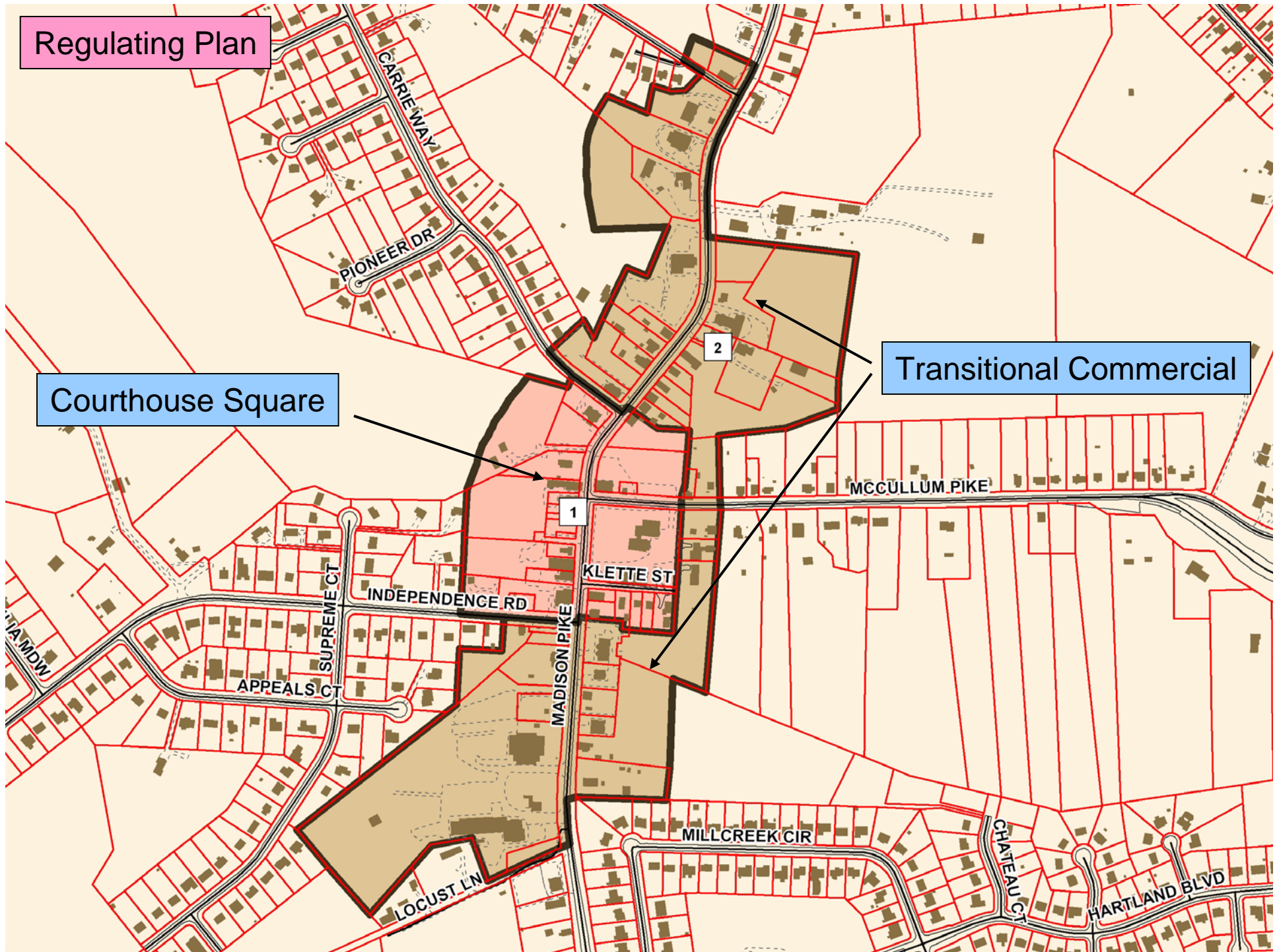


# Downtown Independence District

Steering Committee  
January 13, 2010

# Agenda

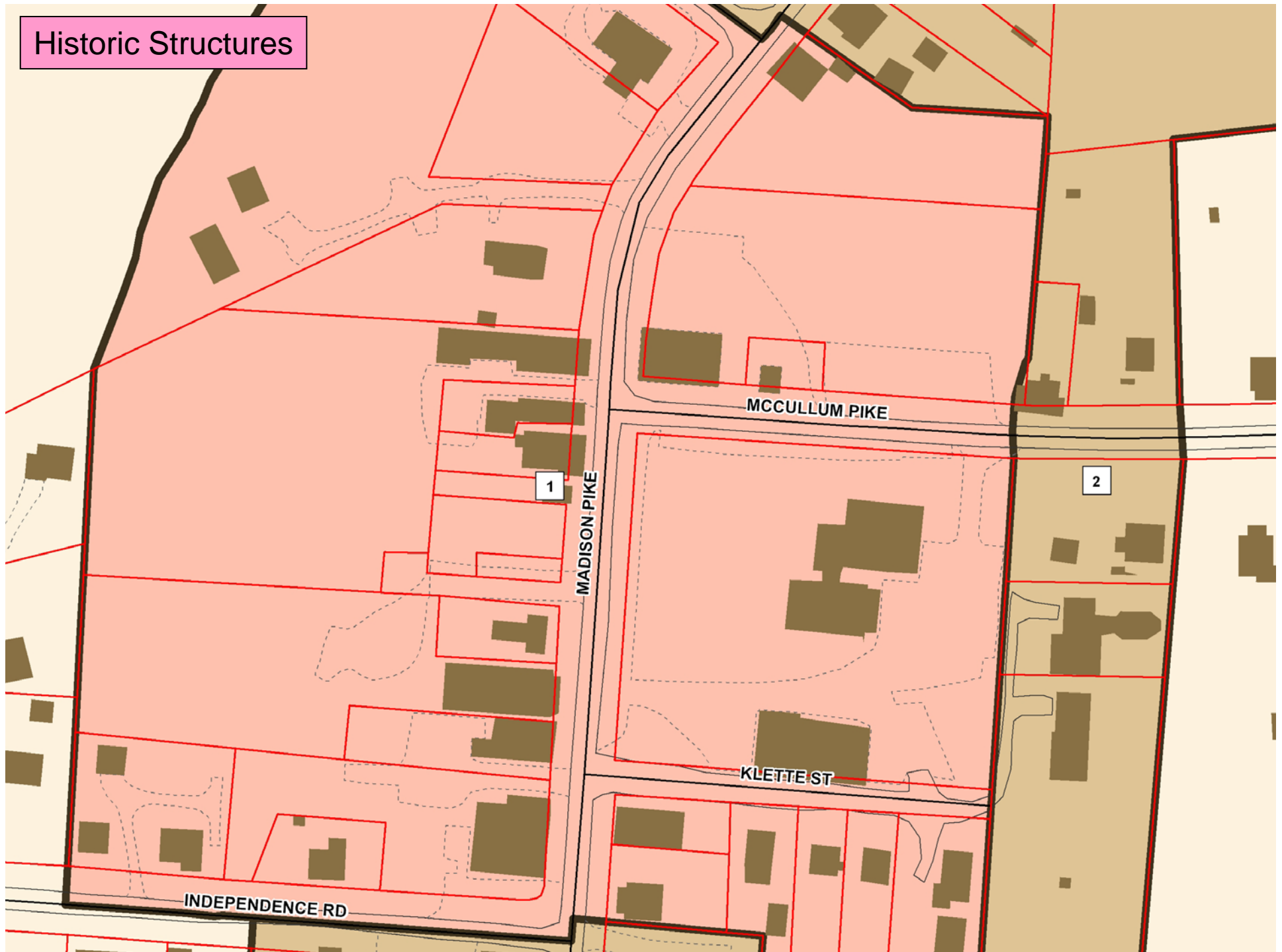
- Intro/Recap
- Historic Buildings
- Existing Conditions
- Form Elements
- Examples

