

## General Plan Recommendations

*Revitalization of the Square will take the coordinated efforts of citizens, elected officials, city & county employees, and area institutions. By collaborating on our efforts we will reestablish the Square as a social, cultural, and economic center of the City.*





**3.0 Land Use Recommendations**

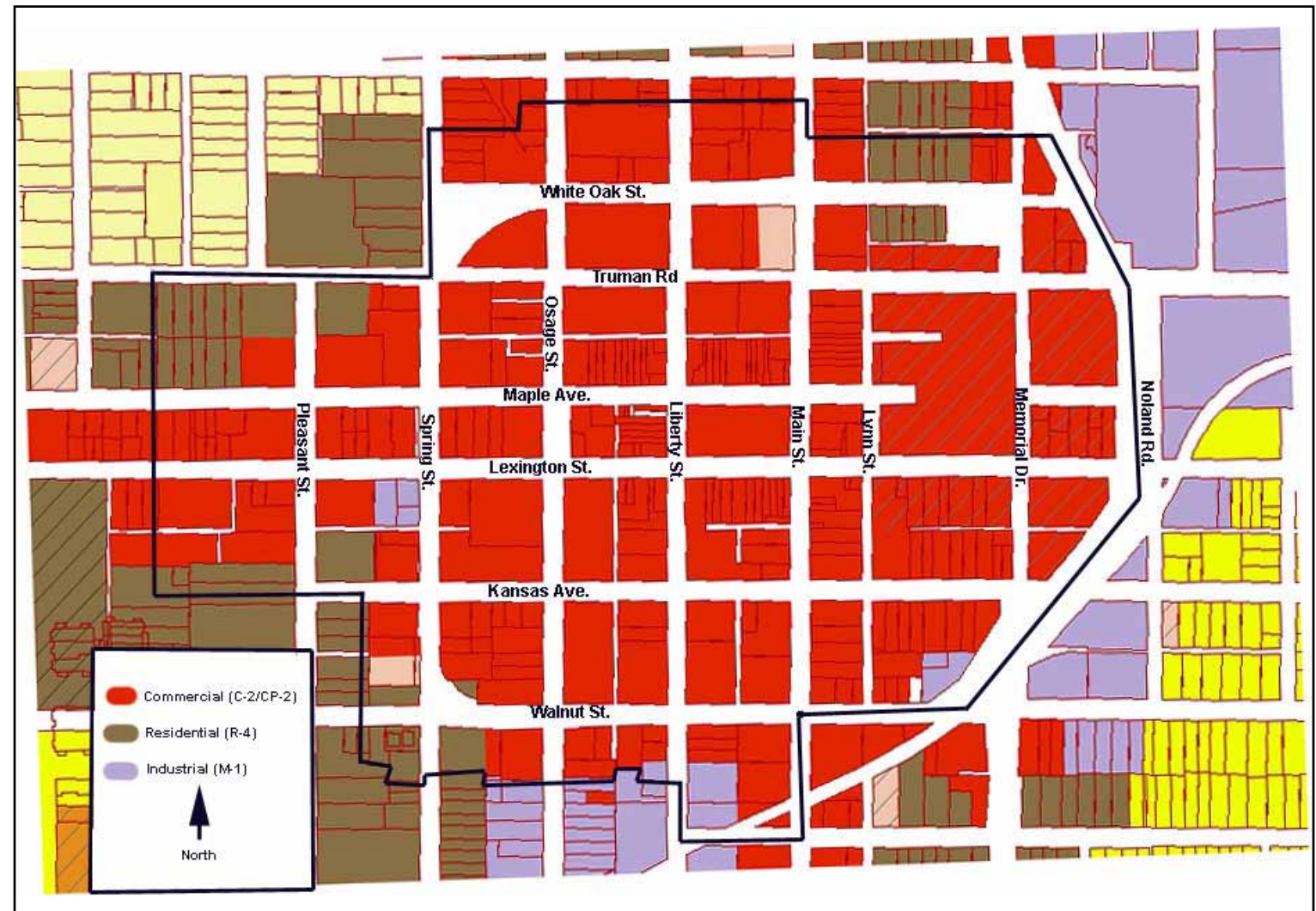
As can be seen in Figure 23: Existing Zoning, the majority of the Square study area is currently zoned either commercial (C-2 or CP-2). In addition, there are several areas which are zoned residential (R-4) and industrial (M-1).

The City’s commercial zoning allows for a variety of uses which are compatible with the Square including retail trade, services, and cultural entertainment. However, there are a number of uses which are not compatible with the Square such as industrial motor rebuilding, construction services/outside storage, and gas stations.

Recently the City of Independence has been analyzing its current zoning regulations in order to create a new Unified Development Code which would be adopted city-wide. As part of this process there has been a great deal of discussion about creating a mixed use district which could be applied to the Square study area and other areas in the eastern portion of the city.

Because of the on-going efforts to create a Unified Development Code, this plan does not outline a new mixed use zoning district which should be adopted as part of its recommendations. Instead, the plan calls for selective rezoning areas under the City’s current zoning regulations, adoption of incentives which would foster mixed use development, and adopting design guidelines which address setback issues, and other urban design issues.

As the City works to develop and implement a new Unified Development Code, the Square Study Area should be considered a key area for the implementation of a mixed use zoning district. In addition, special considerations should be given to issues such as parking and types of uses which are appropriate for the Square.



**Figure 23: Existing Zoning  
c. 2004**



Specific Rezoning Recommendations



Figure 24: Industrially Zoned Areas

Given existing zoning classifications there are two basic rezoning recommendations: 1) Changing the Industrial (M-1) zoned areas to C-2 or residential if appropriate; and 2) Rezoning the historically residentially developed area along E. Kansas from C-2 to R1-b.

**Industrial Zoned Areas**

The industrial zoned areas are scattered throughout the southern portion of the Square Study Area.

The parcels zoned industrial at Spring Street and Lexington Street currently contain an auto repair shop and a former car dealership which has been adaptively used as an office building. The parcels along Liberty Street currently contains a mixture of office and residential uses. Finally the

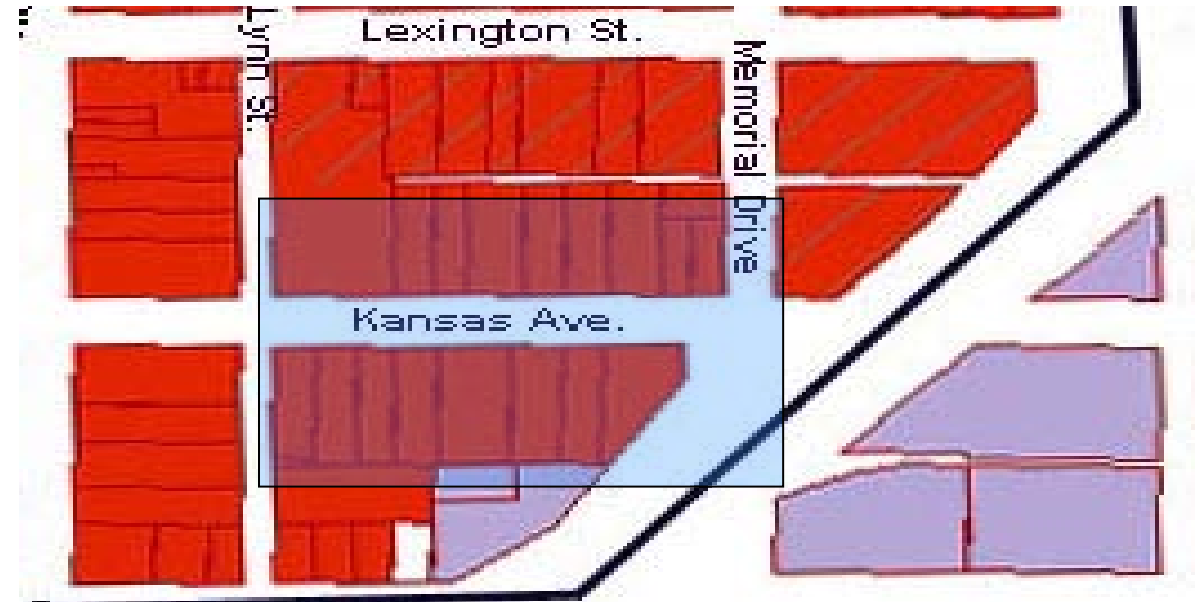


Figure 25: Commercially Zoned Residential Property Along Kansas Ave.

parcel along Walnut Street and Memorial Drive is occupied by Youth Court Services.

Rezoning these parcels to C-2 or residential if appropriate would meet the long-term goals of the Square Revitalization Plan. Existing uses which are not allowed under the C-2 designation would be allowed to continue as non-conforming uses.

**Commercially Zoned Residential Property Along Kansas Ave.**

There are number of properties along E. Kansas Street which are zoned C-2 which are currently used as residential units. This area was historically residential and provided support to the adjacent commercial areas.

The area currently contains a mixture of single-family and multi-family residential units. In addition, the area contains three potential infill lots at the west end along Lynn Street. The area is eligible for listing as local historic district and could be eligible for listing as National Register Historic District. Listing of the area as a National Register Historic District would allow property owners to take advantage of State Historic Preservation Tax Credits.



### **3.1 Land Use Based Incentive Recommendations**

Throughout the planning process, various groups discussed the idea of providing incentives as a mechanism to foster mixed use and appropriate land uses in specific areas of the Square study area.

As a result, four specific areas were identified: Historic Specialty Retail, Transitional Areas, Historic Civic and Mixed Use Area, and Residential District (See Figure 26: Tax Abatement Use Plan, page 3-5) Properties within each of the districts would be required to maintain the identified land uses in order to receive tax abatement on the parcel. The tax abatement incentive would be administered through a Chapter 353 Corporation or the Land Clearance Redevelopment Authority (LCRA). See *Section 4.5: Development & Business Incentives* for a more detailed description of these two implementation tools.

General requirements were also developed to ensure that the property tax incentives were implemented in a way that encouraged pedestrian activity and maintenance of abated properties. The suggested guidelines are as follows:

1. Subject building and property must meet all current City Codes pertaining to structure and use. Tax abated property must meet the City's Minimum Property Maintenance Code at all times.
2. At least 50% of upper floor building space must be in use as an office, retail, or residential use (not storage)
3. Ground floor uses within the Historic Specialty Retail area must be open at least between the hours of 10:00 a.m. and 6:00 p.m. for at least 250 days of the year.
4. Improvements to architectural features, signage, awnings and other building and site features must be in compliance with adopted design guidelines for the Square.
5. All light fixtures must be in good repair and working condition.

