
Linden Gateway Form Based Code

Steering Committee

Meeting #2

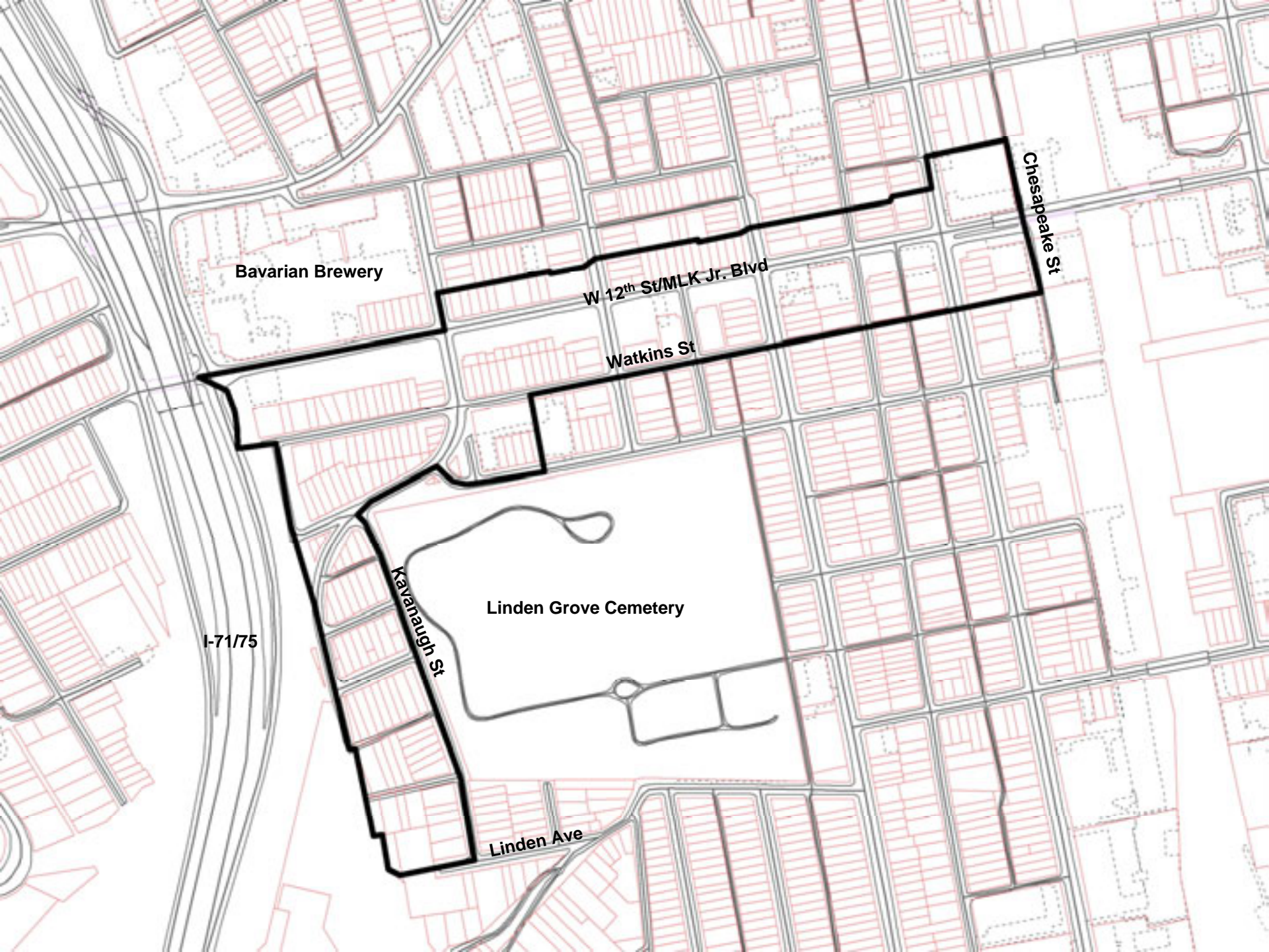
September 16, 2009



City of Covington

NKAPC





Bavarian Brewery

W 12th St/MLK Jr. Blvd

Watkins St

Chesapeake St

Linden Grove Cemetery

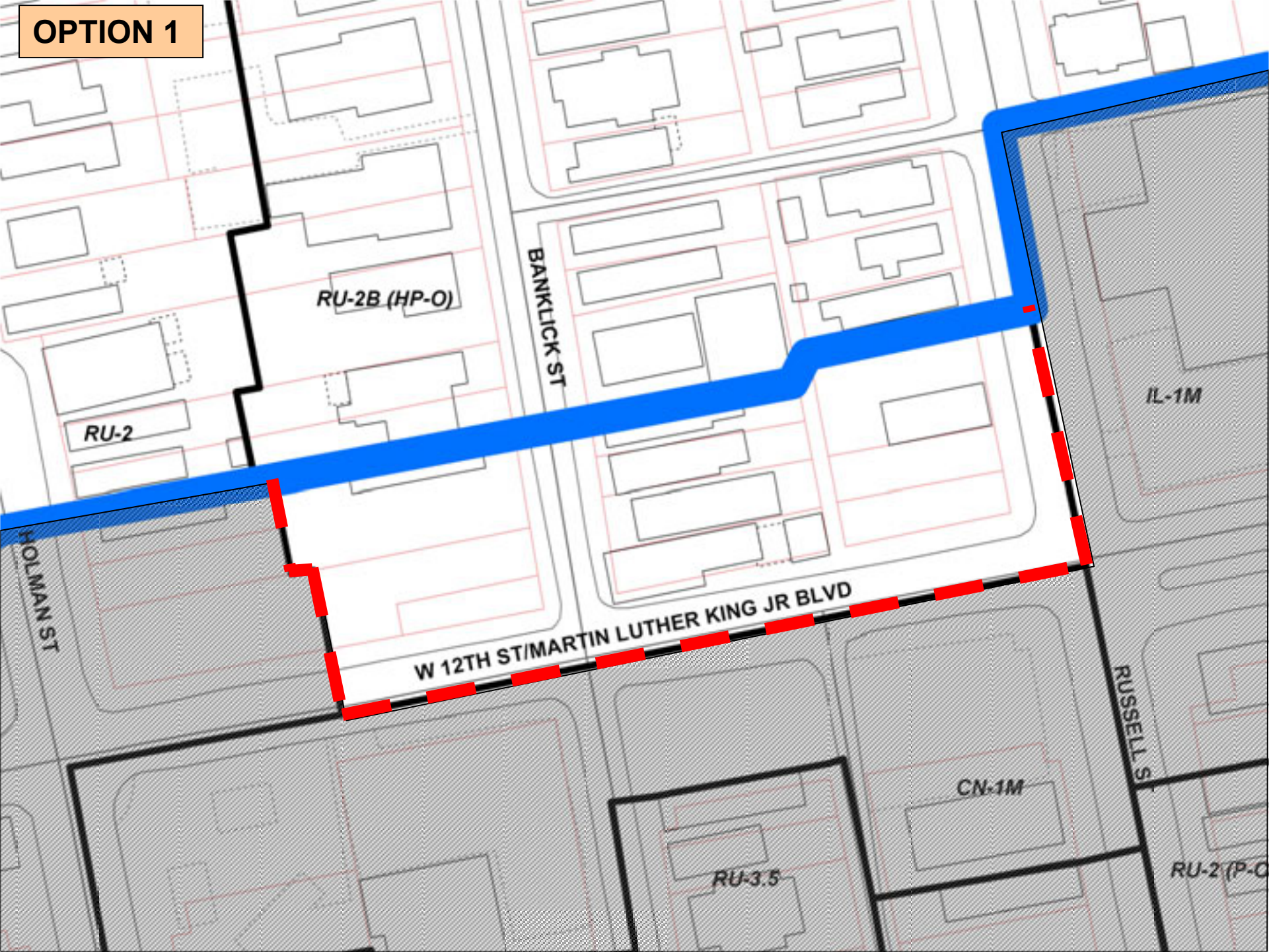
Kavanagh St

