

Linden Gateway Form Based Code

Steering Committee

Meeting #1

July 30, 2009



City of Covington

NKAPC



The Linden Gateway Steering Committee

- The *Linden Gateway Small Area Study* (2008) recommends form based codes to implement land use recommendations within the Study
- The Linden Gateway Oversight Committee wanted a committee of stakeholders to guide the process of drafting these regulations
- You represent a wide range of stakeholders.
 - Based on your backgrounds, there may be different expectations of what you would like to accomplish through these regulations.
 - These regulations should be viewed in light of your backgrounds, but also with regards to what is best for the corridor

The Linden Gateway Steering Committee

- Your role:
 - Provide input and feedback to staff
 - Act as a liaison between the Committee and the group you are representing.
 - Report what the Committee is doing to your groups
 - Report any comments from your group back to the Committee



Public Meeting

Public Meeting

Public Meeting

Public Meeting

12th Street
Widening (2004 –
Present)

Design
Guidelines

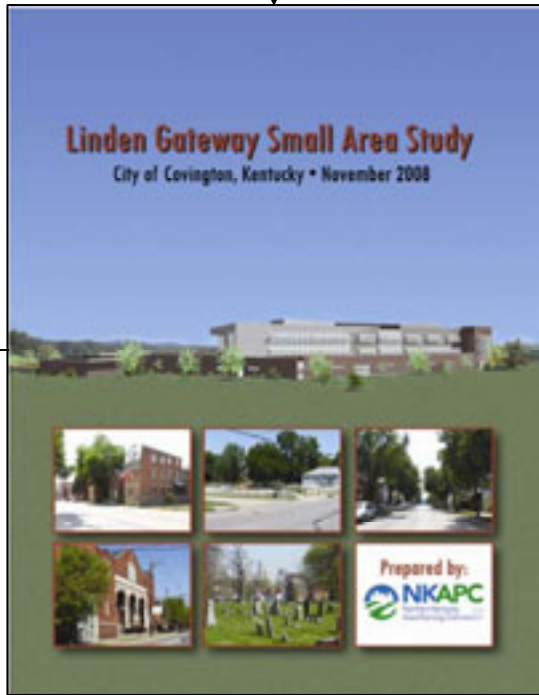


Next
Slide

Next
Slide

Previous Slide

Previous Slide



Public Meeting

Public Meeting

Public Meeting

Linden Gateway Oversight Committee

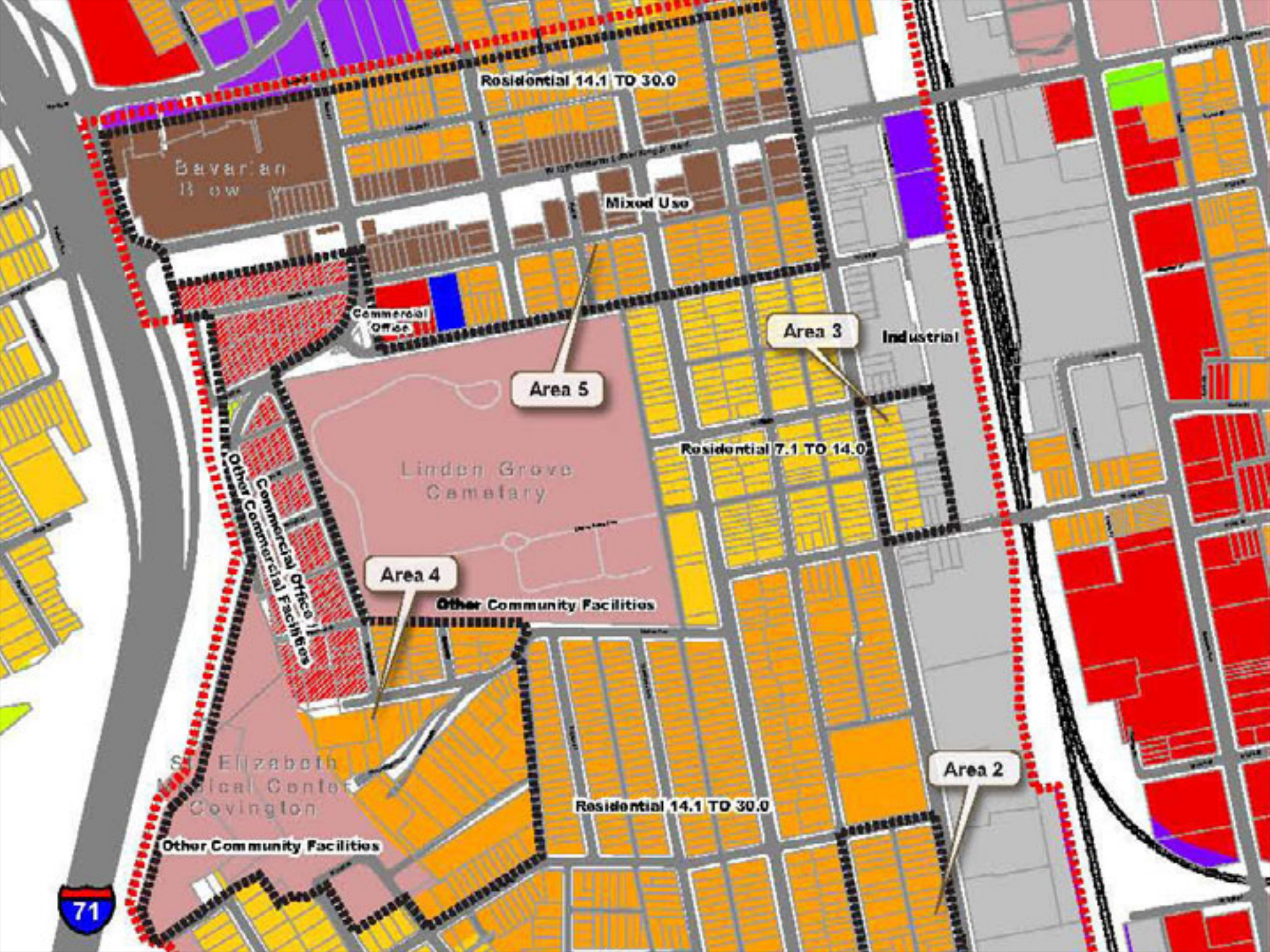
Land Use Recs.

