



# Site Studies

**From idea to reality,  
faster than a speeding  
bullet (nearly).**

We can take your idea or site and model it in plan and 3-dimensionally in short order. You choose the level of detail and information that you need.

Most importantly, the site studies are grounded in reality - real dimensions, real buildings, real numbers.

Knowledge is power.

Knowledge combined with good design is even better. Get some today.



URBAN DESIGN

[www.kevinklinkenberger.com](http://www.kevinklinkenberger.com)  
kevinklinkenberger@gmail.com

# HIGHER DENSITY FORM-BASED PLAN



- Parking Structure
- Mixed Use Building - Retail, Office, Hotel & Vacation Residential
- Civic Building - church, library
- Live/Work Townhome
- Vacation Residential



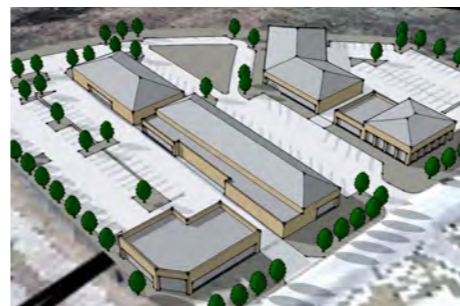
**Zoning & Site Analysis**

Drawings for a public client in Florida and a private client in Missouri

## Level 1 Concept Studies

Features: Simple massing of buildings and streets

Purpose: Generate very quick concepts & numbers with an idea of scale



## Level 1 Concept Studies

### Zoning & Site Studies

Drawings for public  
clients in Iowa, Texas,  
Wyoming and Florida

**SECTION 4. POTENTIAL AREAS FOR FORM-BASED REGULATION - TIDEWATER SITE**

**4.9 TIDEWATER - MODERATE DENSITY FORM-BASED REGULATION**

**DEVELOPMENT SITE - LOWER DENSITY**

This lower density plan for the Tidewater site relies primarily on shared surface parking lots behind buildings. The surrounding existing properties could keep their conventional zoning. Form-based regulations for the Tidewater site would be implemented to ensure that the development is built to: encourage walkability both within the development and along Front Beach Road; ensure the compatibility of building types; and provide public access to quality open space. The lower density plan envisions a limited amount of mixed use buildings along both Front Beach and a "main street."

**QUANTITATIVE ANALYSIS**

Block #1	Block #2	Block #3
Lot Area = 114,800 s.f.	Lot Area = 79,000 s.f.	Lot Area = 31,400 s.f.
Floor Area = 14,000 s.f. retail	22 dwelling units	Floor Area = 6,200 s.f. retail
11 units		20,250 s.f. L.V.
14,000 s.f. res		26,450 s.f. total
14,000 s.f. office		
43,800 s.f. total		
FAR = 70%		FAR = 130%
Parking Area = 51,770 s.f.		Shared parking and garages for residential dwellings of Live/Work structures
Parking Required = 183 Shared		6 dwelling units
16 dwelling units		

**RESIDENTIAL PARKING GARAGES**

**DO THIS**

On-street parking provides convenient front-door parking; surface parking lots provide parking behind the buildings. The plan transitions from mixed-use to all types of residential construction overlooking streets and public open space.

**SURFACE PARKING SECTIONS**

**DON'T DO THIS**

Parking lot is located between street and building; lack of enclosure or no enclosure means there is no defined public realm.

**DO THIS**

Parking lot is located behind building; good enclosure with buildings reinforces the public realm.

**LOW DENSITY FORM-BASED PLAN**

55,650 s.f. Commercial  
55 Residential Units

PANAMA CITY BEACH, FLORIDA



## Level 2

# Detailed Concepts

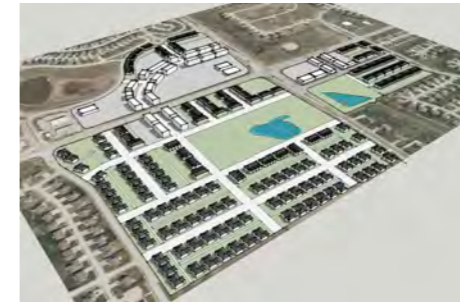
Features: One level of detail above Concept Studies, showing key building elements and realistic street views.