6. Sidewalks in front of establishment must be well-maintained.
7. Outside displays, signage, flower boxes, street-side furniture, and landscaping (in front of and behind building) must be continually maintained and kept in good repair.
8. Signs within display windows should not exceed 15% of the window area.
9. Materials, supplies, inventory and similar items shall not be stored in windows that face any street.
10. Windows must be kept clean and in good repair.
11. Painted surfaces must be kept in good repair.
12. Trash bins and utilities must be screened.

### **I. Historic Specialty Retail (target retail and pedestrian area)**

Tax abatement will be offered to properties with 50% or more of ground floor area, and 75% of ground floor street frontage, if occupied by one or more of the following uses:

- Antiques/Collectible Stores
- Apparel and Accessories Stores
- Art Galleries
- Artists' Supply and Music Stores
- Athletic Goods Stores
- Bakeries or Pastry Shops
- Banks (Only at Southeast and Southwest corners of Lexington and Liberty)
- Bank Machines (limited to 25 linear feet)
- Barber Shops
- Beauty Parlors
- Bicycle Stores, Rental or Repair
- Book Stores
- Cafes
- Candle Stores

- Candy Stores
- Card Shops
- Cigar Stores
- Clock or Watch Stores or Repair Shops
- Clothing Stores (men's, women's, children's apparel)
- Coffee Shops
- Coin Stores
- Copying and Related Service Establishments
- Costume Rental Establishments
- Customer Service Office (except on blocks directly facing the Historic Courthouse)
- Delicatessen Stores
- Department Stores (except discount stores)
- Diners
- Dressmaking Shops
- Drug Stores (no drive-thru service)
- Dry Cleaners (except on blocks directly facing the Historic Courthouse)
- Eating and Drinking Establishments (no drive-thru service)
- Fabric or Yarn Stores
- Florist Shops
- Food Stores (limited to the sale of health foods, deli products, prepared food, spices and herbs, coffees, teas, fresh meat & poultry and cheese stores)
- Furniture Stores (not rent-to-own or surplus)
- Furrier Shops, Custom
- Gift Shops
- Hardware Stores
- Health Clubs (except on blocks directly facing the Historic Courthouse)
- Hobby Shops
- Home Accessories
- Hotel or Lodging Facility (only lobby/check-in space is allowed at grade on streets bounding blocks)
- Housewares
- Ice Cream Stores
- Interior Decorating Establishments
- Jewelry Shops



- Kitchenware
- Lamp Shops
- Leather Goods
- Luggage Stores
- Millinery Shops
- Museums
- Music Stores
- Newsstands
- Parking Garage (constructed on existing vacant ground)
- Party Shops
- Perfume Shops
- Pet Stores
- Pharmacies (no drive thru service)
- Photographic Development or Printing Establishments
- Photographic Equipment and Supply Stores
- Photographic Studios
- Picture Framing Stores
- Recreation
- Religious Article Sales
- Restaurants (excluding take-out only establishments and drive thru restaurants)
- Sewing Machine Stores (household machines)
- Shoe Repair and Shoeshine Shops
- Shoe Stores
- Specialty Retail Establishments (specialty items include candles, cards, crafts, home accessories, novelties, and souvenirs, religious articles and similar)
- Sporting Goods
- Stamp Stores
- Stationery Stores
- Tailor Shops
- Theaters (if open by 2:00 p.m. at least 5 days a week)
- Ticket Agency (limited to 25 linear feet)
- Tobacco Stores
- Tour Operator
- Toy Stores
- Travel Agency (limited to 25 linear feet)
- Video or Motion Picture Store, Sale or Rentals

**II. Transitional Areas**

Tax abatement will be offered to properties with 50% or more of ground floor area, and 75% of ground floor street frontage, if occupied by one or more of the approved Historic Specialty Retail uses. Additionally, abatement will be offered to the following ground floor uses:

- Office
- Customer Service Centers
- Entertainment Uses
- Museums
- Convenience Stores
- Grocery Stores
- Residential

**III. Historic Civic and Mixed Use Area**

Tax abatement will be offered to properties with 50% or more of ground floor area, and 75% of ground floor street frontage, if occupied by one or more of the approved Historic Specialty Retail uses. Additionally, abatement will be offered to the following ground floor uses:

- Office
- Customer Service Centers
- Entertainment Uses
- Museums
- Schools
- Residential
- Convenience Stores
- Grocery Stores

**IV. Residential Districts**

Tax abatement will only be offered for redevelopment of existing housing stock for single family or duplex use and for development of single or multi-family residential properties on existing vacant ground and existing non-residential use properties within the Residential District.



Figure 26:  
Tax Abatement  
Use Plan





### **3.2 Design Guidelines Recommendations**

In order to address a number of the built environment issues such as building setback, window and door placement, and signs, which are important to the overall character of the Square, it is important to adopt a set of design guidelines. The design guidelines will form the community expectations for renovation and development projects on the Square. The design guidelines would only address exterior design elements and would not deal with interior portions of buildings.

The following design guidelines were developed by the Steering Committee and should form the basis for the final set of approved design guidelines. An important step in the development of these community standards is to have the City Council appoint a Square Design Guidelines Taskforce. These individuals would be responsible for reaching a consensus on the final design guidelines to be implemented on the Square.

#### Suggested Design Guidelines

#### **General Urban Design Principles**

- 1. Maintain a Compact and Diverse Critical Mass of Activity**
  - Concentrate commercial, office, residential, civic and cultural uses within walking distance in order to foster market synergy, vitality and pedestrian activity
- 2. Create a System of Civic Elements that Provides a Central Vision, Promotes Continuity Throughout Independence Square, and Responds to Individual Districts.**
  - Define Characteristics of Each District
  - Define Images that are Unique to Each District
  - Establish Continuity While Fostering Variety
  - Expand Existing Streetscape Elements

#### **3. Integrate Traffic Movement with Pedestrian Safety and Streetscape Aesthetics**

- Provide access to alternative forms of transportation, i.e., bicycles, buses, in-line skates
- Create pedestrian-friendly linkages between all areas within a five minute walk of commercial nodes to minimize vehicular trips and encourage walking
- Treat transportation corridors as community links and not barriers
- Respond to transportation engineering criteria for various roadway classifications
- Buffer views to parking areas

#### **4. Respect the Traditional Urban Development Pattern**

- New buildings should follow the existing building pattern
- Place parking lots in rear or side yards, with buffers between lots and pedestrians

#### **5. New or Renovated Buildings Should Compliment Adjacent Buildings**

- New in-fill development should maintain the same setback as other buildings
- The width of new buildings should respect the Downtown's architectural character
- New development should maintain the block's dominant alignment of building windows, cornices and roof lines
- Character and scale should be compatible in its use of materials, details and window placement
- The use of awnings and canopies is encouraged
- Building entrances should face and be clearly visible from the main street

#### **6. Architecture Should Stimulate Interest at the Street Level**

- The original size and shape of existing display windows should be preserved
- A minimum of 50% of a first floor facade abutting a main street should consist of windows and entries
- When appropriate, the extension of exterior space into the public realm is not only lucrative for the business owner, but interesting and visually stimulating for the pedestrian
- The traditional character of Independence should be reinforced through building color, texture and materials

#### **7. Incorporate Historic Preservation Planning into the Square**

- Emphasize historic preservation and its benefits whenever possible
- Familiarize local developers with the tax preservation programs available
- Emphasize quality of life through preservation
- Assure that new construction is sympathetic to the historic character and context in which it is located in terms of scale, massing, materials, site placement and landscaping
- Develop design guidelines for the Square that will enhance, revitalize and infill/contribute to the historic nature of the Square
- Establish a material pallet to be used throughout the Study Area that is in keeping with the Historic District
- Commercial buildings should incorporate styles, materials and colors of surrounding historic or significant buildings

## Independence Square Revitalization Plan



## 3.2 Design Guidelines Recommendations

**General Development Patterns – Historically, the Square served as the social, civic, religious, cultural and economic center of Independence. A variety of uses coexisted with retail and office uses concentrated around the Courthouse and primary streets (Main, Liberty, Lexington, and Maple Ave). Structures were typically multiple-stories in height and contained several uses rather than being dedicated to one single use.**

**The existing grid layout of streets and alleyways and other development patterns such as zero-building set back for commercial structures were established early in Independence’s development and are very important to the character of the Square. Retention of established patterns is important in maintaining the visual character and identity of the Square.**

### Guidelines

- Existing street patterns and layout shall be maintained. Closure of existing streets shall not be permitted.
- Alleyways shall be maintained for vehicular and/or pedestrian traffic.
- New construction shall be sensitively designed and sited to maintain and enhance key gateways into the Square.
- New construction shall be sensitively designed and sited to preserve views of the Courthouse cupola.
- Buildings or pedestrian bridges shall not bridge across or block access to existing streets.
- Commercial/office buildings shall be constructed to zero front and side lot lines.

Exceptions may be made for architectural features such as recessed/projecting entries and balconies. Exceptions may be made for detached building forms (Governmental, Civic, or Institutional structures) which are traditionally set back from the property line

Buildings adjacent to registered historic structures, such as the 1827 Log Courthouse, shall respect the historic property by providing a transition between the proposed structure and the historic property. The use of additional setback, green space and/or building height reduction are examples of appropriate transition elements.

- Buildings facing the Courthouse should have a commercial/retail component, as identified in the proposed land use plan, at the storefront level.
- Commercial/office buildings should reflect the party-wall construction pattern with adjacent buildings sharing a common party-wall.

Exceptions may be made for detached building forms (governmental, civic, or institutional structures) which are traditionally set back from the property line.

Buildings adjacent to registered historic structures, such as the 1827 Log Courthouse, shall respect the historic property by providing a transition between the proposed structure and the historic property. The use of additional setback, green space and/or building height reduction are examples of appropriate transition elements.

- Commercial/office in-fill buildings shall be multistory in height.

- Detached and attached residential structures shall conform to established set-back patterns within a given block.
- Primary entrances shall be oriented toward the street.

**Streetscape Patterns – Making the transition to a pedestrian oriented streetscape requires changing the focus from vehicular traffic to pedestrian activity. Physical attributes of the streetscape should enhance pedestrian experience, reinforce a sense of safety and support a sense of community and place. Streetscape patterns which provide a sense of enclosure between the street edge and the building edge are important to attaining a comfortable urban feel and separation between vehicles and pedestrians. Redevelopment, renovation and new construction shall reflect the adopted streetscape patterns.**

Four categories of streetscapes have been identified, based on the primary function and design limitations of each street within the Square:

**Primary Streetscape** is located in the area where most of the pedestrian activity is located. Streets with a Primary Streetscape are slow, pedestrian oriented streets that encourage strolling, walking and shopping at the street level. The most concentrated pedestrian amenities are located on these streets.