Form Based Code

Linden Gateway Steering Committee

Group Discussion

- From your experience, what are some examples of great urban corridors?
 - Local examples
 - Regional/national/international examples
- What specific design elements do you think makes a great urban corridor/place?
 - Building elements
 - Street elements
 - Site layout elements



Residential 14.1 TO 30.0

Bavarian
Block

Mixed Use

Commercial
Office

Area 3

Industrial

Area 5

Residential 7.1 TO 14.0

Linden Grove
Cemetery

Area 4

Other Community Facilities

Other Commercial
Commercial Office
Commercial Office

Elizabethan
Cultural Center
Covington

Other Community Facilities

Residential 14.1 TO 30.0

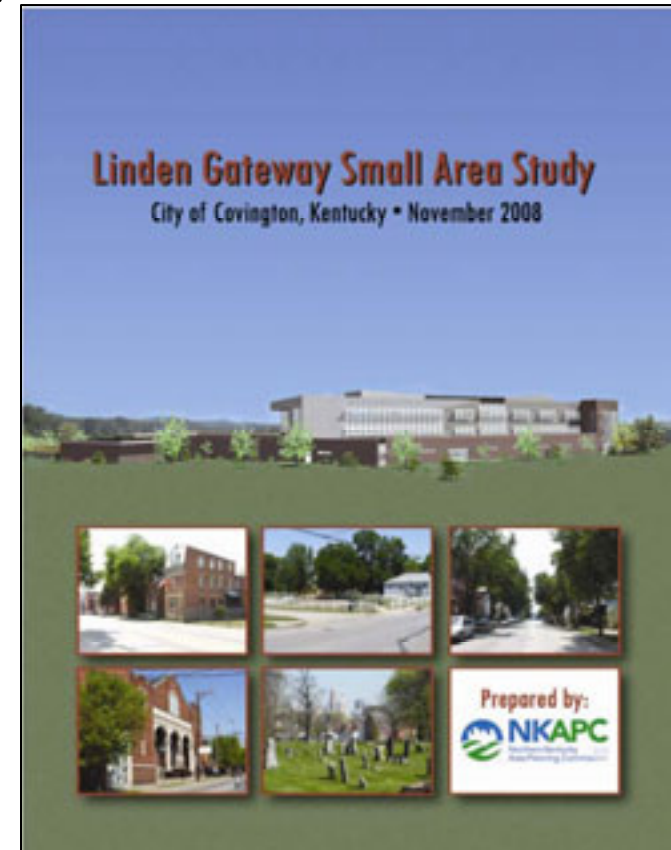
Area 2



Linden Gateway SAS

Redevelopment Concepts

- The character of buildings in terms of their architecture and spatial configuration should be compatible with that of the surrounding neighborhood.
- Encourage mixed uses that primarily include offices but allow some amount of retail, service and residential uses
- Existing homes which all appear to be in good condition be preserved and adapted for reuse as smaller specialty retail business and offices with the potential for residential uses on floors above.

