

Overview

On October 23, 2023, Confluence, the consultant team hired by the City of Belton to complete the update to the community's comprehensive plan, hosted a design charette for the N Scott Corridor. Approximately 30 people attended the event, with varying representation of those living, working, or owning businesses/land within the corridor. The charette included a small presentation with background on the existing conditions, 2014 N Scott Corridor Plan and supplemental design guidelines, and visioning exercises to better understand what is operating well and what might need improved moving into the Belton 2050 Comprehensive Plan update. Following the presentation, participants were invited to engage with a series of maps of the corridor to share input and ideas for the future. These results are discussed in greater detail on page 4.

2014 N Scott Corridor Plan + Design Guidelines

In 2014, the City of Belton completed a master planning process to guide redevelopment and improvements within the corridor. Accompanying the land use plan, a set of design guidelines were established to further regulate the form and function of the corridor. Since its adoption, the character and development of the corridor has had little to no change. Many of the design regulations have been noted to work against the local business owners, inhibiting even incremental change from occurring. Due to the lack of activity, it was under the direction of the City that the N Scott Corridor be included as a special subarea within the Belton 2050 Comprehensive Plan.

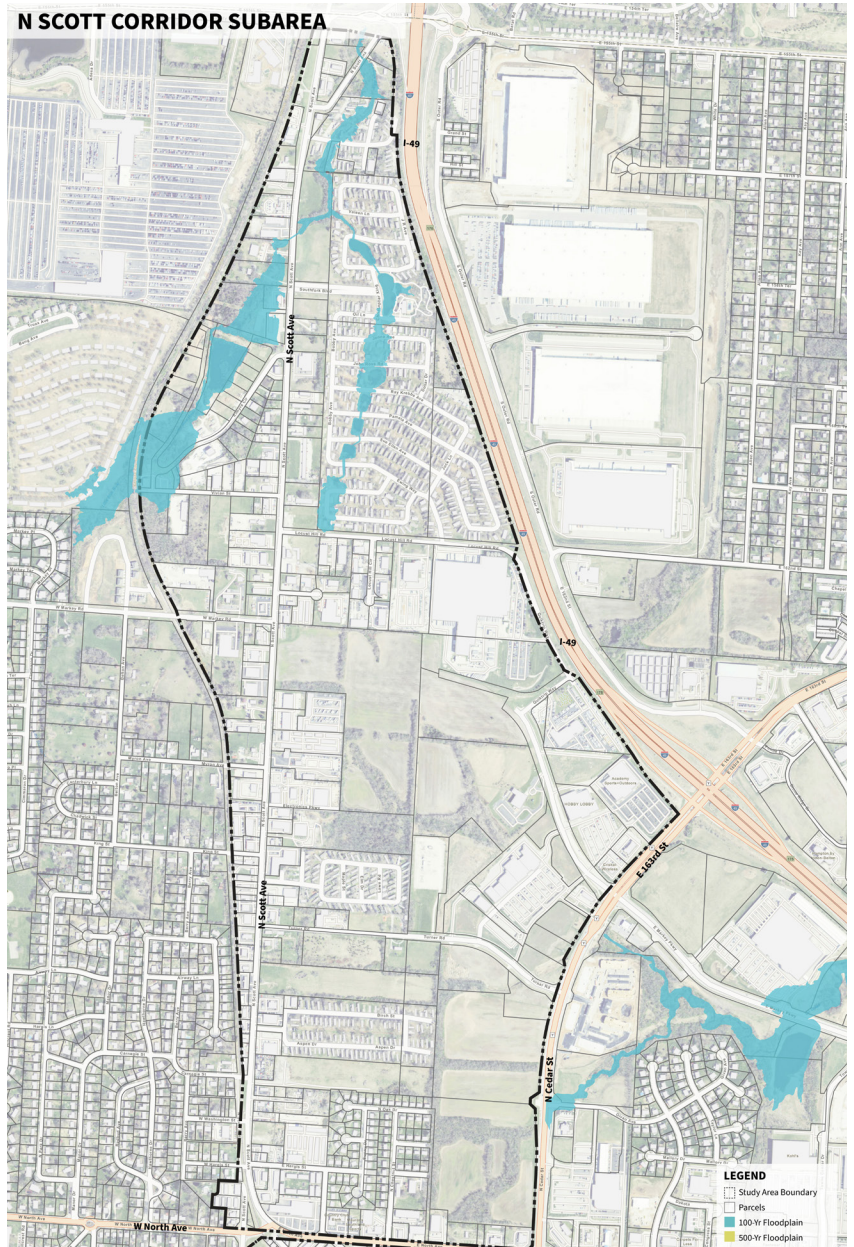


FIGURE 1.1 // N Scott Corridor Study Area Map

TABLE OF CONTENTS

Overview	1
Summary of Findings	2
Mentimeter Results	2
Subarea Mapping Activity	3



Summary of Findings

The charette kicked off with a presentation that included conversations on existing conditions and an overview of the 2014 N Scott Corridor Plan and design guidelines, with live-polling to gather detailed feedback on the study area. The following items were the overall goals of the charette:

- Explore the existing conditions of the N Scott Corridor
- Perform visioning exercises about future identity of the N Scott Corridor
- Identify updates or amendments to the existing overlay district
- Identify ways the City can continue to be a partner

Mentimeter Results

Mentimeter is a live-polling platform that allows participants to engage in a variety of visioning questions. This platform was utilized during the presentation to gather input on issues and opportunities within the corridor today. Some results are depicted to the right. Underutilized, trashy, and run-down were the top three words participants described the corridor as today. When considering what they would like the corridor to be like in the future, the top three responses included thriving, inviting, and gateway (Figure 1.2).

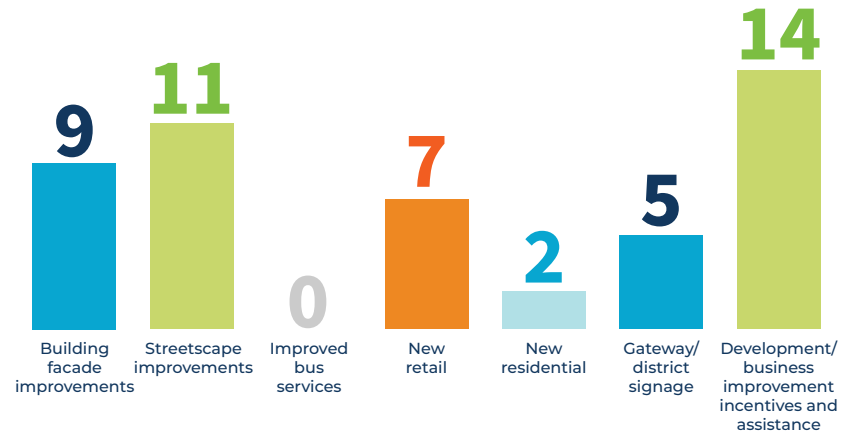
Participants were asked to vote on the changes they would like to see implemented in the corridor. These results are illustrated in Figure 1.3 and identify development/business improvement incentives and assistance (14 votes) and streetscape improvements (11 votes) as the top two votes.

Specific to the 2014 design guidelines, participants were asked to share what they liked and disliked about the site and building design standards. The input shows positive sentiment toward the street, sidewalk, and lighting site design standards, but generally feel the standards are too high for small businesses to accommodate. Similar sentiments of good intentions but difficult barriers were shared for the building design standards.

FIGURE 1.2 // In one word, describe the N Scott Corridor as you'd like it to be in the FUTURE.



FIGURE 1.3 // What changes would you like to see implemented in the N Scott Corridor?



PARTICIPANTS IDENTIFIED SIDEWALKS, STREETS AND LIGHTING AS POSITIVES FROM THE SITE DESIGN STANDARDS



However, participants frequently mentioned the site design standards being too high for small businesses.

