



# PROJECT UPDATE

Administration Committee Meeting – FEB 19, 2013

## PHASE I – MASTER PLANNING AND VISIONING

- Steering committee tasks
- November 16-17 charrette
- December 11 public meeting

## PHASE II – FORM-BASED CODE

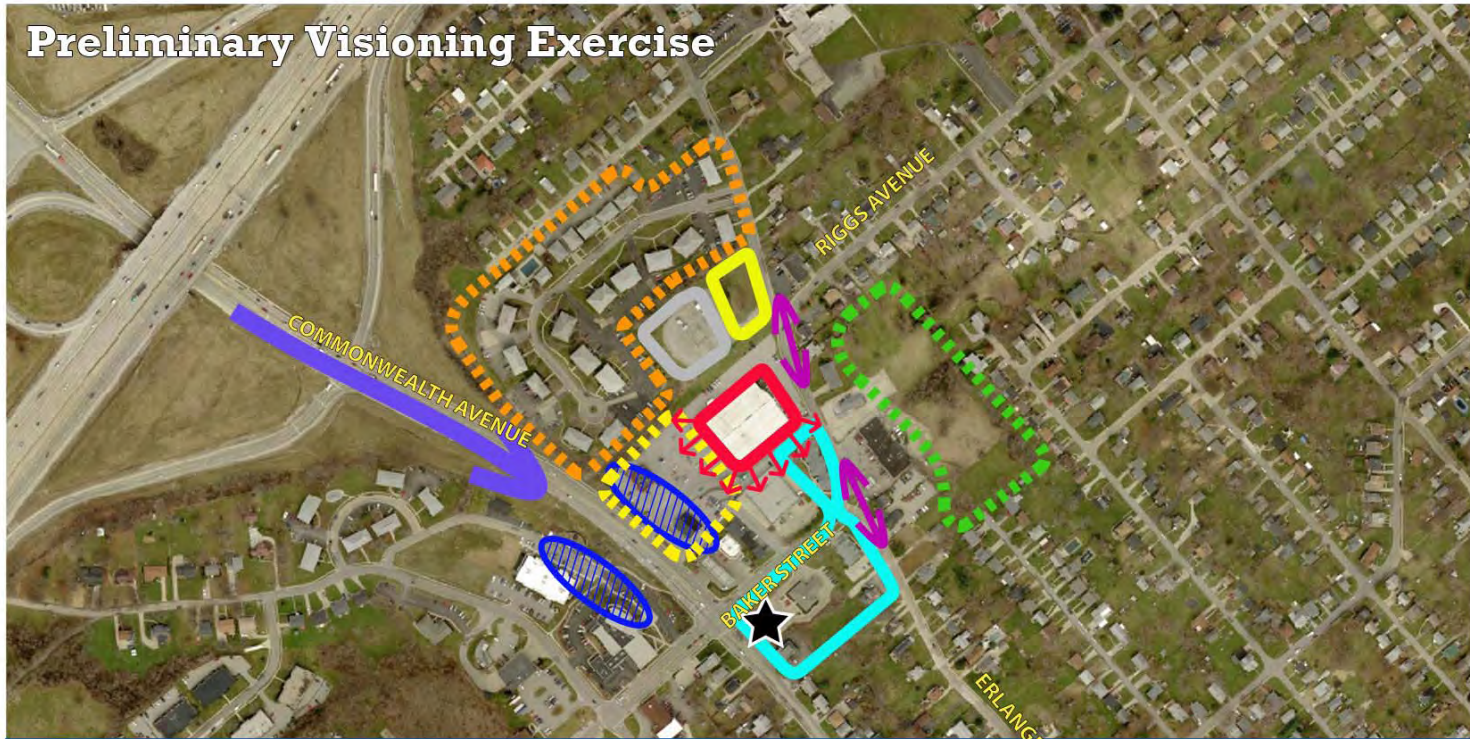
- Project boundary and building forms
- Other elements
- Project timeline

- Branding the project: encapsulate the vision for the area
  - “*Commonwealth Station*” reflects the transportation history of Erlanger, first as a major railroad stop, then with the development of Dixie Highway, and finally with Commonwealth Avenue serving as access to the airport
- Familiarization of form based codes
  - Focus on development form and relationships as opposed to strictly uses and setbacks
- Prepare for charrette

# Phase I – Master Planning and Visioning

## STEERING COMMITTEE TASKS

### Preliminary Visioning Exercise



- Critical viewshed
- Soften parking lot
- Mirrored aesthetics
- Civic opportunity

- Activity center
- Possible redevelopment area
- Bus stop

- Preserve existing buildings
- Underutilized needs connection
- Fixed infrastructure
- Possible re-alignment

COMMONWEALTH  
STATION

- A charrette is an intensive multi-day planning session where citizens, designers and others collaborate on a vision for development.
- It provides a forum for ideas and offers the unique advantage of giving immediate feedback to the designers.
- More importantly, it allows everyone who participates to be a mutual author of the vision.