Purpose: Level 2 drawings take a concept and make it much more real, bridging the gap between simple massing studies to a believable project. At this level drawings can be used to convey ideas to the public and generate real numbers for pro formas



### Site Analysis

Drawings for a public client in Kansas and a private client in Missouri



## Level 2 Detailed Concepts



### Corridor Studies

Drawings were produced for public clients in Louisiana and Missouri



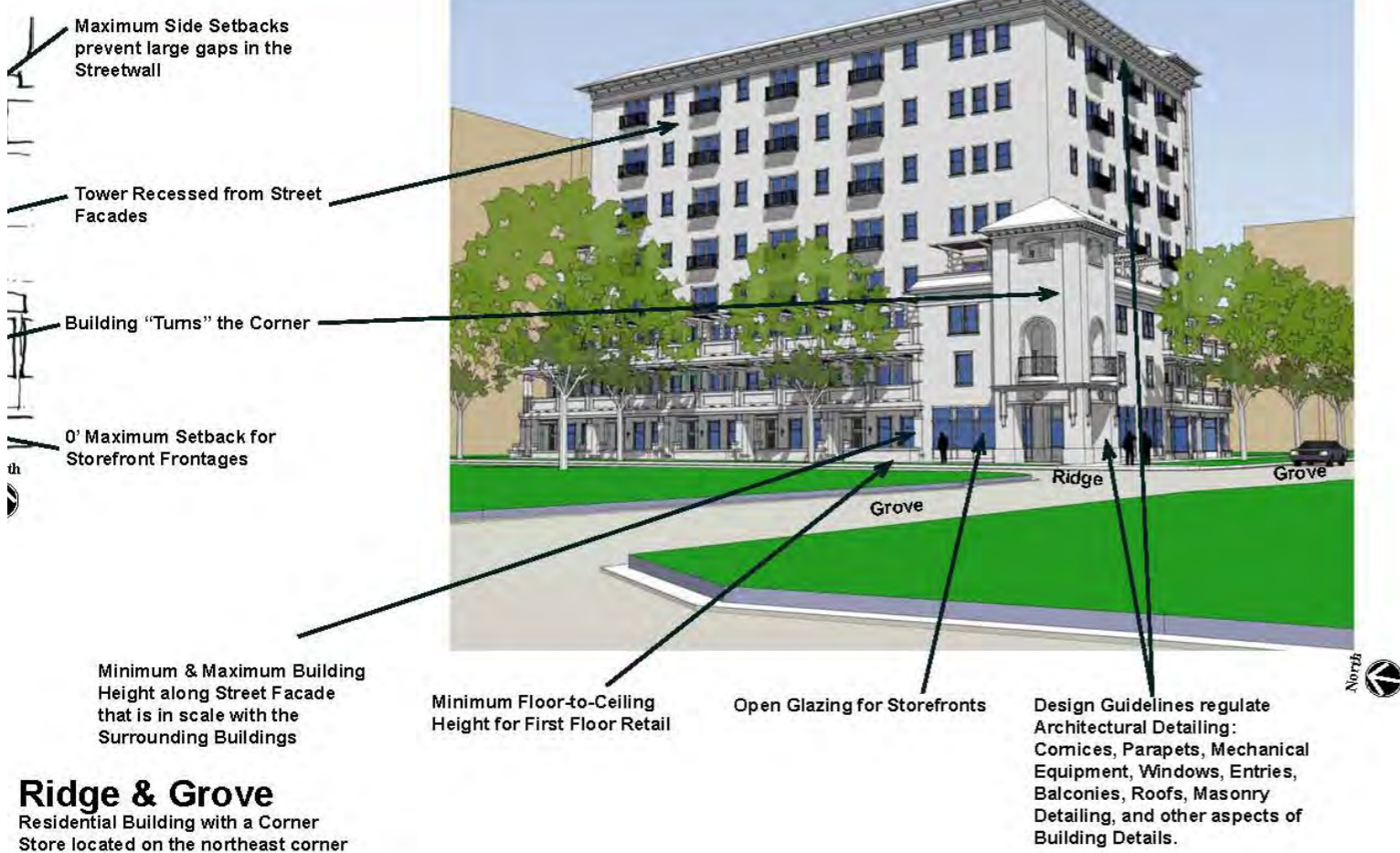


## Level 2 Detailed Concepts

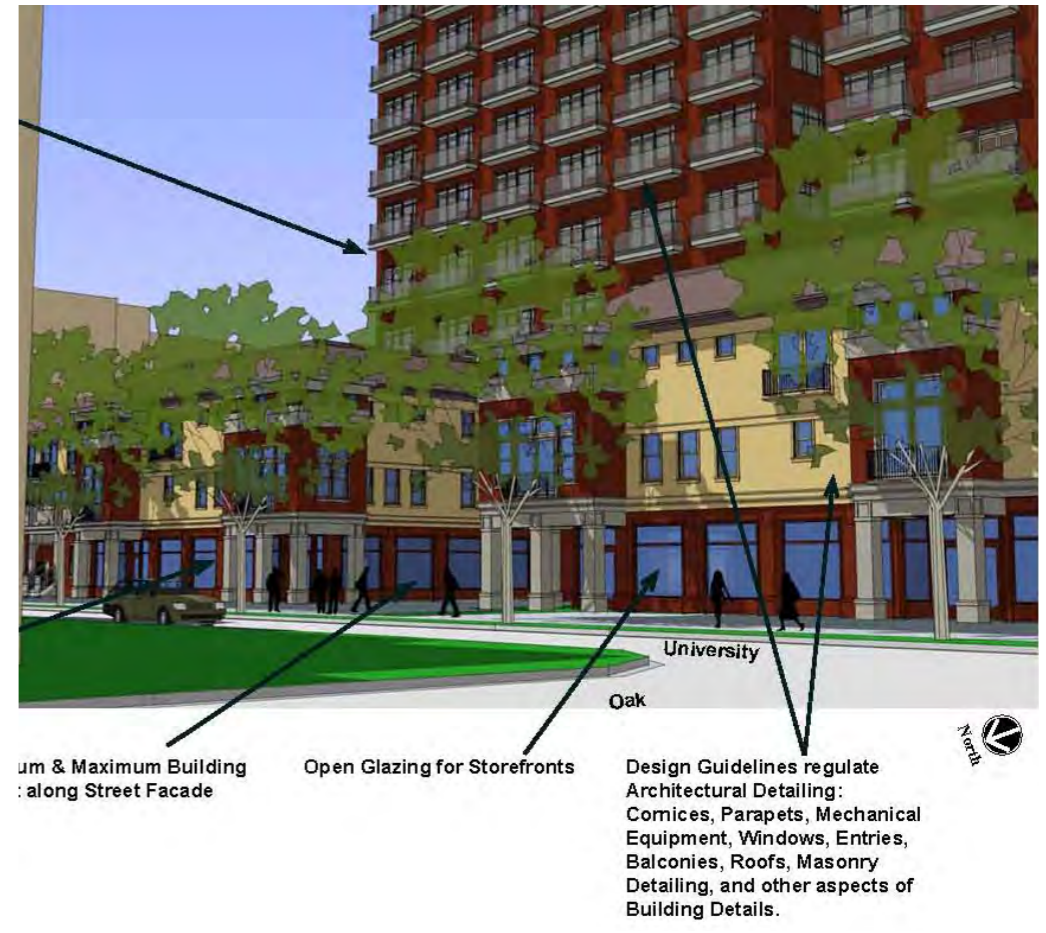
