Madison Avenue
Form District

Advisory Committee
Meeting #1
August 28, 2007
Agenda

- 4:30 – Introductions
- 4:40 – Project Update
- 5:00 – Form Districts outline
- 5:15 – Streetscape overview
- 5:20 – Cross section plans
- 5:30 – Q&A
- 5:45 – Set next meeting
- 5:50 – Break out groups
Project Update

- Purpose for the new regulations?
- Overlay zone boundary – map
  - 88 acres
  - Existing zoning districts:
    - CG-1M, CG-2M, CN-1M
    - RU-2B, RU-2
    - IL-1M
- KHC visit – July 9, 2007
- Dev Moratorium – through January 2008 with possible extension of 6 months
- Advisory Committee
Neighborhoods

- Eastside
- W 15th Street
- Austinburg
- Wallace Woods
- Levassor Park
Land Use Recommendations

- Preferred **Concept D**: Integrated Commercial Districts with mixed-use redevelopment of the corridor, including areas w/ light industrial, commercial and residential emphasis
Redevelopment Plan - Action Steps

- Place buildings close to the street
- Mixed uses with retail on the ground floor and office or residential above
- Off-street parking on the side or rear
- Sidewalks and streetscape elements consistent with the City’s Book of Streetscape Standards, specialty paving where appropriate to add visual interest
Redevelopment Plan - Action Steps

- On-street parking where viable and scattered “green” parking areas along the corridor
- Street furniture, trash bins, landscaping which are distinctive and consistent and provide a pleasing pedestrian experience
- Take into account the relationship of the design with public transit service
## Project Schedule

### Madison Avenue Form-based Zoning

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<th>PROJECT TASKS</th>
<th>Timeline (months)</th>
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<td>J A S O N D J F M A M J J A</td>
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<td><strong>Initial Tasks</strong></td>
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<td>Set up project websites</td>
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<td>Refine Study Area Boundary</td>
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Conventional Zoning vs. Form Based Zoning

The Fundamental Differences Between Conventional Zoning And Form-Based Coding

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.

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.

Developed by Peter Katz
Form District Regulations

- Form districts include conventional zoning regulations

- But they are handled in a different way
Form District Regulations

Each zone is distinct for its purpose, form and character.

The Neighborhood Center is a zone 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 Spruce's 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 sidewalks to create an enclosed public space.

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

The perspective shows these characteristics with a sense of appropriate materials, signs on the lower floors, board and batten or lap siding above, a mix of low and gable roofs, and a variety of balconies, porches and awnings shade the sidewalks.

Courtesy of Stephanos Polyzoides
Form District in Denver, Co
Colfax Avenue and Pearl Street

Existing conditions
Form District in Denver, Co
Colfax Avenue and Pearl Street

Mixed-use buildings on one corner
Form District in Denver, Co
Colfax Avenue and Pearl Street

Public street improvements: street trees, street lamps, decorative traffic signals, sidewalk bulbouts
Form District in Denver, Co
Colfax Avenue and Pearl Street

Additional mixed-use development, remodeling of existing buildings

Illustrations by Steve Price, UrbanAdvantage
Streetscape Improvements

- Bulb-outs at intersections
- Use of special pavers
- Street furniture
- Signage and wayfinding
- On-street spaces to support outdoor dining, entertainment and cultural activities
- Landscaping
Flush 3-lane cross section
KY 17
Redirection
KY 17
Redirection
Cathedral “Gateway”

Exhibit: 12th Street Corridor Redevelopment Plan (at Madison Avenue)
TANK Service/SuperStop

- A clean, attractive and permanent shelter/waiting area
- Seating
- Trash receptacle
- Improved signage
- Improved passenger information (maps, schedules, contact information, etc.)
- Lighting (if not currently available on-street)