

# Bellevue, Kentucky - Form-Based Code

*“Preserving the Past, Preparing for the Future”*

## Visioning Workshop Results



**PLACEMAKERS**

*glaserworks* - Architecture & Urban Design

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## SUMMARY OF THE PHOTOGRAPHIC SURVEY AND BELLEVUE AERIAL / MAP COMMENTARY

The Stakeholders of Bellevue, Kentucky want walkable places of comfortable streets that emulate much of what has historically existed in Bellevue. Participants overwhelmingly identified reasonably narrow, tree-lined streets as being their preferred public realm. Participants preferred photos of mixed use places with a sense of vibrancy that comes from populated streets and sidewalks. Even the top rated photos of residential-only use contexts showed single family houses within 10' to 15' of the sidewalk.

Participants regard on-street parking as a highly preferred element of business districts, though many expressed concern over too much parking on very narrow residential streets. Interestingly, one of the Business Parking photos was among the top 8 images. It showed angle parking in front of businesses. Another photo of a similar place ranked 13th among all photos. Bellevue stakeholders recognize the necessity of vehicles, even stating the importance for convenient parking a number of times.

Participants clearly want vehicular traffic parking dealt with in a manner that does not destroy a walkable fabric. Nearly all comments regarding the existing Shopping Center area were negative, referring mostly to vast parking lots, too many driveways, and the hostile environment to pedestrianism. Participants also expressed regret at the recent development activity along the Riverfront area - particularly at the western end of Fairfield Avenue.

The two highest Parks and Civic Spaces that residents identified were 'enclosed' urban spaces, but with considerable vegetation. Reoccurring comments included the need for bike paths, and a desire to bury power lines.

## DESCRIPTION OF THE DAY

Approximately 50 people attended the Visualization Workshop on Saturday, February 27, 2010. The event was held at the Callahan Center in Bellevue, Kentucky. Jeff Raser of glaserworks, the Consultant, led the activities throughout the 4 hour-long session.

### Favorite Place Exercise

The first activity in which the attendees participated was a brief visualization exercise. The Consultant asked all participants to close their eyes and imagine their favorite urban place. They were asked to look around that place in their imagination to remember the buildings and other elements that formed it, and to image what that place sounded like and felt like. Participants were asked to remember why they selected that particular place, and asked to consider why that place made them feel comfortable.

### Photographic Survey of Great Places

The Consultant gave participants a 6-page, double-sided (11" x 17"), color survey packet to complete. The purpose of the survey was to allow participants the ability to define their preferences of urban character based on the visual evaluation of other places. The survey packet had 48 photographs collected in 6 segments (8 per segment) of urban context based on purpose and scale:

The 48 photographs were selected by the consultant to give a range of character within in each context. An enlarged version of each photo was posted on a display wall for ease of viewing. The participants rated each photo from 1 to 5 (1 as the least preferred and 5 as the most preferred). Participants were also encouraged to note comments for photos on the survey sheets.

### Bellevue Aerial / Map Comments

The Consultant laid four copies of two aerial photos on the tables of the Callahan Center. One aerial photo was of the Riverfront Area and the other aerial photo was of the Shopping Center area. Each aerial photo was approximately 11" x 17" and positioned on a sheet of paper that was 30" x 42". The border surrounding each aerial photo was clear white paper.

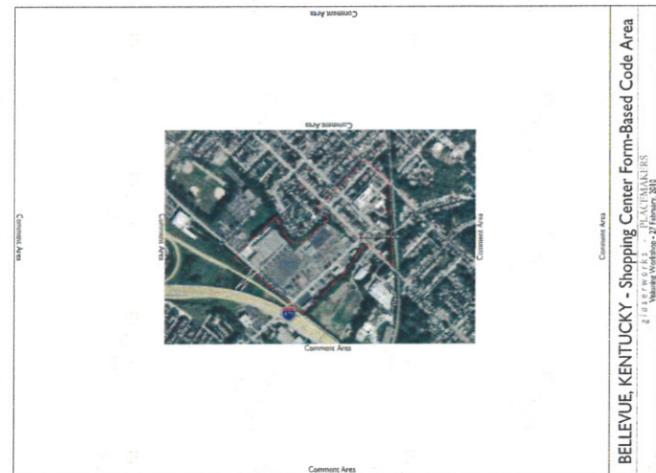
Participants wrote in the borders what they like and do not like about specific areas of Bellevue. Participants spent time talking amongst each other to share their thoughts, debate them, and document them on the sheets. Participants moved to multiple tables in order to comment on both areas, and to discuss their feelings with fellow participants.

	Comments: _____ _____ _____ _____ _____		Comments: _____ _____ _____ _____ _____
Photo Score: 1 2 3 4 5		Photo Score: 1 2 3 4 5	
	Comments: _____ _____ _____ _____ _____		Comments: _____ _____ _____ _____ _____
Photo Score: 1 2 3 4 5		Photo Score: 1 2 3 4 5	

BELLEVUE, KENTUCKY Visualization Survey - General-Urban Residential glaserworks Architecture & Urban Design PLACEMAKERS



Photo C



BELLEVUE, KENTUCKY - Shopping Center Form-Based Code Area  
glaserworks Architecture & Urban Design PLACEMAKERS  
Visualization Survey - 27 February 2010



From: Urban Center Business  
Photo H

Score: 4.257



From: Urban Center Business  
Photo C

Score: 4.200



From: Urban Parks & Civic Space  
Photo D

Score: 4.057



From: Urban Core  
Photo H

Score: 4.029



From: Urban Parks & Civic Space  
Photo E

Score: 4.000



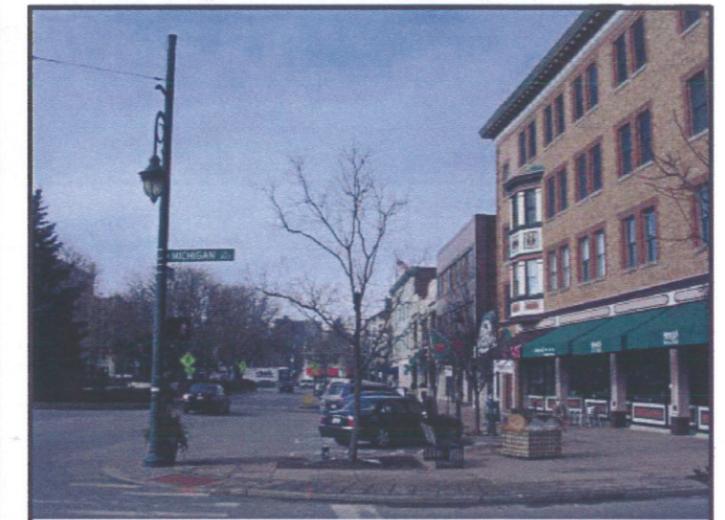
From: Sub-Urban Residential  
Photo H

Score: 3.971



From: Sub-Urban Residential  
Photo F

Score: 3.943



From: Business Parking  
Photo B

Score: 3.943

**NOTES:**

General Urban didn't have any in Most Preferred 8 Places (15th place was highest).  
Sub-Urban Residential and Urban Center both had 2 in Most Preferred 8 Places  
Business Parking had 1 in Most Preferred - even though segment was about parking.

# 8 Most Preferred Places



From: Urban Center Business  
Photo E  
Score: 1.371



From: Business Parking  
Photo A  
Score: 1.371



From: Sub-Urban Residential  
Photo A  
Score: 1.486



From: Urban Core  
Photo A  
Score: 1.543



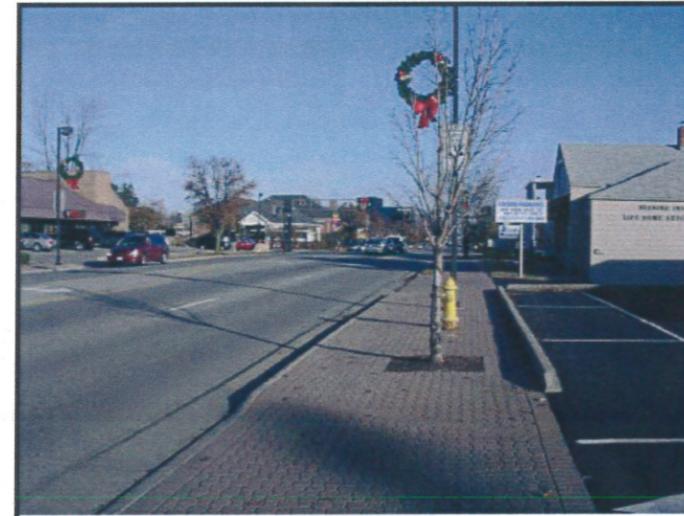
From: Business Parking  
Photo E  
Score: 1.571



From: Business Parking  
Photo G  
Score: 1.600



From: General Urban  
Photo H  
Score: 1.675



From: Urban Center Business  
Photo D  
Score: 1.771

**NOTES:**

Business Parking Segment had 3 places in the 8 Least preferred.  
Urban Parks & Civic Spaces didn't have any in the 8 Least Preferred.  
Urban Center had both the highest rated lowest rated places.