I-71/75

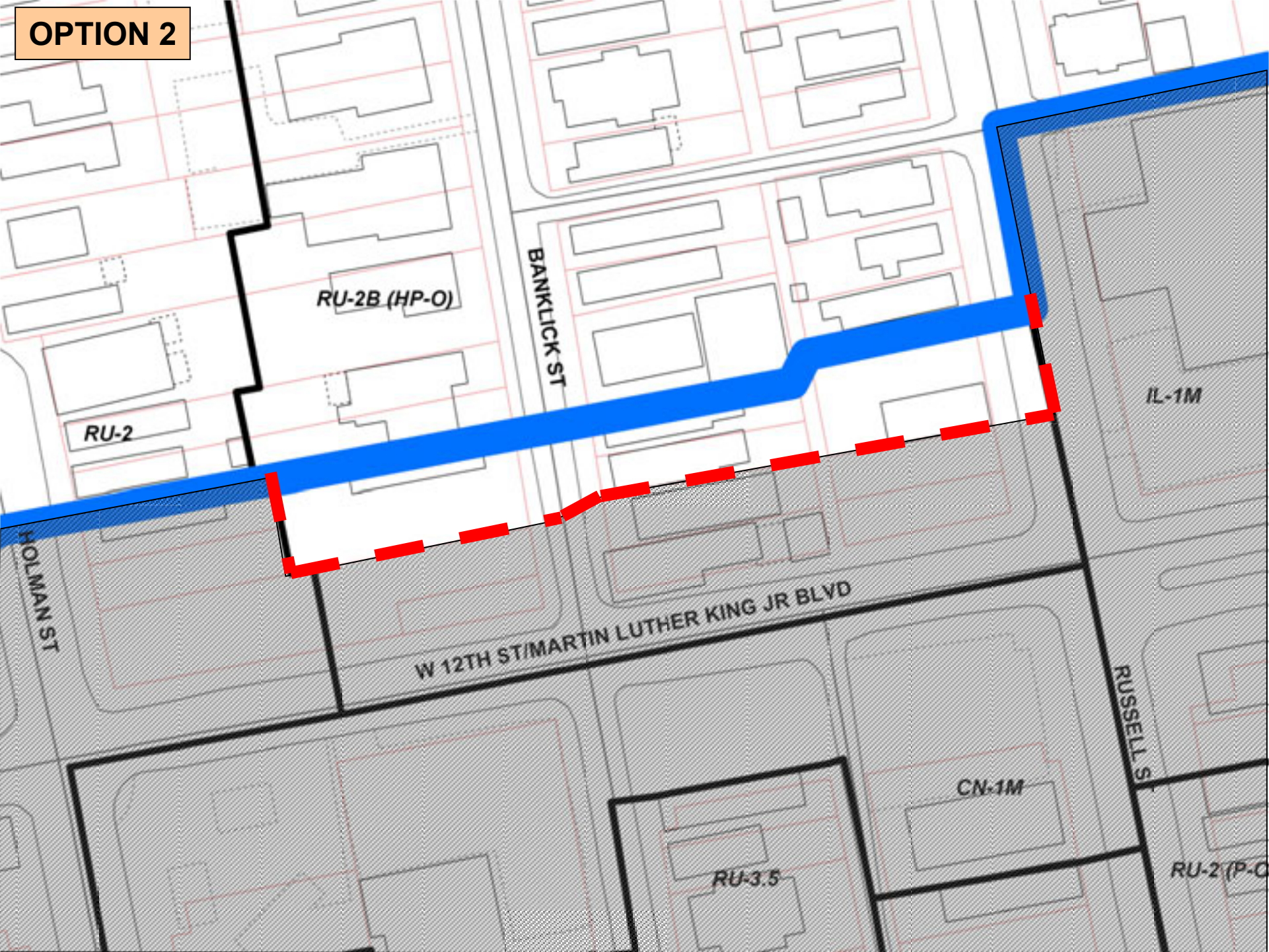
Linden Ave



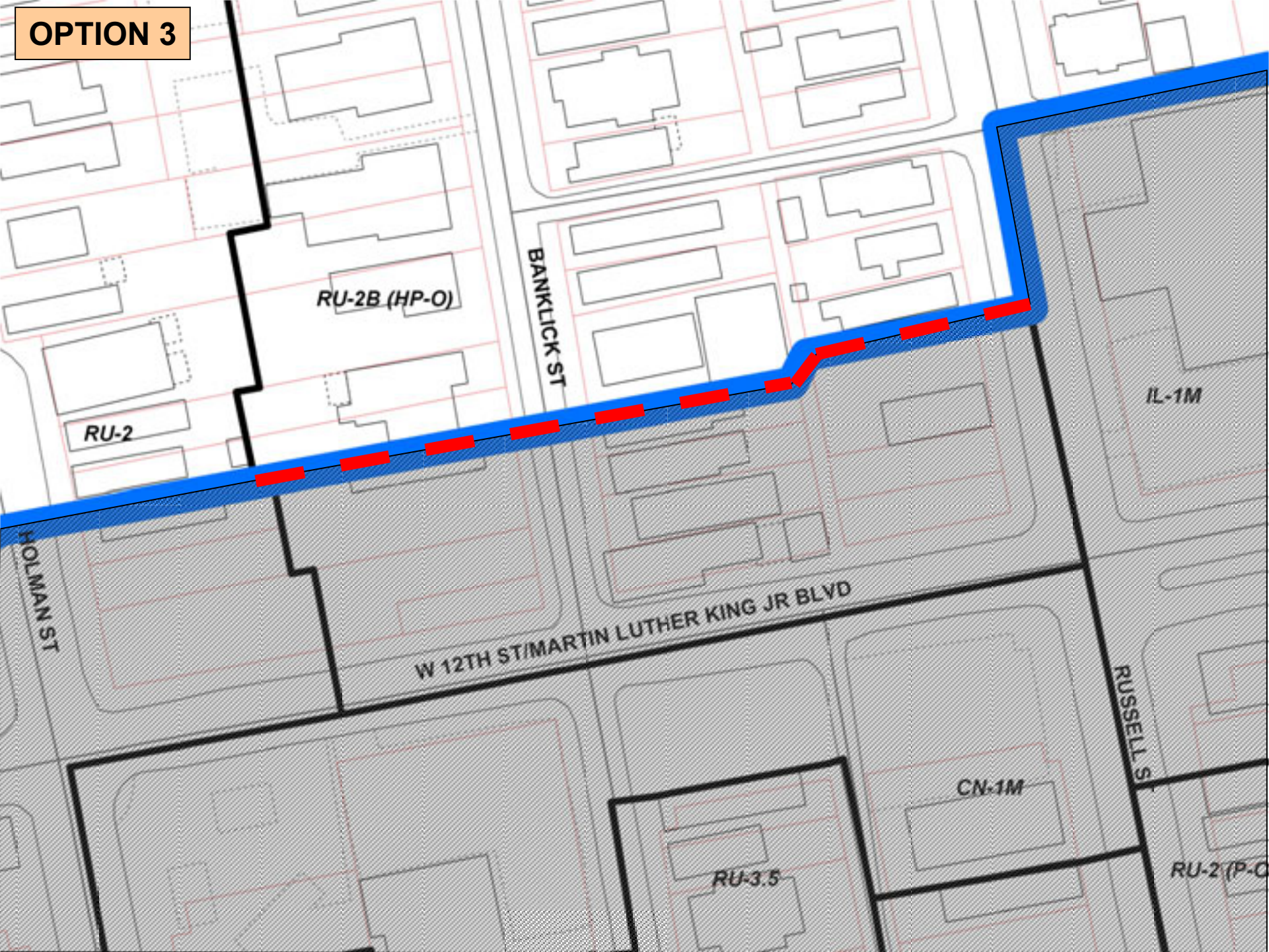
OPTION 1



OPTION 2



OPTION 3



RU-2B (HP-O)

BANKICK ST

RU-2

HOLMAN ST

W 12TH ST/MARTIN LUTHER KING JR BLVD

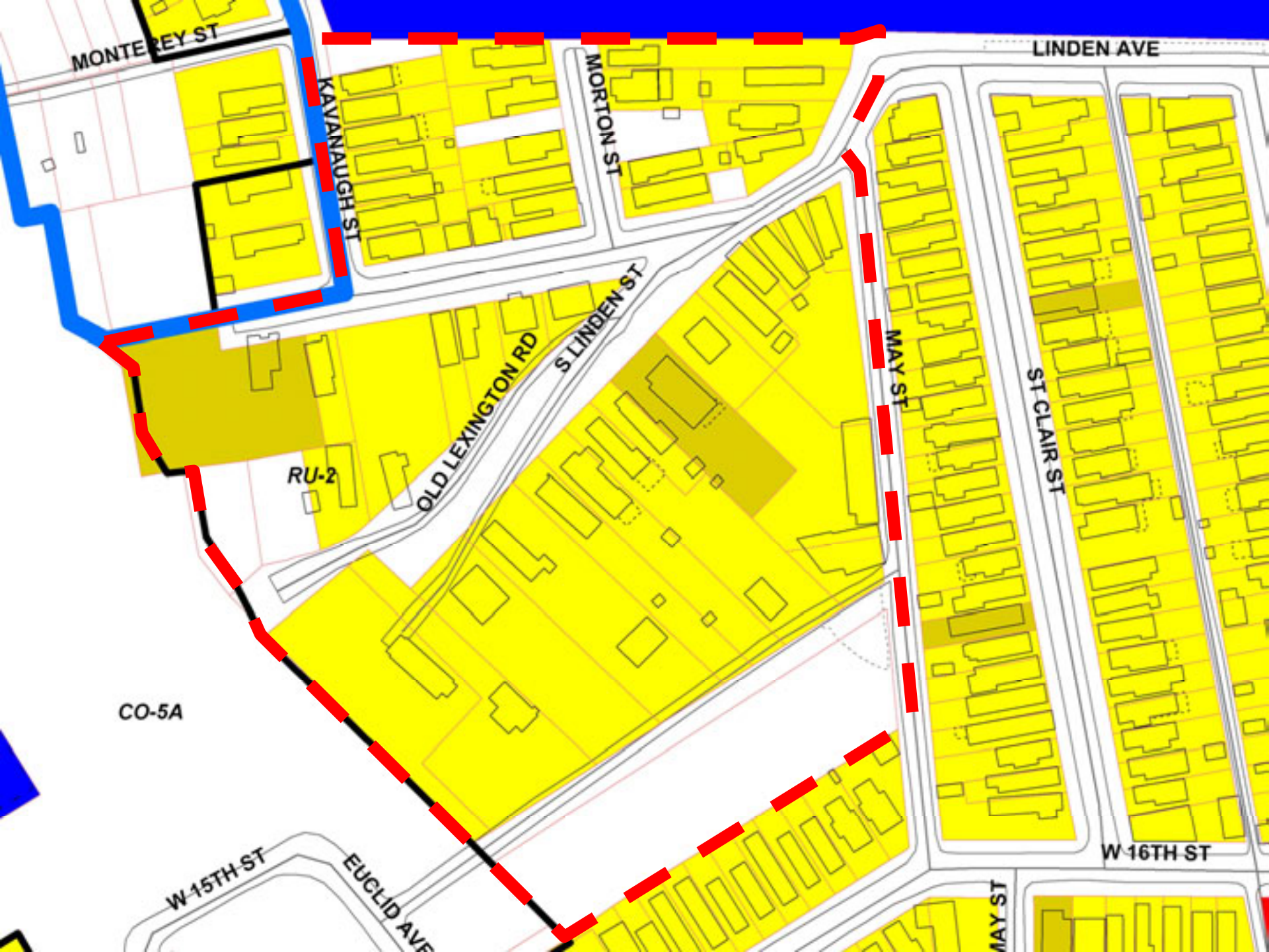
IL-1M

CN-1M

RU-3.5

RUSSELL S

RU-2 (P-O)