Streets with a Primary Streetscape include:

- Lexington Street between Memorial Drive and Spring Street
- Liberty Street between White Oak Street and Walnut Street
- Main Street between White Oak Street and Walnut Street



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- Maple Street between Lynn Street and Spring Street
- Osage Street between White Oak Street and Walnut Street

*Secondary Streetscapes* are offshoots, extensions, or connections of Primary Streetscapes. Streets with a Secondary Streetscape provide major pedestrian connections to adjacent character districts and neighborhoods. The pedestrian amenities are less concentrated along these streets and serve both pedestrian and the motorist into and around the Square.

Streets with a Secondary Streetscape include:

- Kansas Street
- Lexington Street west of Spring Street
- Maple Street west of Spring Street
- Memorial Drive
- Truman Road

*Remaining (Support) Streetscapes* provide adequate sidewalk widths and design amenities that provide safe and attractive pedestrian circulation and move the motorist through the Square. Streets with Remaining Streetscapes maintain a defined pedestrian zoning while accommodating a higher level of vehicular traffic.

Streets with a Remaining Streetscape include:

- Noland Road
- Spring Street
- White Oak Street
- Walnut Street

**Character Streetscapes** are those streets which possess unique visual or physical characteristics which are not found elsewhere on the Square.

Streets with a Remaining Streetscape include:

- Lynn Street
- Pleasant Street

### *Guidelines*

#### *Primary Streetscape*

- On-street parking shall be provided as a buffer between the pedestrian walkway and moving vehicles. Given the available right-of-way this may be accomplished either through parallel or angle parking.
- Landscaping elements may be provided through a combination of street trees, planters, and/or potted plants.
- Sidewalks shall be provided on both sides of the street.
- Outdoor eating areas may occupy a portion of the public right-of-way if adequate clearance is provided for pedestrians and emergency access.
- Street furniture such as benches, trash receptacles, should be provided and may be fixed to the sidewalks if adequate clearance is provided for pedestrians and emergency access.
- Pedestrian scale street lighting shall be provided.
- Street facing ground level facades shall be highly transparent designed to make uses inside easily discernible to the pedestrian. The use of reflective or highly tinted glass is not allowed.

#### *Secondary Streetscapes*

- On-street parking shall provide a buffer between the pedestrian walkway and moving vehicles. On-street parking shall be provided through parallel configuration.

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- Landscaping elements shall be provided through a landscape strip between the curb and the pedestrian walkway. Street trees shall be spaced every 20-30 feet given site limitations.
- Sidewalks shall be provided on both sides of the street.
- Street furniture such as benches, may be provided at key intersections if adequate clearance is provided for pedestrians and emergency access.
- Pedestrian scale street lighting shall be provided.
- Street facing ground level facades shall be highly transparent designed to make uses inside easily discernible to the pedestrian. The use of reflective or highly tinted glass is not allowed.

#### *Remaining (Support) Streetscapes*

- On-street parking shall provide a buffer between the pedestrian walkway and moving vehicles. On-street parking shall be provided through parallel configuration.
- Landscaping elements shall be provided through a landscape strip between the curb and the pedestrian walkway. Street trees shall be spaced every 30-40 feet given site limitations.

Exceptions may be made for governmental, civic, or institutional structures which are traditionally provide landscaping between the pedestrian walkway and the building.

- Sidewalks shall be provided on both sides of the street.
- Bike lanes should be incorporated into the street profile design.

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## 3.2 Design Guidelines Recommendations

**Parking - Standards for the location and design of parking areas in the Square area are critical to maintaining the visual appearance of the area. Surface parking lots preclude retail activity on the street and detract from the Square as a lively and attractive place to gather. Surface parking lots create the appearance of a vacant, underutilized, and unsafe area, affecting the viability of existing commercial establishments and deterring visitors and shoppers from visiting the Square.**

**Finding a balance between providing adequate parking and maintaining the Square's unique character will require changes to previous parking philosophies. On-street parking must be reintroduced along a number of streets, specific surface parking lots should be targeted for in-fill construction, existing surface parking areas must provide a clear separation between parking area and pedestrian areas, and parking structures should be constructed at key locations. All of these changes will reestablish a strong spatial definition along the street.**

### *Guidelines*

#### *General Parking Guidelines:*

- On-street parking is encouraged along all streets within the Square.
- Parking lots/structures shall not be permitted on property which front the Courthouse. Existing surface parking areas surrounding the Courthouse shall be redeveloped with appropriate new construction.

#### *Surface Parking Lots:*

- Siting parking lots to the rear of buildings or mid-block away from major pedestrian oriented streets with access from side streets and alleyways supports an active, pedestrian street environment.

- Vehicular access to parking lots shall be developed in a manner which places pedestrian safety and comfort as the primary design consideration.
- While there is no established setback for surface parking areas, there shall be a clear separation between vehicular parking areas and pedestrian areas. Pedestrian-scale landscaping, fencing, and/or walls shall be provided to delineate the parking area from the pedestrian walkway. Parking lot screening walls or shrubs should not exceed 3 feet in height.
- Through the use of walls, decorative fencing, and landscaping, surface parking areas should maintain, where possible, the adjacent building plane setback.
- Pedestrian-scale lighting shall be provided in surface parking areas.
- Landscape berms are not in keeping with the urban character of the Square and shall not be permitted.

#### *Parking Structures:*

- Vehicular access to parking lots shall be developed in a manner which places pedestrian safety and comfort as the primary design consideration.
- Parking structures should be constructed to front and side zero-lot lines.
- The inclusion of retail, commercial or office uses are strongly encouraged on the street level of parking structures.
- The primary and secondary facades of the parking structure should be designed to be compatible with neighboring buildings. Parking structures shall address issues such as size, scale and proportion, fenestration patterns, and massing.
- Parking structure facades should contain building materials consistent with the existing traditional building stock: brick, stone, terra cotta, etc.

- Parking structure facades shall contain sufficient detail to break up the overall massing of the structure.

**Guidelines for Buildings – The *Independence Square Action Plan* recommends basing revitalization efforts on core historic preservation practices. There are four basic historic preservation practices or treatments. These treatments are referred to as the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.**

**These brief descriptions characterize the major elements of each approach.**

Stabilization/Preservation - Maintaining a building with all the respectful changes and alterations that have been made over time by making it weather proof, and structurally safe. .

Rehabilitation - Returning a building to a state of utility while preserving its historical, architectural or cultural significance. Rehabilitation may include the adaptive use of the building, alterations, restoration of missing elements and/or major or minor additions.

Restoration - Removing later alterations on a building or replacing missing historic features to return it to an original documented appearance or to the appearance at a certain period of time.

Reconstruction - Reproducing by new construction the exact form and detail of a vanished building, according to its documented original appearance or its appearance at a certain period of time for interpretive purposes.

## Independence Square Revitalization Plan



## 3.2 Design Guidelines Recommendations

### *Truman National Historic Landmark District Nomination.*

**Because the period of significance (1898 -1972) for the Harry S Truman National Historic Landmark District spans such a long time period, it is important to realize that very few buildings within the district will represent a specific period in time. Contributing buildings within the district reveal the passage of time which contributes to our understanding of this unique place. Maintaining this passage of time is a key element in retaining the Square as an authentic and unique place.**

### General Guidelines for Historic Properties

- Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.

Recommends compatibility of use. Any change of use from the original should have minimal architectural consequences. Reuses that will result in destructive architectural treatment are unacceptable.

- The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features should be avoided whenever possible.

Recommends retention and preservation of character defining features. Alterations that work with existing or original building fabric are preferred to those that would require removal of such fabric.

**In determining a specific approach a number of factors including proposed use(s), economic factors, current condition of distinctive materials and features of the building and its historical significance are considered. Because the Square is an active commercial center and contains such a wide variety of building types, the guidelines are based upon the *Secretary of the Interior's Standards for Rehabilitation*.**

**Rehabilitation acknowledges that properties change over time but places an emphasis on maintaining a buildings essential character. Rehabilitation, because it allows for changes over time, has the potential to significantly change a property's character. Therefore, rehabilitation requires retention of a buildings character defining features and stresses repair rather than replacement of historic features. In rehabilitation, a missing feature can either be restored (based on physical and photographic evidence), or a compatible, contemporary feature fabricated. Rehabilitation is more flexible because of the need for practical adaptation.**

### Area Wide

Avoid Historical Misrepresentation – Platted in 1827, the Independence Square contains buildings from many eras each adding its own layer of history. Changes in construction methods, engineering practices, building styles, and uses are evident in existing structures and reveal the passage of time which contributes to our understanding of this unique place. The juxtaposition of various building types and styles not only creates a lively interaction between buildings, but strengthens the authenticity of the Square.

Today we have the capability to “recreate” the appearance of almost any building. While these recreated buildings may contain some characteristics of the older structure, it is very difficult to achieve the authenticity of the original structure.

This lack of authenticity is the result of many factors including change in available materials, change in construction methods and requirements, and costs associated with recreating an earlier appearance. While supposedly creating a “sense of place” historic misrepresentation creates a “Disneyland” appearance and diminishes the Square’s authentic character.

- Compatible new construction should not be created through historic replication, but should reflect development patterns such as site placement, scale, massing, and materials of adjacent historic buildings.
- Avoid mixing architectural details from different periods that confuse the history of Independence.
- Theme designs are not appropriate in the Independence Square area.
- Architectural features that have not historical basis shall not be added to an existing building.

### **Respect Design Character of Historic Buildings -**

**A portion of the Square Study Area is included in the proposed expansion of the Harry S Truman National Historic Landmark District. As part of the district nomination process buildings were evaluated to determine if they contributed or did not contribute to the district.**

**A contributing property is one that retains some of its historic elements including location, design, materials, workmanship, feeling and association. A basic integrity test for a property associated with an important person, such as Harry S Truman, is whether a historical contemporary would recognize the property as it exists today. Contributing properties within the proposed expanded Historic Landmark District have been identified as part of the *Harry S***

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- All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.

Recommends authenticity. Such practices as restoration based on speculation, or introducing architectural features taken from another building shall not be permitted. Construction of a new building that was designed to look old is not appropriate.

- Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

Requires that the physical evolution of a historic building, structure or site be acknowledged as a critical component in evaluating an appropriate treatment. Alterations that are considered historic should be treated according to the remaining Standards.

- Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.

Requires preservation of the parts of a historic building, structure or site that demonstrate the style or quality of workmanship from which it originated.

- Deteriorated architectural features shall be repaired rather than replaced, whenever possible. In the event the replacement is necessary, the new materials should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate architectural duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

Requires repair of existing features unless deterioration is severe. Replacement features should match the look and use of the old. Replacement of any missing elements must be based on documented (physical or photographic) evidence. The goal is to retain the real element (authenticity), not just a copy.

- The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.

Prohibits use of harsh chemical or abrasive physical treatments such as sandblasting because of the irreversible damage that can result from such treatments.

- Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to any project.

Requires protection and preservation of archeological resources for projects that involve excavation or grading.

- Contemporary design for alterations and additions to existing properties will not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, color, material and character of the property, neighborhood, or environment

Recommends that new construction or exterior alterations be done in such a way as to not destroy original fabric, and be sufficiently different from but compatible with the existing conditions in order to protect historic integrity of the property.

- Wherever possible, new additions or alterations to structures shall be done in such a manner that if such alterations were removed in the future, the essential form and integrity of the structure would be unimpaired.

Recommends that new additions or alterations be made using a method of construction that will allow for its future removal without damage to any associated historic fabric.

**Existing Ornamentation - Existing ornamentation such as curved glass displays, terra cotta ornamentation, cast iron pilasters, glass transoms, and decorative tin cornices shall be maintained. Much of the character of the Square is due to the attention to detail evident in the brickwork, terra cotta, wrought iron, tin cornices and other embellishments. It is important to repair existing ornamentation when necessary and not detract from its effect by the addition or repair with inappropriate materials.**

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## 3.2 Design Guidelines Recommendations

### Guidelines

#### Architectural Details:

- Intact original ornamentation or architectural details should be maintained and preserved. If original detailing is presently covered, exposing and restoring the features is encouraged.
- Architectural features that have been removed, should be replaced with materials to match as closely as possible to the original design, materials, proportion, and details.
- Materials used should be applied in a manner similar to that used historically. Details should be complimentary to the architectural character of the building.

#### Cornices

- Cornices should be preserved, maintained, or repaired in their original configuration or with materials and details to match the existing.
- Do not remove, conceal or cover a cornice.
- If the cornice is missing, it should be replaced based upon physical or pictorial evidence. If no such evidence exists, a cornice in keeping with other cornices on similar commercial buildings is appropriate.
- Where exact reconstruction is not feasible, consider developing a simplified interpretation of the original where major forms and lines are retained.
- New construction should provide for a variety of form, shape, and detailing in individual cornice lines.

#### Recycle Existing Building Stock –

**There are a number of buildings on the Square which are not included in the proposed Harry S Truman National Landmark District or listed as non-contributing structures**

**within the district. A number of these non-historic buildings provide a sense of continuity through the memories people have associated with them. Retaining buildings can reinforce unique qualities and authenticity of a place. While not all buildings are good candidates for retention consideration should be given to retaining or integrating existing buildings into new development.**

- Recycling of existing building stock is highly encouraged.
- Alterations to existing buildings should respect the architectural and design integrity of the structure.

**Respect Established Patterns - Additions and new infill construction must adhere to the patterns that prevail in nearby or adjacent structures. Pattern is defined as the arrangement of form and the disposition of its parts or elements. It is always best to think of new construction as one element in a larger context.**

**The design guidelines for new construction and additions deal with the larger contextual issues. For design guidelines related to specific building elements such as storefronts, refer to the appropriate section.**

- Height must be considered as a dimension important to the structure, not just how the structure is related to adjacent buildings. The height of the building must be in proportion to its width and the story-to-story height of the building must be appropriate.
- The height of new buildings and additions shall relate to the surrounding contributing buildings; avoid new construction that greatly varies in height from adjacent buildings. A good rule of thumb is that new construction should not be more than two stories higher than adjacent buildings.

- Develop the exterior ground floor level of all projects to address the pedestrian in terms of scale and design.

#### Composition:

- The composition of an infill facade (that is, the organization of its parts) shall be similar to the surrounding facades in the block.
- Rhythms that carry throughout the block (such as window spacing, etc.) shall be incorporated in the new facade.
- Door and window openings should be proportional in size and scale to the building façade, relate to the pedestrian scale, and be similar to other buildings in the block.
- The ratio of window area to solid wall for new construction shall be similar to other buildings in the block.
- New in-fill construction should reflect the party-wall construction. Exceptions will be made for detached governmental, civic, or institutional buildings and when required by residential egress requirements.

#### Facade Width:

- In infill construction, the facade width should fill the entire space
- Facade widths for new buildings and additions should correspond with other buildings widths in the same block.
- A larger building should be visually divided into proportions that reflect the traditional scale and proportion of existing construction. This is particularly true for storefront level facade elements.



### *Placement of Additions:*

- Primary consideration should be given to placing additions in the rear of existing structures.

**Block Elements - Traditionally, buildings on the Square complemented and reinforced one another by repeating certain building patterns. Because buildings were composed of these traditional building patterns, the block had a consistent, organized appearance. The idea of visual relatedness is important to maintaining the visual appearance of the Square.**

- Retail, commercial use, and attached office buildings should reflect the party-wall construction pattern with adjacent buildings sharing a common party-wall.
- Buildings located on corner sites are considered anchor buildings and their building form should reflect this designation. Anchor buildings are typically larger in scale and massing, and are often more ornate than adjacent infill buildings.
- Buildings located on corner sites shall have a primary facade and a secondary facade.
- The main or primary entrance to buildings shall be oriented toward the primary street. For instance, if a building is fronting the Courthouse, the main entrance shall face the Courthouse.

Exceptions may be made for corner buildings that have a primary corner entrance. Corner entrances may have entrance doors that face the intersection or both streets.

- Buildings that are adjacent to parking areas or structures shall have the main or primary entrance on the street-facing elevation. A secondary or minor

entrance may be provided on the parking lot elevation.

- Buildings shall reflect the existing topography by providing “stepping down” of the facade. The “stepping down” of the facade helps maintain a sense of pedestrian scale.
- Storefronts should respect the 25-foot or 50-foot development pattern ratios. Upper story facades may vary from this pattern but must unify the building as a whole.
- Buildings shall maintain a distinction between upper stories and the street-level facade.
- For buildings that provide a separate upper-story entrance on the exterior facade, the street level use entrance should be the primary focus of the building facade while entrances for upper story uses shall be a secondary feature of the building façade

### **Block Elements - Detached Building Forms**

- Detached building forms should be set back from the property line. The setback, typically serves as a greenspace between the building and the sidewalk.
- While detached building forms often have primary and secondary facades, the overall building design is usually carried throughout all of the facades. Unlike attached building forms, primary and secondary facades are not usually differentiated by a change in material but in the degree of architectural embellishment.
- Detached building forms should have a high degree of architectural embellishment.

**Awnings/Canopies - Storefronts should have awnings or canopies to provide pedestrians with sun/rain protection unless the structure is physically unsuited. Overall, the form of the awning shall complement the character of the**

**building and reflect the shape of the window or door opening it covers.**

### **Guidelines**

- Typically fabric, metal, and wood were the most common materials used for awnings and canopies. While historically the Square contained a number of pole or post supported awnings and canopies, because of pedestrian considerations this type of awning canopy is not allowed.
- Back-lit awnings/canopies are not permitted. These awnings, because of their high visibility, function more as signs than a means of providing comfort and protection for the pedestrian.
- Awnings/Canopies shall be in proportion to the overall building facade and should match the width of the storefront or window opening.
- Awnings on the storefront level should not extend into the second story of building facade.
- Upper-floor awnings shall be mounted within the window opening.
- Canopies shall not be permitted on upper floor windows.
- Canopies shall be narrow in profile and shall not contain residential design elements such as mansard roofs or shake shingles.
- Awnings are appropriate for commercial buildings as long as they are in traditional awning designs, materials and placement. Awning materials that are discouraged are vinyl coated fabric, fixed metal, transparent, opaque vinyl, or wood.
- Awnings may be added to storefronts. Awnings may be added to upper facade windows provided that documentation exists to show that they were used historically.

## Independence Square Revitalization Plan



- Awnings may be retractable or fixed in place and should fit the opening to which they are applied. Shed awnings are appropriate for rectangular openings, while arched awnings are appropriate for arched openings.
- Awnings that are straight sided or shed designs are most appropriate for commercial buildings in Independence. The use of bubble, concave or convex forms are appropriate only on round arched openings. Internally lighted awnings are not acceptable.
- Decorative transoms containing prism glass or stained glass should not be concealed by awning placement.
- Signs may be located on the awning valence.
- The proportions and projection of the awning must fit the building as well as the street front.
- The distance from the sidewalk to the lowest portion of the awning must comply with City of Independence regulations.
- Align awnings with others on the block if possible.
- Coordinate the color scheme of the awning with the entire theme of the building.

**Signs - Signage is one of the most important features of a commercial facade. Signs, more than any other single feature, can detract from even the most attractive storefront. Existing signs of particular historic or architectural merit, such as the Gateway projecting sign, should be preserved.**

### Guidelines

- Align signs to others on the block if possible.
- Signs should help to reinforce the horizontal lines along the street.
- The use of symbols or icons that duplicate use or type of business whenever possible is encouraged in projecting signs. They are more easily identifiable and easily remembered.

- Where several businesses share a building, coordinate their signage.
- Sign materials should be compatible with building materials. Plastic, reflective materials and neon (or its equivalent) should not be used.
- Sign materials should be similar to those used historically.
- Awning signage should only be located on the valance.
- Preserve historic painted signs where feasible
- Use lighting as a design element, and consider the effectiveness of signage at night.
- New signage should not cover or obscure significant architectural features.
- New hanging signs may be appropriate if they are oriented toward the pedestrian in scale and size.
- The primary focus of signs in Square Area shall be oriented toward pedestrian traffic and not vehicular traffic.
- Signs identifying the name of a building, the date of construction, or other historical information should be composed of materials similar to the building, or of bronze or brass. These building identification signs should be affixed flat against the building and should not obscure architectural detail elements. Building identification signs may be incorporated into the overall facade design or mounted below the storefront cornice.
- Signs should be subordinate to the building's facade. The size and scale of the sign shall be in proportion to the size and scale of the street level facade.
- Storefront signs should not extend past the storefront cornice line. Storefront signs are typically located in the transom area and shall not extend past the storefront opening.