# 8 Least Preferred Places

# Visioning Workshop Results

## Photographic Survey Comments and Scores

The next 48 pages are the scoring and summaries of comments for each of the photographs displayed at the Visioning Workshop



**PLACEMAKERS**

*glaserworks* - Architecture & Urban Design



## Comments:

- Absolutely not!
- I marked a 2 because it's clean, but I hate to visit friends in these places - why am I friends with them? This says automobiles, cutting grass, air conditioning, hiding from nature. These are out in the blazing sun; need lotsa money
- Too much undeveloped land; lacks landscaping; too suburban
- Lots of space; too standard
- Burbs
- Needs trees; functional but nothing special
- Soon to become slum
- I imagine that no one in this neighborhood talks to each other; they'd come home, park, stay inside, wake up and leave, and on and on
- OK for suburbs

## Comments:

- Part of urban sprawl environment; not mass-transit friendly, etc.
- Cookie-cutter; soccer mom; no diversity in architecture or residents
- No 'tree-scaping'; Would be busy intersection but looks like high-speed turn; poor placement of garage doors
- Suburbis; have to drive to everything
- Too much pavement; too much barren space
- No thanks
- Lots of space but no scenery; each Home able to establish its own identity
- No sense of place
- Looks like concrete; no shape, very unattractive
- Don't like: visible garages; large lawns with no trees, bushes, etc.; Large lawns can be nice but not if they are merely open space; Roads are too wide
- no reason for so much pavement
- No sidewalks, huge road; houses set too far back from road; houses are all ugly
- Very suburban
- Open Space, privacy, friendly sidewalks; off-street parking
- Too much wasted space
- Strongly dislike
- Cookie Cutter design - my experience is that this design lends itself to impersonal relationships of neighbors
- Road too wide
- Looks barren, empty; nothing is walkable
- Too much asphalt, walking across road does not seem welcoming
- Great for street hockey but very cold feeling
- Cold & uninviting; photo shows mostly paving
- Unfriendly - waste of space
- I hate this look; I could never live in this neighborhood and is why I don't live in this kind of neighborhood



Score: **1.486**  
(Lowest in Segment)

Photo **A**

**SUB-URBAN  
RESIDENTIAL**



Score: 3.314

Photo **B**

**SUB-URBAN  
RESIDENTIAL**

## Comments:

- Nice use of land, space; green roof - solar use would be nice. Up grades are endless
- Young professionals live here; pedestrian friendly
- Shrubbery against buildings is pedestrian security issue, should be more open to feel safe; nice building fronts, symmetrical but not boring
- Nice
- Attractive building design; good spacing
- Too pompous; trying too hard
- Too flat; urban wall
- Very cutesy, looks like a Monopoly board
- Good: bushes in small yards; street trees, but no porches and no room for porches. It gives the area a less friendly feel.
- shrubs (green), different 'fronts' & heights, wide sidewalks
- I think I would like this better if the houses had porches
- Could be used here
- Attractive buildings, little too much congestion, no off street parking
- Clean looking
- Buildings are too uniform and remind me of housing developments in City West in Cincinnati. I do like the style of building & alternate materials used.
- Appears to be too planned; housing for transitional executive
- Too tall, parking? Street width & location?
- Mix of facades on structures creates interest; green between sidewalk and structures is nice
- Just ok
- Landscape areas and buffer between sidewalk & street are visually helpful; I like the variation of building heights; building materials have a common theme.
- Flat

## Comments:

- Barely livable; reminds me of the new places at the end of Lake Street over looking the Vets field.
- Not bad; looks a bit generic, but that could be easily addressed.
- Has a lot of it right; If the buildings re old, which they may not be because the trees are so young, and the street is so wide, they are good; Same scale, good variation in materials & to some extent, design;
- Attractive; will look better when trees mature
- Ok but too forced
- Too flat
- Nice Victorian style of rowhouses; trees, on-street parking

## Comments:

- Set back for house could be a bit further from property line
- Looks cheap & a poor attempt at looking old
- Needs a bike path
- Things I like: Street trees & good size lawns; Things I don't like: Houses too similar, mailboxes
- while they're convenient for the mail carrier, they don't help the aesthetics
- Trees good, attempt @ different facades, don't like same mailboxes & shrubs
- I like the different colors of the houses & I like the lack of driveways and garages
- Future of Bellevue (scored a 5)
- Nice lined streets with attractive houses; lined trees attractive; friendly sidewalks
- - Buildings are too uniform and remind me of housing developments in City West in Cincinnati. I do like the style of building & alternate materials used.

## Comments:

- Although relatively newer development, cookie cutter design except for color change
- Houses too close
- Despite similar structures, they all look different; energetic colors; green space between sidewalk and house is great
- Has character & visual appeal, looks comfortable
- I like the larger setbacks and landscaping; mailboxes are bad along street frontage
- Warm, interesting scape
- I like this, it looks similar to Bellevue
- Good, although I assume that there is no parking allowed to accommodate mail delivery
- This looks fake; If these were really 1920 the mailboxes would be on the house; this is so far from a walking city the mail carrier doesn't even walk; these mailboxes would suit a rural route
- Green space / yards; trees nice
- Houses cohesive
- Has community feel
- Mail boxes bad
- Great diversity & color; good sidewalk / yard space
- Looks like a parking nightmare; too similar to each other
- No on street parking - mailboxes are the type that must be driven up to for mail delivery
- Nice neighborhood feel; ? about parking, street width / mph, etc.; good use of space in this area; ? where does it exist?
- I like the colors of the homes; looks like there's an apartment complex in the background; neighborhood has nice feel
- Gorgeous!
- Attractive colors; nice trees - not too big; dislike the mailboxes
- Too much duplicity
- Houses are too identical



Score: 3.771

Photo 

**SUB-URBAN  
RESIDENTIAL**



Score: **2.571**

Photo **D**

**SUB-URBAN  
RESIDENTIAL**

## Comments:

- Lots of green space; too close to traffic; lack of parking
- Quant feel; nice small town setting; parking issues; homes on both sides / autos on one?
- Not enough greenspace in front of the houses; looks quiet and cozy on this street
- Nice considering setback conditions, looks like 'Old-Philly' townhomes; on-street parking bad idea; this close-to-front should require rear access, alley parking only
- Residence too close to the street
- Houses too close to the street
- Photocopies
- No grass; stiff
- Houses & trees Ok, lose everything else
- Trees look like they are on the house; must be overwhelming when they are leafed; no parking, streets are too narrow
- There's such a thing as not enough yard - this is it
- Too cookie-cutter; sidewalk 'entry' into street
- Looks cozy
- Could be Lafayette Ave.
- Too much congestion; street too close to house; no sidewalk
- Trees too close to house; houses too close together
- Too close setback (none)
- Buildings are too uniform and remind me of housing developments in City West in Cincinnati. I do like the style of building & alternate materials used.
- Where is the sidewalk; houses too uniform; look like bird houses
- Would be helpful if houses were farther from the street
- Buildings all look the same and are same colors; it makes the area look dull; no green space; narrow street; sidewalks seem narrow and do not seem welcoming

## Comments:

- No character (like Photo C)
- Buildings too similar in design & materials; needs larger setback; right-of-way too narrow; parking too close to building fronts
- Cramped uninteresting
- This looks sterile and institutional - like base housing, USAF or Army
- Like very much; could be improved by mixing the colors of the siding
- Possibilities; shutter fit the windows; narrow street from the era of walking to the market; shade for every house; uniform color good; Martha's Vineyard there are only 2 acceptable paint colors: gray for body & blue for trim
- Houses too close to street; no green yard space; little parking
- Too congested
- Don't repeat past mistakes (scored a 1)
- Sidewalk?; Need outdoor living room for city living
- Good

## Comments:

- Thoroughfare type area; no sidewalks, etc.; upgrade bike lanes, traffic controls, etc.; could be a 4 or 5 (scored 2)
- Power lines stand out; nice mature trees; looks like this could be a busy street
- Front utilities? But nice curb-to-sidewalk spacing, especially for busy street
- Suburban area; could be better if power lines were underground
- Sidewalks are too far from street
- Too lost in the greenery; where did the town go?
- Composition nice just too spread out
- No bike path
- Love the tree and other greenery but this looks like something other than a neighborhood – maybe a forest or something; I need more coffee, plus, something like this is impractical for Bellevue
- Large green spaces, sidewalks, flowers
- Give enough privacy yet leave room for breathing and still space to widen if necessary
- No parking; street too wide
- Wide tree lawns; very good
- Green space is nice; seems like it could be dangerous to cross street if there was traffic; Nice to have buffer between street and sidewalk, but this is too much.
- The only nice spot is at the corner where flowers are planted, otherwise cold.
- Landscaping is good, but here you can not see houses.
- Safe
- I don't care for this either.
- Too much green space for our area, but good design for an older established suburban area that is being reclaimed.
- Attempt to beautify with plant good; wonderful wide public right of way! I don't want to live there. Sidewalks, but I bet no place to walk to. This is

## Comments:

- a cushy neighborhood in an affluent town you'd have to drive to the neighborhood.
- Nice green space
- Very attractive – needs underground utilities
- Nice landscaping
- Better than new suburbs
- Nice rural/suburb setting
- Like the space between curb & tree then sidewalk; buffers sounds of traffic
- Give enough privacy yet leave room for breathing and still space to widen if necessary
- No parking; street too wide
- Wide tree lawns; very good
- Green space is nice; seems like it could be dangerous to cross street if there was traffic; Nice to have buffer between street and sidewalk, but this is too much.
- The only nice spot is at the corner where flowers are planted, otherwise cold.
- Landscaping is good, but here you can not see houses.
- Safe
- I don't care for this.
- Too much green space for our area, but good design for an older established suburban area that is being reclaimed.
- Attempt to beautify with plant good; wonderful wide public right of way! I don't want to live there. Sidewalks, but I bet no place to walk to. This is a cushy neighborhood in an affluent town you'd have to drive to the neighborhood.
- Nice green space
- Very attractive – needs underground utilities
- Nice landscaping
- Better than new suburbs
- Nice rural/suburb setting



