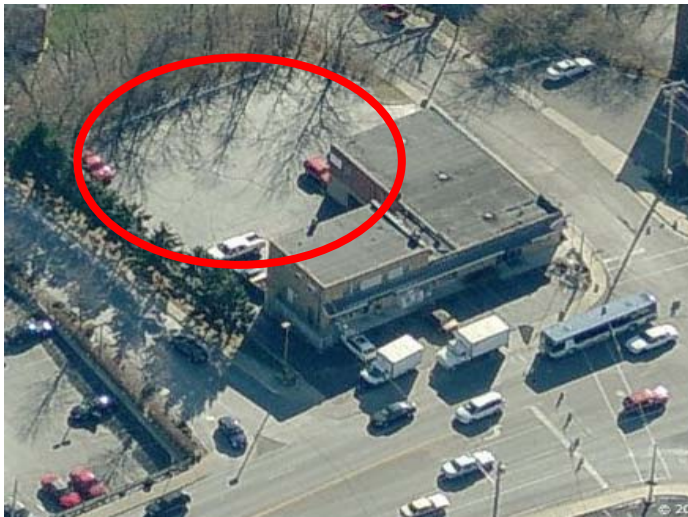
Street Furniture



Parking

- Location of parking
- Amount of parking (including size of spaces, distribution between front, side and rear of building, distance between street and building, etc.)
- Landscaping of parking lots

Location of Parking



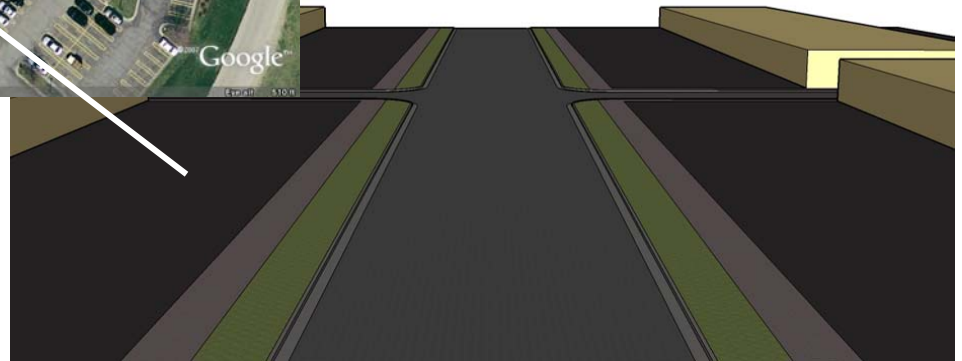
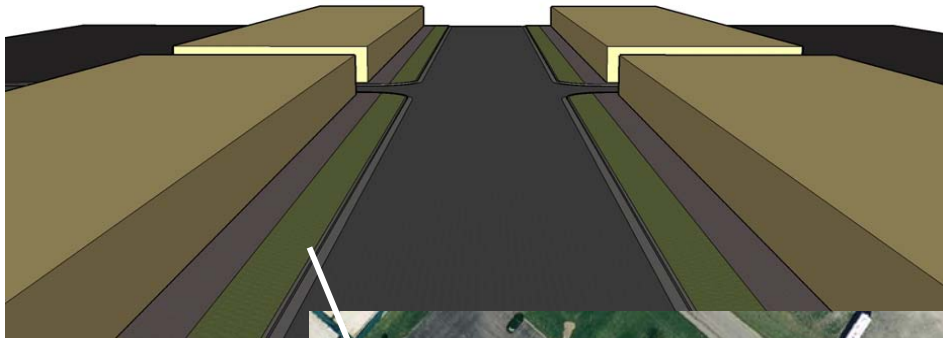
Landscaping in Parking Lots



Buildings

- Location of building (proximity to street, etc.)
- Height of building
- Building size / footprint size
- Exterior materials
- Fenestration / window ratios
- Roof designs
- Breakup of the building's street wall
- Franchise/formula buildings

