

Roosevelt Road

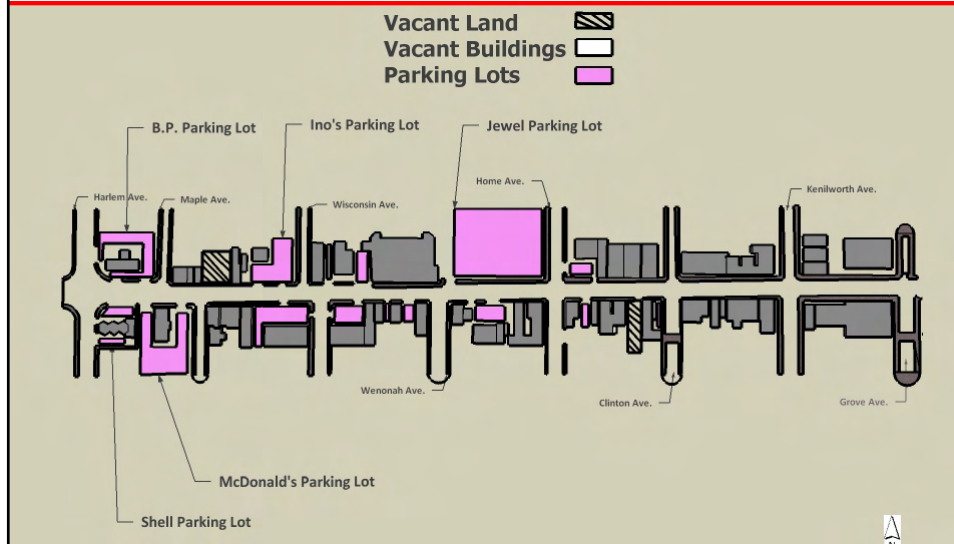
Survey of Existing Conditions

Roosevelt Road Advisory Committee
July 23, 2008

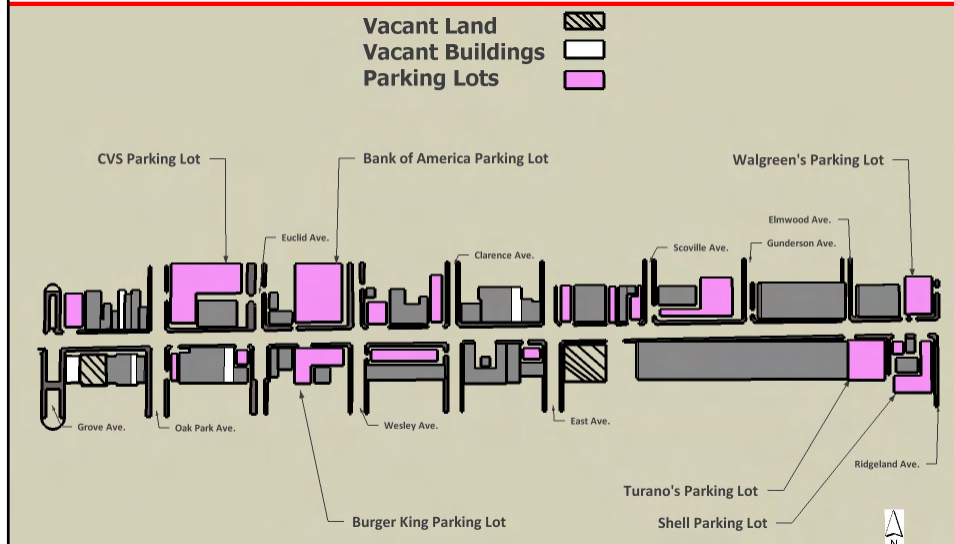
Definitions

- **Form:** The size of individual buildings, including height, bulk, scale, and setbacks and the relationship of this form to other buildings and public spaces.
- **Building character:** Building styles, forms, and types that have a distinctive trait, quality or attribute. When these traits, qualities, and attributes are repeated in multiple buildings or multiple locations community character takes shape.