*Phase I – Master Planning and Visioning*  
NOV 16-17 CHARRETTE



Images courtesy of Ball State University  
Community Based Projects

# Phase I – Master Planning and Visioning

## NOV 16-17 CHARRETTE





Phase I – Master Planning and Visioning  
NOV 16-17 CHARRETTE





- Presentation from Ball State Design Team
  - Project background, site analysis
  - Presentation on illustrative plans
- Public discussion
  - Allow the same uses as currently permitted
  - Don't force businesses to change
  - Find ways to draw people to the site
  - Link land uses
  - Feature a number of activities



# Phase II – Form-Based Code PROJECT BOUNDARY AND BUILDING FORMS

Core

- Vertical mixed use
- Architecture
- Flow

Transition

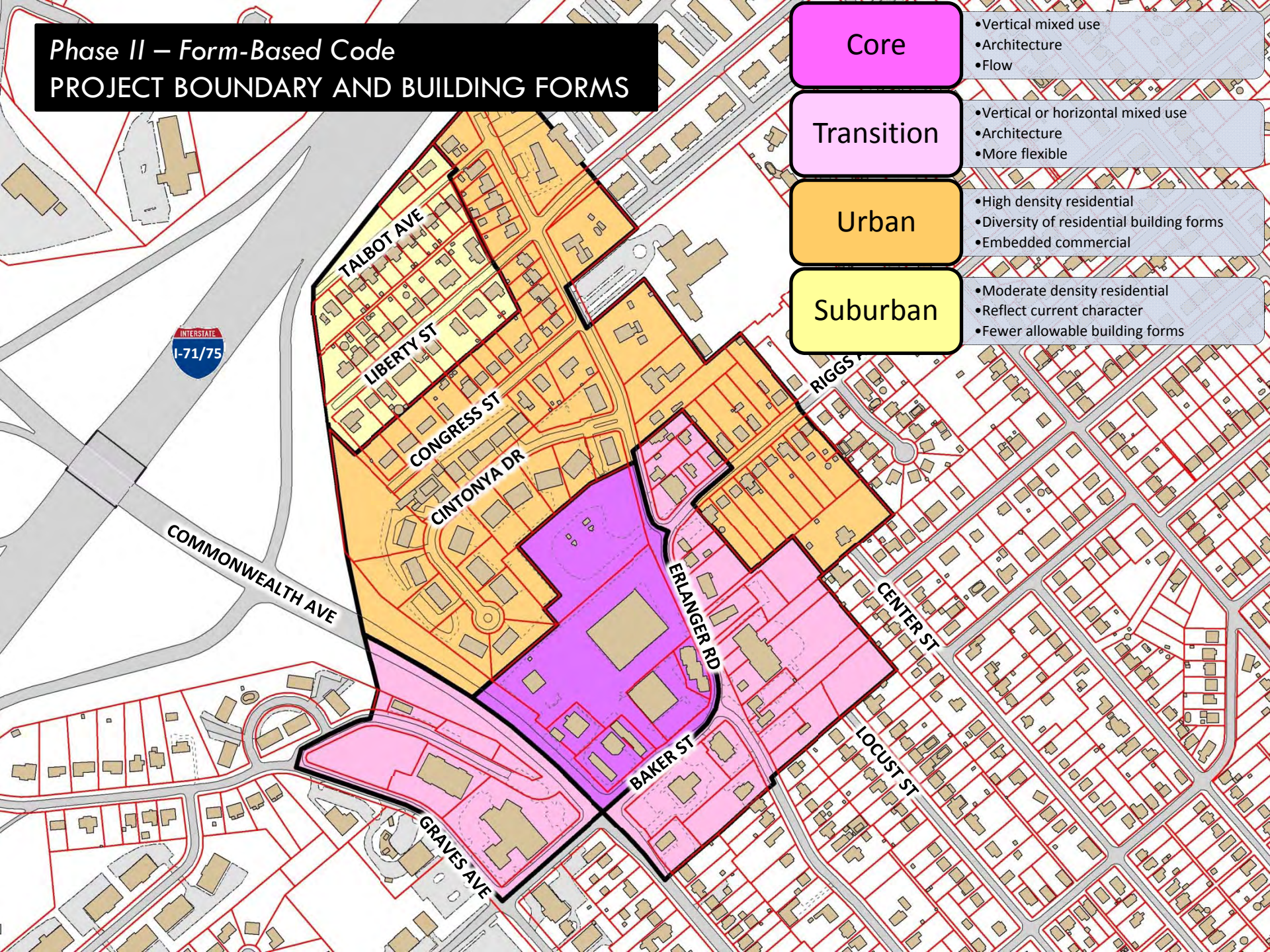
- Vertical or horizontal mixed use
- Architecture
- More flexible

Urban

- High density residential
- Diversity of residential building forms
- Embedded commercial

Suburban

- Moderate density residential
- Reflect current character
- Fewer allowable building forms





Phase II – Form-Based Code

PROJECT BOUNDARY AND BUILDING FORMS

	Detached SF	Attached SF	Duplex	Triplex/Quadplex	MF Courtyard
CORE	—	—	—	—	—
TRANSITION	—	—	—	—	✓
URBAN	✓	—	?	✓	✓
SUBURBAN	✓	✓	✓	✓	—

	MF Complex	Live/Work	Mixed Use	Commercial	Public/Civic
CORE	—	—	✓	✓	✓
TRANSITION	✓	✓	✓	✓	✓
URBAN	✓	✓	✓	—	✓
SUBURBAN	—	—	—	—	✓



- Future discussion points
  - ▣ Uses
  - ▣ Development standards (height, setbacks, etc.)
  - ▣ Specific building elements
- Formal public input
  - ▣ Second public input meeting (SEPT)
  - ▣ Adoption process public hearings

# Phase II – Form-Based Code

## PROJECT TIMELINE

We are here