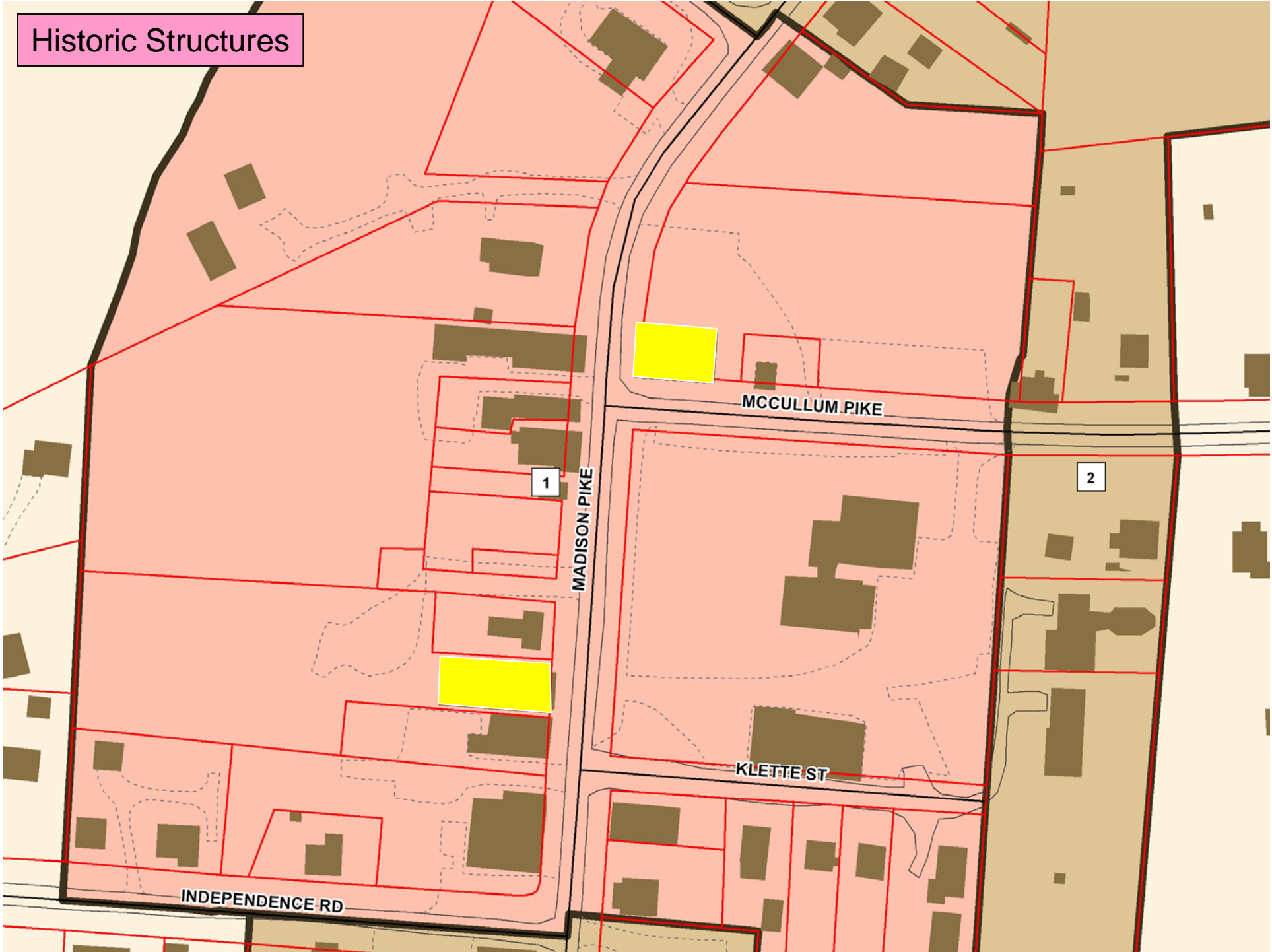




## Historic Structures





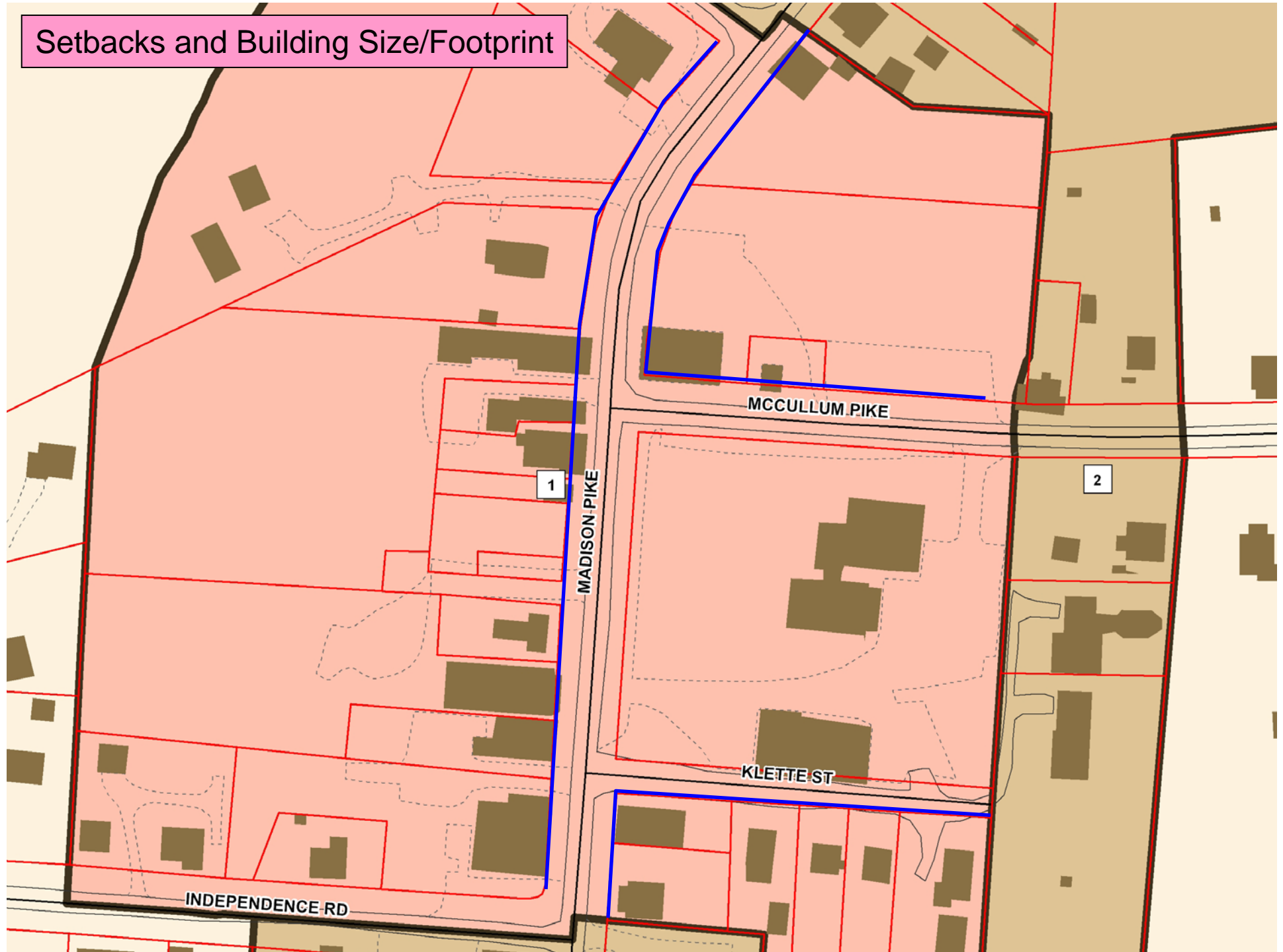


# Form Elements

- Building Setbacks/Build-To Line
- Building size/Footprint
- Parking
- Transparency
- Height
- Roof Style

