

Mahan Corridor Land Use Design Issues

LEON COUNTY
DEPARTMENT OF GROWTH AND ENVIRONMENTAL MANAGEMENT
Summer 2009

Part II, Visual Preference Survey

Please use the score sheet to select the image(s) you prefer most under each category.

When finished, please leave the score sheet with one of our representatives.



Splitting the Category into Districts

Three Districts – Three Different Objectives:

- 1. Mahan Corridor Node (MCN) - Transit-ready node district around major intersections**
2. Mahan Corridor Ring (MCR) - Intermediate density residential district in-between
3. Mahan Residential Preservation (MRP) – Low-density residential district next to existing Residential Preservation neighborhoods

Building Orientation and Arrangement



1. A

Building Orientation and Arrangement



Source: cyburbia.org

1. B

Building Orientation and Arrangement



1. C

Building Orientation and Arrangement



1. D

Source: google.com imagery

Building Orientation and Arrangement



1. E

Source: cyburbia.org

Building Orientation and Arrangement



1. F

Building Orientation and Arrangement



1. G

Building Yard Setbacks and Build-To Lines



2. A

Source: Cyburbia.org

Building Yard Setbacks and Build-To Lines



2. B

Source: Cyburbia.org

Building Yard Setbacks and Build-To Lines



2. C

Source: Dan Burden – pedbikeimages.org

Building Yard Setbacks and Build-To Lines



2. D

Source: cyburbia.org - Dan

Parking - location, amount, associated landscaping



3. A

Parking - location, amount, associated landscaping



3. B

Parking - location, amount, associated landscaping



3. C

Parking - location, amount, associated landscaping



3. D

Parking - location, amount, associated landscaping



3. E

Building Height



4. A

Building Height



4. B

Source: cyburbia.org

Building Height



4. C

Source: cyburbia.org -Dan

Building Height



4. D

Building Height



4. E

Source: cyburbia.org -

Building Facade



5. A

Building Facade



5. B

Building Facade



5. C

Building Facade



5. D

Building Facade



5. E

Building Facade



5. F

Source: cyburbia.org

Building Materials



6. A

Source: cyburbia.org

Building Materials



6. B

Source: rileypalmerconstruction.com

Building Materials



6. C

Source: cyburbia.org, RichmondJake

Building Materials



6. D

Source: cyburbia.org, RichmondJake

Building Materials



6. E

Source: Cyburbia.org, zmanplan

Private Frontage



7. A

Private Frontage



7. B

Private Frontage



7. C

Private Frontage



7. D

Source: Dan Burden - pedbikeimages.org

Private Frontage



7. E

Source: Dan Burden - pedbikeimages.org

Private Frontage



7. F

Private Frontage



7. G

Source: Shawn Turner - pedbikeimages.org

Streetscape



8. A

Source: Cyburbia.org, Dan

Streetscape



Source: Dan Burden - pedbikeimages.org

8. B

Streetscape



8. C

Source: Cyburbia.org, Nerudite

Streetscape



8. D

Source: pedbikeimages.org

Sidewalks - width, placement, linkages



9. A

Source: cyburbia.org, Richmond Jake

Sidewalks - width, placement, linkages



9. B

Sidewalks - width, placement, linkages

9. B

Sidewalks - width, placement, linkages



9. C

Source: cyburbia.org - Dan



Splitting the Category into Districts

Three Districts – Three Different Objectives:

1. Mahan Corridor Node (MCN) - Transit-ready node district around major intersections
2. Mahan Corridor Ring (MCR) - *Intermediate density residential district in-between*
3. Mahan Residential Preservation (MRP) – Low-density residential district next to existing Residential Preservation neighborhoods

Building Setbacks



10. A

Building Setbacks



10. B

Building Setbacks



10. C

Building Setbacks



10. D

Building Height



11. A

Building Height



11. B

Building Height



11. C

Building Height



11. D

Source: eddymyersrealestate.com/

Parking



Source: http://www.terrain.org/articles/13/images/superbia_cars_driveways.jpg

12. A

Parking



12. B

Parking



12. C

Parking



12. D

Source: Dan Burden, Glatting Jackson Kercher Anglin, Inc.



Splitting the Category into Districts

Three Districts – Three Different Objectives:

1. Mahan Corridor Node (MCN) - Transit-ready node district around major intersections
2. Mahan Corridor Ring (MCR) - Intermediate density residential district in-between
3. **Mahan Residential Preservation (MRP)** – ***Low-density residential district next to existing Residential Preservation neighborhoods***

Building Setbacks



13. A

Source: images.sabob.com

Building Setbacks



13. B

Building Setbacks



13. C

Building Setbacks



Source: F.S.E

13. D

Building Height



Source: Adam Biblo

14. A

Building Height



14. B

Building Height



14. C

Building Height



14. D

Building Height



14. E

Parking



Source: http://www.terrain.org/articles/13/images/superbia_cars_driveways.jpg

15. A

Parking



15. B

Parking



15. C

Parking



15. D

Source: Dan Burden, Glatting Jackson Kercher Anglin, Inc.