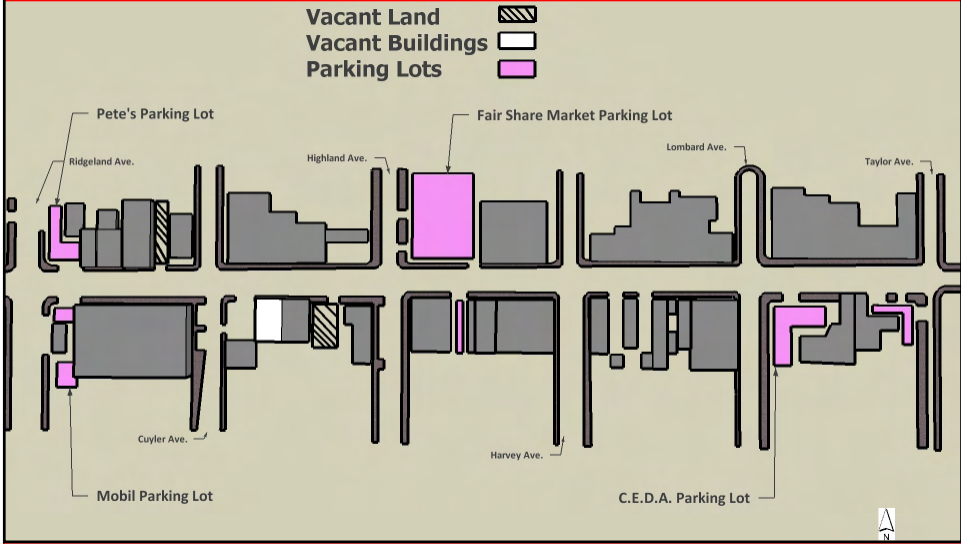
Parking Lots and Vacant Land and Buildings



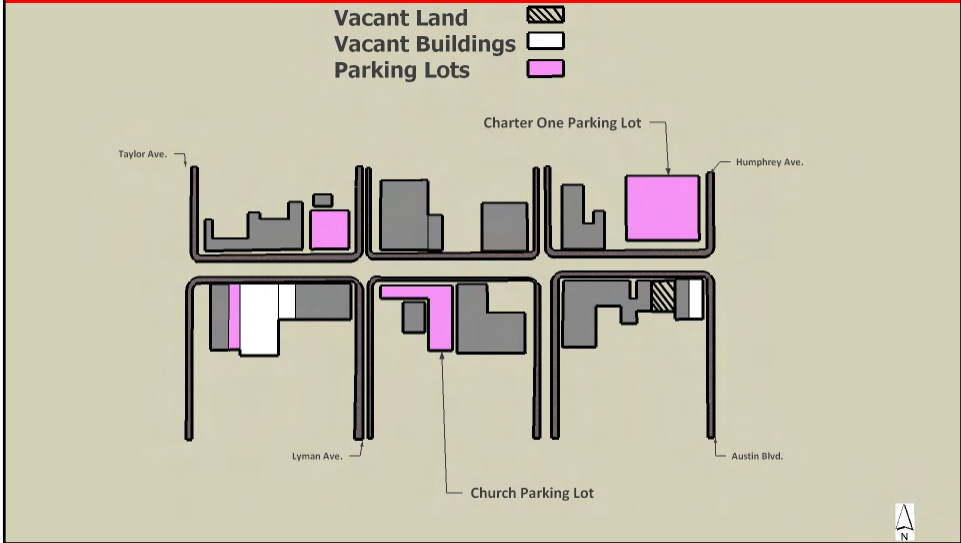
Parking Lots and Vacant Land and Buildings



Parking Lots and Vacant Land and Buildings



Parking Lots and Vacant Land and Buildings



Issues for the Committee:
**Setbacks, Parking Lots, Building Orientation,
Curb Cuts, and Building Heights**



Definitions

- **Setback:** Minimum distance required by local zoning ordinances between a property line and the edge of a building.
- **Context or Contextualism:** An approach to architecture and building design that derives from the principle that a new building should blend in with its neighbors in terms of height, materials, windows, and in some cases with the architectural style altogether.

