



## Upper Gateway / Vivion Corridors

**GOAL: TO FACILITATE INFILL AND NURTURE A POSITIVE IMAGE.**

The road improvements along Gateway are now complete and neighboring businesses are in the position to capitalize on the improved access and design aesthetics.

### RECOMMENDED DEVELOPMENT

Gateway and Vivion are the only major collector roads in Riverside. These two roads are thoroughfares capable of supporting commercial uses and medium density housing opportunities. There has been some limited redevelopment on both roads with more likely in the immediate future. East of Riverside, Vivion Road is rapidly developing and that development will likely feed a higher traffic count all along Vivion. The parts of Vivion and Gateway in Riverside, but outside of the area we are calling downtown, will likely develop along the lines of more typical corri-

dor developments. The high visibility of these corridors makes it important that codes are enforced and design of future projects is scrutinized.

### DESIGN INTENT

Many of the same design goals that are applicable to the downtown are also desirable in these areas. Building faces should be pushed closer to the street, street trees should be planted at regular intervals, and sidewalks should be built or maintained. However, these areas will most likely not see the same amount of infrastructure investment as within downtown and it may be desirable to hold businesses within these areas to a slightly lower standard as those within downtown.



Housing along the corridors can support quality medium density residential development.



Shops must provide a variety of parking options and remain accessible by foot.



Unique small scale shops and offices can create a pleasant street character.



Medium density housing can be attractive and efficient.