## 3.2 Design Guidelines Recommendations

- Signs should reflect the overall symmetry of the building and should not cover existing architectural features.
- Signs for multiple storefronts within the same building should align with each other.

### Implementation of Design Guidelines

In order to implement a set of design guidelines a zoning mechanism must be adopted. After reviewing the possible zoning mechanisms, a zoning overlay district became the preferred tool.

A zoning overlay district would not only allow for the community to address design issues such as storefront elements, but also traditional zoning issues such as setback and building heights. The zoning overlay district developed would not only be adaptable for use on the Square, but could be used in other portions of the City which have character defining features such as Englewood, Fairmount, or Maywood.

### Zoning Overlay Ordinance Provisions

#### **SECTION 14.01.032. URBAN CONSERVATION OVERLAY DISTRICT**

##### **A. Purpose**

The UC-O, Urban Conservation Overlay district is intended to:

1. encourage development that conforms to the size, orientation and setting of existing buildings in a neighborhood or area;
2. reduce the need for zoning variances for development that conforms to the size, orientation and setting of existing buildings in a neighborhood or area;
3. provide building setbacks, lot dimensions and related physical characteristics;



4. foster development and redevelopment that is compatible with the scale and physical character of original buildings in a neighborhood or area through the use of development/design standards and guidelines; and,
5. conserve the cultural resources, historic resources and property values within an identified neighborhood or area.

**B. Selection Criteria**

An UC-O district must be a geographically defined area that has a significant concentration, linkage or continuity of sites that are united by physical development, architecture or history. To be eligible for UC-O zoning, the area must comply with the following criteria.

1. The general pattern of development, including streets, lots, and buildings, must have been established at least 25 years prior to creation of the district.
2. The area must possess built environmental characteristics that create an identifiable setting, character, and association.
3. The area must be covered by an approved neighborhood or area plan.
4. The designated area must be a contiguous area of at least 5 acres in area. Areas of less than 5 acres may be designated if they abut an existing UC-O district.

**C. Uses**

The UC-O district does not regulate the use of land or the use of buildings or structures. The uses are controlled by the regulations of the underlying base zoning district.

**D. Development/Design Standards**

In establishing an UC-O district, the Planning Commission is authorized to propose, and the City Council is authorized to adopt, by ordinance, district-specific development and design standards to guide development and redevelopment within UC-O districts.

1. When development/design standards have been approved, each application for alteration within the designated UC-O district must comply with those standards.
2. When there are conflicts between the development/design standards of the underlying base zoning district and adopted UC-O district development/ design standards, the UC-O development/design standards will govern.
3. The development/design standards will be administered by city staff in accordance with an adopted administrative policy.
4. The City Council is the final decision-making authority in determining whether a proposed project meets the adopted development/design standards.
5. The Board of Adjustments will have no authority to grant interpretations, exceptions or variances from the adopted development/design standards.
6. The Enforcement and Severability provisions of Section [insert section #] apply.

**E. UC-O Districts Established**

The following UC-O districts are established:

Conservation District Name	Boundaries	Associated Development Standards and Administrative Policy

**F. Establishment of District**

UC-O zoning districts are established in accordance with the Amendment procedures of Section 14.01.008, except as modified by the following provisions:

1. An application to establish a UC-O district may be initiated by the Planning Commission or the City Council.
2. Applications may also be initiated by petition when signed either by the owners of 51% of the area within the proposed UC-O district or by at least 51% of the property owners within the proposed district.
3. The Planning Commission must submit a written recommendation to the City Council regarding the creation of UC-O districts.
4. The Planning Commission must review UC-O zoning applications for compliance with the selection criteria of Sec. 14.01.032.B and recommend development/design standards and guidelines for the district.
5. The Planning Commission must review UC-O applications for its planning and zoning implications.





6. The City Commission is responsible for making a final decision to approve or deny the UC-O zoning.

### G. Procedure

Upon receipt of an application for UC-O zoning or upon initiation of a UC-O zoning application by the City Council or Planning Commission, the following procedures apply:

1. Unless otherwise expressly stated, the amendment procedures of Section 14.01.008 apply.
2. Public hearings on UC-O zoning applications must be held by the Planning Commission prior to consideration by the City Council.
3. The Planning Commission must make a recommendation that the UC-O district zoning be approved, approved with condition(s) or denied. The Planning Commission's recommendation must be submitted to the City Council. The recommendation must be accompanied by a report containing the following information:
  - a. An explanation of how the area meets or does not meet the selection criteria contained in Sec. 14.01.032B;
  - b. In the case of an area found to meet the criteria in Sec. 14.01.032B, a description of the general pattern of development, including streets, lots and buildings in the area; district-specific development and design standards to guide redevelopment and development within the district;
  - c. An explanation of the planning and

zoning implications related to the designation of the proposed area and related to the district-specific development and design standards;

- d. A map showing the recommended boundaries of the UC-O district; and
  - e. A record of the proceedings before the Planning Commission.
4. Following the public hearing by the Planning Commission, the City Council must act to approve, approve with condition(s), or deny the application for UC-O district zoning.



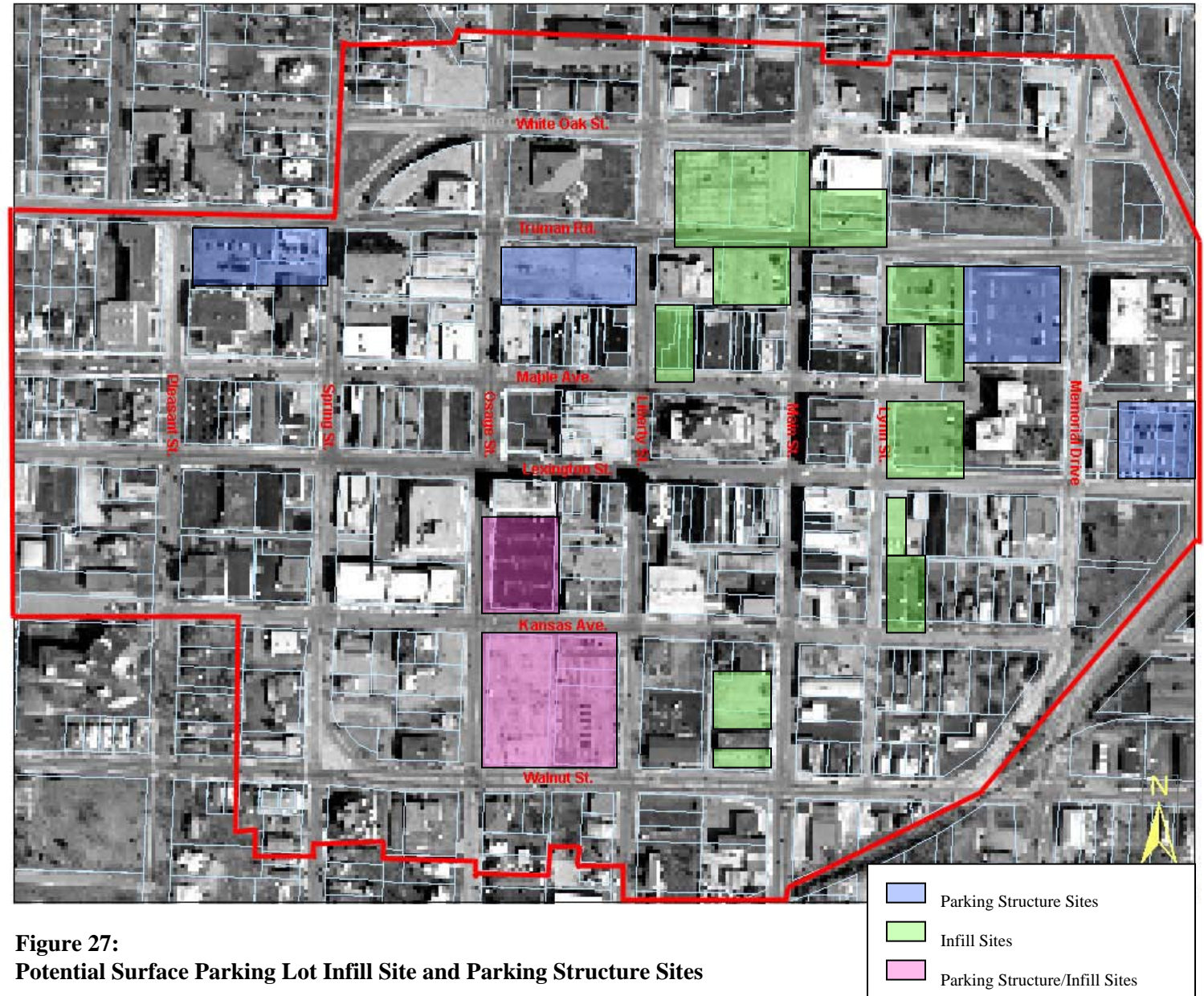
**3.3 Traffic and Parking Recommendations**

Sections 2.7 *Access & Entry Analysis*, 2.8 *Traffic Circulation Analysis*, and 2.9 *Parking Analysis* have provided some insight into possible recommendations regarding traffic and parking issues. However, additional study in both the area of traffic circulation and parking will need to be conducted prior to the implementation of any general recommendations.