### Corridor Study

Drawings for a public client in Michigan





**Ridge & Grove**  
Residential Building with a Corner Store located on the northeast corner of Ridge and Grove



Minimum & Maximum Building Height along Street Facade

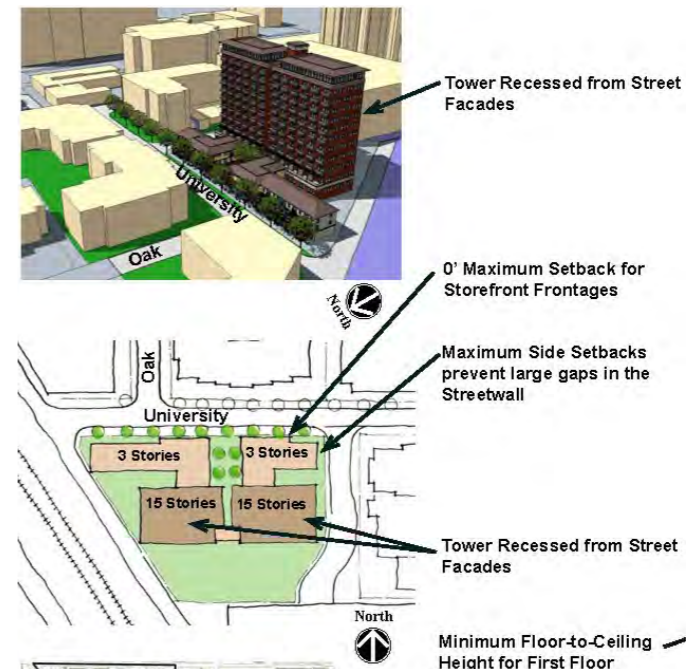
Open Glazing for Storefronts

Design Guidelines regulate Architectural Detailing: Cornices, Parapets, Mechanical Equipment, Windows, Entries, Balconies, Roofs, Masonry Detailing, and other aspects of Building Details.

