Roofs

Linden Gateway Small Area Study

- This study recommends that [green roofs] be encouraged as part of new infill development.
- The architecture of the buildings should be compatible to those that presently exist on the north side of 12th St./Martin Luther King Jr. Blvd. Building…roof shapes…should be specified.
- Green infrastructure practices such as green roofs…are recommended to be incorporated into the design.
- The potential for green roofs…should be explored.
Roofs

- **KYTC 12th Street Design Guidelines**
  - In order to maintain this sense of visual continuity, a new building should have basic roof and building forms that are similar to those seen traditionally along 12th Street.
  - *Simple rectangular forms with traditional pitched and flat roofs are appropriate.*
Flat Roofs

- Only permitted with green roofs or roof top deck/patio
- Permitted with any story building
- Permitted only with buildings 3+ stories
- Increased parapet height to emphasize the entrance
Metal Roof – Slate
Metal Roof – Shingle
Metal Roof – Standing Seam
Metal Roof – Solar
Mass – Height

**Linden Gateway Small Area Study**
- The maximum height of buildings along the corridor east of Main Street is recommended to be 3 stories or 40 feet and a minimum height of 2 stories is recommended. The maximum height of buildings south of the interpretive park, north of 13th Street and west of Main Street is recommended to be 4 stories.

**500 Block**
- *It is recommended that the maximum height of the buildings within this block be limited to 4 stories or approximately 40 feet. This would be compatible in building height to that of the Bavarian Brewery building located across on the north side of 12th St./Martin Luther King Jr. Blvd.*
Mass – Height

**KYTC 12th Street Design Guidelines**

- A building should appear to be similar in height to buildings in the area. The visual impacts of taller portions that exceed traditional heights should be minimized.
- Floor-to-floor heights should appear to be similar to those seen traditionally.
  - *In particular, the openings in new construction should appear similar in height to those seen traditionally.*
Existing Form: Neighborhood Pocket Park
Redevelopment Concepts: Courtyards and Plazas
Redevelopment Concepts: Outdoor Dining
Existing Form: Wrought Iron and Masonry
Existing Form: Chain Link, Solid Wood, and Open Wood
Redevelopment Concepts: Solid Fences/Walls

Limestone Wall

Masonry Wall

Solid Fence
Redevelopment Concepts: Open Fences

Woven Wire

Chain Link Fence
Redevelopment Concepts: Wrought Iron and Picket Fences
Existing Form: Projecting and Wall Signs

- Projecting Signs
- Wall Signs
Existing Form: Window and Pole Signs

- Window Signs
- Pole Sign
Redevelopment Concepts: Ground Signs
Redevelopment Concepts: Pole Signs
Redevelopment Concepts: Individual Letter Wall Signs

- MIDDENDORF FUNERAL HOME
- ABUELO’S MEXICAN FOOD EMBASSY
Redevelopment Concepts: Cabinet Wall Signs
Redevelopment Concepts: Projecting Signs
Redevelopment Concepts: Window Signs

[Images of window signs]
Redevelopment Concepts: Changeable Copy Signs

Electronic

Manual
Existing Form: No examples
Parking Lot Landscaping

Redevelopment Concepts: Landscape Screening of Parking Areas from Streets
Redevelopment Concepts: Berms Adjacent to Streets
Redevelopment Concepts: Street Walls Adjacent to Streets
Existing Form: Full Cut-Off Tear Drop Style
Redevelopment Concepts: Architectural/Landscape Lighting
Redevelopment Concepts: Pedestrian Scale Lighting
Redevelopment Concepts: Flood Lights
Redevelopment Concepts: Signs
The purpose of the Linden Gateway Form District Zone (LGFD) is to provide for a pedestrian friendly, mixed use corridor consistent with the *Linden Gateway Small Area Study*’s recommended land use and transportation goals, objectives, policies, and strategies. This zone is intended to assist in the redevelopment of 12th Street/Martin Luther King, Jr. Boulevard so that it may serve as a destination for residents to live, work, and have access specialty retail, office, and service uses. The LGFD Zone regulations collectively promote historically sensitive site design, creating a sense of place within the corridor and providing a livable environment for existing residents while enhancing the value and aesthetics of the surrounding community. The design intent of the LGFD Zone is as follows:

A. Ensure new development contributes positively to established residential neighborhoods and character, and improves the transition between commercial development and adjacent residential neighborhoods.

B. Enhance the convenience, ease, and enjoyment of transit, walking, shopping, and public gathering within the neighborhood.

C. Provide an appropriate mix of commercial, office, and residential uses that work together to create a harmonious streetscape.

D. Establish building form and architectural standards compatible with the historic character of the area.
Upcoming Meetings

- Steering Committee
  - January 20, 2010
  - February 24, 2010
- Public Meetings
  - WAC
  - Peaselburg
  - Old Seminary Square
  - Other?