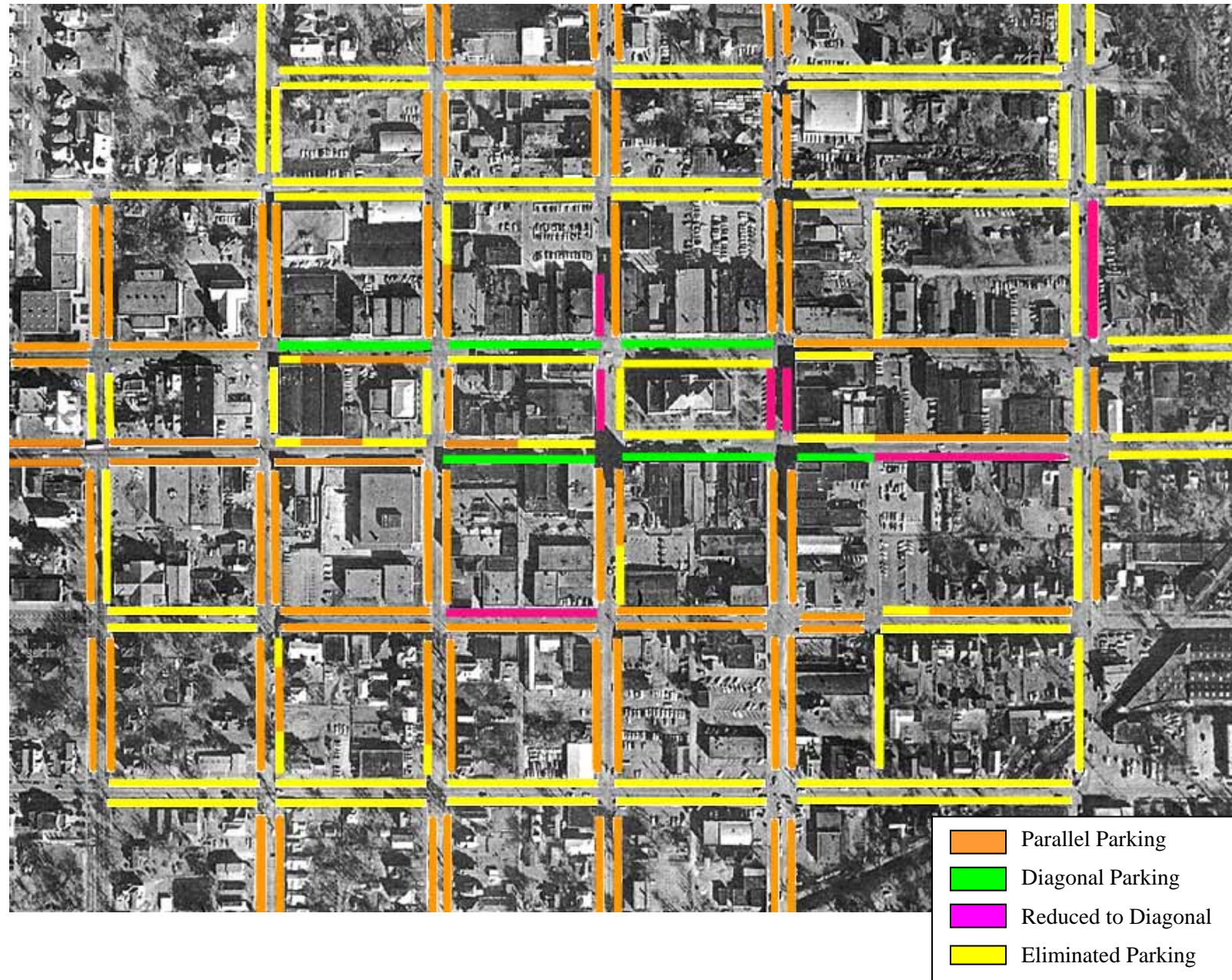
One of the key issues identified throughout the planning process has been quantity and location parking on the Square. A detailed analysis of the existing parking conditions has shown that over time the City has selectively removed on-street parking and replaced it with large surface parking areas. This approach to parking has resulted in areas which are dominated by surface parking areas. This has created a number of issues including:

- These surface parking areas significantly detract from the pedestrian orientation of the Square
- These surface parking areas are primarily owned by governmental entities which do not pay property tax
- These surface parking areas do not typically generate income for the taxing entities or the private property owner

To facilitate the overall goals of the *Square Revitalization Plan* and make existing surface parking areas more economically productive, specific surface parking areas should be infilled with contributing structures and future parking garage sites should be identified. While infill development and parking structures are considered long-term goals, it is important to evaluate the potential of the various sites on the Square. Figure 27 identifies significant potential infill sites and possible parking structure sites.



**Figure 27:**  
**Potential Surface Parking Lot Infill Site and Parking Structure Sites**



To compensate for surface parking which is removed with future infill construction the City should evaluate locations to increase the number of on-street parking spaces. A detailed traffic and parking study should be conducted as soon as funding becomes available. The study can effectively identify which locations are best suited for on-street parking. Initial studies should be based on the loss of on-street parking shown in Figure 28.

***Bicycle Parking***

Bicycle parking accommodations should be made on the Square. This should be accomplished through bicycle parking spaces in private and public parking lots and as part of streetscape improvements.

**Figure 28**  
**Independence Square On-Street Parking**  
**Conditions**

## Independence Square Revitalization Plan



## 3.4 Character District Recommendations

### 3.4 Character District Recommendations

There are number of general recommendations which should be applied throughout each of character districts. General recommendations include:

#### Lighting

- Street lighting styles within the Square Study Area should comply with the *Independence Administrative Plan for Street Lights* adopted in 2001. Existing lighting that is not consistent with this Plan should be removed from the Square area and relocated appropriately as funding becomes available.
- Lighting within the Square area should be warm spectrum (e.g., color-corrected sodium vapor) and not too bright.
- Street lighting should be at regular intervals and at a consistent height of 10-12 feet in pedestrian areas.
- Provide for illumination of public spaces, especially in the design of gateways, green spaces and public parking facilities.
- Use of accent lighting to enhance area signage, public and private is encouraged throughout the Square Study Area.
- Special care should be taken to limit light spillage onto other properties, especially adjacent residential properties.

#### Sidewalks

- Efforts should be made to maintain and establish sidewalks on both sides of all streets within the Square Study Area.

#### Signage

- An effective wayfinding signage strategy should be developed for parking and visitor information.
- Advertising kiosks, in keeping with existing kiosk design, should be placed at pivotal locations throughout the district and should display high quality, coordinated, and purposeful information.

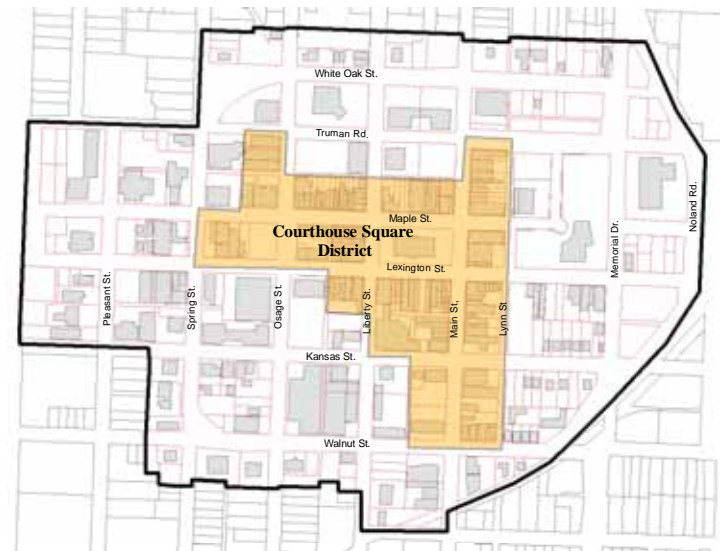
#### Trash Collection

- Efforts should be made to consolidate trash collection within the Square study area.
- All trash enclosures should be screened with a permanent wall material.

#### Utilities

- A comprehensive program to underground existing overhead utilities should be developed.
- Adequate funding should be secured to accomplish under grounding of utilities within a 10-year period.

#### Courthouse Square District



The Courthouse District is centrally located within the Square study area and is comprised of the Courthouse Square, as well as, that area encompassed roughly within one block of the Square proper. The most significant defining features of Square character and history are located within the Courthouse District including the historic Jackson County

Courthouse and a number of historically and architecturally significant landmark buildings.

#### Future Vision

Revitalization of the Courthouse District is seen as a key component of the Square's revitalization strategy. Recent investment in the restoration of the Courthouse and in private property around the Courthouse has generated renewed interest in reestablishing the Square as a social, tourism and commercial center of the community.

As a National Register property and a contributing structure in the expanded National Historic Landmark District, the Courthouse building is an invaluable resource that should become the initial focus of Square redevelopment efforts. Its restoration and establishment as the Visitor Orientation Center will serve as the catalyst for future revitalization efforts. Additionally, revitalization of this area will depend on increasing the housing stock and having a greater concentration of retail businesses that appeal to visitors, as well as, area residents.

#### Recommendations:

- Of primary importance to revitalization of the Courthouse Square District is completing the historic rehabilitation and adaptive reuse plan for the Jackson County Courthouse. Listed on the National Register of Historic Places, this property is the centerpiece of the Square and an important cultural and historic resource. Reusing a portion of the Courthouse for the Visitor Orientation Center and the starting point for all Independence Square Tourism activity, make it an essential component of Square revitalization efforts.

## Independence Square Revitalization Plan

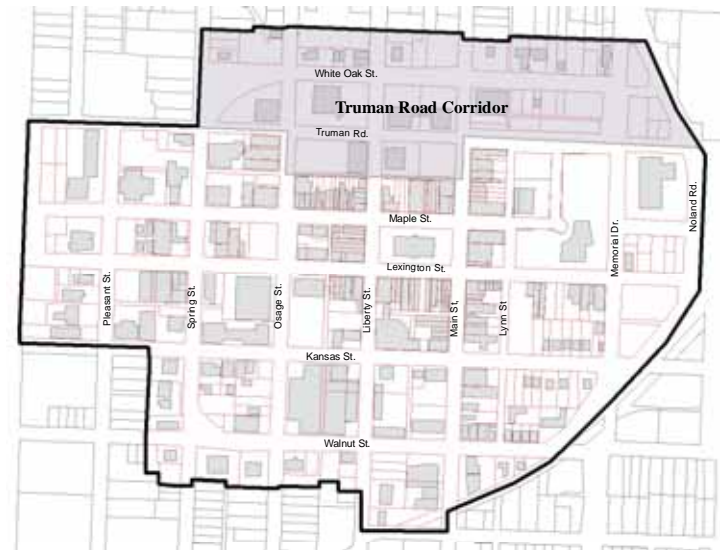


## 3.4 Character District Recommendations

- Infill development at the northeast corner of Maple and Liberty to reestablish the historic street edges should be encouraged. Currently used as a surface parking lot, redevelopment of this corner into a mixed-three-story retail and residential/office use is important means of “enclosing the historic Courthouse Square. Appropriate infill would include ground floor retail and a maximum of two upper floors of residential/office. Appropriate architecture should maintain the traditional building patterns found on the Square.
- Infill may eventually be desirable along Maple and Lexington Streets, just east of Osage, where a surface parking lot presently exists. While recent enhancements to this lot have substantially improved the pedestrian experience in this area, this property’s location within the core and along the Truman Walking Trail makes it marketable as prime development ground in the future. Appropriate infill would include ground floor retail and upper floor residential/office. Appropriate architecture should maintain the traditional building patterns found on the Square.
- The open space around the Courthouse should be restored to its traditional Courthouse lawn design. This will require the removal of the concrete wall constructed around the Courthouse during the 1970’s as part of Urban Renewal. The removal of the wall will restore the Courthouse to its historic context.
- On-street parking and traffic circulation patterns should be restored. Removal of the wall around the Courthouse will allow for the reintroduction of angled parking on the north, south and west sides of the Courthouse. On-street parking is a relatively easy and inexpensive method of increasing parking capacity and is a primary component of vibrant historic commercial centers.
- Pedestrian pathways should provide adequate shelter from inclement weather. Where significant gaps exist, awnings, arcades, and/or deciduous canopy trees of an appropriate species should be installed.