MONTEREY ST

KAVANAUGH ST

MORTON ST

LINDEN AVE

MAY ST

ST CLAIR ST

W 16TH ST

MAY ST

EUCLID AVE

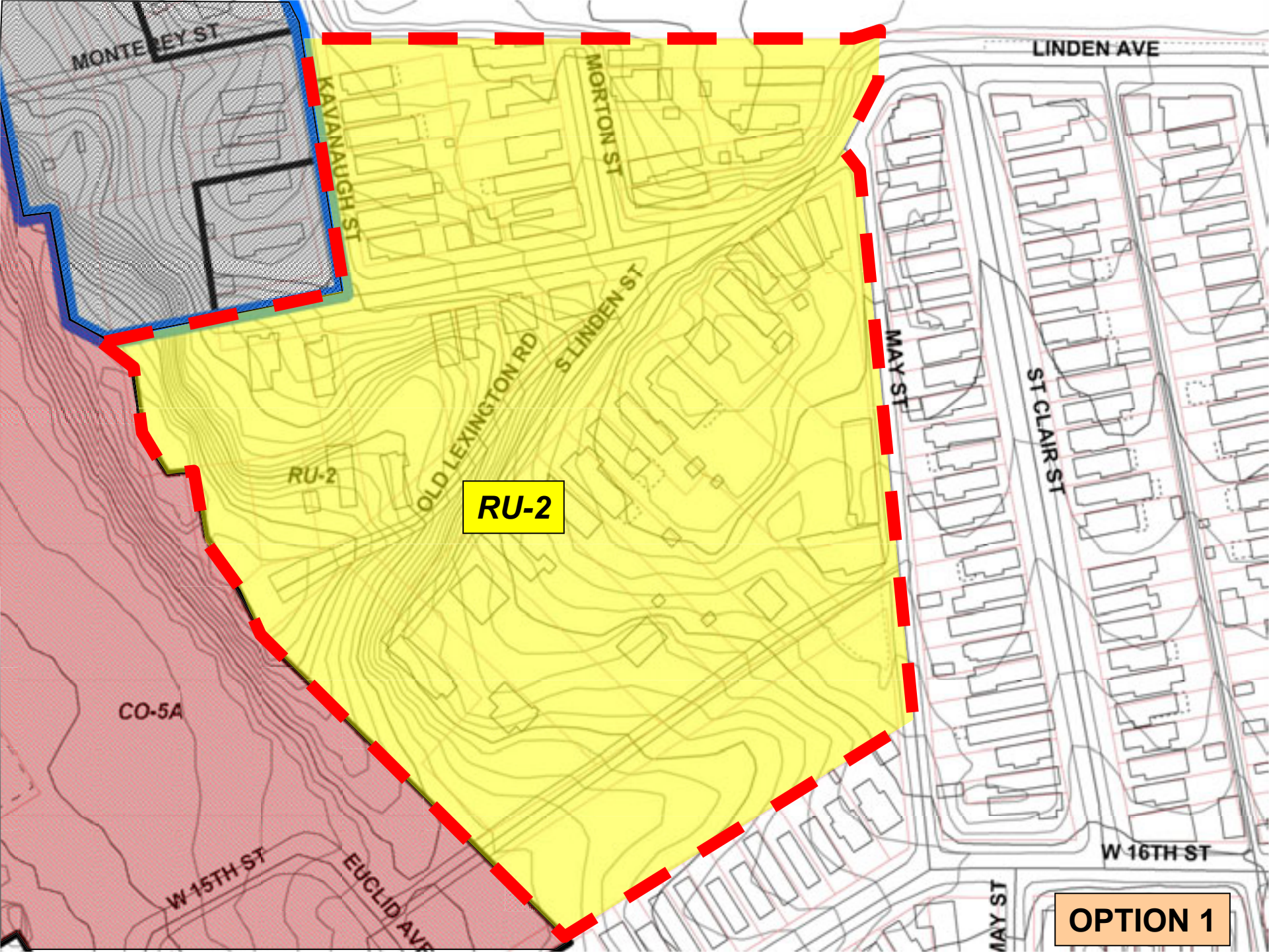
W 15TH ST

CO-5A

RU-2

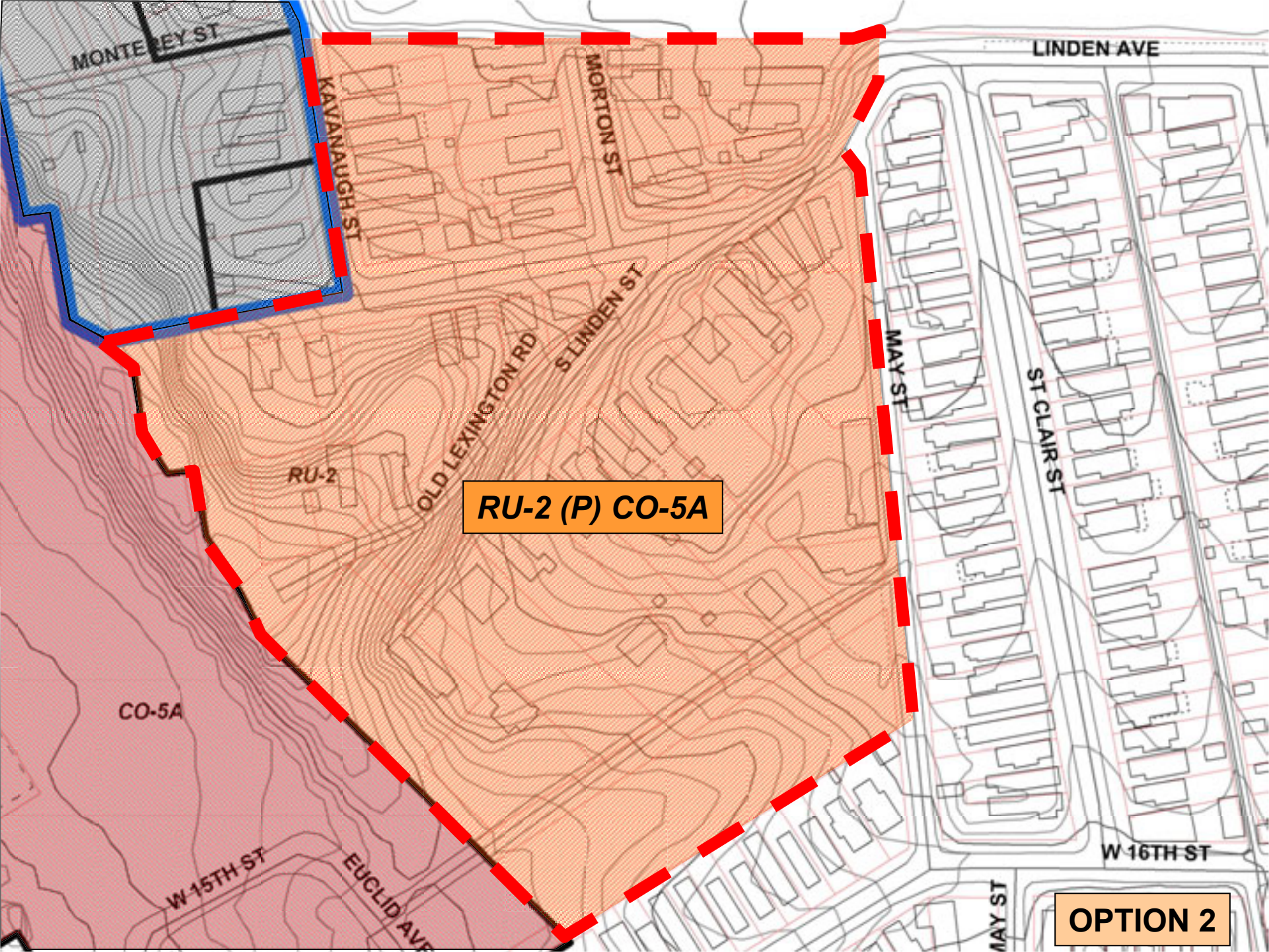
OLD LEXINGTON RD

S LINDEN ST



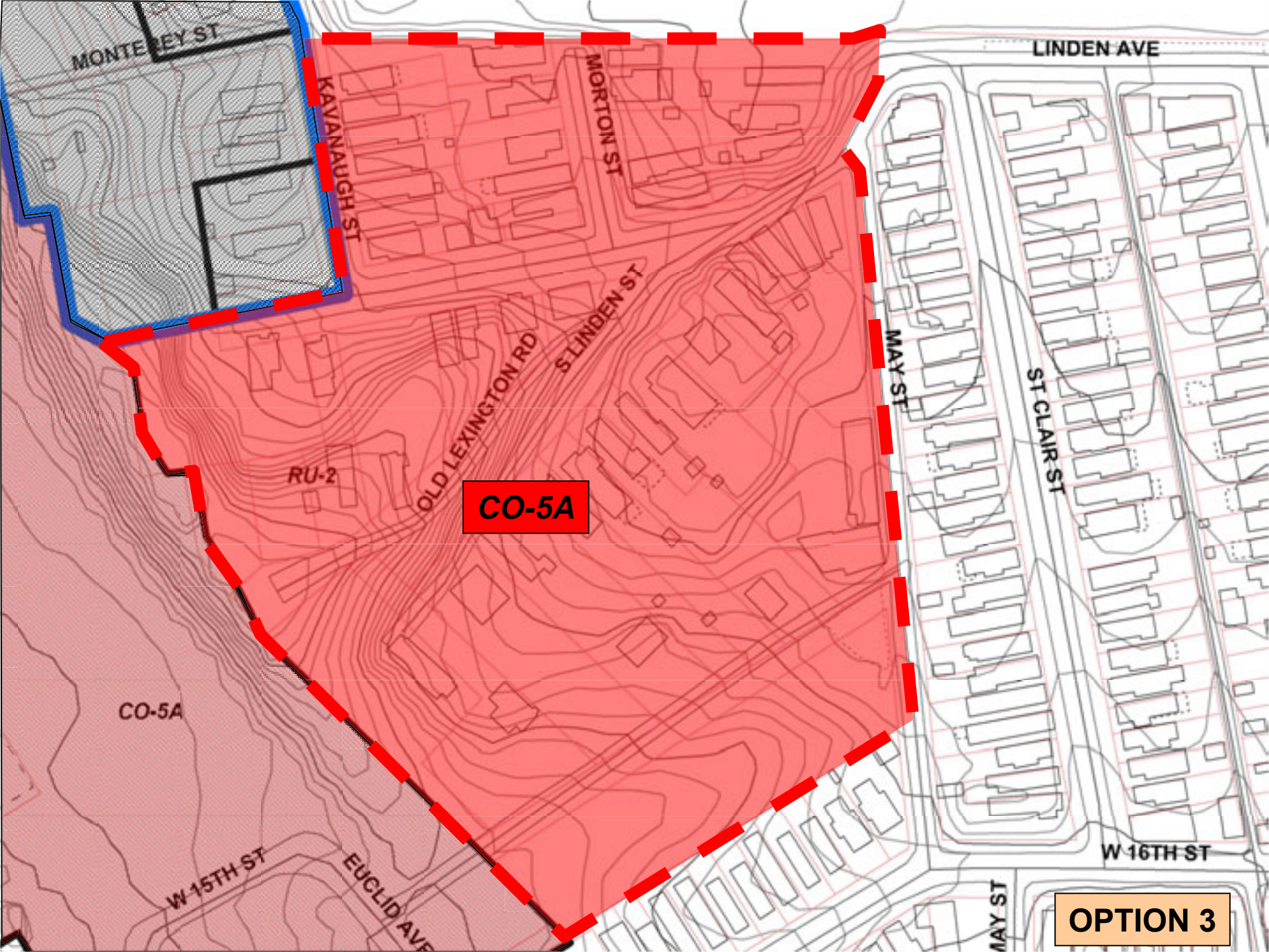
RU-2

OPTION 1



RU-2 (P) CO-5A

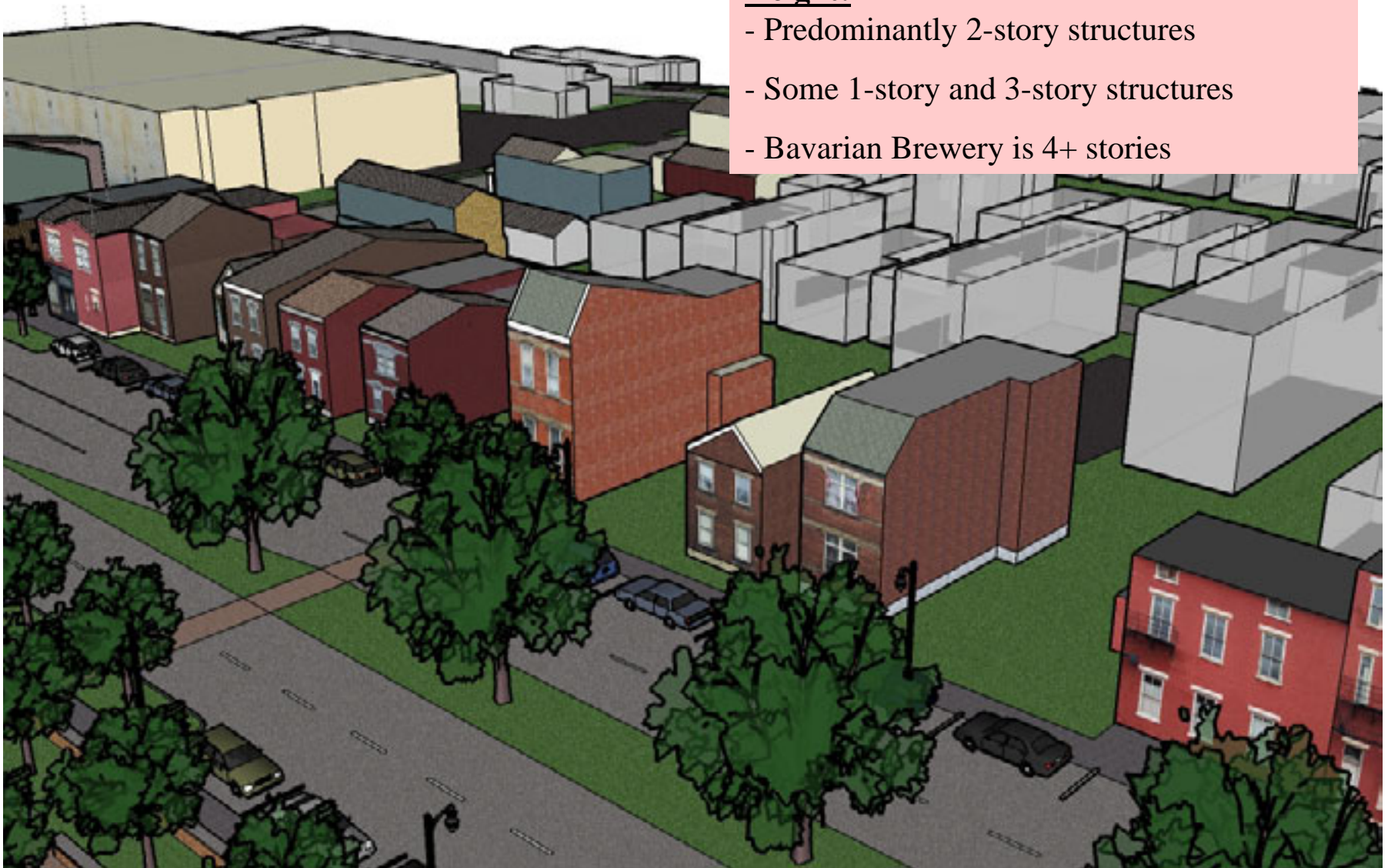
OPTION 2



CO-5A

OPTION 3

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

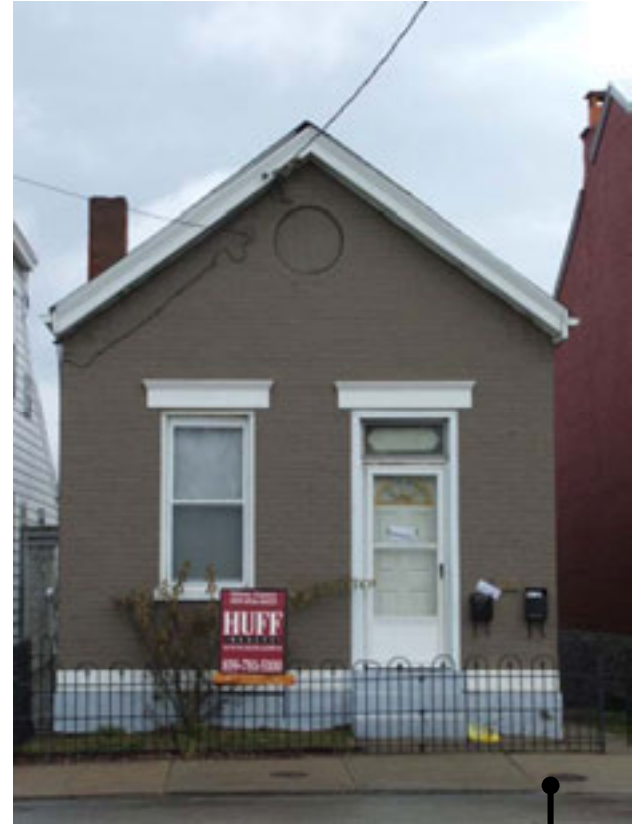


Four+ stories



Three story

Existing Form: Height



Single story

Redevelopment: Height