Score: 2.743

Photo 

**SUB-URBAN  
RESIDENTIAL**



Score: 3.943

Photo F

**SUB-URBAN  
RESIDENTIAL**

## Comments:

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- Great look; depends on access – how close to highways
- Nice setbacks, very pedestrian friendly
- Nice wide sidewalks; could be better with underground power lines
- Very nice
- Keeps originals
- Strong sense of home
- Street seems too wide
- Concrete, common looking
- Trees too tall
- Good – I like the big sidewalks - I also like the big old trees; On the one hand, the thick brick wall looks good, on the other hand it says “Please never come visit me unless we’re under siege, in which case my house will be safe place to wait it out.”
- Looks like nice. Old neighborhood, trees; wide sidewalks
- Fence variance
- Good spacing between street / sidewalk to house
- Like the greenery and space in front of the house
- Love the adult trees, sidewalks, and variety of home styles.
- Wow; Great mix for residential and occasional professional office and very random retail restaurants
- This is pretty consistent to my view of small community.
- Space between sidewalk and houses is nice. Trees are overgrown between sidewalk and road.
- More character, homes different than neighbor.
- Better set back from street; Allows on street parking to be less impactful on buildings,
- Walkable
- This is ok; but not my favorite.
- Like it, especially that it moves houses close to the street

## Comments:

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- Yes, same scale, different design. Setbacks respected, though fence on build line allowed. Porches one, anyway air-conditioner is not everything. If we sit on the porch we can look at our front yard planting and speak to people. Crime cannot exist where the neighbors watch the streets.
- Hyde Park look; Stately homes; Trees – mature
- Neighborhood feel
- Great!
- Mature trees along street
- Good nice homes sidewalks and trees

## Comments:

- Ok, but I couldn't live in one of these houses.
- Not enough space to walk – look at the lamppost blocking the way.
- A bit tight! It was this way in New York. Space is at a premium. They used to throw the slop jars into the street in the morning, so needed to be right on the street, certainly don't need cars.
- Has San Francisco feel; A little too congested.
- Too compact.
- Need wider sidewalk, light post blocks traffic.
- Close set, but good use of intercity landscape

## Comments:

- Too Congested
- Parking issues; nice feel, bordering on a Bronx type
- Interesting architecture and looks like a well-maintained neighborhood; sidewalks look narrow
- urban feel
- Nice considering available space
- Retail / residential mix; appears to need more off street parking
- Buildings a little too close to street
- Has character
- Busy, lively feel; still has lots of charm
- Could work with larger sidewalk
- Crowded
- Nice wide sidewalks; bad: maybe if I had a magnifying glass I could see the sidewalks, but probably not; and I defiantly wouldn't be able to see porches.
- Potted plants nice; a bit crowded; streetlamps in middle of sidewalk
- I love the bay windows and how cozy the street looks
- Very narrow
- Nice looking historical looking buildings
- Too junky
- Just a little claustrophobic
- Too crowded; No parking; Houses too close to sidewalk
- Feels intimate, there is a closeness between you in the building and the city.
- Nice looking buildings. Light pole in middle of sidewalk is awkward. Bars on windows are not good.
- Ok, but getting around the street light could be a problem if walking home from the B-list.
- To tight – Pedestrian and Autos too close to house entrance.
- To cramped.



Score: 3.057

Photo 

**SUB-URBAN  
RESIDENTIAL**



Score: **3.971**  
(Highest in Segment)

Photo 

**SUB-URBAN  
RESIDENTIAL**

## Comments:

- Good use of space; nice & clean
- Love the cobblestone street! Lush greenery, well-maintained homes and nice sidewalk; feels like this is located just outside an urban area
- Would be perfect but shrubs between sidewalk & curb line too busy, dangerous, makes vehicle access poor
- Very nice; appears that there is off street parking for residences
- The trees are too full too low to the ground; blocks the view of the houses
- Landscaping & diversion
- Not much space; like cobblestone
- Landscaping very distracting: narrows sidewalk & is overgrown and unnatural looking
- Like black fence
- Lots of green that is not grass; the trees, bushes, etc. give the neighborhood a nice feel but there aren't enough to make it feel like wilderness; the yards are a nice size; the road looks good, but just thinking about driving on it took 10,000 miles off the life of my car.
- Lots of green; old brick street
- Trees, great walkway
- Tree lined street, sidewalk nice; Nice looking older historic homes
- Love the green spaces and cobblestone/brick streets; can zoning include gardening regulations?
- Enough variation of residential design to make interesting and stimulating; eye candy.
- Small community housing with sidewalk, yard and on street parking.
- Amount of greenery is good.
- Like structures and landscaping, but it seems high maintenance.
- Like the space between homes and street, each is individual and great for walking and observing.
- Better setback; Front yard fences are nice.

## Comments:

- Neighborly
- This looks like my street, and I like it very much, and this is exactly why I live here in Bellevue.
- This is called "City Park" It's an old neighborhood in an old city. Nice planting, but the pick-up truck tells me it's fallen on hard times. Nice scale, plantings, some sort of garden club evidenced by the planted right of way, and the grass in lower left hand corner gives away the modern day attempt to beautify, Reminds me of Bellevue.
- Well landscaped; neighborhood feel.
- Too busy.
- Unique places!
- Looks like home.

## Comments:

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- Not bad look for multi family.
- Hotel!
- Seems 'project-y'
- Sterile

## Comments:

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- Depends on use
- For an apartment complex it's OK, but not my thing
- Looks like busy traffic area but sidewalk too narrow & close
- Institutional looking
- The architecture does not match the spacing
- Thought we already had a White House
- Stale; forced, fake looking landscape
- Feels like off campus mass student housing
- Looks like cheap apartments; lots of concrete, little landscaping, low budget
- This makes me glad the White House wasn't built on a tight budget; this neighborhood manages to look pretentious while also seeming cheap. Bravo?
- Apartments? Condos? Nice green spaces; too bland
- Not Bellevue
- Unsure of where parking is; like no utilities showing
- Hate this uniformity; Cold
- Big Government look.
- Houses look too much alike.
- Looks like cold hotel or a bad apartment complex.
- Sidewalk on street is not good; all structures look alike.
- Looks like an institution; wouldn't choose to walk down this street.
- Cold feeling; Building color and design poor.
- Uninteresting; Too Uniform
- Looks like a newly - built Fraternity row
- Institutional; YUK!
- Lots of money wasted. This is going to cause problems; Crime dependence on cars-maybe it's for old people! I hate 2-story columns; Old South-but 3-story columns – Oh my dear!



Score: 1.914

Photo A

**GENERAL-URBAN  
RESIDENTIAL**



Score: **3.257**

Photo **B**

**GENERAL-URBAN  
RESIDENTIAL**

## Comments:

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- Good feel; mobility issue
- Urban feel, nice older homes; would like to see more green space in a front yard
- OK considering space available
- Too congested
- It's OK but I'm wondering if this tight space is always in the shadows
- Variation & character
- Tight space but unique structures
- The on-street parking with shallow setback creates too much urban noise; lose parking maybe on one side or both; starts to feel too dense
- Nice wide sidewalks; bad: maybe if I had a magnifying glass I could see the sidewalks, but probably not; and I defiantly wouldn't be able to see porches
- Narrow sidewalk; garage to sidewalk ugly
- Nice historical looking homes; negative looks to be too much on street parking
- Like the coziness of the building spacing; perhaps a little dark because of tree height, though? Like building color.
- Really a 3.5 (scored a 4); too vertical 3 story and narrow street; If wider street a 4 or two story a 4; Set backs could improve.
- Crowded but still may be livable.
- Tree is overgrown; street is narrow; alley entrance looks dangerous.
- The choice of conifer here is not well thought out; have to trim off best part of tree.
- Too crowded.
- Like it a lot.
- Ok but not great.
- Nice old neighborhood, Gingko trees; Kind of Mt Adams; is there shopping? Or just coffee bars?
- Forced

## Comments:

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- Good Urban Street.
- Reminds me of Chicago and San Francisco. Fun neighborhood!

## Comments:

- Just moving into this town; I might take an apartment in the complex until I can find something I like; Its good design, retail on 1st floor, could help me meet people, but there might be a small house with a garden nearby.
- Would like power and electric lines underground.
- Good mix of retail and multifamily.

