Linden Gateway Form Based Code
Steering Committee
Meeting #2
September 16, 2009
OPTION 3

CO-5A
Existing Form: Height

**Height:**
- Predominantly 2-story structures
- Some 1-story and 3-story structures
- Bavarian Brewery is 4+ stories
Existing Form: Height

Two story

Four+ stories

Three story
Existing Form: Height

Mass: Height & Scale

Single story
Redevelopment: Height

Height – Varying heights with no greater than a single-story difference in height between adjacent buildings
Redevelopment: Height

Mass: Height & Scale

Height – Varying heights with no greater than a single-story difference in height between adjacent buildings
Mass: Height & Scale

Existing Form: Scale

**Scale:**
- Generally long, narrow, and rectangular in form
- Generally 70% of the street frontage is occupied by a building
- Bavarian Brewery has a large, irregular footprint
Existing Form: Scale

Long, narrow rectangle

Large, irregular footprint
Bavarian Brewery – Individual buildings with small footprints
Bavarian Brewery – Buildings with medium-sized footprints, broken up into varying façades
Redevelopment: Scale

Bavarian Brewery – Buildings with large footprints, broken up into varying façades
Redevelopment: Scale

Corridor – Individual buildings with small footprints
Corridor – Buildings with medium-sized footprints, broken up into varying façades
Redevelopment: Scale

Corridor – Buildings with large footprints, broken up into varying façades
Existing Form: Roofs

Roofs:
- Low sloping or flat roofs
- Side gable predominant with some front gabled roofs
- Mansard roofs – typically with third floor within roof form
Architecture: Roofs, Windows, Elements & Building Materials

Existing Form: Roofs – Two/Three Story Buildings

- **Two story front gabled roof**
- **Three story with mansard roof**
- **Two story side gabled roof**
Existing Form: Roofs – Single Story Buildings

Single story buildings with front and side gabled roofs
Redevelopment: Potential roof forms

Flat and pitched roof combination – Facades broken up into smaller fronts with varying heights
Redevelopment: Potential roof forms

Flat roof - Facades broken up into smaller fronts with varying heights
Redevelopment: Potential roof forms

Flat roof – Larger Facades with no varying building heights (2 stories)
Redevelopment: Potential roof forms

Flat roof – Larger Facades with no varying building heights (1 story)
Redevelopment: Potential roof forms

Flat roof – Larger facades with no varying height (single story)
Redevelopment: Potential roof forms

Flat roof – Larger facades (three to four stories)
Redevelopment: Potential roof forms

Flat and pitched roof combination – Facades broken up into smaller fronts with varying heights
Existing Form: Windows

Windows:
Tall narrow rectangular windows and doors topped by stone lentils, segmental or full arches. Openings are symmetric on façade.
Redevelopment: Potential Window Form
Redevelopment: Potential Window Form
Architecture: Roofs, Windows, Elements & Building Materials

Redevelopment: Potential Window Form
Existing Form: Corner buildings

Corner Buildings:
Corner buildings with recessed corner entries were common and served as anchors. Corner buildings also accentuated with display windows and varied building form from rest of building.
Existing Form: Decorative Features

Decorative Features:
Decorative brackets in cornices and overhanging eaves
Existing Form: Building Materials

Building materials traditionally are primarily brick with some stone and wood construction. Some brick is left untreated while others are painted.
Redevelopment: Potential Building Materials

Brick buildings – Smaller facades with varying building heights
Vinyl Cladding – Smaller facades with varying building heights
Mix of building materials (Cladding and Brick) – Smaller facades with varying building heights
Redevelopment: Potential Building Materials

Brick buildings – Larger facades with no varying building heights (2 stories)
Redevelopment: Potential Building Materials

Brick buildings – Larger facades with no varying building heights (1 stories)
Redevelopment: Potential Building Materials

Cladding – Larger Facades with no varying building heights (2 story)
**Existing Form: Parking Location**

**Parking Location:**
- On-street parking, either along 12th Street/MLK Jr. Boulevard, or on side streets
- Off-street parking in front of buildings along 12th Street/MLK Jr. Boulevard does exist, but not to a great extent
- Off-street parking at the rear of a building, with access off a side street is not common
Existing Form: Parking Location

- On-street parking along 12th Street, or on side streets
- Off-street parking with access via a side street
Existing Form: Parking Location

Off-street parking located in front of the building
In front – Located between the building and the street
Redevelopment: Parking Location

In the rear – Located behind the building
Vehicular Use Areas: Parking Location & Drive-Thrus

Redevelopment: Parking Location

On the side – Located on the side of the building
Vehicular Use Areas: Parking Location & Drive-Thrus

Existing Form: Drive-Thrus

Drive-Thrus:
- No drive-thrus are located along this section of the corridor
Vehicular Use Areas: Parking Location & Drive-Thrus

Redevelopment: Drive-Thrus

At the side of the building

At the rear of the building