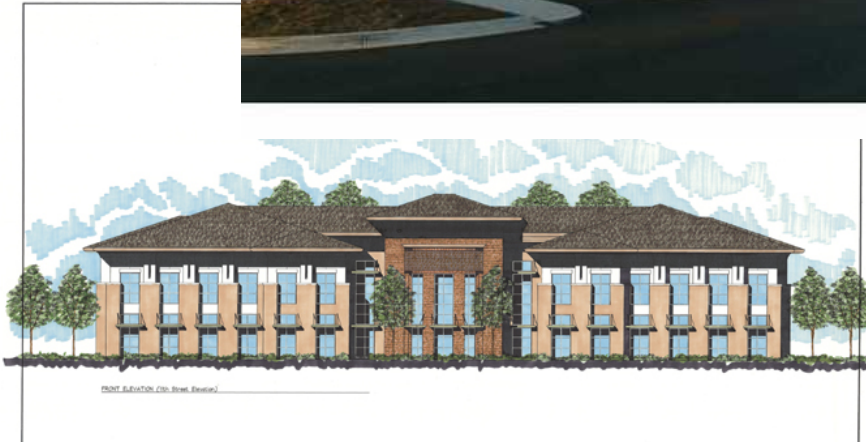
Location of Buildings





Buildings with a few windows

Buildings with windows & good exterior finishes



Altering Building Facade





Altered Formula Buildings

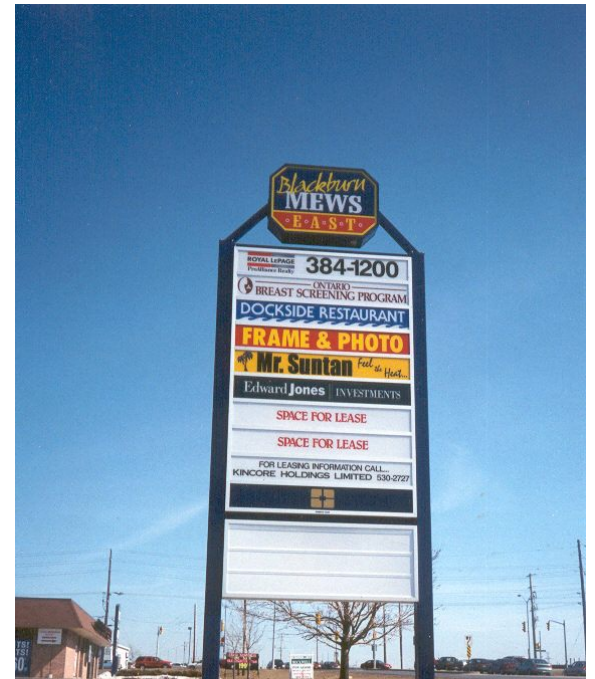


Gateway, Signage & Wayfinding

- Entryway (city name, salutation)
- Pole signs (height, location, total number)
- Monument signs
- Signs on buildings
- Multi-vendor signs
- Wayfinding outside of study area
- Wayfinding within study area



Gateway & multi vendor signs



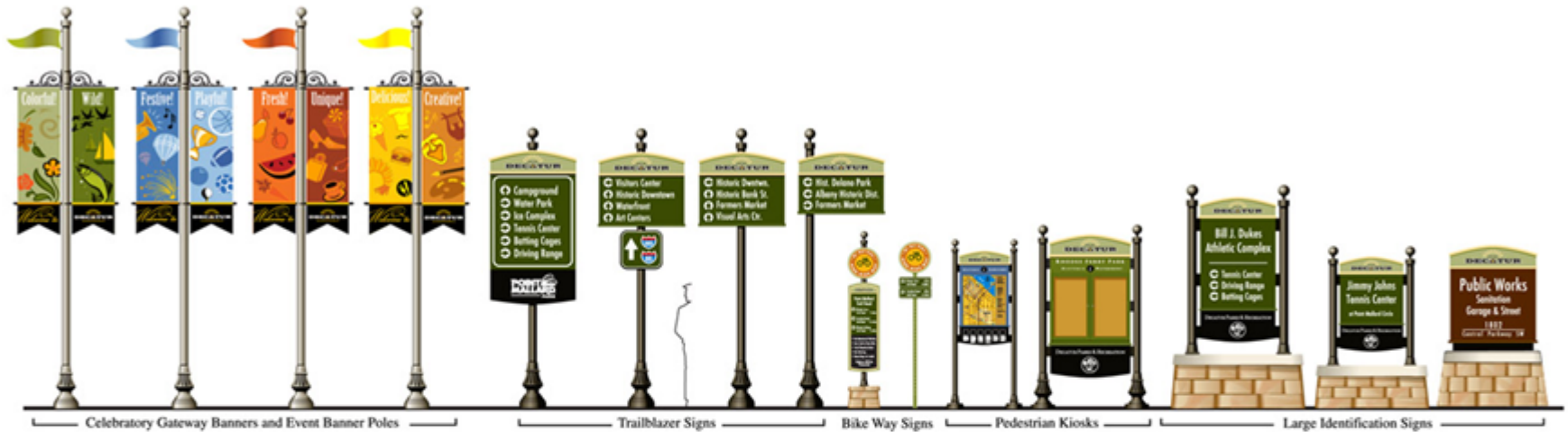


Monument Signs

Wayfinding along Interstate and Highways



CITY OF DECATUR, ALABAMA WAYFINDING SYSTEM



Green Infrastructure

- Green Building design
- Stormwater management
- Tree Canopy
- Pervious surfaces
- Vegetation buffer along RR and Interstate

Green Buildings



Permeable surfaces and stormwater induction/retention gardens