## Comments:

- Nice blend
- Not a fan of large apartment buildings but this one is not bad; I like the storefront
- Could be business or residential on upper floors; nice detail trim, etc. – catching, classic
- Nice residential / retail mix
- Would be perfect without the overhead wires
- Looks like the stores that go with the dorms below
- Could use slightly larger setback at mercantile (in case of café outdoor seating) or for more comfortable foot traffic could use better aesthetic break from commercial below to what could be residential above
- While I find the lack of yards disturbing, I love how the commercial is mixed with the residential
- At least attempted to vary (building heights)
- Could be here
- Nicely designed & right-sized buildings with arches; attractive street with trees
- Not enough green space.
- Cookie cutter; probably be dated in 5 more years; signage and wires gone would improve to a #4.
- Too high; too crowded.
- Brick structures look nice.
- Ok, has some character.
- I like materials, landscaping and scale of structures; I like the mix of retail on lower level and office or residential above.
- Too large of a building for the set back; but like the solidness of the building.
- Like it- combines retail on the ground with apartment above.
- Does not interest me.
- Forced
- Retail mix.
- Good urban street



Score: **3.257**

Photo 

**GENERAL-URBAN  
RESIDENTIAL**



Score: **2.514**

Photo **D**

**GENERAL-URBAN  
RESIDENTIAL**

## Comments:

- Could be a 4 or 5 (scored it a 2) with enviro upgrades, transit, efficiency, etc.
- I like the buildings themselves but not the feel of the area or the placement; feels suburban or separated from the city as opposed to integrated
- Looks pedestrian friendly but hate bushes against buildings (pest & safety issue); beautiful architecture & detailing
- I might like this better after it is all finished; Almost looks like an attempt to create an urban setting in the middle of a field
- Nice try
- Look like dorms
- Rubber stamp design
- Very fake new look
- No bike path
- Looks like it was built yesterday and the flourishes were put on the top as a concession to people who claimed that it didn't look old enough.
- Ugly – first thought; but after studying better than 1st impression; molding; green; nice street light
- So Ugly! I hate the landscaping and the buildings are pretty bad too
- Great buildings; great walkways
- Modern design is nice but not much charm to building though
- Clean open look; all underground utilities
- Too suburban feeling.
- Institutional look; created to appeal (tried) old; but details left off that would give character; incorrect landscaping for natural look of established area.
- Fair - somewhat spacious; Depends on where these structures are located in the city.
- Nice green space; good looking buildings.
- Even though new construction has architecture detail, which adds character.

## Comments:

- This is ok, but not quite there yet
- Nice, but too 'lookalikey' – if that is a word.
- Ok – I appreciate the attempt to retain character.
- Awful, maybe mental hospital housing.
- I'd like this better growing com(?) Mannerism.
- Good feel –looks expensive.
- Fake
- Brick!
- Ok, new construction

## Comments:

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## Comments:

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- Has its use for density issues, traffic, etc.
- I like the sidewalks & the island in the road, but not a big fan of large, multi-family dwellings; I don't like all the signage
- Island feature good; where are crosswalks? Great architecture for this footprint.
- I like this very much
- Institutional
- Rigid, stale; no sense of community
- Maybe if we were further south
- Cheap; large; no shape; cold looking
- Nice green space; don't care for cookie-cutter design of building
- Too plain building
- Strongly dislike buildings; Green spaces are plentiful.
- You have to ask yourself if you go by this are these occupied. Balconies are there but just appear to be for show; No one can view anything worthwhile from the balconies.
- Looks like a retirement center.
- Large; Not a fan of columns.
- Great island and green space; Building façade broken up which is good.
- Another institution that could be just offices or government building.
- I like landscaping and traffic island; Building design is poor.
- Relaxing
- Disney Resort! Want to buy a Time Share?
- Not my type of town at all.
- Lovely, but which part is mime? I like the planted median! Keep that; maybe if these were only 2 stories they'd look better, and with nice roof line!
- Very attractive; Inviting.
- South Carolina.
- This looks like a hotel YUCK!
- NO.



Score: 2.475

Photo 

**GENERAL-URBAN  
RESIDENTIAL**



Score: 3.343

Photo F

**GENERAL-URBAN  
RESIDENTIAL**

## Comments:

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- Great commitment to community
- I love the gate, the walkway; The manicured lawn looks a bit pretentious but I like it; Young, single professionals & empty nesters live here.
- Classic
- Nice added green space
- Very nice
- Looks kinda like a prison
- Almost there; lose the fence, add some trees and you're closer
- Looks like a compound; uninviting
- The prominent fence with controlled access gives it a real: "keep out or we'll kill you" feel; Probably not what we should aim for.
- Nice 'urban' area; brick walkways
- Nice architecture to buildings; attractive courtyard; nice gateway / entry
- Privacy
- Feels like Clifton student housing.
- Apartments – are necessary – however, the density scares me that history of deterioration of similar projects when they become aged
- Looks like a prison do not like gated communities.
- Gated communities don't give the feeling of safety to the people around them, while separating the people who live there.
- Nice structures and green space.
- Welcoming and calm even though an apartment building; great for renters and feeling of home.
- Court yard is nice; materials good; good scale to structure.
- Safe
- Ok
- Belongs in Hype Park or Walnut Hills.
- Remove me from the dangers of the street! Keep out undesirables, too! Nice design though.
- Good community feel.

## Comments:

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- It seems private, but as long as it's the exception rather than the rule I think it would add character here and there.
- Nice courtyard - looks more like a real neighborhood.

## Comments:

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## Comments:

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- Nice well-maintained colorful buildings; looks like it's walking distance to urban center
- Classic, proven
- Window boxes are a nice touch
- How much traffic?
- Lots of charm; feels like a town
- Could use varying heights; attempt to soften first floor is nice
- Common; no charm
- Pleasant – I would like to live here
- I love how all the buildings are different.
- Attractive urban building with different color scheme; attractive walkway with nice façade
- Good inner city construction; Parking; Trees.
- Communities warmth because of the window boxes.
- Looks like Washington, DC that Federal idea; too high and that high porch puts me off; elegant though nice bricks.
- Blah
- Kinda Bland
- Like the look of the buildings but they don't draw people out into the public space.
- Good scale and materials for higher density projects.
- Ok and each similar building distinguishable.
- Nice variance in color on buildings; sidewalk on street is ok with parked cars present.
- I like the similarity of the buildings while they maintain color and size difference.
- Too crowded looks like apartments in Cincinnati



**Score: 3.514**  
(Highest in Segment)

**Photo** 

**GENERAL-URBAN  
RESIDENTIAL**



Score: **1.657**  
(Lowest in Segment)

Photo 

**GENERAL-URBAN  
RESIDENTIAL**

## Comments:

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- Public Housing Look
- Too much asphalt
- No.
- No character from this angle – hard to comment
- Renters have to live somewhere
- Too much pavement
- Which one is which?
- Just boring; no desire to even visit there let alone live there
- The house & development the car built
- Cheap; low end, uninviting
- I suppose this could be worse, but I'm not sure how.
- I don't like complexes like this
- Too plain
- I like space between house & parking of cars
- Strongly dislike
- Cookie cutter; if a few signs were up, it would look like short term transient Motel.
- Looks like typical complex
- The center of this complex feels like the bland walk from your car in the lot to your door; there is no front or back to the places.
- Too much asphalt; all structures look alike.
- Cold
- Typical Condo project with garages across the drive.
- No – too developer-y-
- No - built for cars not for people.
- Looks like an Air Force Base, or an Army Post Housing.
- Angle parking is nice but you'd have to drag me to live in this; Yes – low roofscape; Yes – trees; yes – harmonious color; but – not walk able – where's the grocery?
- Average – typical
- Apartment complex
- No living on a parking lot.

## Comments:

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## Comments:

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## Comments:

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- Usage issues; endless possibilities
- I don't hate it but I don't like it either; Doesn't look like I'd go there very often; I do like the street lamps; Looks new and still being developed
- Parking garage across the street from residential building?
- Looks like there is an empty lot to the right; Is that a glass structure to the left – it doesn't blend
- Unusual mix
- Pretty sterile; no sense of life
- No
- Cold; uninviting
- Ugly; no green; looks poorly kept
- Tall buildings with short buildings then tall buildings – looks like ghetto
- Too stark, not enough green space.
- No character, zilch
- Looks like various mixed structures; commercial with modifications.
- Nothing to walk to; No green space.
- Cold; would take another route.
- Not very inviting.
- Unsafe.
- Nope – Soviet – era look to it
- No feelings about this at all.
- Interesting mix probably need more parking.
- Nice Cityscape



Score: 1.943

Photo A

**URBAN CENTER  
BUSINESS**



Score: 3.914

Photo B

**URBAN CENTER  
BUSINESS**

## Comments:

- Not a great burger but a good commercial feel
- I like the wide brick sidewalks but not the corporate chain shops & restaurants
- Great layout for window shopping; good use of space available
- Nice updates to historic buildings & sidewalks
- Very nice; good street trees; nice sidewalk; width of sidewalk is good
- Has variety and pedestrian
- Love; looks like a small-big city downtown in the south; urban with a sense of warmth
- Signage could be handled better
- Signage to modern windows to modern sidewalk – very attractive
- Like red brick
- Don't care for the signs
- Great shopping area
- Too commercialized; has too much big city feel; brick sidewalks nice; plenty of sidewalk space
- Like the sidewalk
- I like the brick sidewalk. Though I don't mind the signage used here, I'm wary of how that may become overwhelming and tacky.
- Depends on where compared to residential; 3 if arterial street; 4 if collector street.
- Typical main street in Cincinnati, Newport, Covington, etc.; nice for shoppers & business, bad for residents
- Like the sidewalk & building look but the bright signs detract from what could be a good looking building
- Brick sidewalk is nice; sidewalk on street but does not feel threatening.
- Has character even though totally commercial; brick sidewalk ties all the shops together.
- Good for a town center concept; Need to control signage.
- Too Commercial

## Comments:

- Yes! Love it for a central business district.
- I like this Business District; Looks like Bellevue.
- Possibilities; nice paving, scale ..... of buildings – restaurants on sidewalk – sociability quotient high! Is everyone young? No benches, bike – things I would expect
- Good Business
- Commercial branding a little overwhelming, but also kind of “Times Square” Cool
- If you replace the chain stores with local businesses this gets a five; With the chains it gets a two.
- Pleasant; is Fuddruckers still in business?