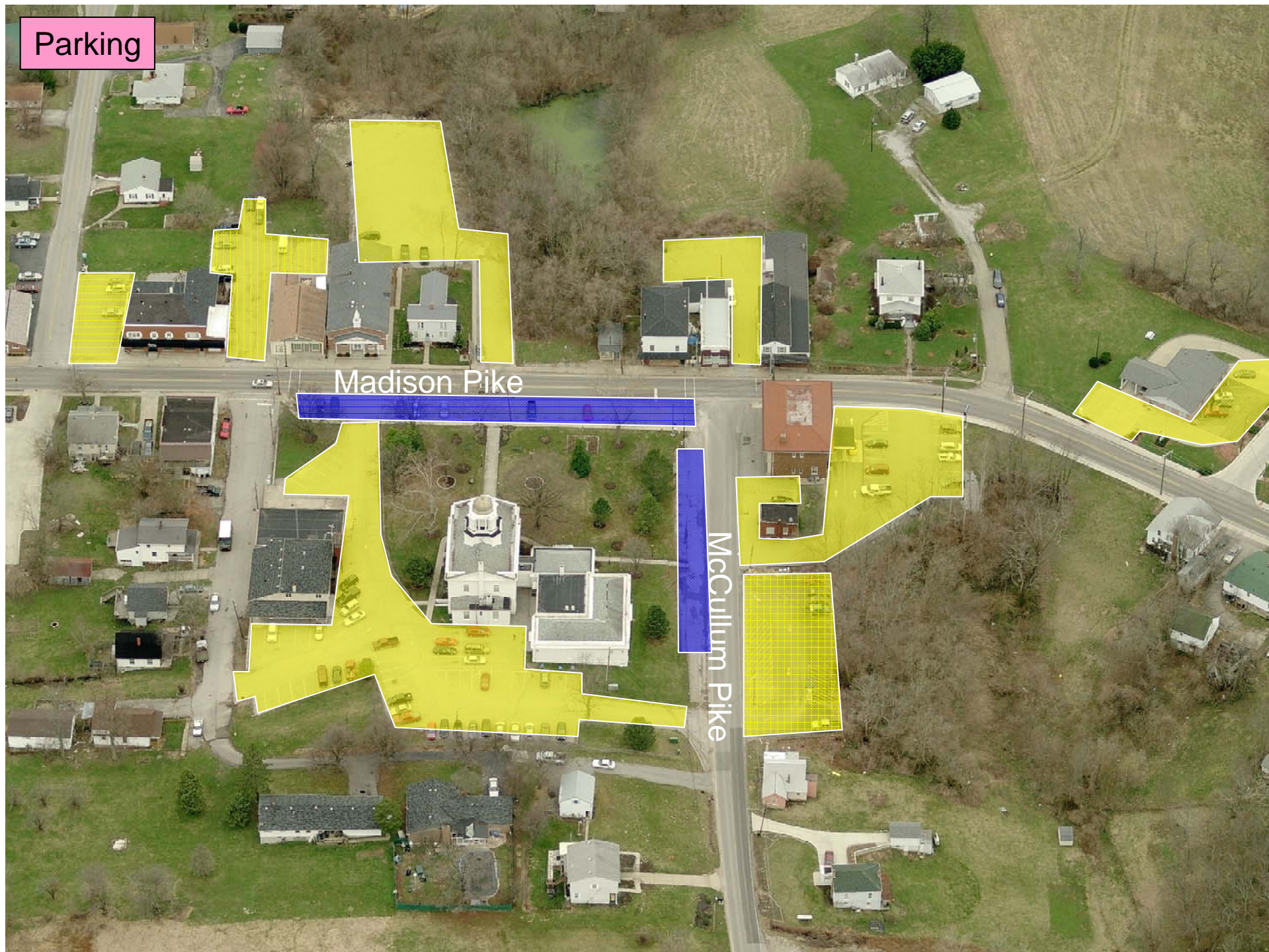


## Setbacks and Building Size/Footprint



PLEASE NOTE: ALL IMAGES CONTAINED IN THIS PRESENTATION ARE FOR DISCUSSION PURPOSES ONLY







# Transparency Standards



# Transparency Standards



30% blank wall per UNIT, not whole building