# Level 2 Detailed Concepts

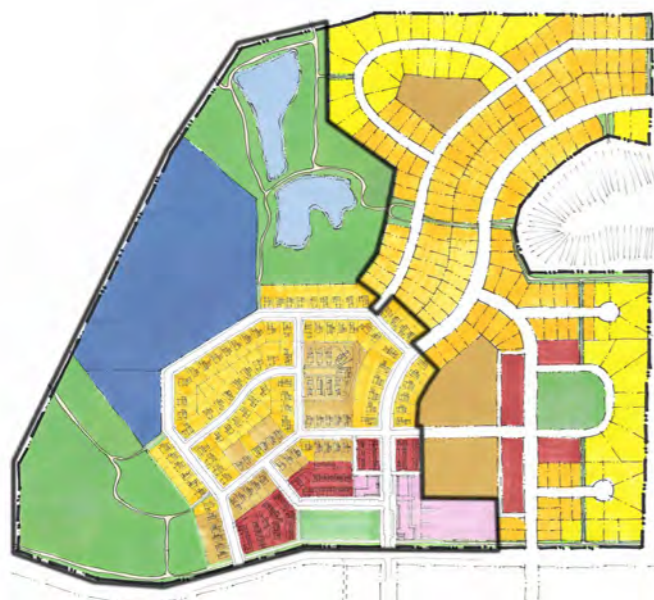
**Development Opportunities**

Drawings produced for a public client in Illinois





## Level 2 Detailed Concepts



### Site Studies

Drawings for a public client in Colorado and private clients in Missouri



Key Map with Aerial



Building Types	Number of Units			Total Number of Units	% of Total
	Located on the 1st floor	Located on the 2nd floor	Multi-story unit		
Single Family Detached	34	0	0	34	33.66%
Single Family Attached	0	0	43	43	42.57%
Mansion Condominium	8	16	0	24	23.38%
				<b>Total:</b>	<b>101</b>