Large Setbacks



Large Setbacks



Large Setbacks

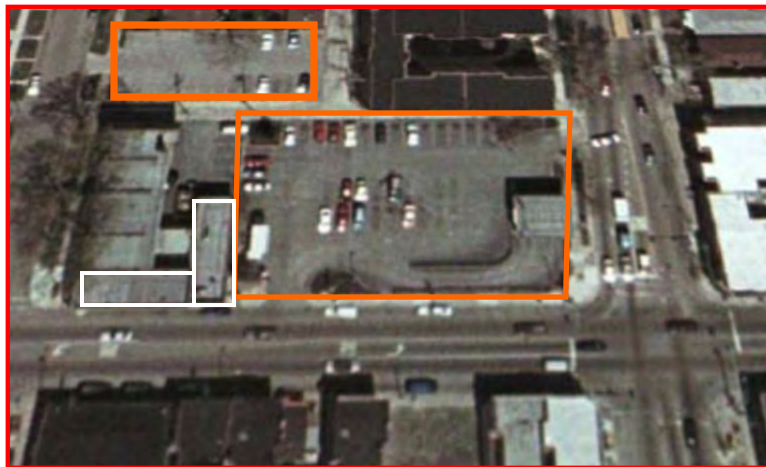


Location and Size of Parking Lots (Roosevelt Road and Home Ave.)





70-80% of Lot Devoted to
Parking and Drive-Through





Definition

- ***Building orientation:*** Where a building is placed on a lot relative to a street or sidewalk. Generally, buildings that face the street and are placed close to the sidewalk are more pedestrian-friendly.

Building Orientation



Curb Cuts: Excessive in Number and Width (80-foot driveway but no sidewalk)



