

Linden Gateway Steering Committee 2nd Meeting Summary

Date: Wednesday, September 16, 2009
Time: 6:00 pm – 7:30 pm
Location: Center for Great Neighborhoods

Present

Andy Videkovich	Sharmili Reddy
Joan Lee	Rachel Hastings
Beth Johnson	Larry Klein
Doug Chambers	Scott Salyers

Discussion Points

Study boundary

North side of 12th Street between Holman Street and Russell Street

Include only the vacant lots along 12th Street and the side streets, include the 1st two structures on the east side of Banklick and one structure on the west side of Russell.

South of Linden Grove Cemetery, east of St. Elizabeth Covington

Do not change the zoning in this area.

Mass

Building Heights

Across from the Brewery

Building heights in this area should be a minimum of 2 stories and a maximum of 4 stories.

The remainder of the corridor

The minimum height for new buildings within the corridor should be 2 stories.

There was moderate consensus that the maximum height should be 3 stories, although some more 3D models would help in making a final determination.

Building Scales

For the entire corridor, large building footprints were appropriate, as long as the façades are divided into modules that express those traditionally seen along the corridor.



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Architecture

Roof Type

Across from the Brewery

Flat roofs are acceptable. There are design elements (such as parapets and height changes) that can reduce the visual impact of flat roofs. Flat roofs can also accommodate green roofs and rooftop decks.

The remainder of the corridor

This area should mostly have sloped roofs. Flat roofs are tolerable, but on a very limited basis. Again, there are design elements (such as parapets and height changes) that can reduce the visual impact of flat roofs. Flat roofs can also accommodate green roofs and rooftop decks.

Some roof styles and materials that should be limited or prohibited are Mansard Roofs and metal roofs.

Windows

Traditional window scale as seen along the corridor should be incorporated within infill buildings.

Elements

While decorative brackets and cornice as seen in historic buildings along the north side of the corridor should not be required on infill buildings, the horizontal lines that these features provide can be incorporated in infill buildings.

Building Materials

There are certain exterior materials that should be permitted:

Brick, Hardy Plank, Exterior Insulation and Finishing System (EIFS)

There are certain exterior materials that should not be permitted:

Vinyl, Corrugated Metal, Concrete Block

Vehicular Use Areas

Off-Street Parking Areas

Off-street parking within the front yard should not be permitted along the corridor.

Off-street parking should only be permitted in the side and rear yard. If off-street parking is located to the side of a building, a street wall or other type of barrier should be required to separate the parking lot from the side walk. Off-street parking should also be permitted in parking garage structures as long as the street facing side of the garage contains store fronts. The amount of off-street parking permitted in the side yard can be controlled by requiring a certain percentage of frontage to be occupied by a building.

Drive-Thrus

Drive-thrus should not be permitted along the corridor.

Next Steps

The next Steering Committee meeting is scheduled for October. That meeting, along with meetings for the rest of this process, will be scheduled in the next couple of weeks.