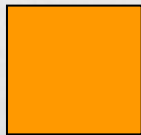
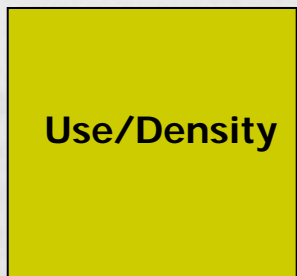




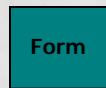
200 Block

Conventional Zoning vs. Form Based Codes

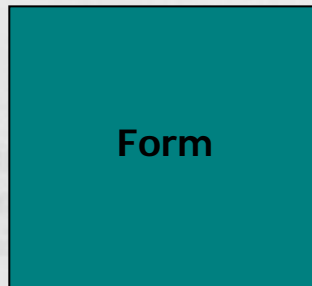
The Fundamental Differences Between Conventional Zoning And Form-Based Coding



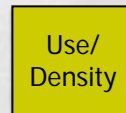
Management



Conventional zoning regulates primarily by Land Use, Density & FAR, Setbacks, and Parking. It assumes that there should be an “appropriate” distance between almost all different use types. Form (the little brown box in the diagram to the left) is minimally addressed.



Management



Form-based Codes focus on the design details that will form the type of community the citizens would like to have, therefore the land uses and densities become subject to the form of the desired outcome. Form-based codes establish categories for design, and control the relationship of buildings (or lots) to their infronting streets often with the use of build-to-lines instead of setback lines, and fenestration requirements.

Form Based Codes

- Form based codes include conventional zoning regulations



- But they are handled in a different way

Form Based Codes

B: DEVELOPMENT STANDARDS

2 : URBAN AND USE STANDARDS : NEIGHBORHOOD CENTER

Each zone is distinct for its purpose, form and character

NC

The Neighborhood Center is a where many uses and activities occur for a several neighborhoods, rather than the whole town. It is usually at a central location, within walking distance of the surrounding, primarily residential, areas. Retail, office, and multifamily housing occur in this area.

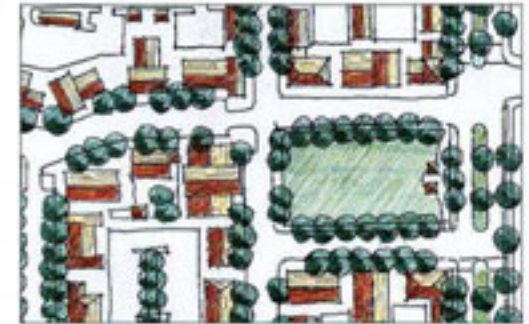
The Neighborhood Center is located adjacent to San Antonio Boulevard just west of Speckleis Boulevard. The plan requires a neighborhood green surrounded by residential, retail, office, and civic buildings that are a minimum of two stories high and are located up to the property line at the sidewalk to create an enclosed public space.

Parking is provided for predominately on the street, around the green as well as behind the main buildings, accessed through alleyways. The landscape of the neighborhood green is somewhat formal: trees aligned at the edges, grass in the middle, simple pathways, with a small pavilion on axis to the main civic use at the north.

The perspective shows these characteristics with a sense of appropriate materials - stucco on the lower floors, board and batten or lap siding above, a mix of hip and gable roofs, and a variety of balconies, arcades and awnings to shade the sidewalk.