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

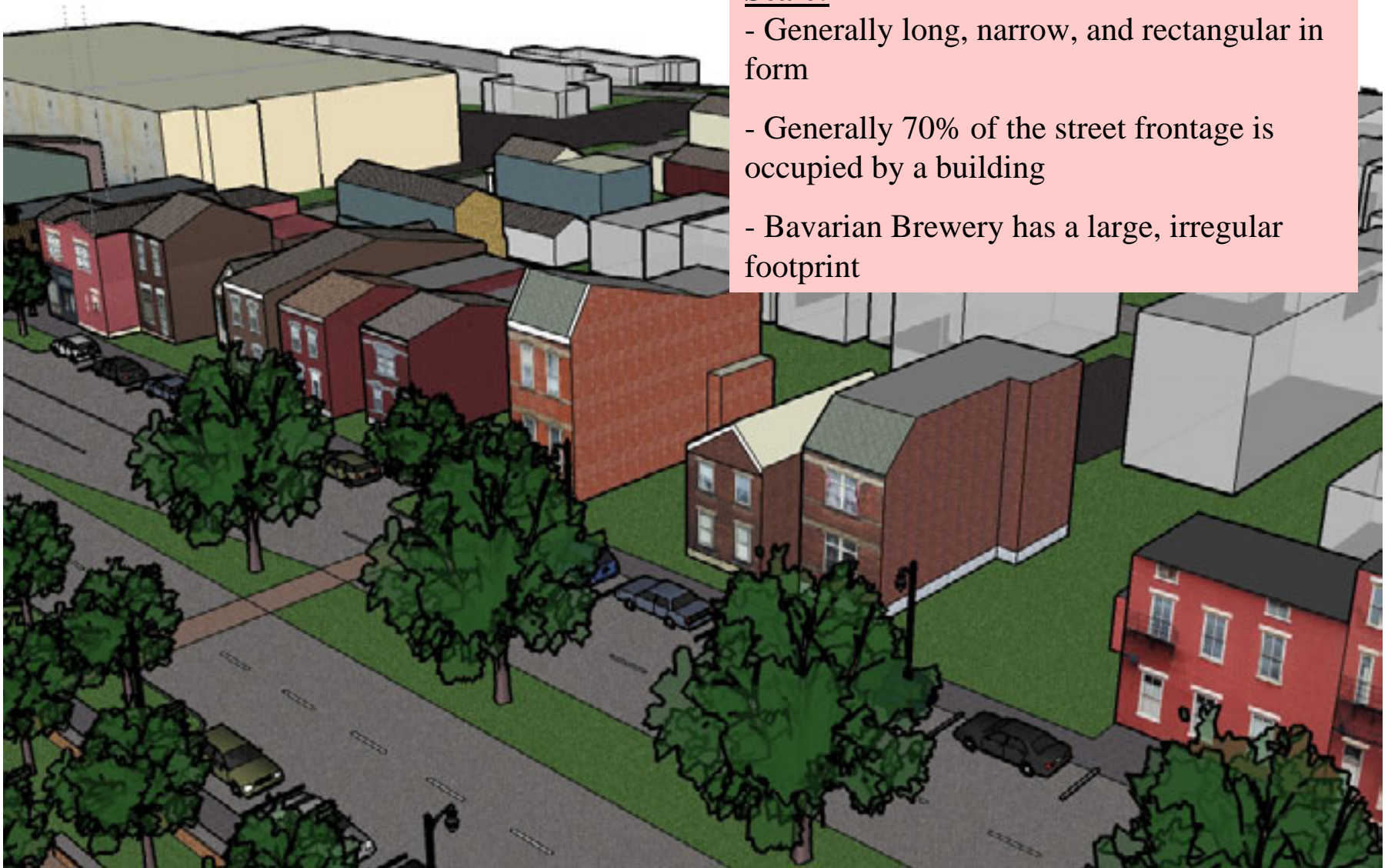


Redevelopment: Height

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



Existing Form: Scale



Scale:

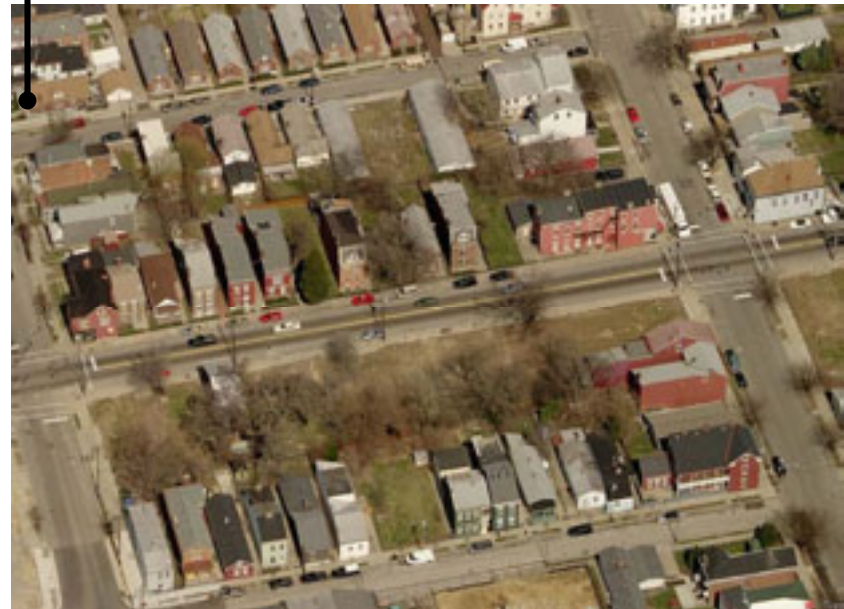
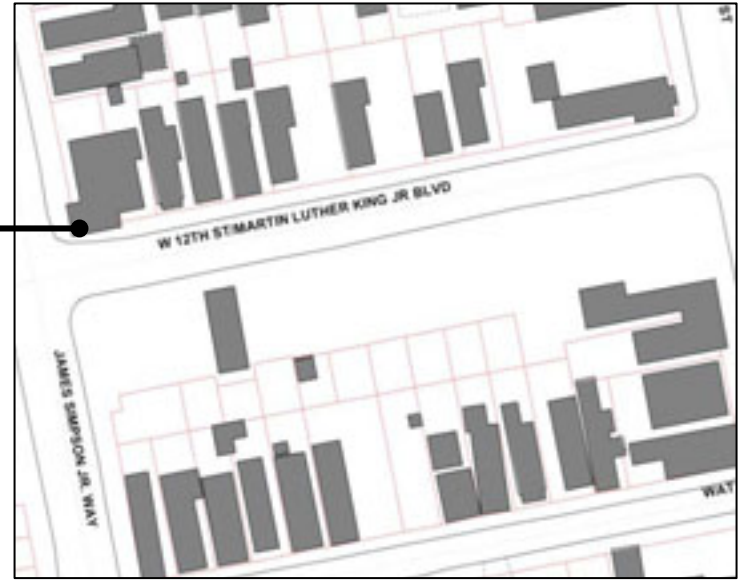
- Generally long, narrow, and rectangular in form
- Generally 70% of the street frontage is occupied by a building
- Bavarian Brewery has a large, irregular footprint

Existing Form: Scale



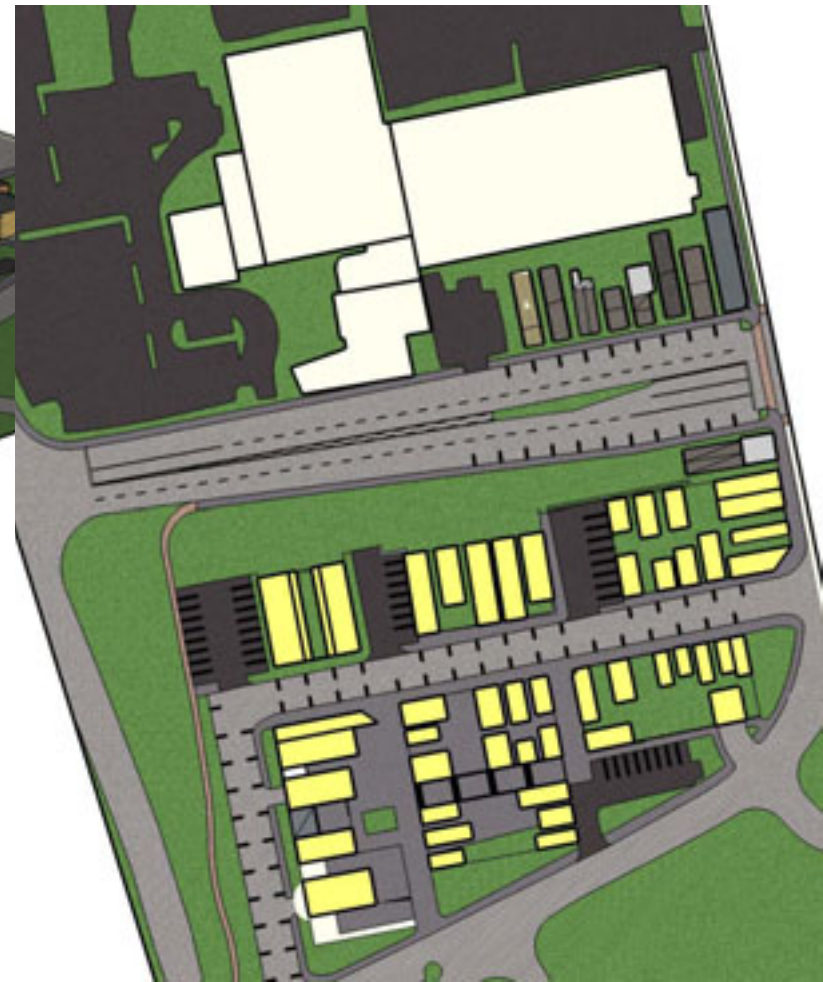
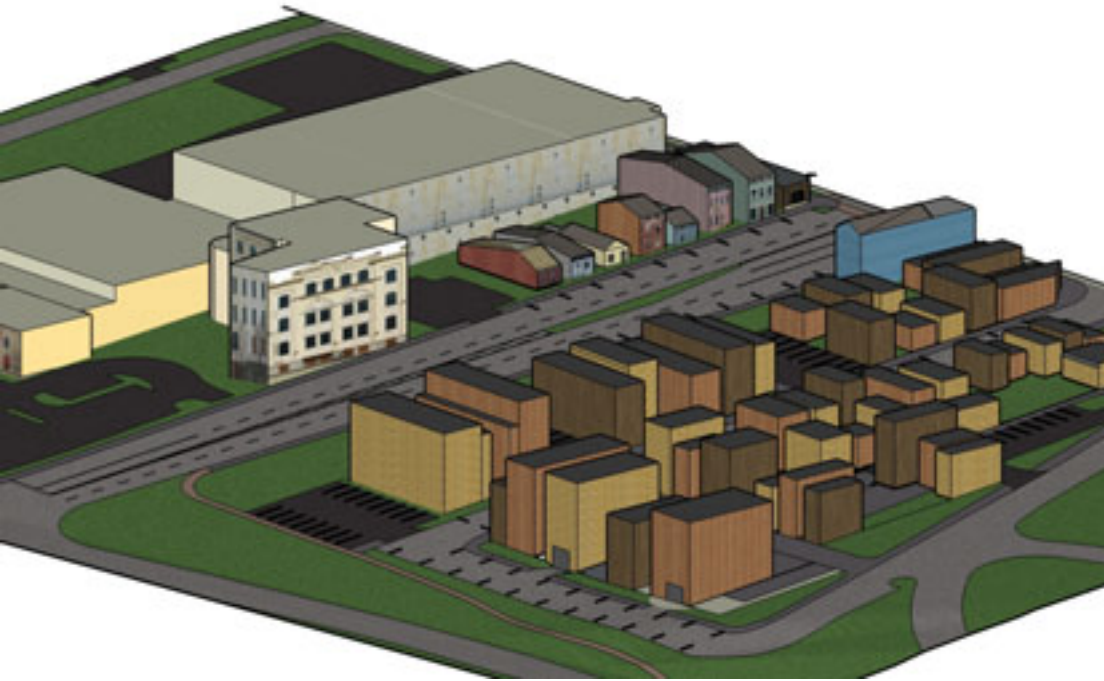
*Long, narrow
rectangle*