## Comments:

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- Good feel – better without parking.
- Great
- Quaint
- Café's walk-able – Yeah!
- Pleasant city/small town business area.

## Comments:

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- Love the hodge-podge of shops & restaurants, ample parking
- Good mix, but ugly garbage can design and scale (too big)
- Accessible parking; power lines should be underground
- Very nice – good space; I want to eat at that table
- Nice mix of character, pedestrian and parking
- Quaint, inviting, busy but not harsh
- Make sidewalks just a little wider – otherwise fantastic
- Too cutesy
- Like red brick and awnings
- Trash can – nice; flowers
- I LOVE outdoor seating!
- Looks like peaceful small town with attractive buildings; nice square for parking; patron friendly
- Parking not good for sitting outside
- Love sidewalks and awnings.
- Could be a little more separation of vehicles and tables and meters and garbage cans.
- Ok for business shopping open area with close and convenient parking.
- Would be a 5 (scored a 4) if parking was centralized away from the storefront.
- Like the parking and sidewalk.
- Character & Welcoming.
- Good scale & Design variety; People oriented; Would be better if parking was not right up along sidewalk.
- Shop-able
- Yes, makes good use of need to accommodate parking and people.
- Ok, but would not work here with angled parking; maybe on the fill instead of Kroger and Big Lots etc.
- Congenial; Angle parking good.



Score: 4.200

Photo 

**URBAN CENTER  
BUSINESS**



Score: 1.771

Photo D

**URBAN CENTER  
BUSINESS**

## Comments:

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- Yuk
- The sidewalks are nice but this doesn't look like a very pedestrian friendly area; Looks like a wide busy street
- Trees & hydrant in middle of sidewalk??? Should have reduced parking and set back walk
- Nice off-street parking & underground power lines
- Trees and fire plugs in the middle of the sidewalk – really!? Buildings are set back too far.
- Even the wreaths don't help
- Feels disconnected; no sense of place
- See no reason to use these sidewalks
- Too stark & full of concrete
- Like wide sidewalk; should there be walking path in the middle of a parking lot?
- Road is so wide & ugly
- Too 'not' urban
- Not much appeal
- Too cold looking; too much wasted space; sidewalk in the street
- The spacing between buildings and style make it feel like a ghost town.
- Not much consistency in use; Why have walking with so much space between?
- Too much space wasted; is this a business area?
- Even with leaves on the trees this still feels empty and not thought out.
- Poor tree placement in sidewalk; Like paver sidewalk.
- Nothing good comes to mind.
- Very Poor.
- Wasteland.
- Huge waste of space! Absolutely Not.
- No –Never.
- Blah.
- Not walkable.

## Comments:

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- No Way
- Need better architecture; Nothing worth "saving" in 20 years.
- No one would stop at these stores unless it was their specific destination.
- There are a few cars in the photo but it looks to be a busy suburban sprawl street.

## Comments:

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## Comments:

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- Disconnected
- Not my cup of tea, but does have use on the off ramp of I-75
- Poor signage control; poor driveway planning
- Boo!
- What exit ramp is this?
- The businesses look like they are floating independently with no real identity between them
- Retro; warn out; good turn lanes!
- Cluttered
- Wow this is ugly – that is all
- Colerain Avenue! (scored a 2)
- Nice choice of restaurants and parking in one area; not much building appeal though
- No walking area; entrances too close to intersection
- Hate it
- My Nightmare!
- No!
- Necessary - but not attractive.
- Kuntsler says nowhere
- Awful.
- No! This has been built all over the USA, and it's a big part of the problems we have; not as bad as Congress, but close.
- Too suburban
- Typical franchise architecture
- Typical fast food strip.
- Not walkable.
- Bad, bad, bad, bad, bad, I would fill the rest of the comment section out with "Bad's" but I don't have copy and paste. While compiling these notes could you fill that out for me.
- Too commercial, too many signs. Looks like Colerain Avenue.
- Even at highway interchange too busy to read all the signs.
- Hate it



Score: **1.371**  
(Lowest in Segment)

Photo **E**

**URBAN CENTER  
BUSINESS**



Score: 3.029

Photo **F**

**URBAN CENTER  
BUSINESS**

## Comments:

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- Small town / neighbor/ borough feel
- Needs underground power lines
- OK but could be better; very unattractive street-lights here; too many parking signs
- Keeps the original character but could use a few trees
- Somewhat sterile; no landscaping; doesn't appear to encourage pedestrians
- Building fabric good but street dominates
- Fun, Interesting, but I don't like how wide the street looks
- Could work here
- Dislike the lighting; not enough greenery
- Good mixed use City Street.
- Good look for a downtown.
- Nice – No cigar, but in a pinch.
- This looks like a home town in Mid America.
- Yes, but would like to see some green in the picture somehow.
- Congested.
- Poor
- Street lights don't match the architecture.
- No green space – like décor on light poles.
- Like the building size and spacing but feel like it could use a tree lawn.
- Old community business area.
- Correct proportion for Main Street and visitor area.
- Dislike the lighting not enough greenery.

## Comments:

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## Comments:

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## Comments:

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- Could be better / worse
- Nice design, not too imposing considering footprint
- Nice on-street and off-street parking
- Well done, but I do not like brick streets
- Not bad for a semi-urban
- Looks like a parking garage; would not want this in my town
- Good response to demand
- Barren; cold; lonely looking
- Attractive streets; nice tree-lines sidewalk; appears to be patron friendly
- Like the uniformity
- Good city landscape.
- Bleh - if it were surrounded by walkable and green space.....maybe
- Factory? Where's the store, coffee shop?
- No feeling at all.
- Yes! Nailed it; People, cars and bicycles are accommodated very well in this design.
- Just ok – Brick Street saves it.
- Looks very walkable.
- Neither here not there.
- Too much concrete and hard looking.
- Feeling of conventioners coming and going; impersonal.



Score: **3.057**

Photo 

**URBAN CENTER  
BUSINESS**



Score: **4.257**  
(Highest in Segment)

Photo 

**URBAN CENTER  
BUSINESS**

## Comments:

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- Likely to visit most business by walking
- Euro feeling
- Great except for low shrubs at curb line
- Very well done; attractive & well-placed plantings that encourage pedestrians to cross at appropriate places; nice street lights; minimal signage.
- Best of show
- Love the activity & warmth combo; trees are at a great height & fullness; make it still feel like a home
- Corridor height to width seems off; may not be wide enough, causing street to be in shadow most of the time; otherwise I really like it
- Like street lights, small trees
- The trees and awnings make this place look like a pleasant place to shop; the narrow street makes it more pleasant too.
- Love this
- Plants are nice; too congested and buildings too tall
- Love this; great greenery, building style, awnings
- Nice buildings; good landscape on street parking.
- Love it!
- Love it!
- Greenwich look – very attractive.
- Not a good source of parking; street too narrow; all else is nice.
- I like this fine.
- Yes! Good use; a space – like the traffic configuration.
- Good scale, mix of uses and landscaping.
- Welcoming street to walk & browse stores.
- Very walkable, tight street
- Very close, intimate, walkable; Good
- Ok – but too much activity; too close; street narrow.

## Comments:

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- Presuming retail only with offices above; Parking in rear? I hope.
- Love this; Great greenery; Building style, awnings.

## Comments:

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## Comments:

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- Land use issues / environmental impact, etc.
- Too much wasted space; looks too much like a new office complex dumped into a rural area
- Actually does a place somewhere to employ the masses
- Sterile, dry; no sense of life or human aspect to it whatsoever
- Barren; empty; isolated
- Is this a bike path?
- Would be hard to walk here
- I could never enjoy walking around here.
- Green space in community is nice
- Don't like all the curves
- Too industrial feeling. – Like empty office buildings with “For Lease“ signs on them.
- Is this Chernobyl?
- Another Building built or stuck somewhere
- Don't like the feel of a suburban office park.
- Nowhere to walk to.
- Definitely not for walking.
- Poor
- Waste of Space
- No - makes me feel disconnected.
- Yuck!
- Awful
- Awful
- Somewhere in Poland.



Score: **1.543**  
(Lowest in Segment)

Photo A

**URBAN CORE**



Score: 2.714

Photo **B**

**URBAN CORE**

## Comments:

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- Good use of old space / fringe area of city
- Main entrance onto busy & tight corner?
- Very well done; good spacing; nice lights; nice sidewalks; no overhead lines
- Beyond the corner is quite attractive
- Interesting blend of past & future; not sure how it works here – almost seems to fight each other; is it too forced?
- Stepback at upper levels helps not to overscale streetscape
- No shape; uninviting
- Unique looking architecture
- Too many different looks; designs just don't go together
- Like the architectural style; feels empty.
- Looks like 3rd street @ Broadway in Cincinnati; too much glass.
- Design of the building on the corner is too contemporary.
- Interesting building; nice sidewalk.
- Good job of mixture old and new
- Hip
- It's ok
- Yuk
- Like John Barrett's fondest dream.
- Building in front does not fit buildings in rear.
- Not Poland, not where I would live.

## Comments:

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## Comments:

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## Comments:

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- Nice sight lines
- Like this, but not crazy about all the brick in the street
- Nice urban
- Looks like a convention center trying to look like a small town and failing
- New commercial; city common; unattractive
- Green; easy to walk on drive; clean
- Ok for large city
- Like style of buildings and trees; nice contrasting cross walk.
- Stay here and for 3-4 days? For business trip would be ok if meetings off site.
- Typical new construction
- Cobblestone walkways are good as well as trees
- Like the trees, and sidewalk.
- Ok, I guess
- Good Design
- Downtown Cincinnati (scored a 2)
- Big City Hotel; I stay in Bed and Breakfast in inner city.
- Too Big City; Buildings too tall.
- I like trees; would not live in or near this site; Looks like the monstrosities that have been built along Bellevue Riverfront; they block our view and access to the Ohio River.