- Area-wide streetscape enhancements, as detailed in the general design recommendations for the study area, should be implemented to enhance the pedestrian’s experience within the Courthouse Square District.

### Truman Road Corridor District



The Truman Road Corridor District is probably best characterized by the lack of a cohesive appearance. The impacts of Urban Renewal efforts between 1960 and 1980 have left this area void of most of its historically significant and character defining features. Once a transition area of mixed uses, situated between the historic commercial center and residential neighborhoods to the north, the area is currently dominated by surface parking areas.

### Future Vision

The strength of this district lies in its present ability to provide parking for the Square and its potential to provide valuable infill opportunities in the future. Initial efforts within this district should focus on streetscape improvements that will

help give a feeling of enclosure to this area, thereby encouraging pedestrian circulation north of Truman Road. Street trees, pedestrian amenities, lighting, signage and crosswalk enhancements will reestablish connections to the Courthouse Square District.

A significant change will occur with the construction of the proposed Transit Center. The Transit Center will provide the opportunity to significantly enhance the Truman Road gateway into the Square area. Efforts should be made to link the Transit Center to the Square commercial area.

### Recommendations:

- The City should pursue its current efforts to construct a mixed-use/hotel structure on the northeast corner of Truman Road and Main. Appropriate infill would include ground floor retail. Appropriate architecture should maintain the traditional building patterns found on the Square.
- Explore the possibility of infill on the “Farmer’s Market lot.” As growth demands and funding becomes available, redevelopment activity here might include construction of a permanent farmer’s market pavilion. Eventually retail, facing Truman Road, and upper story housing could be phased in along with more parking. New construction should complement the Square’s historical pattern of building and storefront design and placement.
- Consideration should be given to development of a public parking facility within the Truman Road District, possibly at the southeast corner of Truman Road and Osage. The informal pathways that exist between the rear facades of those buildings fronting Maple Street and parking lots along Truman Road between Main and Osage should be promoted for redevelopment as pedestrian walkways.
- The intersection of Main Street and Truman Road should be treated as a pivotal entrance to the Square commercial district. Installation of a traffic signal should be investigated to help facilitate crossing. Signalization

## Independence Square Revitalization Plan



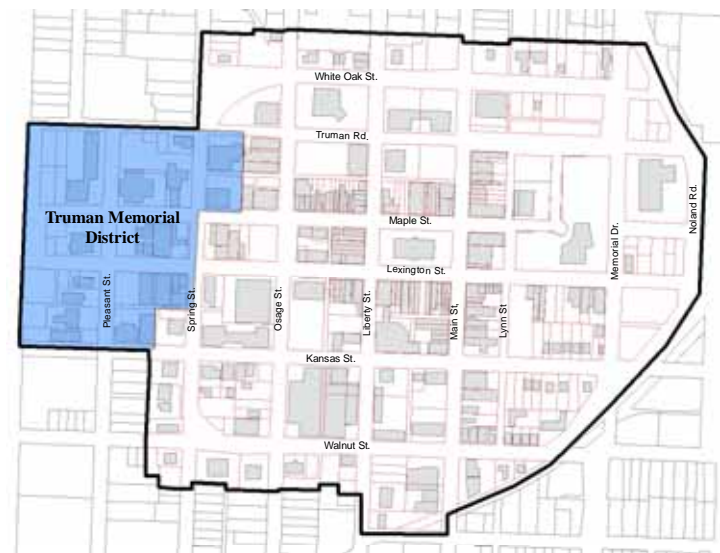
## 3.4 Character District Recommendations

efforts for this intersection should be coordinated with efforts that will encourage through traffic off Truman Road onto White Oak Street.

- Enhanced crosswalks should be installed across Truman Road at Main, Liberty and Osage to encourage pedestrian traffic north of Truman Road. A combination of elements including stamped concrete, pedestrian islands, raised crossings, and appropriate signage should be installed to indicate pedestrian crossings at these locations.
- Streetscape enhancements within this district, especially along Truman Road, will be essential in order to establish this area as a pedestrian-friendly environment. Improved street signage, pedestrian scale banners, and appropriate landscaping should all be used to separate pedestrian and vehicular traffic and to create a sense of enclosure that will increase pedestrian activity.
- Efforts should be made to restore parallel parking along both sides of Truman Road as an inexpensive method of calming traffic and increasing parking capacity for the Square.
- Existing points of interest including the Civil War battle site marker and the Truman Walking Trail Pavilion should be enhanced with lighting and additional signage to help direct tourists to these landmark destinations.
- The existing alley between Main and Spring, immediately behind properties fronting Maple Street, should be established as an informal pedestrian pathway. Enhancements should include rehabilitation of rear building facades to include establishment of public entrances and public spaces, accent lighting on those facades, appropriate signage, landscape trees, public art, and a separation between the parking area and alleyway.
- Parking lots should be screened with landscaping or design features along the perimeter
- Parking should be lighted to provide a sense of safety, and to prevent vandalism. Other safety elements, such as an emergency phone should be explored.

- A kiosk similar to the one located at Main Street and Truman Road should be installed on the Transit Center site. There should be permanent information on this kiosk, such as bus schedules and a map of the Square.
- A landscape plan that enhances each of the four corners of the intersection of Truman and Noland Roads should be developed as part of the Transit Center development.
- The City should explore possible removal of billboards within the District.

### Truman Memorial District



The character of the Truman Memorial District represents that period in the Square's development when the growth of the City's commercial core finally reached the Truman neighborhood to the west. As a result of this growth, the character of the Truman Memorial District evolved from that of a traditional late 19<sup>th</sup> century neighborhood, to a distinctly urban mix of residences, churches, public schools, civic buildings and commercial structures. This urban setting

eventually became the scenery for President Truman as he walked from his home on North Delaware to the Courthouse Square and, as such, is included in the potential expansion area of the Harry S Truman National Historic Landmark District.

### Future Vision

Redevelopment in this district should support redevelopment efforts in the Courthouse Square District. Restoration and use of the Truman Memorial Building, Palmer School and surrounding commercial buildings, as well as churches, should support revitalization of the historic Square by bringing more visitors to the area. For example, recent investment by the City in the restoration of the Truman Memorial Building as a mixed use facility should bring additional activity to the Square. Coordination of promotions between the Truman Memorial District properties, the Square business owners and the Tourism industry should be seen as a valuable cross marketing opportunity.

### Recommendations

- Efforts should be made to develop a cooperative marketing arrangement between institutions, Department of Tourism and the Square merchant's. Activities provided at the Memorial Building and Senior Nutrition Site should bring additional visitors to the Square, creating traffic and expanding the customer base.
- Wayfinding signage developed for the Courthouse Square District should be continued west on Maple and Lexington to draw attention to existing historic commercial buildings in these areas.
- Development of cooperative arrangements with current parking lot owners in and nearby the District should be pursued to support planned uses within this District.
- Efforts should be made to expand streetscape improvements on Lexington Street similar to those along Maple Avenue.

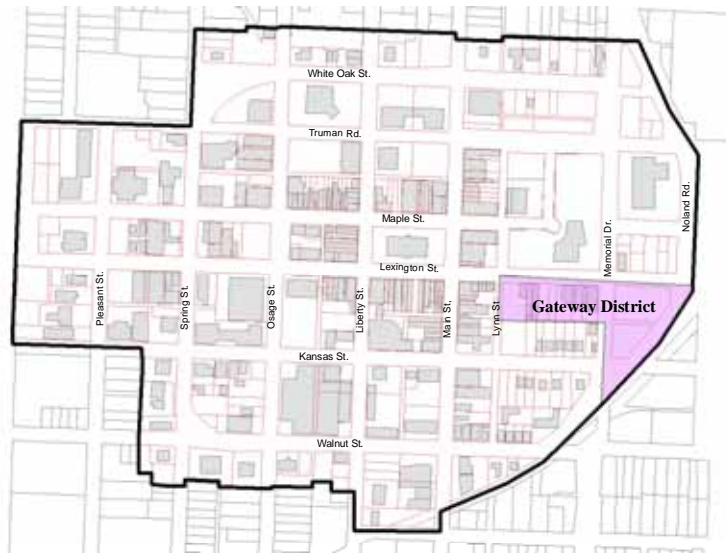
## Independence Square Revitalization Plan



## 3.4 Character District Recommendations

- As future development occurs the City should explore the construction of a multi-level parking structure on the surface parking lot located north of the Memorial Building.

### Gateway District



The Gateway District is located at the corner of Noland Road and Lexington Street. This District contains the only major park element, Hiram Young, within the Square Study Area. Because the topography in the area slopes down toward Noland Road, this District has the potential to create one of the most visually stimulating entrances into the Square area.

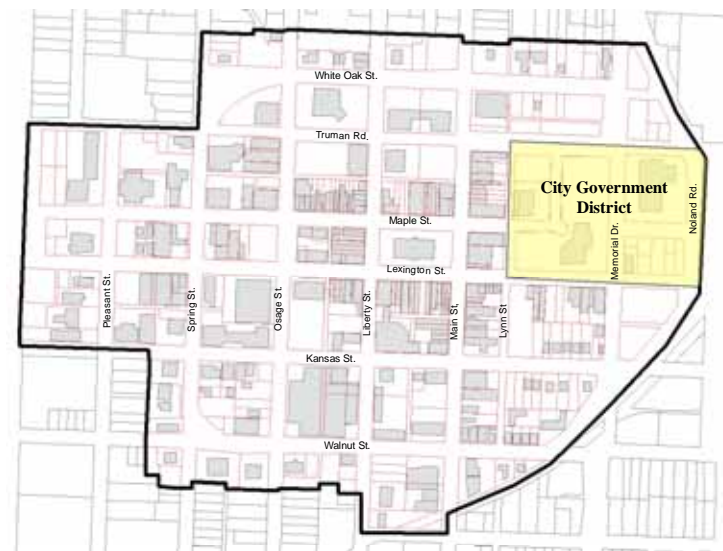
### Future Vision

This area should serve as a major gateway into the Courthouse Square District. The District has a number of infill sites along the south side of Lexington Avenue. Hiram Young Park should be a center piece in the development of this District and should serve as a gathering place for area residents and visitors to the Square.