NEIGHBORHOOD CENTER SQUARE AND STREETSCAPE



NEIGHBORHOOD CENTER PLAN AT SQUARE

USES and ARCHITECTURAL TYPES	BUILDING PLACEMENT	BUILDING FRONTAGE	PARKING PLACEMENT	BUILDING HEIGHT and PROFILE
<p>PRINCIPAL PERMITTED USES</p> <ul style="list-style-type: none"> Civic Multi-Family Residential Office Personal Services Retail Single Family Residential Townhouses Temporary Offices <p>ARCHITECTURAL TYPES ALLOWED and REQUIRED PERCENTAGE MIX *</p> <ul style="list-style-type: none"> Flex Buildings (25% min - 80% max) Courtyard Apartments (0% min - 25% max) Townhouses (0% min - 25% max) Arboreta Lane Homes (0% min - 25% max) Cottages (0% min - 25% max) 	<p>SETBACKS Buildings shall be placed within the shaded area as shown in the above diagram.</p> <p>Front Setback: 0' min - 5' max for 25% of building facade Side Street Setback: 0' min - 10' max Sideyard Setback: 0' min - 10' max Rear Setback: 5' min</p> <p>Interior side setback may be eliminated for lots less than 35' wide.</p>	<p>ENCROACHMENTS ALLOWED: Arcades, Awnings, Balconies may encroach on the public ROW as shown in the shaded area (min 2' wide, 2' high clear walkway between building face and columns/post and min 4' between curb face and columns/post)</p> <p>FRONTAGE TYPES ALLOWED: Gallery & Arcade, Shopfront & Awning, Balcony, Stoop, Parapet, Downyard / Lightcourt, Porch (height for fences and walls: max 8' - min 2')</p>	<p>PARKING REQUIREMENTS On-site parking is allowed only in the shaded area as shown. Vehicular access is permitted only from the alley or side streets. A maximum of 4 cars is allowed in front of Flex Buildings and Courtyard Apartments, with access from the street.</p> <ul style="list-style-type: none"> 1 space per 100 sqft of retail or office (located on-site or on street, directly in front or to the side of the lot, or in shared parking facility within 200ft) 1 covered on-site space per residential unit, plus 1 space located on-site or on street, for each additional bedroom per unit over 1 bedroom 	<p>MINIMUM HEIGHT AND PROFILE HEIGHT Building height shall be measured in number of stories, above a maximum 6' raised first floor. Inflated attic with dormers and gable end windows shall not be counted as a story.</p> <p>Minimum: 3 stories Maximum: 4 stories</p>
<p>* Percentage mix shall be calculated by net developable acres per zone. Zones on each side of Speckleis Road shall be calculated separately.</p>				<p>KEY PLAN - NO SCALE</p>

Form District in Denver, Co Colfax Avenue and Pearl Street



Urban Advantage

Existing conditions

Form District in Denver, Co Colfax Avenue and Pearl Street



Urban Advantage

Mixed-use buildings on one corner

Form District in Denver, Co Colfax Avenue and Pearl Street



Urban Advantage

Public street improvements: street trees, street lamps, decorative traffic signals, sidewalk bulbouts

Form District in Denver, Co Colfax Avenue and Pearl Street



UrbanAdvantage

Additional mixed-use development, remodeling of existing buildings



KYTC Design Guidelines



Group Discussion

- Study Boundary

- Identify nodes of intensity/activity

The Bavarian Brewery area is already regulated by a Chapter 99 Plan, which requires development to be reviewed by the UDRB.

The Plan identifies the properties along 12th Street for Mixed Use. The plan also calls for access from the rear or side of properties. Extending the boundary north to Lehmer increases the ability to accomplish this

Extend form district to the other side of the RR tracks so it abuts MUC-O

This area is identified as Commercial - Retail/Service, but not identified as being part of the form district. Should this area be included or rezoned?

This area is not specifically identified as an area of possible expansion. However, if expansion does occur, this area becomes an island of residential. Would it be appropriate to treat this area the same as the area to the south?

This area is identified as an area of possible expansion of St. E's. The Plan identifies this area for residential. How should this area be addressed? Part of the form district? Remain the same? Introduce phased zoning?

— Areas proposed in SAS
— Additional areas to consider

Project Schedule

Linden Gateway Zoning Regulations	Time Line (months)											
	J	J	A	S	O	N	D	J	F	M	A	M
Authorization from Covington												
Groundwork for Form District Guidelines												
KYTC Design Guidelines				◇							◇	
Define Boundary												
Mixed Use Buildings												
# of options/styles				◇								
Graphics for each				◇								
Commercial - Office Buildings												
# of options/styles				◇								
Graphics for each				◇								
Community Facility Buildings												
# of options/styles				◇								
Graphics for each				◇								
Public Participation Preparation												
Public Meeting					◇							
Public Meeting									◇			
DRAFT Regulations												
Building Envelope Standards					◇							
Building Design Standards (Architectural)					◇							
Off-Street Parking/Loading					◇							
Screening and Landscaping					◇							
Lighting						◇						
Signage						◇						
Outdoor Amenities						◇						
Review and Approval Process						◇						
Prepare Overlay Zone document									◇			
Revisions to Draft									◇			
Review and Approval by SPHO												
Application for Text and Map Amendments												
Notification 30 days												
Public Hearing by KCPC												
Final Adoption/Action by City												
Meetings												
Steering Committee		◇		◇	◇	◇		◇	◇			
Public Meeting					◇	◇		◇	◇			
Updates to Covington City Commission		◇			◇	◇		◇	◇			
Updates to KCPC		◇			◇	◇		◇	◇			
Begin Implementation/Zoning Update (as applicable)												



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Special Thanks to Rebecca Turner, KYTC

Linden Gateway Small Area Study

City of Covington, Kentucky • November 2008



NKAPC

Northern Kentucky
Area Planning Commission