Score: 3.000

Photo 

**URBAN CORE**



Score: 3.086

Photo **D**

**URBAN CORE**

## Comments:

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- Nice but too cramped
- Nice buildings but a little tight on the street
- Still maintains warmth & uniqueness; makes me want to walk there
- Push setback back a little more
- Narrow
- I feel like I am walking into an ambush in a spaghetti western; i.e. – it's too ominous
- Narrow street
- Too much congestion
- Tunnel effect
- Like this but it feels a little dark; sidewalks a little small; perhaps better with two lanes for traffic?
- Claustrophobic
- Too narrow; too high, dark and crowded.
- Tall buildings and skinny streets are good.
- Narrow street makes buildings look intimidating
- Has character but needs a little greenery.
- Too Tight
- Canyon-esque
- Very good use of Urban Space.
- Boston (scored a 2)
- Dark, not congenial.
- Good Urban feel.
- Good
- Not any green space
- The comfort of an enclosed City street.

## Comments:

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## Comments:

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## Comments:

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- Attractive but too much pavement
- Sterile; not very many people would sit there
- Could use more trees but good walking space
- Nice space but not taken advantage of by first floors of buildings creating the space
- Cold; barren; empty; looks like a campus
- Nice – it's pedestrian
- Patron friendly
- Too tall building; over shadowing building across the street
- It's fine
- Chernobyl? But trees starting to come back.
- Too high; too dark; pretty much same as others.
- Nice courtyard; but needs more Green Space.
- Nothing appeals
- It's okay – A bit bland
- Who needs this?
- No what is it?
- Attractive
- Seems abandoned
- Barren



Score: 2.486

Photo E

**URBAN CORE**



Score: 1.829

Photo F

**URBAN CORE**

## Comments:

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- Road space for bikes
- This is OK but I don't like the architecture of the building on the right
- Extremely harsh
- Too sterile; hate metal bars around trees – takes the whole 'natural' part out of nature away; why even bother?
- The building on the right is ugly
- Scale Ok
- Too plain
- Wasted space; car parked on sidewalk; large street
- Buildings are OK but feels empty
- Looks like an escape route – last one out of town turn off the lights
- Bad: 'two men & a truck' parked on sidewalk; tree guards
- Feels empty and cold regardless of season
- Is car on sidewalk?
- Cold
- Who needs this?
- No character at all
- Trees in cages – good
- Barren thoroughfare

## Comments:

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## Comments:

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- A little more thought out after they realized not even a chicken could cross the street to get to the insane asylum.
- Dislike the conflicting building styles; do like the building on left and skywalk. Street too wide.

## Comments:

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- Assume parking garage is on right with covered bridge to connect to shopping
- Nice layout but bland building on right
- Walkway to parking & fixed street lights
- Well done but I'm not too crazy about the architecture of the building on the right
- Good blend of new and old
- Interesting blend & connection of 'day' and 'night'
- Left side good – right side bad
- Like the bridge but would not want that to be only place to cross street; I like the buildings
- Nice looking buildings on left side of picture; skywalk patron friendly
- I like the look because of the walkway between the buildings
- Overwhelming
- Skywalks keep people off the streets; They can avoid businesses and each other – that's a bad thing!
- Good downtown look.
- Building to right is not cohesive to other buildings in the area.
- Not walkable; Big City downtown.
- I've been here in several cities – No new ideal? Skywalk! My dear!
- Sky Walks?
- No way – look like modern is trying to meet Historical look; Doesn't work.
- New & old just ok.
- Nice variety of buildings.
- It's like foot traffic on the skywalk; only goes right to left, because who would really want to go to the place on the right?
- Do not like walkway; again looks like downtown Cincinnati, which is a mess.



Score: 2.914

Photo 

**URBAN CORE**



Score: **4.029**  
(Highest in Segment)

Photo 

**URBAN CORE**

### Comments:

- Great layout, pedestrian set back from street
- I think I like this, but I'm not sure why
- Obviously very user-friendly
- Invites me to walk, stop & invite others to see
- Common look; sidewalk good; seating area good; buildings too new
- Communal area small trees
- Nice sitting area!! green
- Outdoor seating! I like that the façade is not flat
- Attractive brick sidewalks; patron friendly; nice street
- Would not want to live in the resort town landscape.
- This begins to get it; trees proper scale! Wells plenty wide - 5' square is the rule!
- No Feelings!
- Good! Open space; Green Spaces make the urban area very accessible.
- Nice
- Better people space – good scale.
- Nice mix of greenery, Brick for large concrete buildings.
- Nice but sidewalk may be too wide.
- If it has to be done this is the way to do it; sidewalk shops and trees.
- Ok for shopping; spacious, tree adds to this space.
- No comment
- Seems like a good style combo between urban business core and living in Bellevue currently.

### Comments:

## Comments:

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## Comments:

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- Nothing should be empty in this environment; How can there be no parking in a parking lot?
- Horrible
- Must be waiting for another building
- Sterile
- Not attractive
- Hate it all; concrete; no greenery
- Hate it; cold, ugly and feels dirty.
- Roof top whatever; Looks like Cincinnati commercial buildings; parking garage
- Oooohh.....dirty
- Boring
- Parking lot needs to go; building on top each other could be made into a great space.
- Terrible
- Absolutely not
- Awful
- Parking lot! Well, you got rid of the interurban RR's!
- Dislike large open (too big) parking lots – mass concrete.
- Garage does not fit.
- Waste of valuable space; open garage looks unfinished.
- Nice if you live in a bus; plenty of parking.



Score: **1.371**  
(Lowest in Segment)

Photo **A**

**BUSINESS PARKING**



Score: **3.914**  
(Highest in Segment)

Photo **B**

**BUSINESS PARKING**

## Comments:

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- Well-controlled usage
- Looks nice but too much space between the back of the car and the roadway
- Solves pedestrian & auto
- Direct connection to town & activity
- OK, but it makes the street so wide
- Easy parking close to business; open sidewalk patron friendly
- Poor intersection design
- Like proximity to building and extension of sidewalk to create a carve out parking; easier for traffic flow, too.
- Looks commercial but livable
- Like the island and parking on street.
- Does have some character
- Just ok
- Yes, good accommodation for cars and people.
- Barely adequate
- Very good
- Plenty of space to maneuver and park
- Pleasant small town square

## Comments:

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## Comments:

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## Comments:

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- Bike rack looks welcome
- I could live here
- Bike rack & metered parking to generate revenue & stop all day parkers in retail area
- This is OK but not sure what the width of the street is' how safe is it to back out here? Don't like the parking meter
- Very good for keeping the character
- Direct connection to town; encouraging bikes
- Too many cars
- Easy parking close to business
- Like having the bike parking ability
- Dislike meters; Pull-in and out spots are better than unlined parallel parking
- Too crowded
- Needs more green but like the parking
- Has some character
- Not bad, certainly efficient use of space; but a bit bland.
- Not Here!
- Good
- Like angle parking; Old buildings; Underground utility lines.
- Good old structures; open



Score: **3.657**

Photo **C**

**BUSINESS PARKING**



Score: 3.314

Photo D

**BUSINESS PARKING**

## Comments:

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- Hospital?
- Lose the planters in the middle of the street - blocks view of pedestrian crossing
- Nice try to look like above
- Hides it well, good blending in to preserve the structure
- I like that you can't tell it's a garage
- Attractive looking garage
- I do like that the parking is "hidden"
- Ok – looks like Adam landing which is empty for small shops
- I like centralized parking with purpose in the building
- Nice island – but tight streets
- Plain, Cold
- If you have to have parking – make the parking blend in and not be the focus.
- Great design that incorporates parking and retail; smart.
- Dislike this
- Ha Ha; thought you'd make me think this was a prison! (scored a 1)
- Good mix of parking garage and other space
- No one would know this is a garage!
- No

## Comments:

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## Comments:

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## Comments:

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- Transition area
- I wouldn't want that next to my house
- Power lines. Parking garage too close to residential area
- Ugly
- Was there any zoning?
- I'd hate to live in the house next to it
- Business parking in residential area doesn't fit in
- Garage too close to older homes; everything seems kind of random
- Hate
- Looks like the horrible structure on Cowens Drive in Newport forced up against the victims homes of 2nd street.
- Terrible mix of structure
- Residential and parking garage; do not mix in this picture
- Garage does not fit.
- Mix of residential and business parking garage above ground utility.
- Too bad
- Awful
- No; parking garage just doesn't fit in.
- Terrible
- Feel sorry for the homes stuck next to the garage.
- Houses next to parking garage is bad
- Parking garage with residences?
- No consistency in design
- Status quo; do not like it



Score: 1.571

Photo E

**BUSINESS PARKING**



Score: 2.286

Photo F

**BUSINESS PARKING**

## Comments:

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- Move people up / move trans up also
- OK but not great
- Didn't think we did this much any more
- Better than a garage if you have enough space to support the tenants
- Like black fence
- At least there's lots of it!!
- Good size lot with plenty of parking
- Stupid
- Mass Housing!
- Too dense
- Fence looks good; parking area defined
- For apartment complex, parking not too bad
- nice fence enclosure- trees
- Blah!
- No!
- Wasteland
- Visually fencing and trees soften structure
- Too large of parking area
- Too high; too commercial
- Too sterile
- Dislike whole plots of land sectioned off for parking