30% blank wall for each whole building

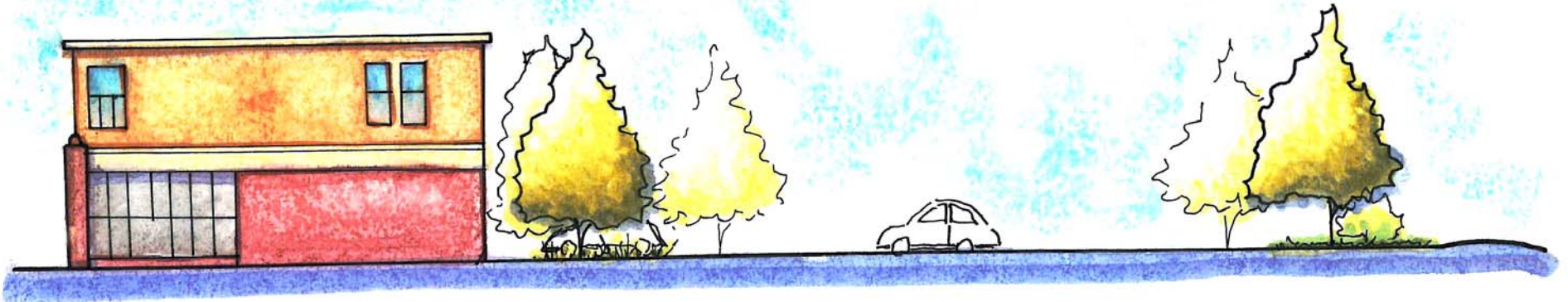


# Transparency Standards



45% blank wall

35% blank wall



60% blank wall

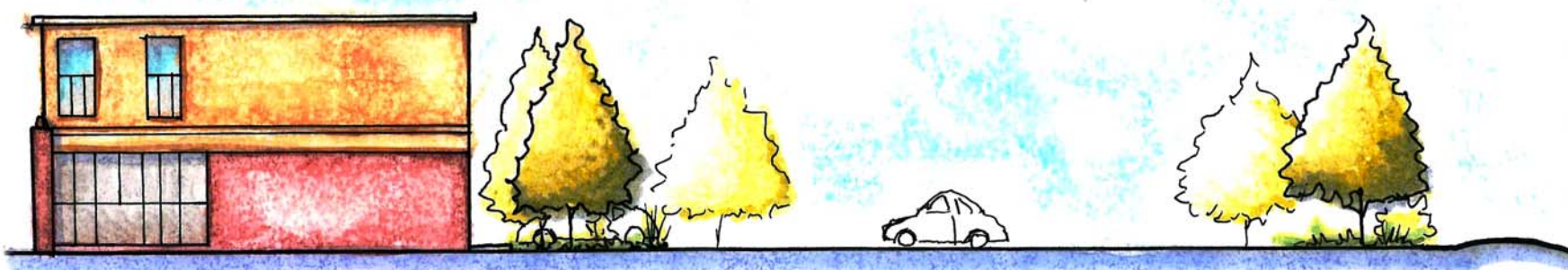