*Large, irregular
footprint*



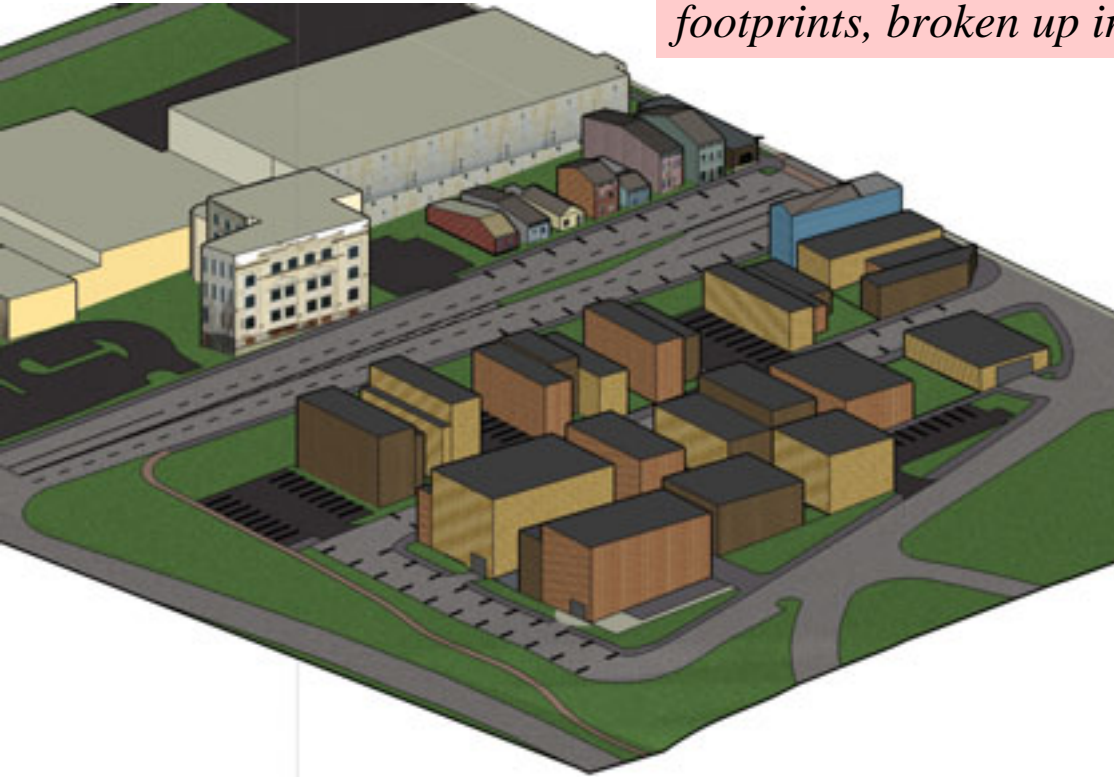
Redevelopment: Scale

Bavarian Brewery – Individual buildings with small footprints



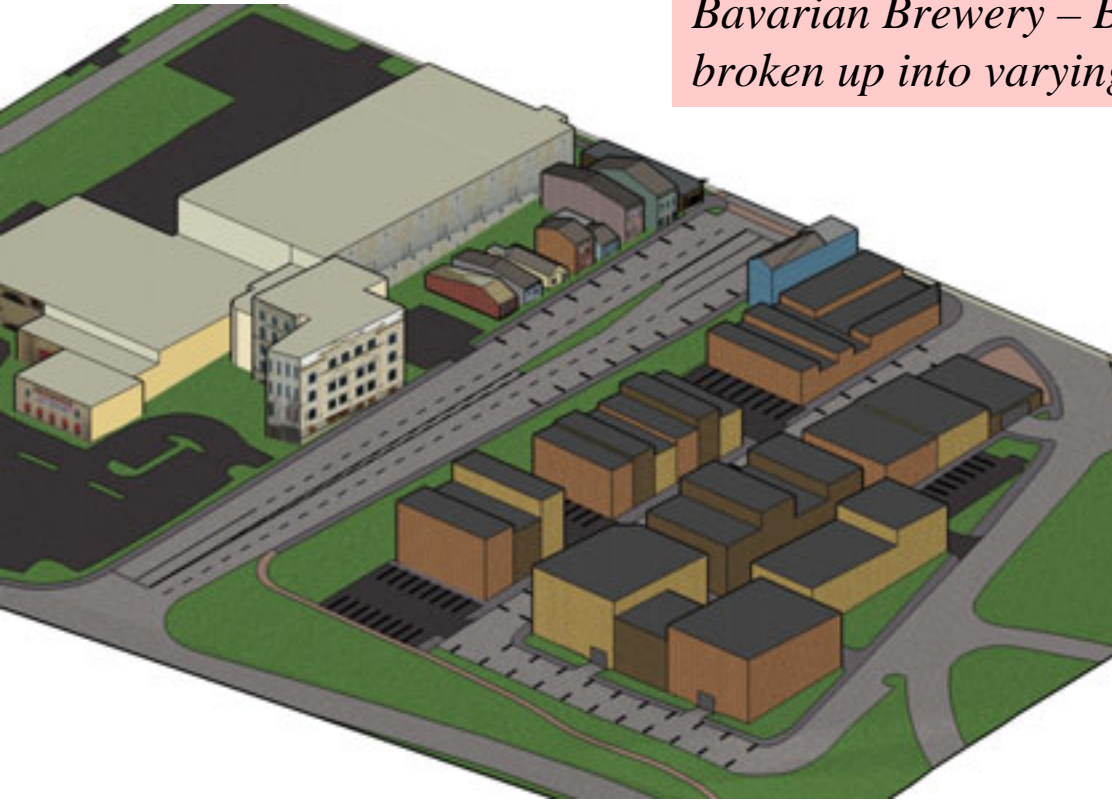
Redevelopment: Scale

Bavarian Brewery – Buildings with medium-sized footprints, broken up into varying façades