## Comments:

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## Comments:

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## Comments:

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- Telephone poles, wires: 70's look
- Strip / strip / strip / strip / strip / strip
- Ugly
- At an exit ramp maybe but not in town
- Necessary evil
- No real feeling either way – it works
- Where is landscaping
- Easy to get in and out; not very attractive however; dumpster shown is an eyesore even though not related to parking
- Hate getting in and out at intersection
- Strictly commercial
- Necessary but not attractive
- Ugly
- Large concrete parking lot – Bad signage utility lines above ground
- Looks like the fill
- Are you kidding?
- Trashy
- Does nothing or me; mostly negative
- Store set back too far from street
- Ok – not great; do not like store front
- They didn't try to hide anything
- Dislike large lots around businesses; creates an enormous largely unkempt footprint in the city



Score: 1.600

Photo 

**BUSINESS PARKING**



Score: 3.600

Photo 

**BUSINESS PARKING**

## Comments:

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- Like the bridge - covered
- Nice use of Walkway
- Well done – structure blends well with surrounding buildings
- Interesting architecture, but can't see much at ground level
- Nice blend into the 'town' look of the structure; keeps you close & connected to the activity
- Love the idea of parking garage hidden behind main street
- Interesting curve
- "Hidden"
- I like that it (the parking garage) is hidden
- Attractive looking area with parking close to commercial / business
- Too far to walk & shop
- Ok
- Attractive
- Do not like above ground walkways; good architecture
- No comment
- Yes like the connection between the buildings
- High class
- For new commercial has visual appeal
- Interesting structure
- Where's the parking lot? Aw - wait it's behind that very convenient sky walk (scored 5)
- Ok – in proper space looks like upscale shopping area.
- When garage looks like neighboring buildings, it has a warmer feel - like the skywalk

## Comments:

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## Comments:

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## Comments:

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- Enviro issues
- I like how this space allows or privacy for the residents
- Nice use of green space
- Beautiful but needs crosswalks
- Hard to see but for the tree
- Very pretty
- If that is what was there – wouldn't touch it
- Tree too large
- Nice to look at; shaded; but no sitting
- Too big of tree
- Nice space
- Good use of Green Space
- Tree is overpowering
- This tree trumps the building! This neighborhood has that value, at least.
- Ok – but no room for this
- Too much ornament; not enough function
- Wonderful
- Nice tree that takes lots of space if you have it
- Dead end; sidewalk is not good
- If available Green Space between the street and housing is wonderful unless this is a turn about; I'll change this to a 5
- Good residential area; tree too large
- A sense of conservation exists here.
- Beautiful mature tree



Score: **3.514**

Photo **A**

**URBAN PARKS &  
CIVIC SPACE**



Score: **2.371**

Photo **B**

**URBAN PARKS &  
CIVIC SPACE**

## Comments:

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- Future expansion?
- Nice courtyard but not a space I'd hang out in
- Too much pavement
- The trees sure do soften things in the plaza
- Nice building but landscape too sparse and too forced
- Nice space, but underutilized by buildings creating it
- Would be nice for folks in that particular building, but an overall ugly area
- Benches and courtyard are nice
- Too close together, tall
- Ok for inner city; except for parking lot and no grass!
- Not enough trees; Not enough seating, no one will use this space
- Parking – ugly
- Acres of concrete parking not enough green space
- Lame attempt with the tree bed
- Terrible
- No – I don't think people would use the green space in this design
- Cold
- Looks ok if you're 40' tall; otherwise building matches the parking lot.
- Nice courtyard but buildings look intimidating
- Garage a necessary evil
- Commercial
- Too small in comparison with the surrounding buildings

## Comments:

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## Comments:

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## Comments:

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- Gathering & Social Opportunity
- Good use small space
- Fits nicely with surroundings
- Nice space
- Good blend
- Inviting even if I'm not going to one of the businesses there
- Nice space – not used effectively
- Tree too large
- Green; seating areas; brick & cement go well
- This is Ok but it seems like it would be noisy & smelly because of the traffic going by
- Nice shaded area; not much space though
- Too much signage
- Tree – overpowering
- Trees inset building with park; Good
- Looks fine
- Good design
- An Oasis
- Just ok
- Nice area; but sidewalk may be too wide
- Ok – tree covers buildings
- I like how the trees and surrounding green areas “Fit – in” here



Score: **3.686**

Photo **C**

**URBAN PARKS &  
CIVIC SPACE**



Score: **4.057**  
(Highest in Segment)

Photo **D**

**URBAN PARKS &  
CIVIC SPACE**

## Comments:

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- Good try in ten years
- Cute but a bit generic
- Nice area
- People use it and seem to be comfortable there
- Inviting but a little more forced than picture C; makes you want to be outside for awhile before going inside
- Like the communal area
- Green; seating areas; brick & cement go well
- I like that it is right in the midst of shops so it is full of people
- Nice relaxing area
- No grass; No parking
- Will be better when tree matures
- Outdoor dining – community interaction – underground utility, green spaces; Great Area!!
- Good scale; People can congregate this day in early spring
- Well – designed urban green space
- Nice place to gather
- Nice area to take a break or meet up
- Nice space
- Fair for commercial area
- Town square

## Comments:

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## Comments:

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- Venue for entertainment and lunch
- Nice cityscape; No grass

## Comments:

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- Good feel / people friendly?
- Not enough space for 2 people to stroll side-by-side or pass; left wall is dangerous trip hazard
- Too much concrete & granite
- Beautiful space but could use a little less pavement
- Very good urban blend
- Charming; great mix of landscaping; nice blend of hard & soft
- As long as buildings surrounding it compliment it with proper uses
- Like the flowers, lights, walking space
- Would have given higher score if more seating
- Nice lined area with plants; looks relaxing
- Beautiful
- Love this – was my “visualization place” for opening exercise; Park in middle of downtown, but when inside it feels different; Great assortment of shops along side; like the park inside and part of the city; It is used by people routinely.
- Hopefully the picture is when no events; I’m sure this is collection space for people
- Fine if you have space; look like cleaned up Garfield square
- A park, a street and shops existing in 1 space; Like an oasis of convenience
- Nice courtyard
- Love the lights over the pedestrian path; very calming and warm
- Pretty – but only a pass through not a space to hang out
- Garfield Place is one of the best features/area we have
- Never, reminds me of downtown Cincy
- Good try; Piatt Park; High crime and lots of trash
- For downtown, large city bus/shop area this is good
- Beautiful



Score: 4.000

Photo 

**URBAN PARKS &  
CIVIC SPACE**



Score: 3.714

Photo F

**URBAN PARKS &  
CIVIC SPACE**

## Comments:

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- Good feel / people friendly?
- Nice parking & green space
- Very nice
- Good attempt
- A little forced but I would enjoy having a conference here
- Like the green space in the middle of the parking lot
- Green space
- Quantity of trees is nice
- Hope it's a parking lot
- Too many trees; too much space in parking area
- Would prefer "Older" Looking building
- Like parking and island
- Greenery and brick walk softens the plain buildings
- Open
- Like this very much and think the design comes off well
- Ok – but where here?
- Not bad – looks a bit generic, but flat could be as easily addressed
- For the angled parking, lots of trees, median – good
- Trees soften parking area
- Attractive – will look better when trees mature
- Cityscape with trees/grass

## Comments:

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## Comments:

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## Comments:

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- Could be larger
- Where does street end and sidewalk begin?
- Attractive – needs benches
- Human scale?
- Very relaxing, easy no effort
- Too open
- Green is good
- Nice area with fountain; trees in parking area; looks attractive & relaxing
- Landscaping is nice but it seems too far from beaten path
- Looks like Drake Hospital
- Fountain and sitting area feel out of place
- Nice looking for large structure
- Cold even with Brick
- Pretty but only a pass through space
- Awful
- Too Corporate!
- Pretty sad
- Nice feature with fountain; need more seating
- Pleasant look for a Hotel/ apartment complex



Score: 2.943

Photo 

**URBAN PARKS &  
CIVIC SPACE**



Score: **1.829**  
(Lowest in Segment)

Photo **H**

**URBAN PARKS &  
CIVIC SPACE**

### Comments:

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- What's next?
- Blah; stone & brick? But nice way to segment parking area
- Lose the ugly parking lot
- Not sure what is what
- Cutesy
- Like red brick
- Stupid looking
- Seems cold and un-useable
- poor use of space
- Ok if you are in the subs
- Too many different designs
- Not pedestrian friendly; but nice looking area
- Nothing to feel
- Unusable
- Looks like Mason, Ohio (scored a 1)
- Nope; built for cars, not people and has no functionalism to it whatsoever
- What is it? A park? Trees pretty small; where can we sit in the shade?
- Not walkable; suburban look
- Looks isolated, not inviting
- no

### Comments:

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# Visioning Workshop Results