Subarea Mapping Activity

The mapping activity allowed participants to interact with a map of the study area to pinpoint specific strategic opportunities, propose land uses, identify trail routes and road improvements, and provide general comments. The icons available for participants to utilize are shown in Figure 1.4. The results of the charette are presented on the following page in greater detail.

FIGURE 1.4 // Icons for the Mapping Activity



GATEWAY

Use this icon to indicate key places for gateway signage to welcome people into the community. Key intersections and roadways are typical locations.



HIDDEN TREASURE

Use this icon to showcase the hidden treasures throughout the community. These could be scenic viewpoints, local establishments, parks, etc.



STREETSCAPE IMPROVEMENTS

Use this icon to identify roadways that are in need of streetscape improvements. These improvements could range from sidewalk expansions, planters, signage, street trees, and more.



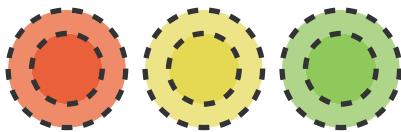
WAYFINDING

Use this icon to locate roadways and points for the placement of wayfinding signage. Wayfinding signage is used to direct visitors to key features and amenities throughout the community.



INDUSTRY OPPORTUNITY

Use this icon to identify areas well-suited for additional industry development. This could range from small-scale commercial to large-scale business parks.



INTERSECTION IMPROVEMENTS

Use this icon to identify intersections in need of safety improvements. Use RED to represent a high priority intersection, YELLOW to represent a moderate priority intersection, and GREEN to represent a low-priority intersection.



YELLOW/RED YARN

Use the yellow yarn to pin down routes and connections for new trails and sidewalks within the community. Use the red yarn to pin down roads that need improvements.

WELCOME

NOTES
Gateway signage on the north end of the corridor to indicate people have now entered Belton city limits.

NOTES
Participants identified the railroad alignment as a viable corridor for a trail path and a potential trailhead on the north end leveraging the floodplain (shown with the star).

HIDDEN TREASURE
LIFEQUEST CHURCH
20 YEARS ON N SCOTT

HIDDEN TREASURE
ODEN'S RESTAURANT

HIDDEN TREASURE
CERTIFIED AUTO
6 YEARS ON N SCOTT

HIDDEN TREASURE
WIENMANN CONSTRUCTION
30 YEARS ON N SCOTT

HIDDEN TREASURE
JIM'S DISCOUNT MUFFLERS

NOTES
Due to some development that has occurred on the eastern edge of the pre-existing study area boundary, some participants suggested the boundary line of the N Scott Corridor be modified to the following.

NOTES
Participants identified the following alignment to complete Markey Parkway (shown in dash line).

HIDDEN TREASURE
MYERS FURNACE COMPANY
41 YEARS ON N SCOTT

HIDDEN TREASURE
JACK'S TUNE UP + ALIGNMENT
67 YEARS ON N SCOTT

HIDDEN TREASURE
HARRY TRUMAN'S MASONIC LODGE

NOTES
The intersection of N Scott and Turner Road was identified as high priority for improvements. Additionally, Turner Road needs the final widening improvements its eastern side has received.

NOTES
Participants identified a potential road alignment connecting Givan Ave to Carnegie St. With these improvements, intersection improvements are identified as high priority.

NOTES
A participant shared that many people utilize Hawthorne Dr as bypass to the North Ave/N Scott intersection. This results in heavy traffic in a residential area and issues with pedestrian safety as cars speed through the area. Traffic calming measures should be considered here.

HIDDEN TREASURE
JERRY & MENOS AUTO REPAIR
18 YEARS ON N SCOTT

HIDDEN TREASURE
REASONABLE AUTO
35 YEARS ON N SCOTT

NOTES
The N Scott/North Ave intersection was frequently mentioned as a high priority improvement area.

LEGEND

- Study Area Boundary
- Parcels
- 100-Yr Floodplain
- 500-Yr Floodplain

POTENTIAL TO NOT INCLUDE IN UPDATED PLAN