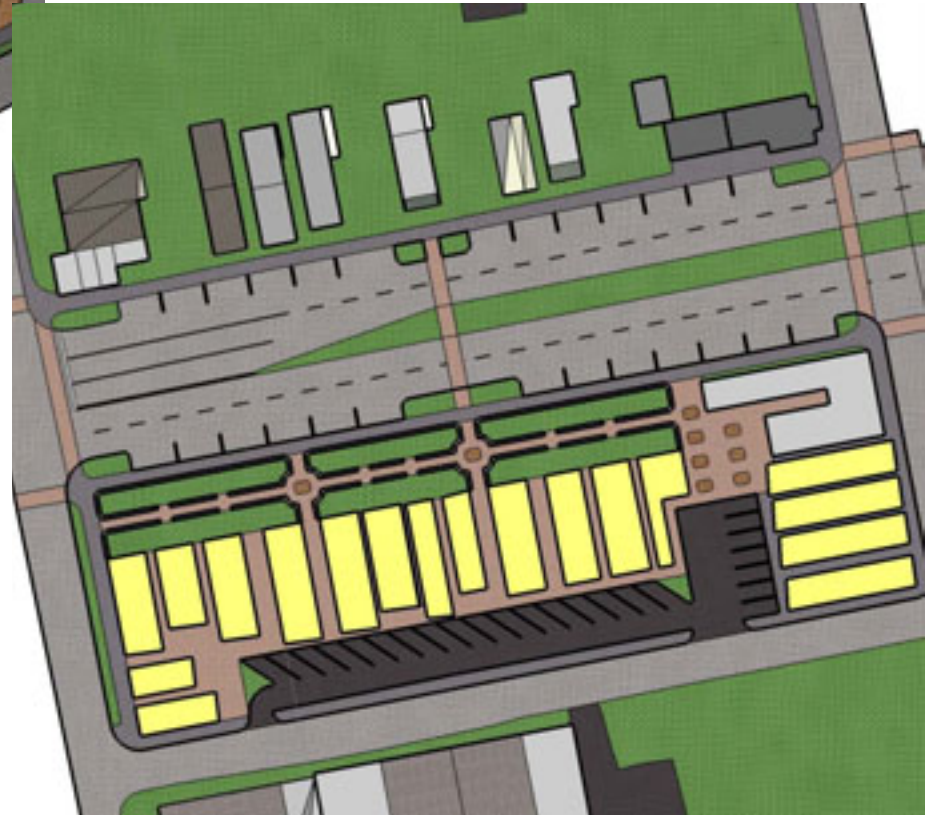
Redevelopment: Scale

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



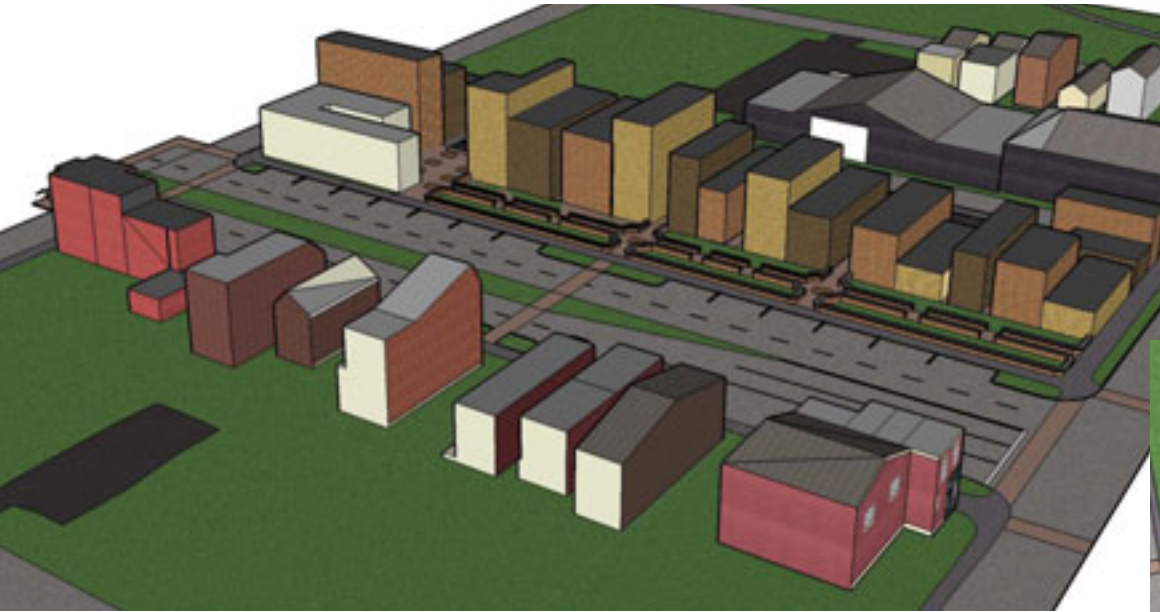
Redevelopment: Scale

Corridor – Individual buildings with small footprints



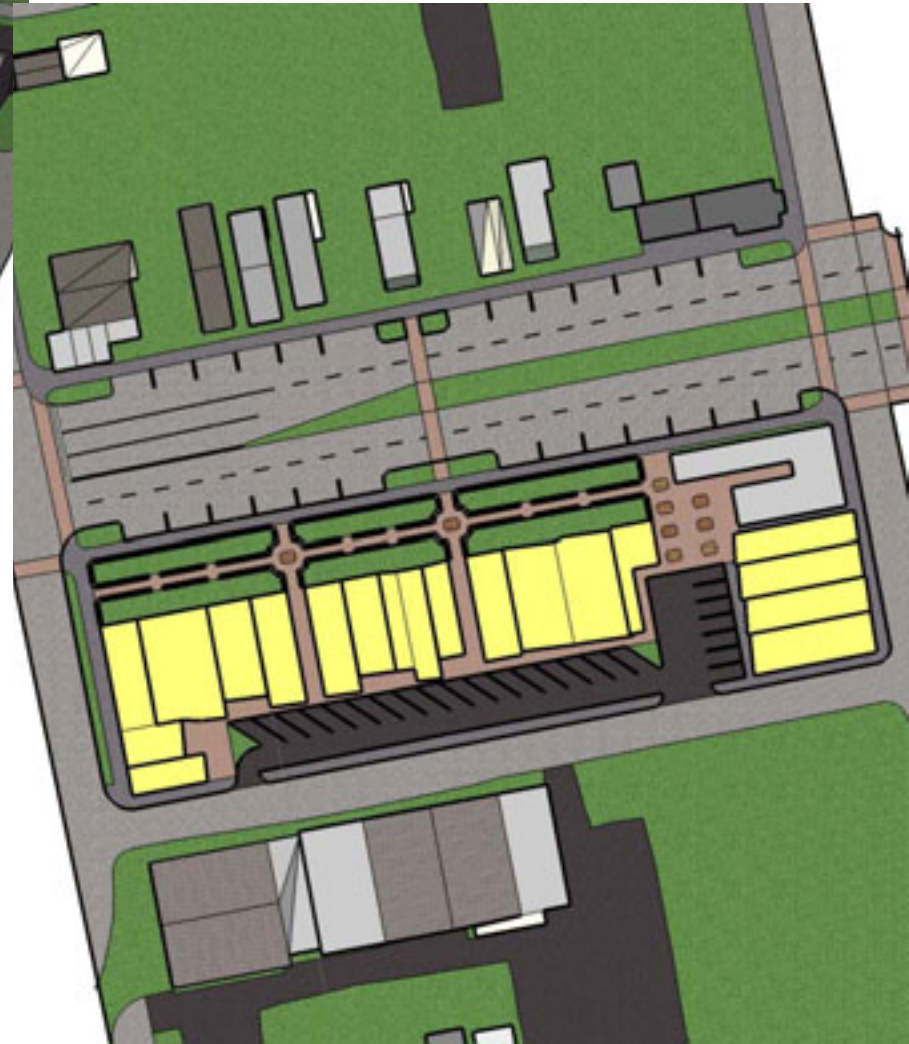
Redevelopment: Scale

Corridor – Buildings with medium-sized footprints, broken up into varying façades