# Transparency Standards



20% blank wall

30% blank wall



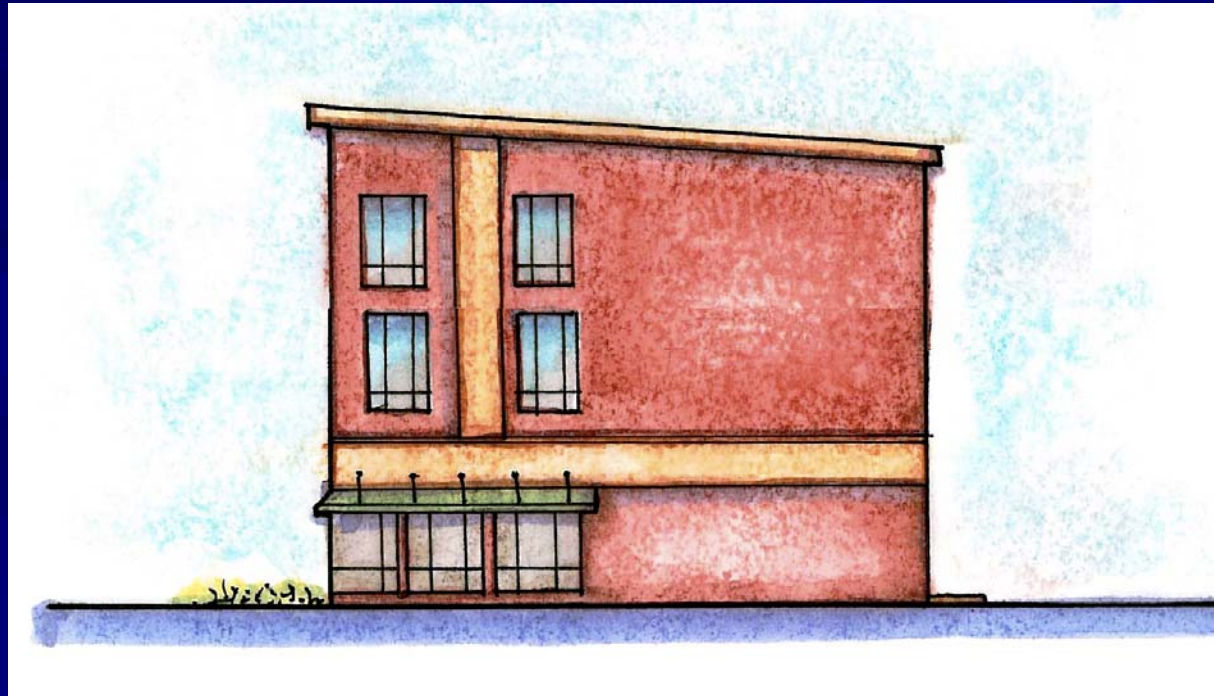
60% blank wall

# Transparency Standards



20% blank wall

# Transparency Standards



60% blank wall



## Transparency and Height



08/16/2010

08/16/2010



08/16/2010