Excessive Number of Curb Cuts



Building Height and Scale

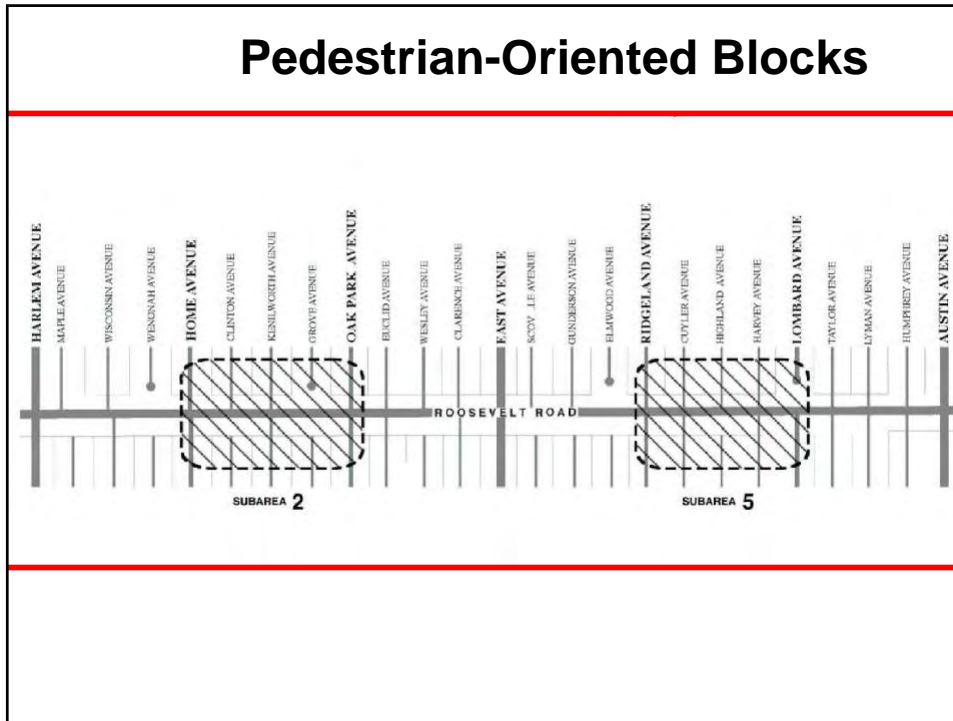




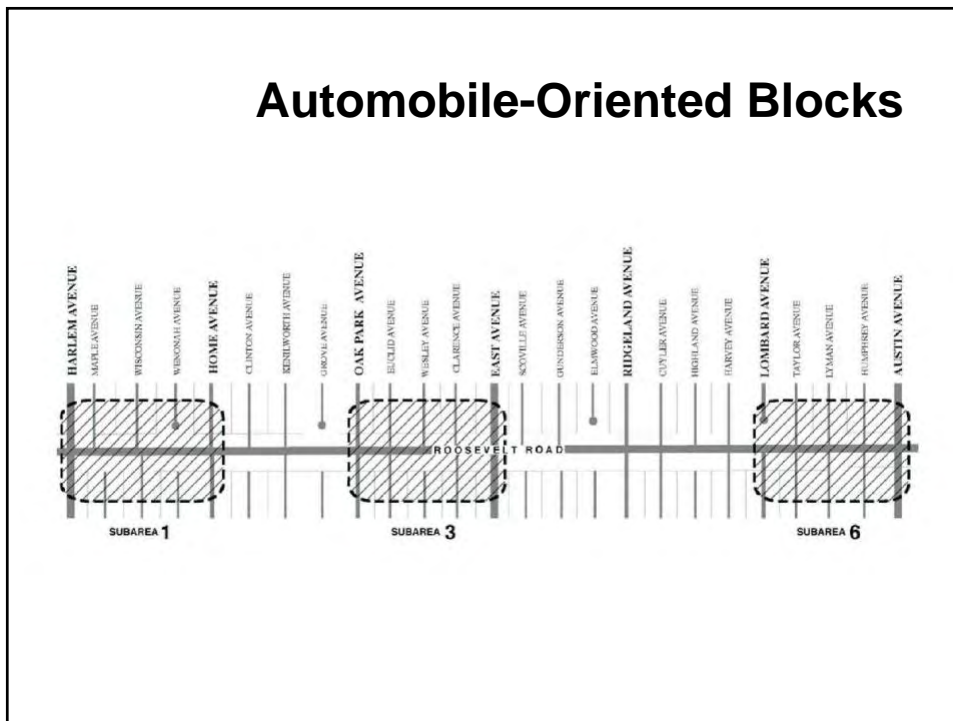
Need to Establish Design Policies for Pedestrian, Transitional, and Auto- Dominated Street Sections

- Front Setbacks
- Parking Arrangements
- Building Orientation
- Blank Walls
- Curb Cuts
- Building Heights and Scale
- Side and Rear Setbacks