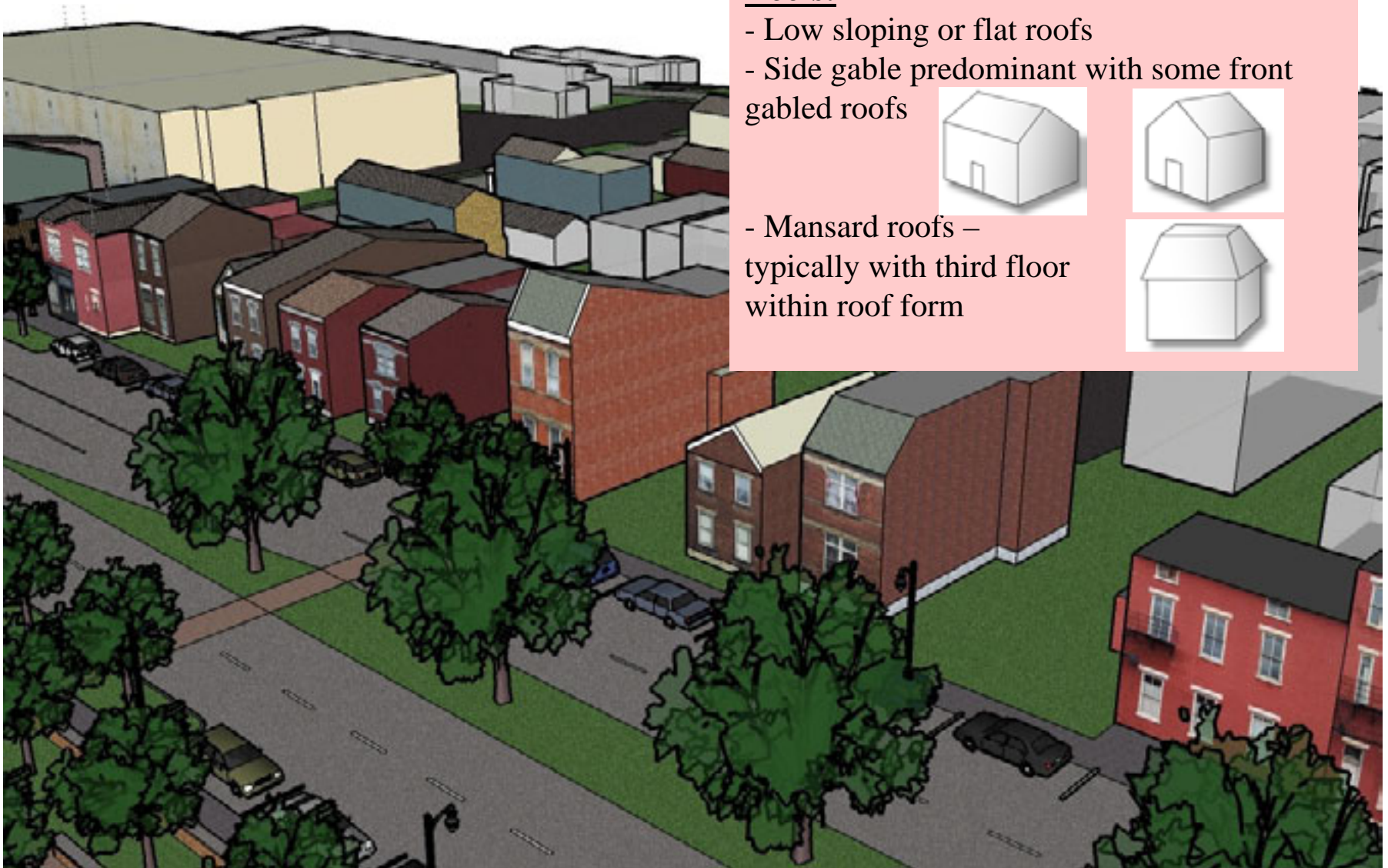


Redevelopment: Scale

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



Existing Form: Roofs – Two/Three Story Buildings



Two story front gabled roof

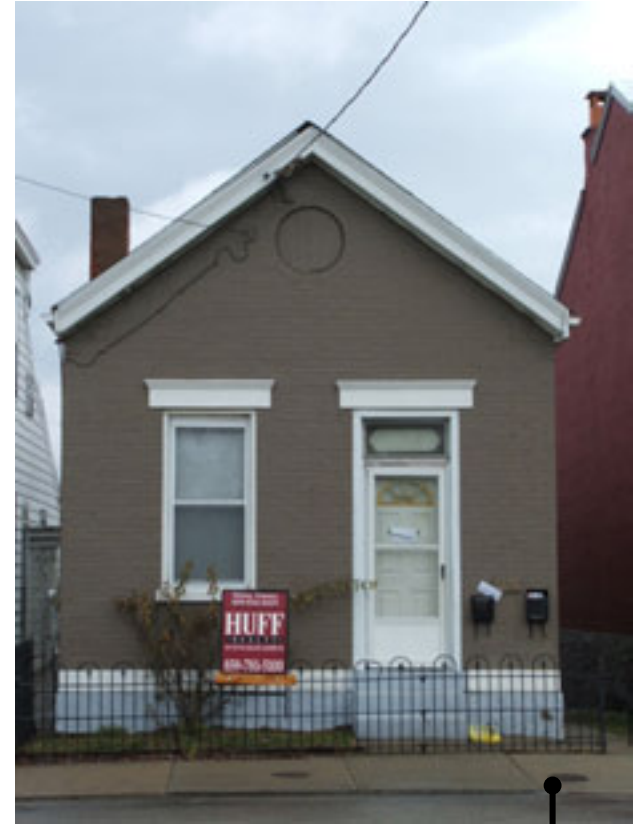


Two story side gabled roof



Three story with mansard roof

Existing Form: Roofs – Single Story Buildings



Single story buildings with front and side gabled roofs

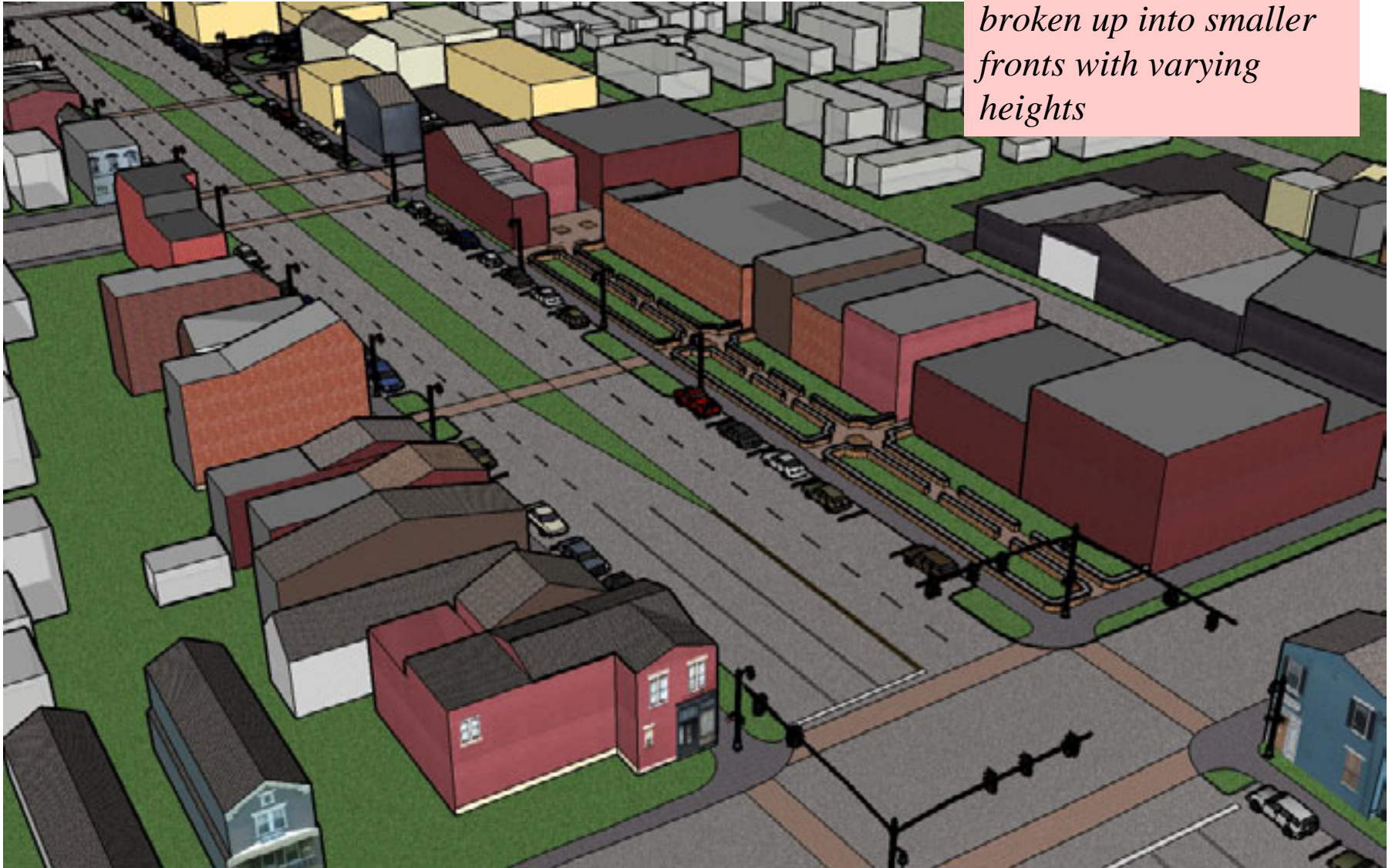
Redevelopment: Potential roof forms



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



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*



Redevelopment: Potential Building Materials



*Vinyl Cladding –
Smaller facades with
varying building heights*

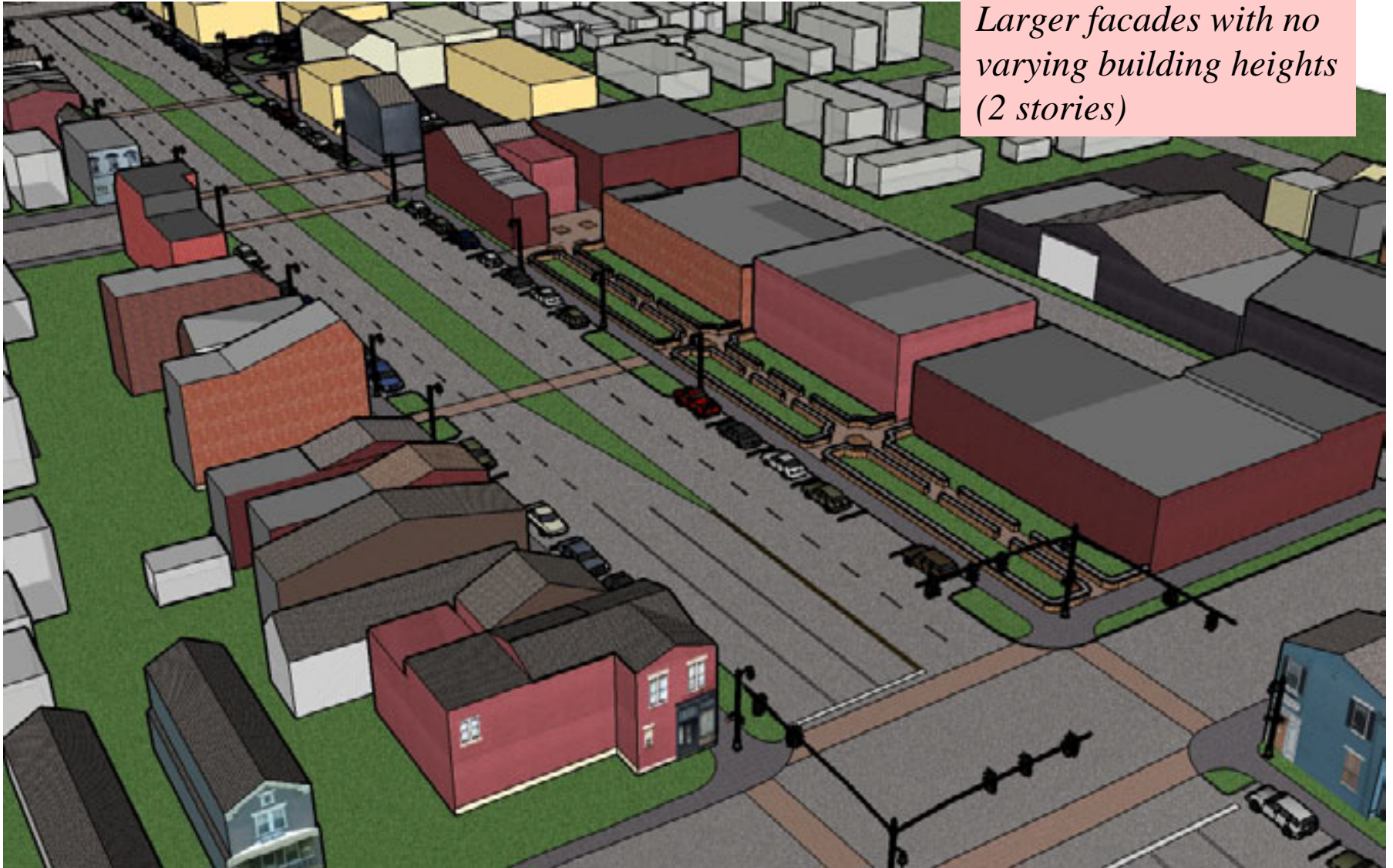
Redevelopment: Potential Building Materials



Mix of building materials (Cladding and Brick) – Smaller facades with varying building heights

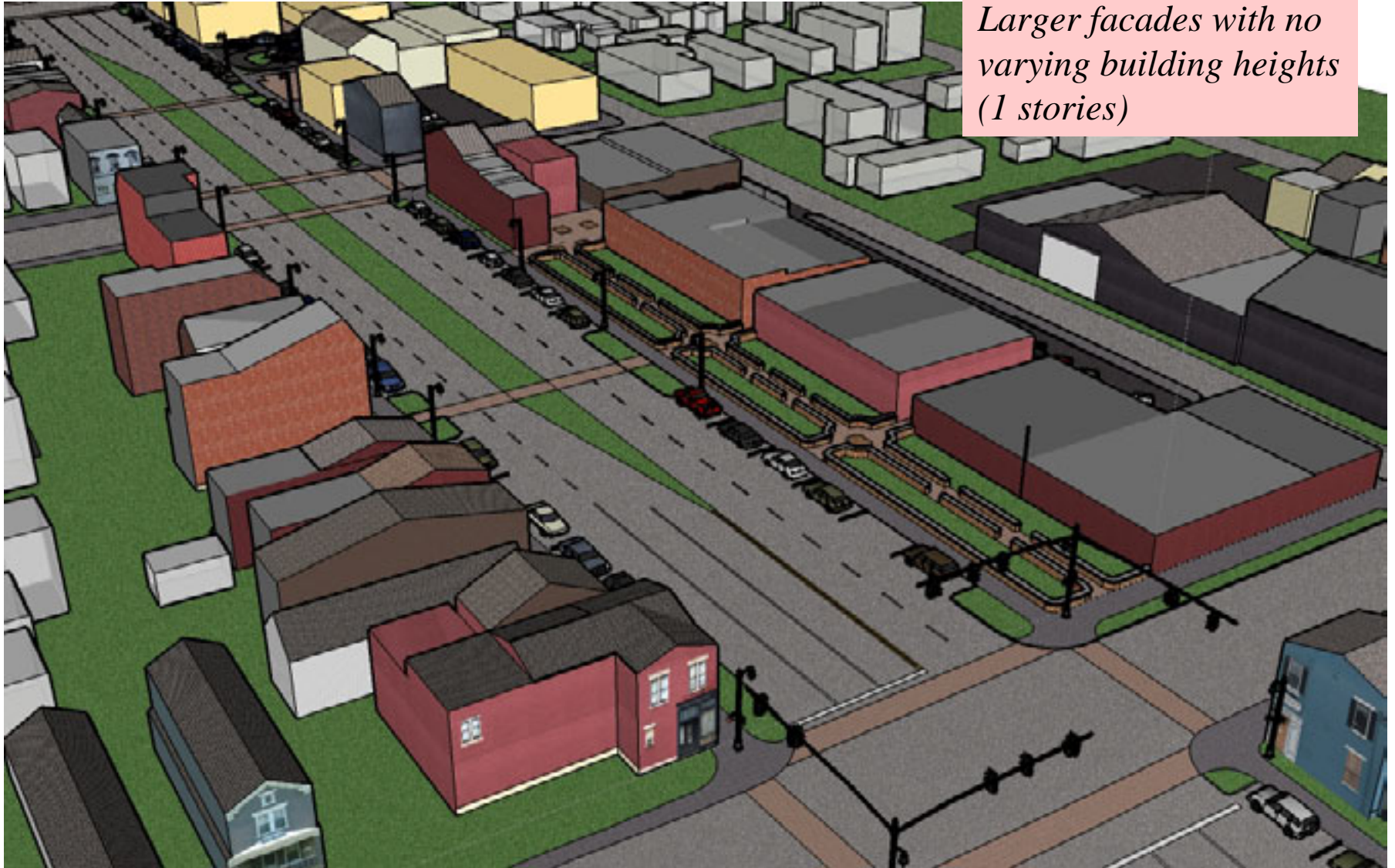
Redevelopment: Potential Building Materials

