

Don't want

Presence View Shed  
along McCullum.

Walkability - Like the Sidewalks.

- Benches. - trees. - Underground.
- Move Mailboxes off Road.

Gov't Square - Farmers Market

Offices

Stores. Rest - Community Oriented Services

Smaller Scale -

Complementary A

Mc

Bldgs on Sidewalk, or setback a little bit for outdoor Dining.

Green space.

Walkable.

Consistent Signage in the Area

# GATEWAY Area

Green space Along 17 - and in Gateway.

Monuments / Signage / H<sub>2</sub>O / @ McCullum

No High-Rise

↳ Lex - Red Brick Homes.

Condos Town Homes.

Dens - Single Family

↳ Arch

↳ Unified.

↳ conducive to Downtown.

Mixed Use - Community Oriented Services.

↳ perhaps.

↳ individual

↳ UC  
cultural

Banks - Bakery - Ice Cream Shops - Coffee Shops

Rest Stores

Community Oriented

Either  
Or

High  
Density  
Res





0 200 400 600 800 Feet





0 200 400 600 800 Feet



No opening to Hartland

No walking trail to Hartland

Bumper zone against Hartland

No businesses @ 17<sup>th</sup> McCullum unless  
maybe a gas station

No restaurants & other businesses  
on McCullum

mostly from  
representatives  
from  
Hartland  
residents

# TREE LINED SIDEWALKS

UNIFORMITY — Two-story  
AVOID HODGEPODGE OF NEW COMM.  
NEXT TO EXISTING RESIDENTIAL  
SIMILAR ROOF, BACK, CONST.

PRESERVE HISTORIC BLDGS.

CONNECT EXISTING RES. (PEDESTRIAN) WITH AREA

NICE (THEMED) STREET FURNITURE, & LANDSCAPING  
— DESIGN OF SIDEWALK

TRAFFIC CALMING (ISLAND, MEDIANS, ETC)  
(TO ADJOINING AREAS)

# PARKS

COFFEE, ICE CREAM, SPECIALTY (NIK-KUAKS, ETC)

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McLennan / 17

RESTAURANT (GREYHOUND LIKE)  
OFFICE & SMALL RETAIL

ROOFS — VISUALLY COMPATIBLE (NOT FLAT, UNLESS GREEN)  
ARCHITECTURE — LANDSCAPED

NOT A STRIP MALL

CONF  
RM

MIXED USE - FAVOR VERTICAL

McCormick & DOWNTOWN

DENSIFY - GOOD IDEA AT 17 & McCormick



Scale Km



0 200 400 600 800 Feet



0 200 400 600 800 Feet