Pedestrian-Oriented Blocks

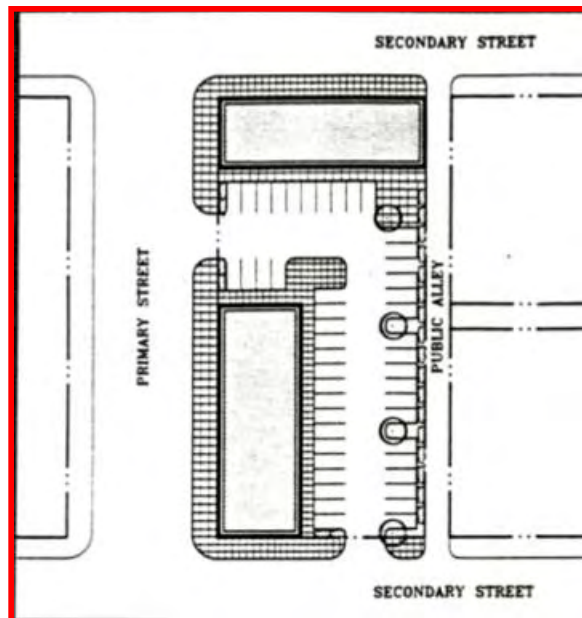


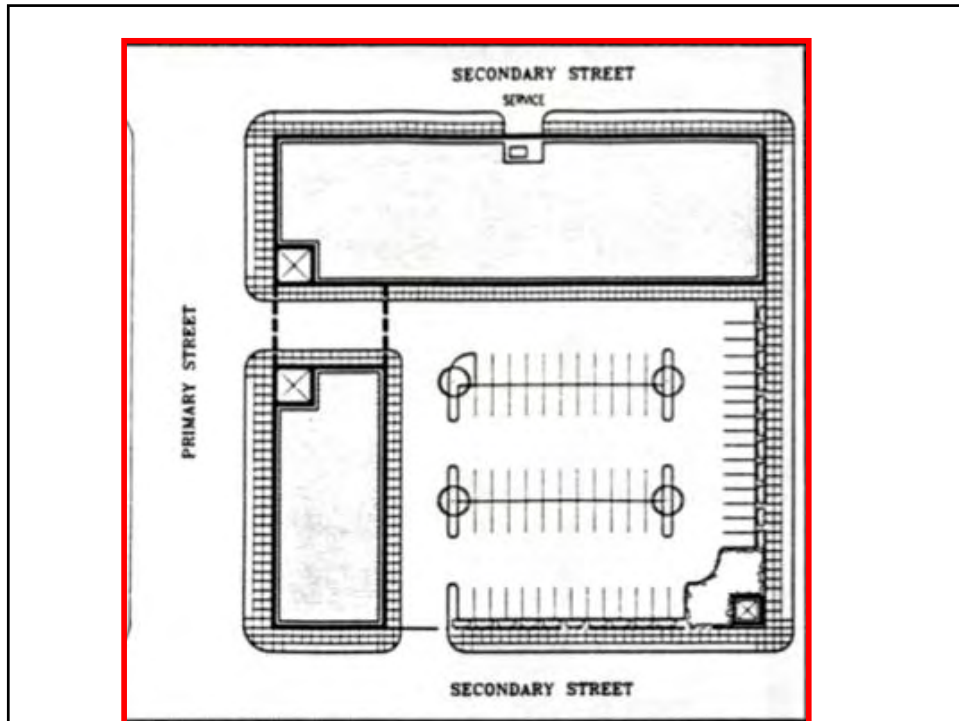
Automobile-Oriented Blocks



Need to Consider Alternate Solutions

- Layout of Strip Malls
- Location of Parking
- Building Orientation and Elevations





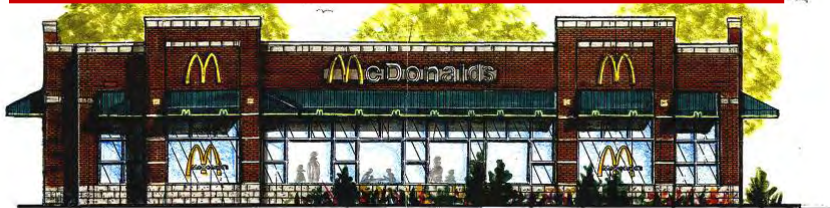
Parking located at the side and the building at the intersection



No parking between the building and the street allows outdoor seating and landscaping to be next to the sidewalks and streets



Require glass and windows along the street front



NORTH AVENUE (North) ELEVATION



BOSWORTH (West) ELEVATION

Additional Definitions

- **Human scale:** Architectural design based on the understanding that people interact with their environments based on their physical dimensions. Buildings scaled to human physical capabilities have windows, steps, doorways, awnings, railings, seating, and are in close proximity to other places people want to go.
- **Streetscape:** The area between buildings on opposite sides of the street, which includes sidewalk design, materials, and width, landscaping, curb design, crosswalks, building heights and entrances, signage, street trees, street furniture, the roadway, and on and off-street parking.