*Brick buildings –
Larger facades with no
varying building heights
(2 stories)*

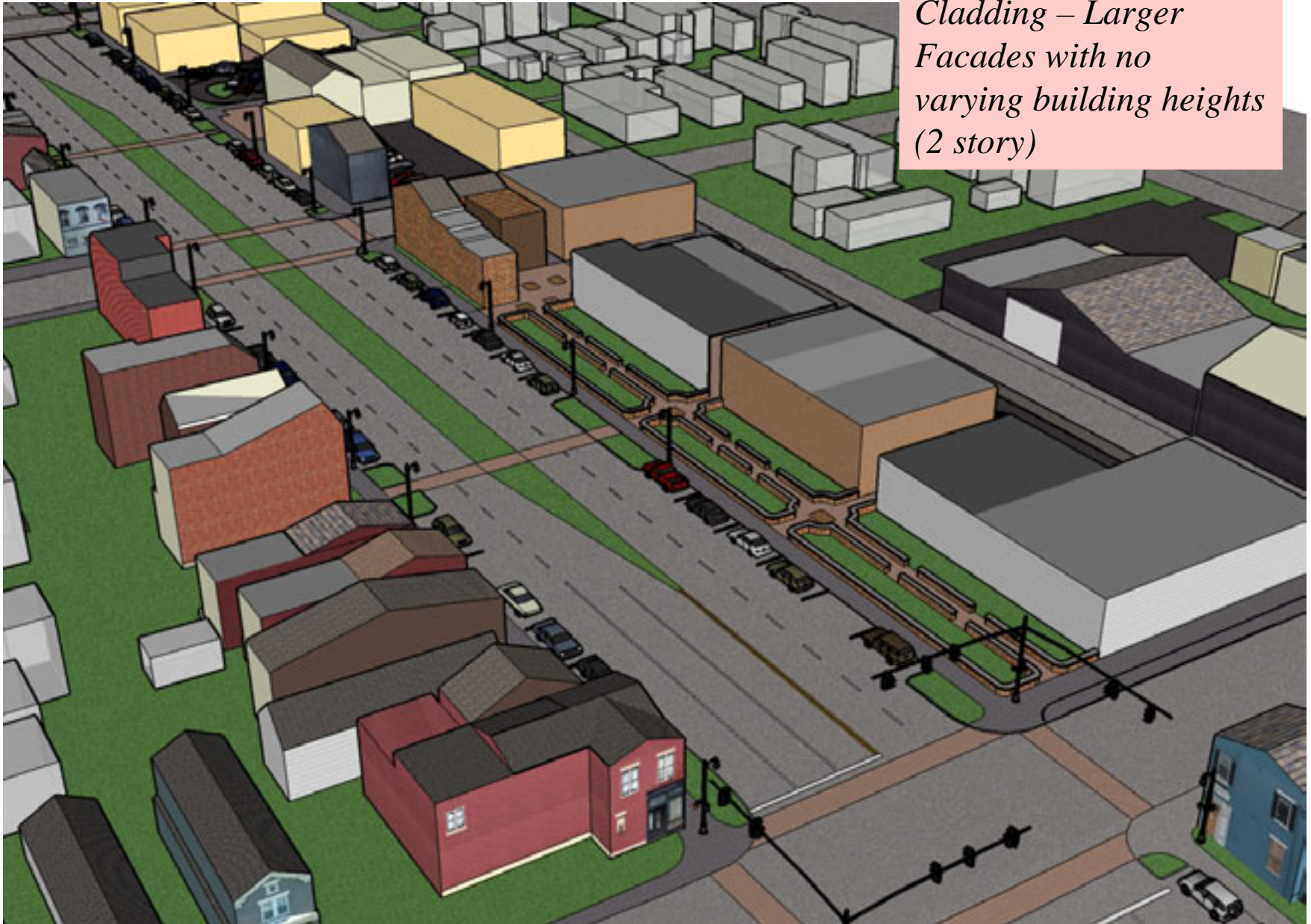


Redevelopment: Potential Building Materials

*Brick buildings –
Larger facades with no
varying building heights
(1 stories)*

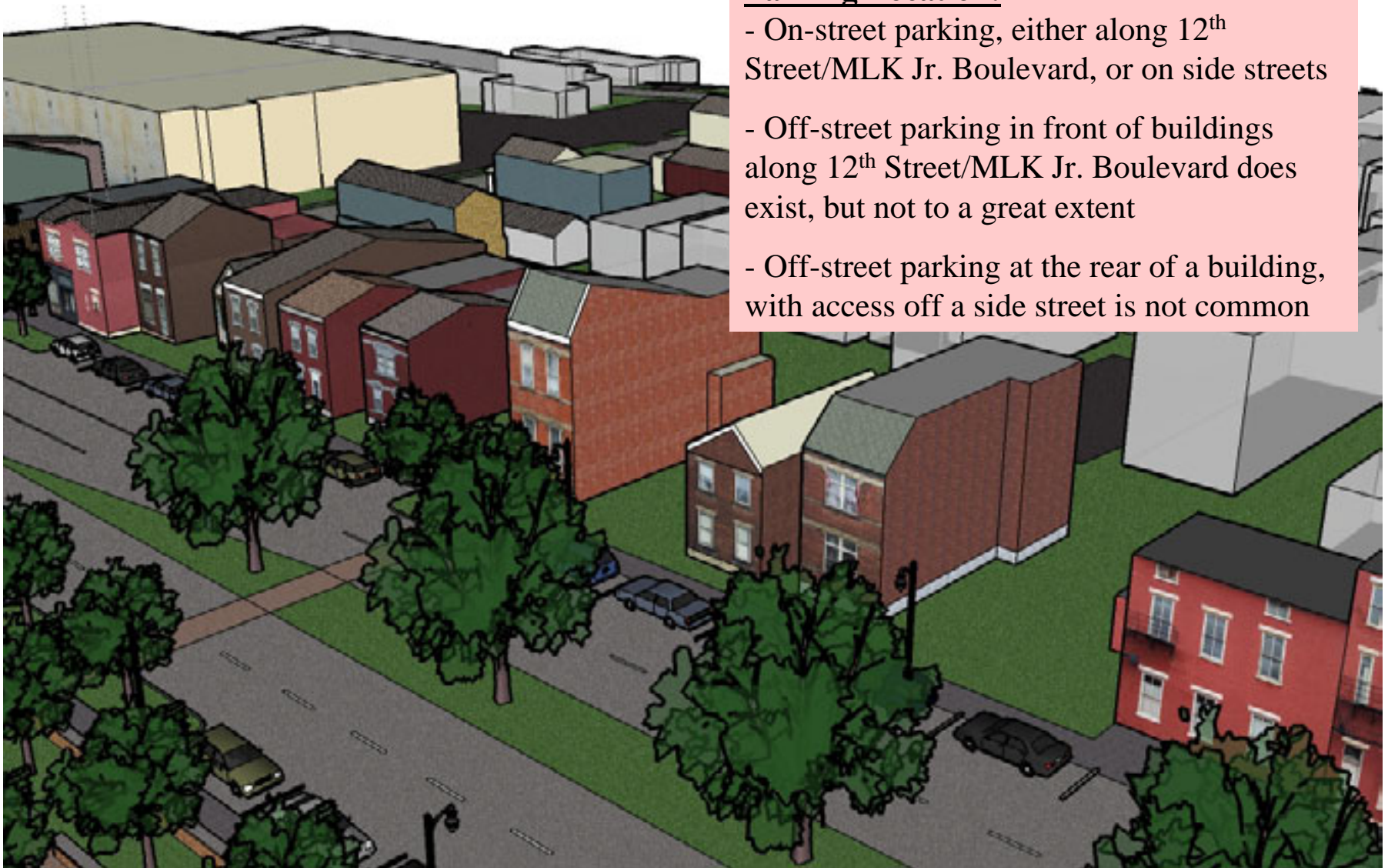


Redevelopment: Potential Building Materials



*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*



Redevelopment: Parking Location

In front – Located between the building and the street

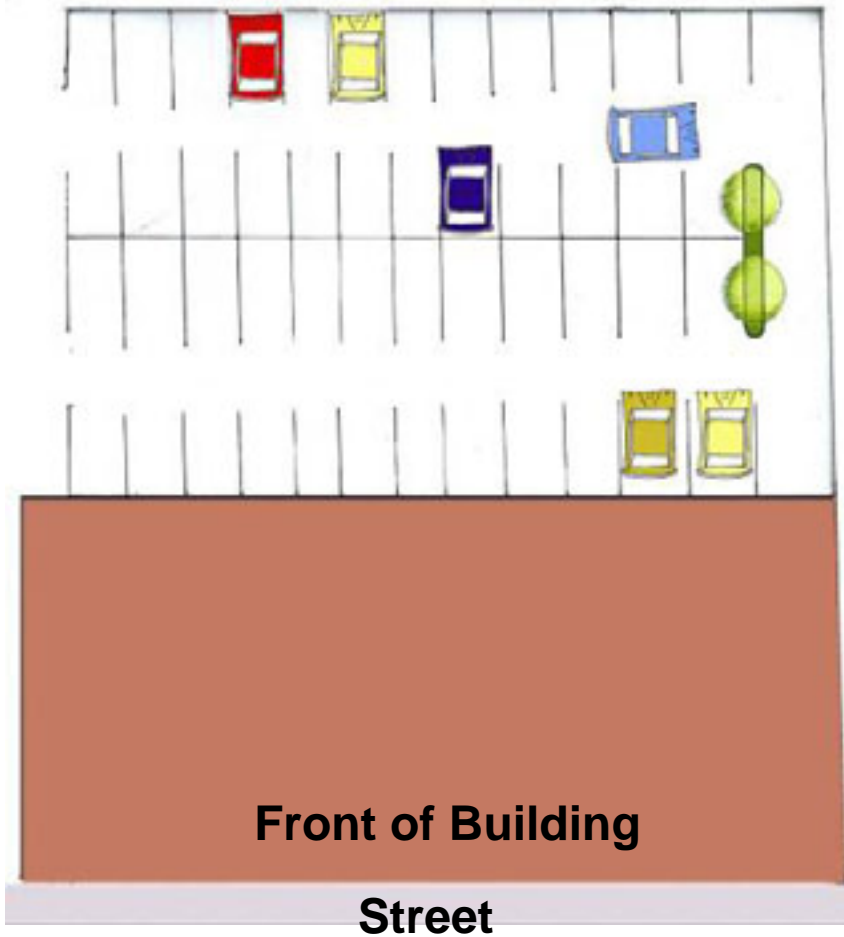
Front of Building

Street



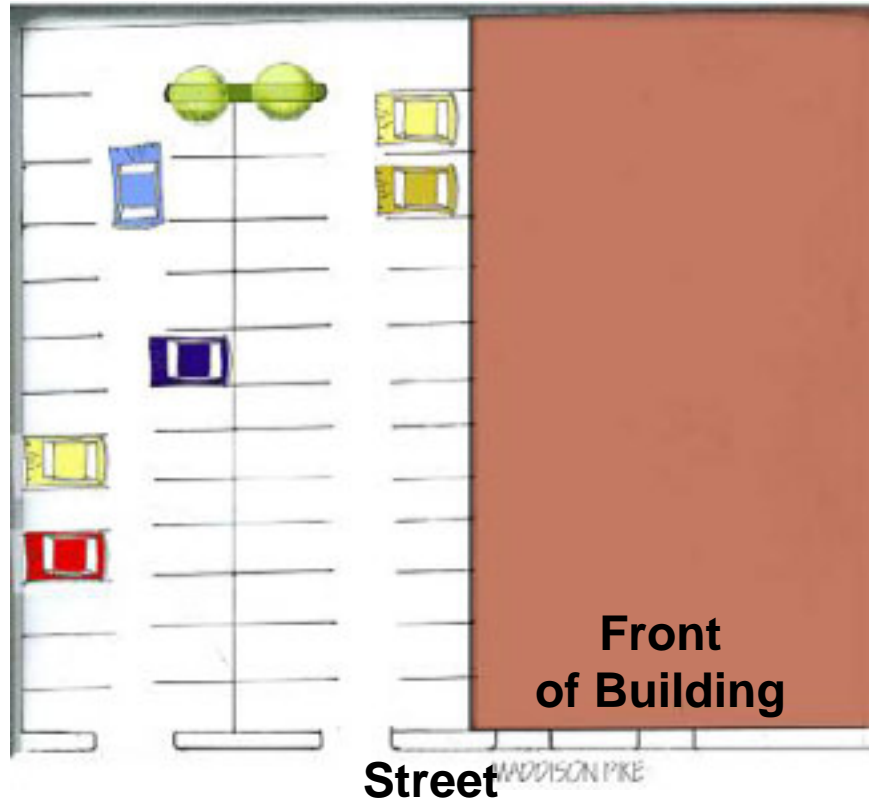
Redevelopment: Parking Location

In the rear – Located behind the building



Redevelopment: Parking Location

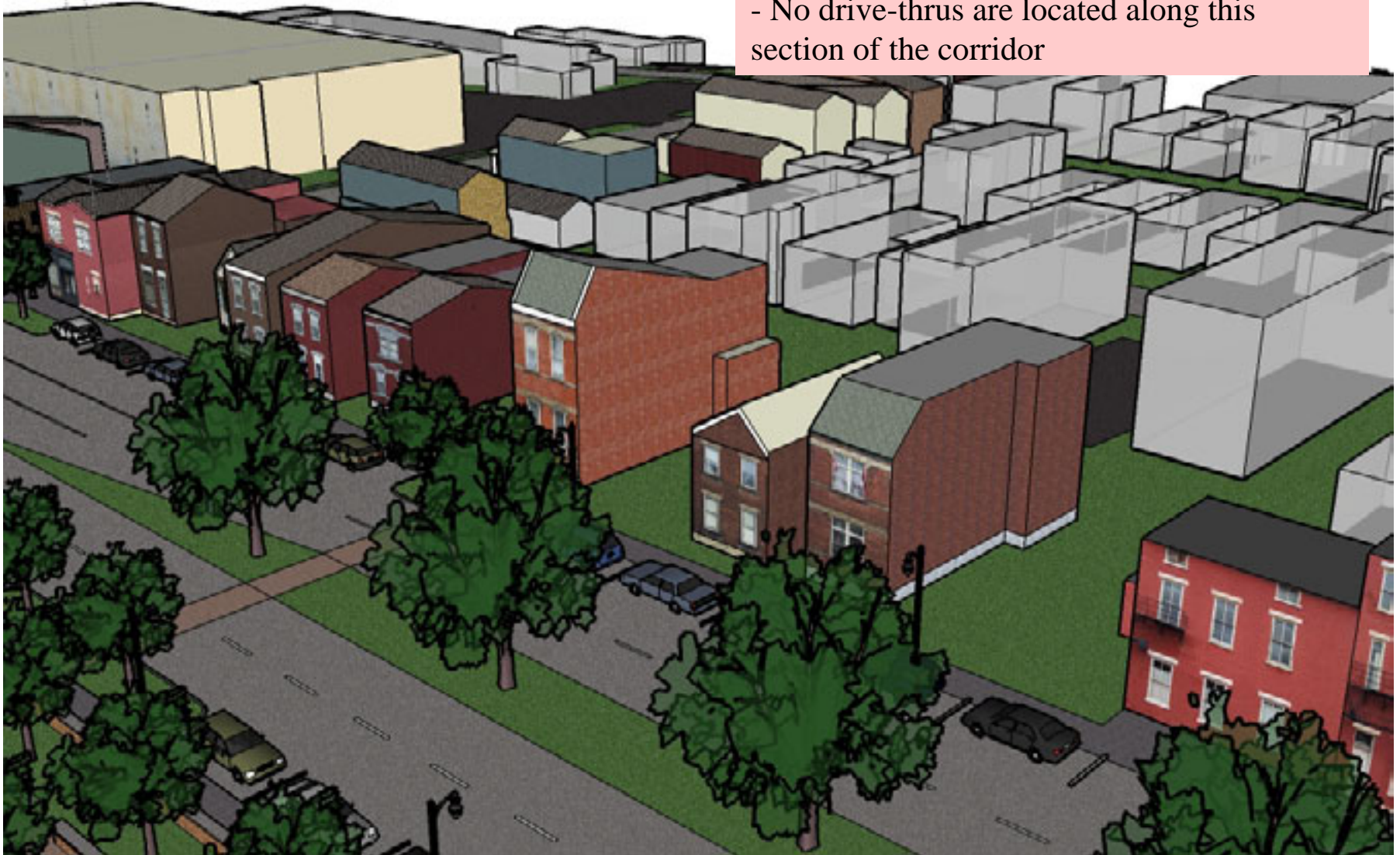
On the side – Located on the side of the building



Existing Form: Drive-Thrus

Drive-Thrus:

- No drive-thrus are located along this section of the corridor



Redevelopment: Drive-Thrus



At the rear of the building

At the side of the building