08/16/2010



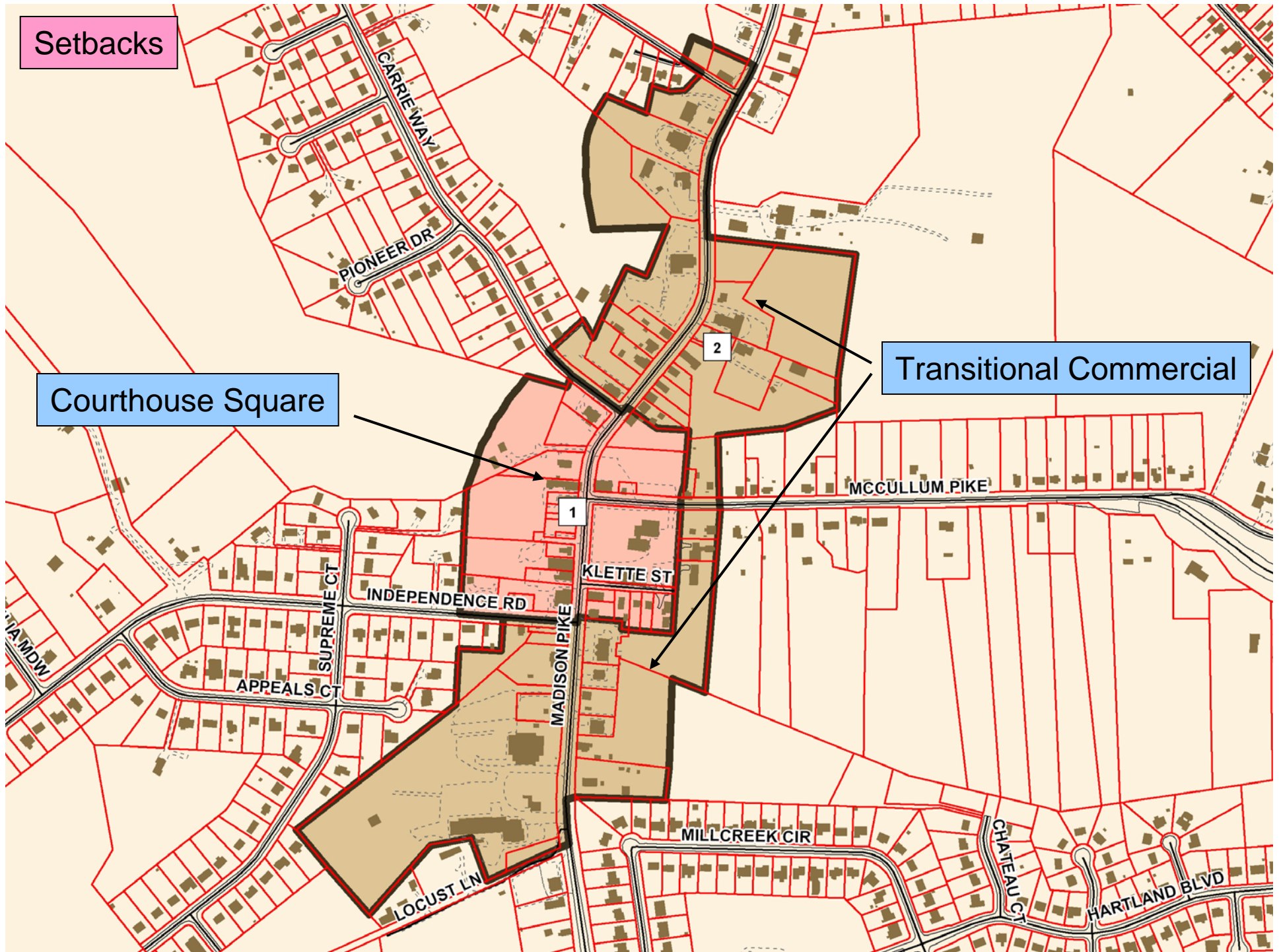
## Roof Types - Commercial



## Roof Types - Residential









## Parking





## Transparency and Height

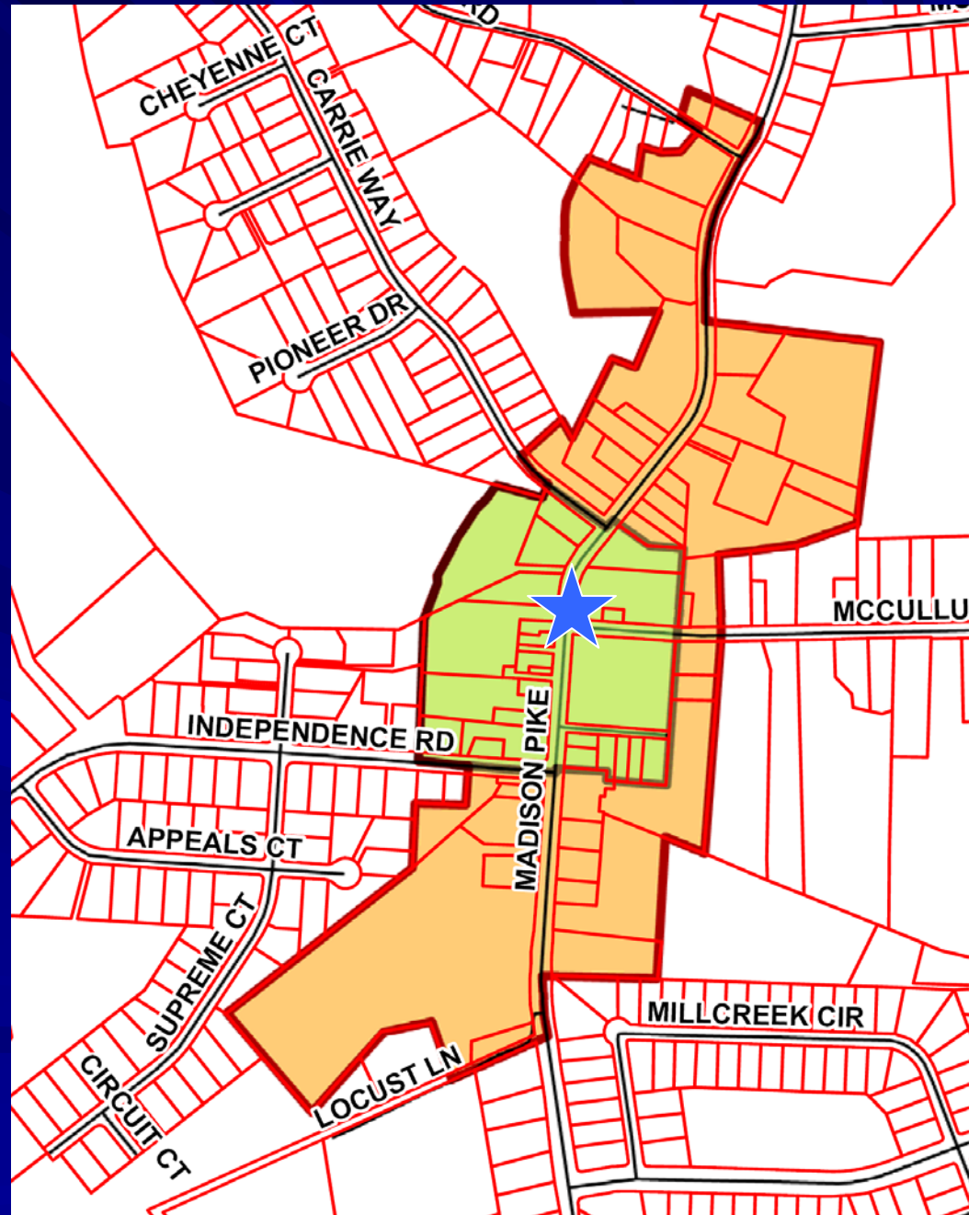


## Roof Types





# Examples

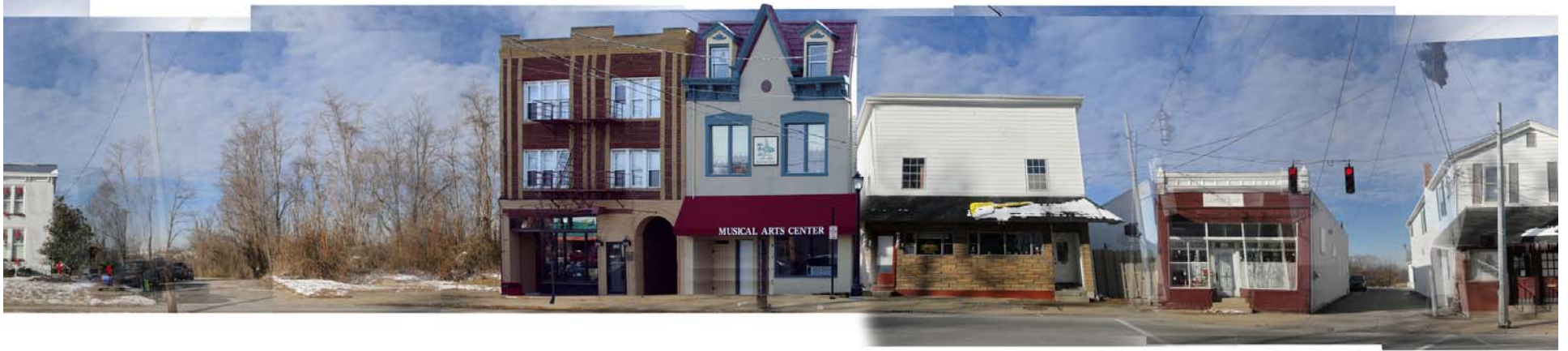