### Recommendations

- Infill construction should be encouraged along Lexington Avenue for retail and office uses.
- Pedestrian scale streetscape improvements should be initiated along Lexington Avenue and Memorial Drive to connect this District to the Courthouse Square and the City Government Districts.
- Pedestrian linkages should be enhanced along Lexington Avenue and Memorial Drive.
- The master park plan should be revised for Hiram Young Park to include improvements which provide for a wider range of use for both area residents and visitors to the Square.
- The City should explore additional commemoration of Hiram Young and the African-American Community within Hiram Young Park.
- The City should explore the removal of billboards within the District.

### City Government District



The City Government District encompasses those properties facing Lynn Street between Truman Road and Kansas Street. Prior to the 1960's the City Government District was an area situated snugly within the hub of commercial activity. Demolition and new construction during the period of Urban Renewal, however, altered the fabric and surroundings of this district.

### Future Vision

This area is primarily focused on providing facilities for City Government services. A stronger connection to the Courthouse Square District should be provided with future development. Infill construction on the existing City surface parking area at the intersection of Lynn and Lexington Streets would aid in the reestablishment of this connection. In addition, efforts should be made to improve pedestrian accessibility and amenities along Lynn Street.

### Recommendations

- Redevelop Lynn Street as a pedestrian pathway with enhancements that include: under grounding of utilities, construction of adequate sidewalks, installation of pedestrian scale street lighting, screening of trash receptacles, appropriate signage, accent lighting on building facades and landscaping.
- Encourage redevelopment of buildings at Lynn and Maple for use as retail establishments.
- Encourage use of rear building facades and spaces as public areas through the creation of patio seating, garden areas, public entrances, and pedestrian amenities.
- Enhance unimproved parking lots to include edge treatments, lighting, appropriate signage, etc.
- Utilities and trash containers along Lynn and in parking lots throughout the district should be screened or relocated; consider construction of common storage area for dumpsters to be used by multiple businesses.

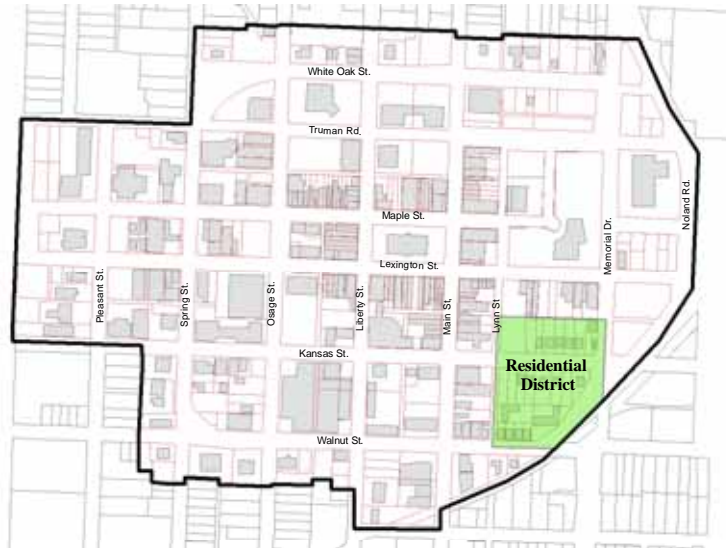
## Independence Square Revitalization Plan



## 3.4 Character District Recommendations

- Primary consideration should be given to constructing a parking structure on the City parking lot north of City Hall as parking demands on the Square increase.

### Residential District



The Residential District includes area that lies between Lynn Street on the west, Kansas on the north, Memorial Drive on the east and Walnut Avenue on the south. Within this District are the remnants of a larger residential neighborhood that, historically, encompassed the southeast corner of the City's commercial center, but was lost to Urban Renewal and the construction of the Square Business Loop in the 1970's. This District has retained a significant collection of buildings, which date between ca. 1870 and ca. 1930; and, according to the Independence Square Cultural Resources Survey, is eligible for designation as a National Register Historic District.

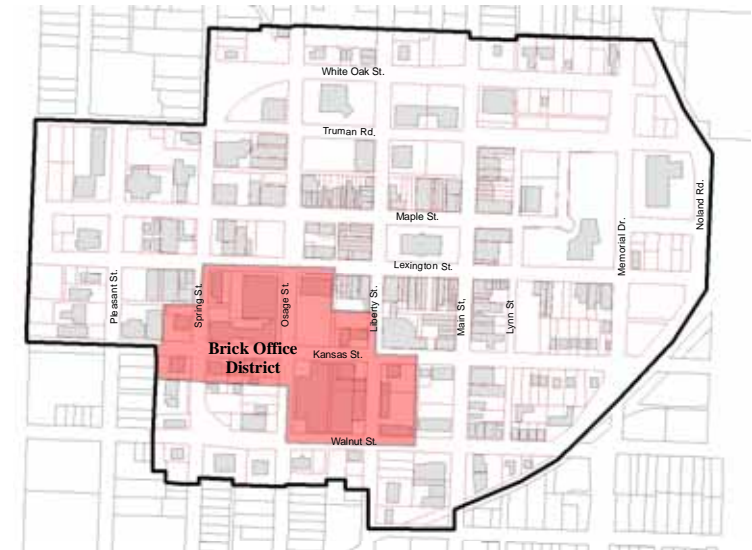
### Future Vision

Revitalization of the Residential District is an essential component of the Square revitalization efforts. Future plans for the Residential District focus on preserving existing historic character, rehabilitation of existing buildings and development of compatible infill construction where opportunities exist. With its location, adjacent to a Courthouse Square District, and its status as a well-preserved historic area, this District should be protected and marketed as a prime residential neighborhood that is traditional in character, yet family friendly and convenient.

### Recommendations:

- Pursue designation of the Residential District as a National Register Historic District to allow property owners to qualify for State historic preservation tax credits.
- Encourage redevelopment of existing vacant lots for infill housing.
- Encourage redevelopment of existing parcels occupied by noncontributing/non-historic structures with appropriate infill construction.
- Consider establishment of a Neighborhood Improvement District to fund streetscape improvements along Kansas Avenue and Walnut Avenue.
- Establish design guidelines for infill and renovation projects.

### Brick Office District



As denoted by its name, the Brick Office District is comprised of primarily red brick buildings. Uses within this District include general office, the U.S. Post Office and Jackson County government facilities. The area is also defined by the large expanses of parking.

### Future Vision

This District offers a great deal of potential. There are a number of infill development sites which should be used to create a diverse mixture of uses including the expansion of federal, state, and county government uses. In addition, small pockets of restaurant and service oriented uses should be provided. Because of its topography, this District also has a great potential to provide multi-level parking facilities. For instance, Walnut Street is more than 10 feet lower than Kansas street in elevation which provides for a cost effective multi-parking structure for County employees and visitors.



## Independence Square Revitalization Plan

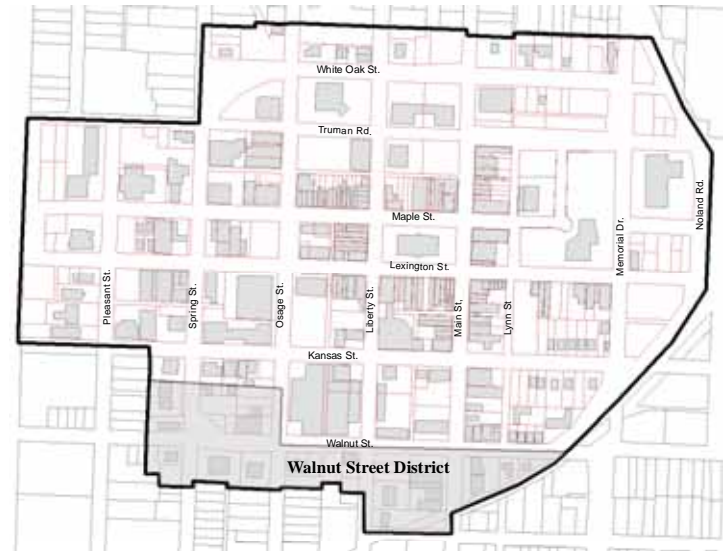


## 3.4 Character District Recommendations

### Recommendations

- Encourage redevelopment of identified infill sites. Appropriate infill would include ground floor retail. Appropriate architecture should maintain the traditional building patterns found on the Square.
- In the short-term provide for parking lot improvements including interior and exterior landscaping, screening of trash receptacles and other utility systems.
- Explore development of public use of the parking structure currently owned by Nations Bank on the northeast corner of Walnut Street and Lexington Street.
- The existing recycle facilities located in the City owned parking lot fronting Walnut Street should be relocated.
- Remove existing concrete in front of the office building on the south side of Kansas Avenue between Liberty Street and Spring Street and develop landscaping elements similar to those found in the district.
- Explore options with the County in developing a mixed-use parking garage with ground-level retail on the existing County owned parking lot adjacent to the Jackson County Courthouse Annex.
- Cooperative efforts should be developed between the Jackson County Court system and the Square merchants to provide adequate opportunity to capitalize on jury duty respondents.
- Wayfinding signage and possibly a kiosk should be developed within the District.
- Area-wide streetscape enhancements, as detailed in the general design recommendations for the Study Area, should be implemented to enhance the pedestrian's experience within the Courthouse Square District.

### Walnut Street District



The Walnut Street District is primarily dominated by office uses and acts as one of the major entry points into the Square area. The corridor runs the entire length of the Square Study Area and serves as both an eastern and western gateway into the Square. Development along this corridor is suburban in nature with detached buildings and associated parking areas.

### Future Vision

This District will serve as one of the primary connections to the residential neighborhood to the south and area visitor attractions. This District will provide a valuable link to the National Frontier Trails Museum, the Bingham-Waggoner Estate, and the Mormon Visitor's Center. The District will include attractive streetscape improvements which increase pedestrian activity while maintaining its use as a major vehicular access route.

### Recommendations

- Streetscape improvements should be provided along Walnut Street which enhance the pedestrian experience and maintain Walnut Street as a main vehicular access.
- Landscaping island improvements including signage should be provided in the island at the intersection of Spring and Walnut Streets.
- Private parking areas should provide adequate landscaping improvements and proper separation between the pedestrian and parking areas.
- Efforts should be made to increase the connectivity of the District with adjacent residential neighborhoods.
- The City should explore the removal of billboards within the District.
- Enhanced crosswalks should be installed across Walnut Street. A combination of elements including stamped concrete, pedestrian islands, raised crossings, and appropriate signage should be installed to indicate pedestrian crossings at these locations.
- Additional wayfinding signage should be provided along the corridor.