View along Johnson Street

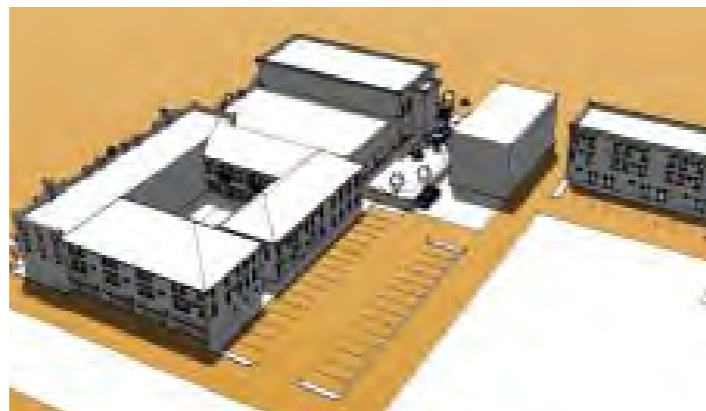
## Level 3 Presentation- quality Concepts

Features: The most refined level of site study, featuring fully-rendered models and multiple views.

Purpose: For public renderings and presentations

### Site Analyiss

Drawings for a private client in Missouri



Historic Photos of Hartley Block



### Level 3 Presentation-quality Concepts

#### Site Analysis

Drawings for a private client in Missouri



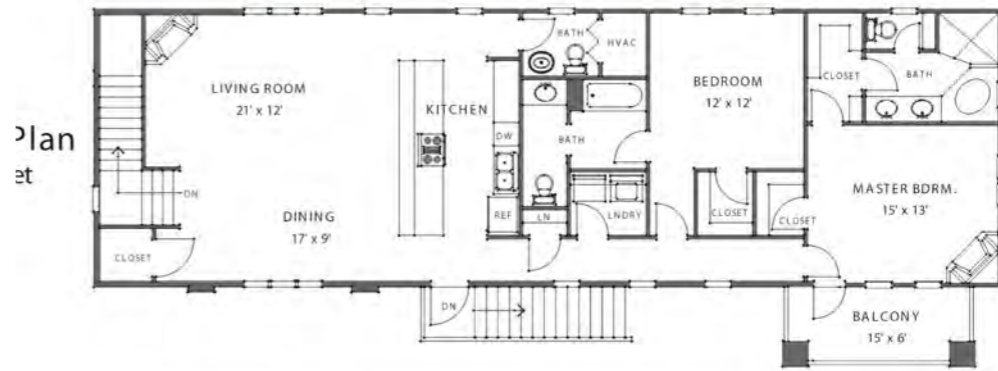
30th St. Elevation



Courtyard Elevation



Second Floor Plan  
730 square feet



First Floor Plan



First Floor Plan  
730 square feet

# Level 3 Presentation-quality Concepts

## Site Analysis

Drawings for a private client in Missouri



Campbell St. Elevation

1847 sq. ft.  
basement not included  
3 bedrooms  
3 baths  
Basement: Y

This is an artist's rendering. The final set of construction documents may have been updated from this conceptual plan. 180 Degrees Design Studio, LLC reserves the right to make any alterations.



KEY PLAN



This four bedroom, four bath plan features tall ceilings and great living features throughout. The main level combines an open kitchen, great room and dining area and is designed to live and entertain equally well. Daily living will easily spill out onto the welcoming, covered front porch in natural light. Each living space and bedroom is designed to have direct access to an outdoor living space in order to take full advantage of the great climate, panoramic views and strong sense of community found in Beachtown, Galveston.



## Level 3 Presentation-quality Concepts

### Schematic Designs

Drawings for private clients in  
Missouri, Texas & Delaware