# Examples





# Examples



# Examples

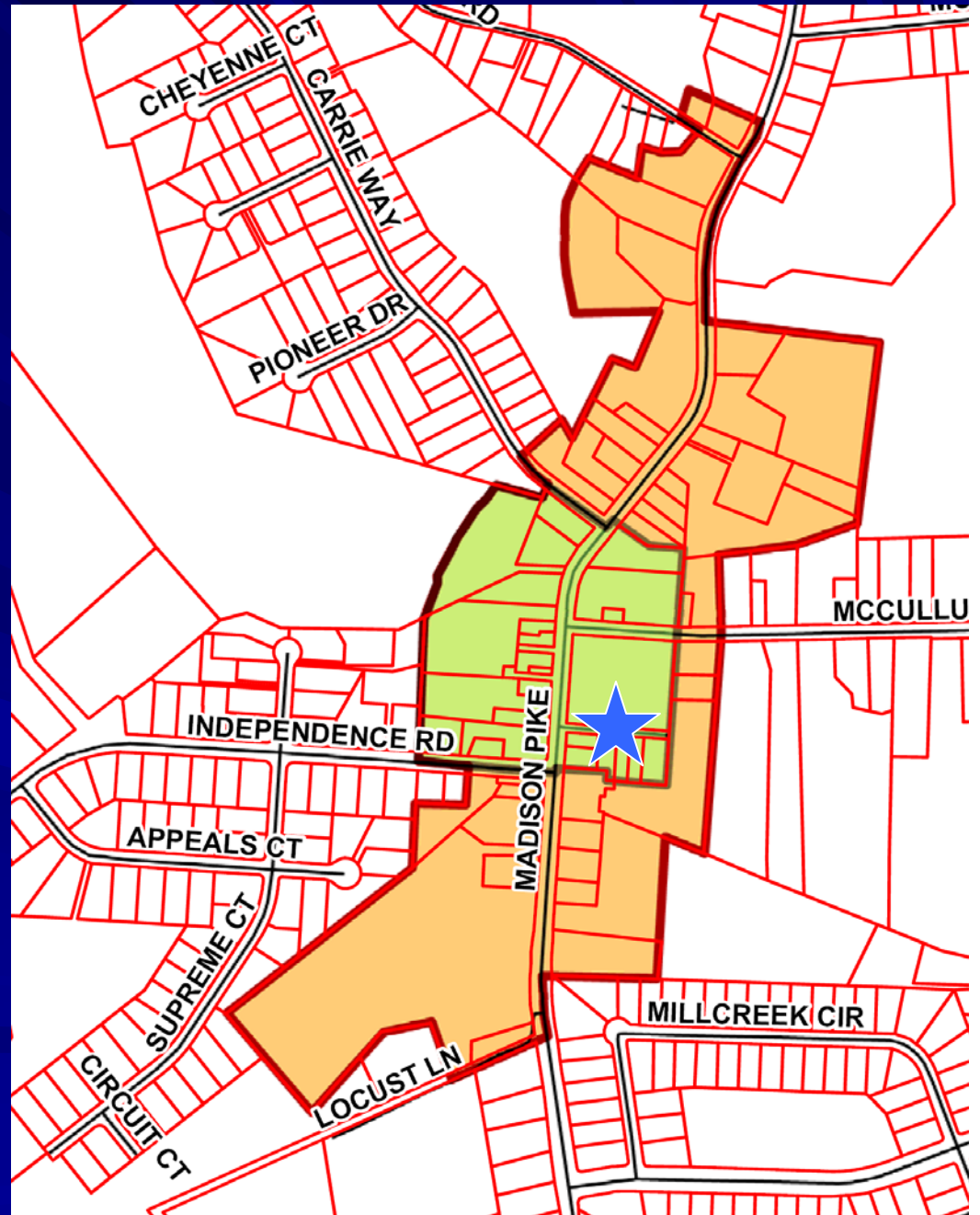




# Examples



# Examples





# Examples



# Examples





# Examples



# Examples

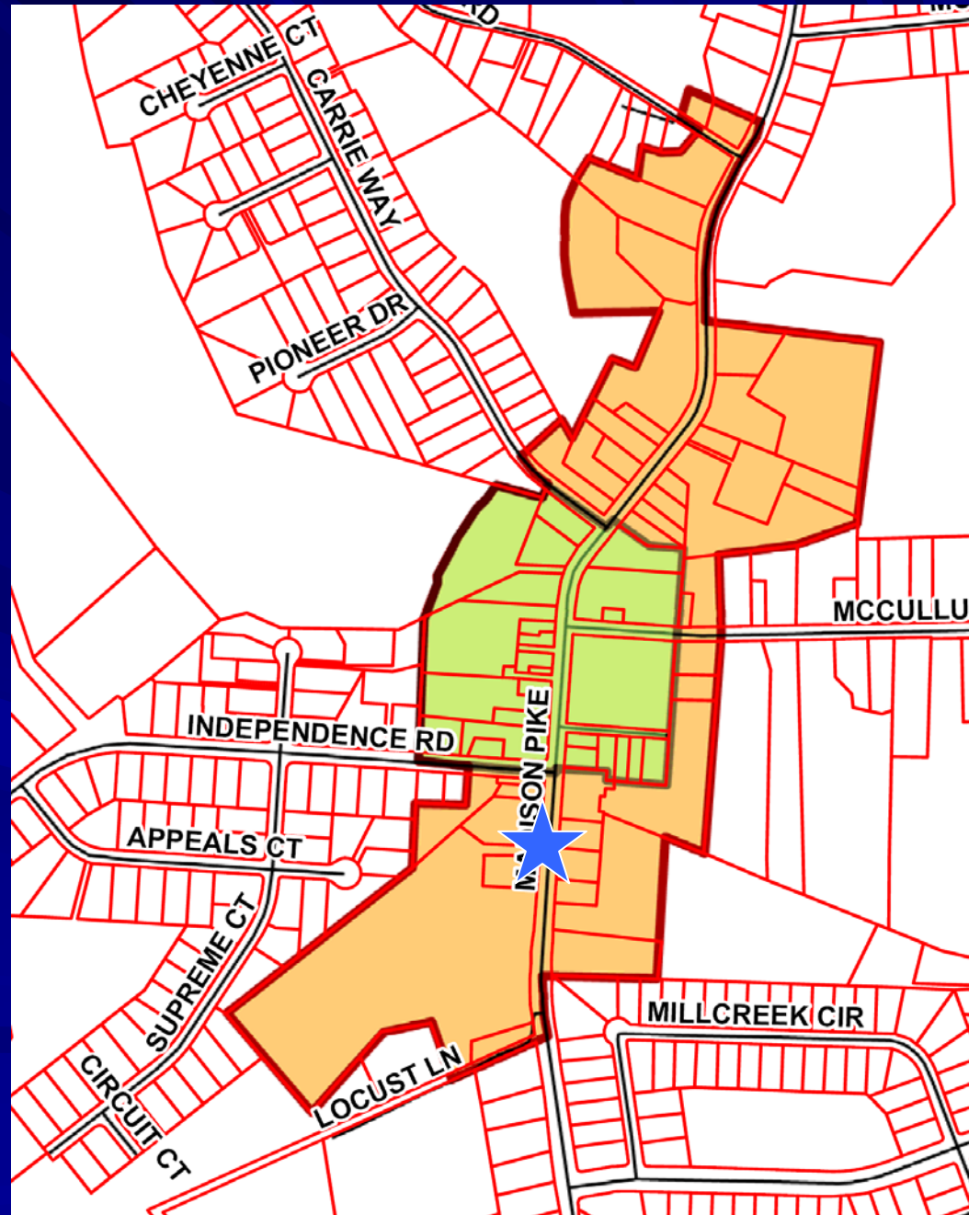