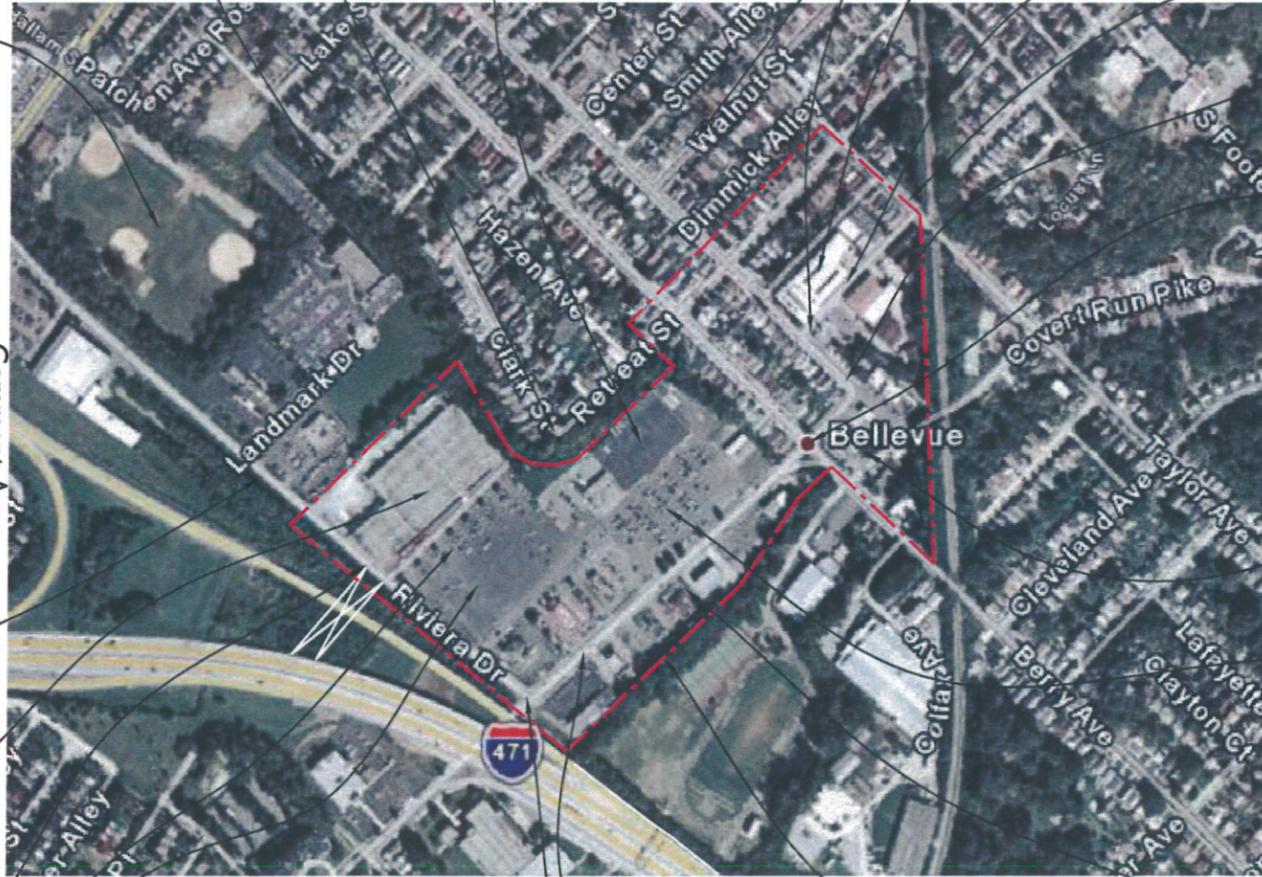
## Aerial Photo / Map Comments

The next 2 pages are a compilation of notes participants made to explain what they like and don't like about the physical environment of Bellevue.



**PLACEMAKERS**

*glaserworks* - Architecture & Urban Design



Comment Area

- PEDESTRIAN ACCESS TO SOUTHBANK SHUTTLE & BUSSESSES

- NO PEDESTRIAN ACCESS  
 - WOULD BE GREAT TO HAVE STAIRCASE  
 - NO REAL (CURRENT) CONNECTION BETWEEN RESIDENTIAL AND SHOPPING AREAS  
 - CONNECT EXISTING RESIDENTIAL  
 - PEDESTRIAN ACCESS FROM THIS POINT IS A MUST

- I LIKE A KROGER HERE.  
 - ME TOO  
 - STRONGLY DISLIKE THE BUILDING & SIGNAGE

- OVERLAY MORE PARTS OF CITY

- DIP IN CORNER CLIPS TIRE

- DOES NOT BELONG  
 - NEEDS DEMOLISHED AND REDEVELOPED, HUGE EYESORE!  
 - I AGREE  
 - NOT ENOUGH GREENERY ALONG HOSEA  
 - UGLY BUILDING  
 - CLEAN UP HOSEA BUILDING

- THIS AREA IS UGLY  
 - PARKING AT AMERISTOP BACKING INTO STREET

- IMPROVE ACCESS TO TAYLOR

POOR TRAFFIC FLOW, BUT I DO LIKE 4-WAY STOPS  
 - CREATE TERMINATED VISTA WITH BUILDING OR MONUMENT

- POOR INTERSECTION  
 - FIX THIS INTERSECTION; TOO MUCH DISCONNECT  
 - THIS INTERSECTION NEEDS MORE SIDEWALKS  
 - LIKE THIS INTERSECTION BUILDING & GREEN SPACE (ARROW TO WEST CORNER)  
 - OPPORTUNITY FOR PUBLIC SQUARE

- HOUSING & RETAIL COULD BE FOUR STORIES  
 - FIND USES FOR KENT BLVD.

- SOMETHING BETTER THAN WHAT WE'VE GOT HERE NOW, WASTE OF GREAT SPACE  
 - KEEP CARS FROM SITTING HERE FOREVER

WHEN WE WALK TO KROGER THE WHOLE WALK IS NICE UNTIL WE GET TO THIS AREA WHERE IT'S ALL PARKING LOTS. I LIKE THE STORES BUT THE LOTS ARE SO UGLY. IT WOULD BE SO NICE IF DONNERMEYER HAD TREES ALONG IT.  
 - NO MORE STRIP TYPE STORES. MAKE MORE PEDESTRIAN FRIENDLY.  
 - COULD HAVE GREEN SPACE & INDIVIDUAL PATHS TO COMMERCIAL PROPERTIES.  
 - WANT BEAUTIFUL LIKE A TOWN CENTER  
 - REMOVE KROGERS AND PUT IN SCHOOL FACILITIES WITH PARKING & BRIDGE TO SPORTS COMPLEX

- NO FLOODING  
 - CREEK MUST BE MAINTAINED AGAINST IMPACT

SOMETHING BETTER THAN WHAT WE'VE GOT HERE NOW (CIRCLE AROUND ENTIRE SIDE OF DONNERMEYER); WASTE OF GREAT SPACE  
 - CONNECTIVITY TO BALLFIELDS

- NOTHING TALL IN BELLEVUE; NO BUILDINGS OR SIGNS OVER 2 STORIES!  
 - PHOTO 'D' OF 'URBAN PARKS & OPEN SPACES': FRIENDLY ENVIRONMENT & GREEN SPACES

- BAD INTERSECTION !

Comment Area

Comment Area

- WHY ISN'T THIS AREA INCLUDED?

- REMEMBER TO PRESERVE RECREATIONAL OPPORTUNITIES FOR CHILDREN  
 - MAKE AN EFFORT TO INCLUDE THE WISDOM OF OLDER PEOPLE  
 - GREEN UP! ADD PUBLIC GATHERING SPACES.

Comment Area

- WIDER RIVIERA AND PUT IN BIKE PATHS  
 - BIKE PATHS!  
 - RIVIERA WIDER & SIDEWALK WIDER; BIKE PATH

- NEED BETTER 'CLASS' OF BUSINESSES  
 - REMOVE OLD RINKS BUILDING AND LOT & PUT IN A MIX OF RESIDENTIAL & COMMERCIAL STREETS

- NO GREEN HERE! WHY NOT? GET MORE GREEN!  
 - CAN WE RE-CREATE THE FEEL OF FAIRFIELD HERE?  
 - BETTER SIDEWALKS!  
 - ROAD IMPROVEMENTS OR RIVIERA

- MAYBE CONTINUE STREETS TO CREATE SMALLER BLOCKS TIE SHOPPING CENTER TO NEIGHBORHOOD (DASHED LINES PROJECTING FROM CLARK AND RETREAT)  
 - WALKABLE COMMERCIAL WITH UPPER STORY LIVING - TALLER BUILDINGS HERE.

RETAIL AND COMMERCIAL DEVELOPMENT  
 - NEED FARMERS' MARKET LIKE FINDLAY (MARKET)  
 - GREAT IDEA!  
 - PARKING LOT WOULD BE NICER IF IT HAD TREES  
 - RIDE SHARE  
 - WHOLE AREA COULD BE UPDATED TO HAVE MORE ATTRACTIVE BUILDINGS AND BETTER PARKING LOT  
 - BETTER OPTION OF SHOPS  
 - WASTE OF SPACE TOO MUCH PARKING  
 - FARMERS' MARKET  
 - DISLIKE ALL OF THE SHOPPING CENTER  
 - SHOPPING CENTER LOOKS OLD, DUMPY, DRAWS LOW CLASS PEOPLE. NEED TO MAKE IT FRIENDLIER LOKING WITH SHOPS PEOPLE WANT TO GO TO.  
 - WASTED PARKING AREA, PEOPLE JUST USE IT TO SNAKE THROUGH TO GET TO KROGER  
 - GREAT OPPORTUNITY FOR CITY-CENTER 2  
 - GOOD AREA FOR REDEVELOPMENT

Comment Area

# BELLEVUE, KENTUCKY - Shopping Center Form-Based Code Area

glaserworks - PLACEMAKERS  
 Visioning Workshop - 27 February, 2010

