The Gateway District
Elements, Design, and Uses

NKAPC

PLEASE NOTE: ALL IMAGES CONTAINED IN THIS PRESENTATION ARE FOR DISCUSSION PURPOSES ONLY
Information Objectives

- **Scale of Land Uses**
  - Intensity and density of land use types within the Gateway District

- **Streetscape**
  - Building Orientation & Parking Location

- **Architecture & Materials**
  - Appropriate architectural style, façade treatment, construction materials, & roof types.

- **Incentives**
  - Benefits offered to a developer for providing desirable features within a development

- **Evaluation of Specific Land Uses**
  - Examination of specific land uses that may or may not be appropriate within the Gateway District
Scale of Uses – Discussion

Inputs

Public Meeting

- Surrounding residents are concerned with buffer issues
- Higher Density Development could be viable and desirable
- Saw no development as desirable
- Recognized the importance of green, open, or public space for recreation, activity and interaction
- Felt that larger buildings should be made to look like smaller buildings
- Wanted to see the area developed as a gateway to the downtown
Scale of Uses – Discussion

Inputs – Small Area Study 2007

Downtown Independence

- Highlights the downtown area for smaller scale, neighborhood-oriented development which is consistent with the existing character and forms within the area.

South Gateway Area

- Calls out South Gateway Area for larger scale, “big-box,” type of development
Gateway Area

- Highlights the district as an opportunity area for mixed land use development at a neighborhood scale which provides amenities and services to the surrounding areas within a walk-able scale.

- Calls for a buffer of higher density residential land use between the Gateway area and existing surrounding residential uses.

- Development within the Gateway District should compliment development occurring downtown.
Neighborhood Scale Development that Compliments Downtown

- Smaller scale Com or Off
- Not big box
- Restaurants - mid-sized – sit down (chain, etc. bistro)
- Buildings related to a street
- Clothing retail desirable
- Buildings that compliment the courthouse area in style – traditional architecture
- Residential going to Oliver further down the road
- Walk-able
- Pedestrian oriented
- Nicer landscape
- Buffered properly
- Properly integrated parking – designed into development
- Nicer street lamps /lighting options – features
- Wayfinding signs – “Olde Stylee” that compliments downtown
- Development / regs within a reasonable / practical orientation for development to occur
What Scale of Commercial / Office Land Use is Appropriate within the Gateway Area?

- 2,000 – Typical Main Street Retail / Service or Office
- 8,000 – Drinking / Dining - Small Scale Retail / Service or Office
- 18,000 – Medium Retail / Service or Office
- 50,000 Big Box Retail / Service or Office
- 140,000 square feet Larger Box Retail / Service or Office
- 250,000 square feet Super Box Retail / Service or Office
- 57,000 Square Feet Football Field
- Parking lot for a supercenter (17 acres)
2,000 sq. ft.
8,000 sq. ft.
18,000 sq. ft.
What scale of Residential Land Use is appropriate?

- Low Density
- Moderate Density
- High Density
Streetscape – Orientation of Building / Parking Areas

Designed as Clustered and Connected Uses

- Oriented towards an inter-connected street network
- Dispersed and Shared Parking Areas

Designed as Separate and Individualized Uses

- Structures oriented towards more segregated street network
- Larger, individualized parking areas
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Materials – Facade

Flat Facade

Articulated Facade

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Materials – Building Materials - EIFS
Materials – Roof Types

- Mansard
- Flat with parapet
- Hip & Gable
Materials – Roof Materials

Slate
Shake
Standing Seam
Corrugated Metal
Shingle
Desirable Amenities

- Parks and other space for recreation and activity
- Pedestrian Plazas
- Streetscape improvements (fountains, public art, landscape, etc.)
- Mixed-Use Development (provision of office, commercial, and residential uses)
- Space deeded for public improvements, such as a community recreation center, library, farmers market, etc.

Incentives

- Reduction in area and height requirements (i.e. setback, building height, etc.)
- Density Bonus – increase in the amount of square footage allowed for a specific use
- Reduction in the amount of required off-street parking spaces for specific uses
Specific Land Use Evaluation

Specific Land Uses that are **NOT** appropriate in the Gateway District

Specific Uses in the Gateway Area should **NOT** include:

- Pawn Shops
- Sexually Oriented Businesses
- Multi-Family?
- Drive-Thru Restaurants?
  - Starbucks?
  - Frisch’s / Skyline (Combination Restaurant)?
- Bank
- Pharmacy
- Gas Stations?