# Examples



# Examples





# Examples

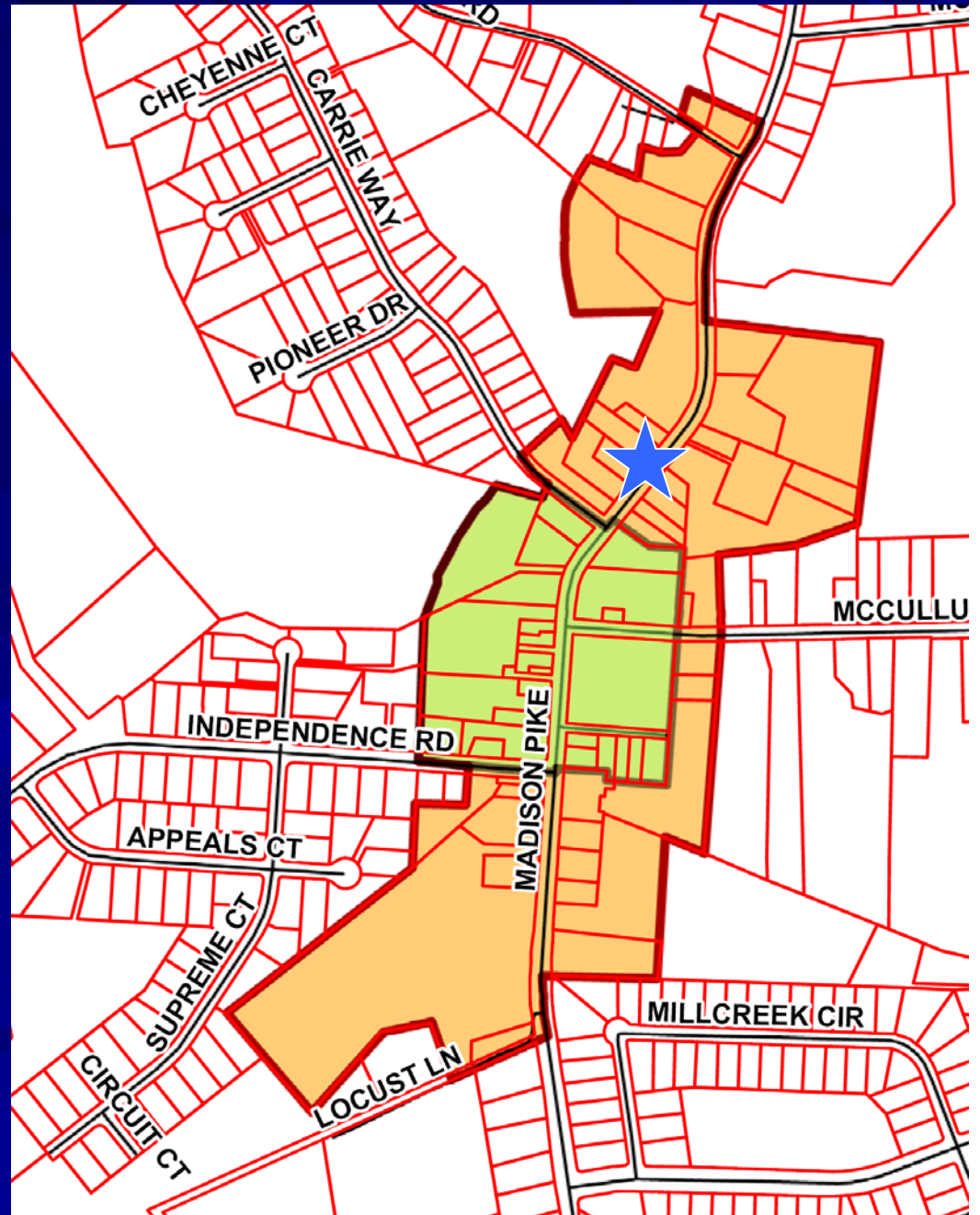


# Examples





# Examples



# Examples





# Examples

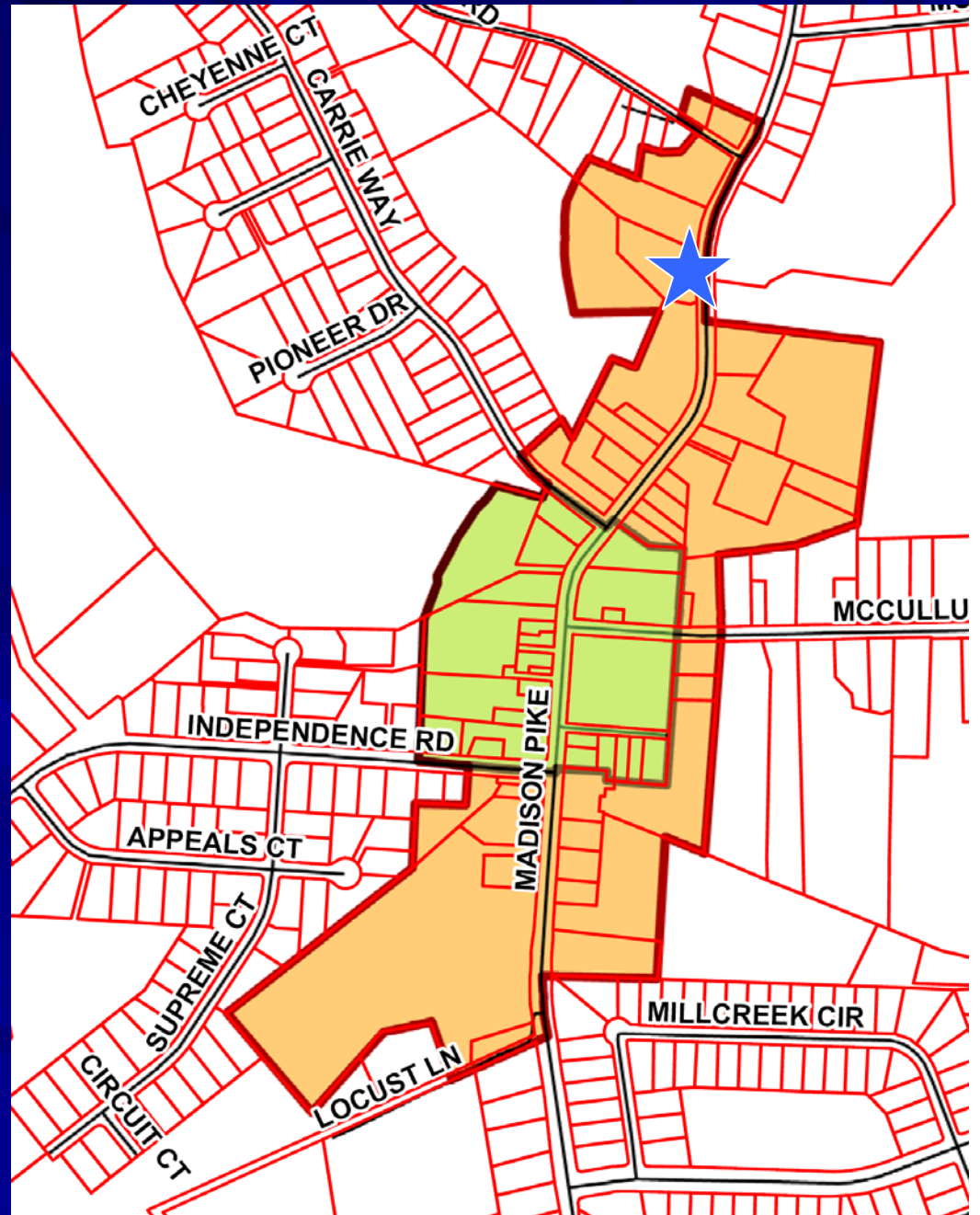


# Examples





# Examples



# Examples





# Examples



# Examples

