



I-85: EXIT 22

Gateway Master Plan

City of Lowell, NC

Submitted 9.1.2020



METROCOLOGY



I-85: EXIT 22

Gateway Master Plan

City of Lowell, NC

Small Area Plan

The Plan illustrated within this Document describes the optimum development of the Study Area. It is not intended to be an exact master plan for each parcel, but rather a comprehensive "Vision" providing the City, landowners, and residents a guide for how to zone, invest and build in the years to come. The market will allocate these investments on a property by property basis according to the individual actions of landowners and developers as they assemble and subdivide their holdings. By adopting the "vision" the City will be able to guide these actions to positively impact this important "gateway" into the Lowell.

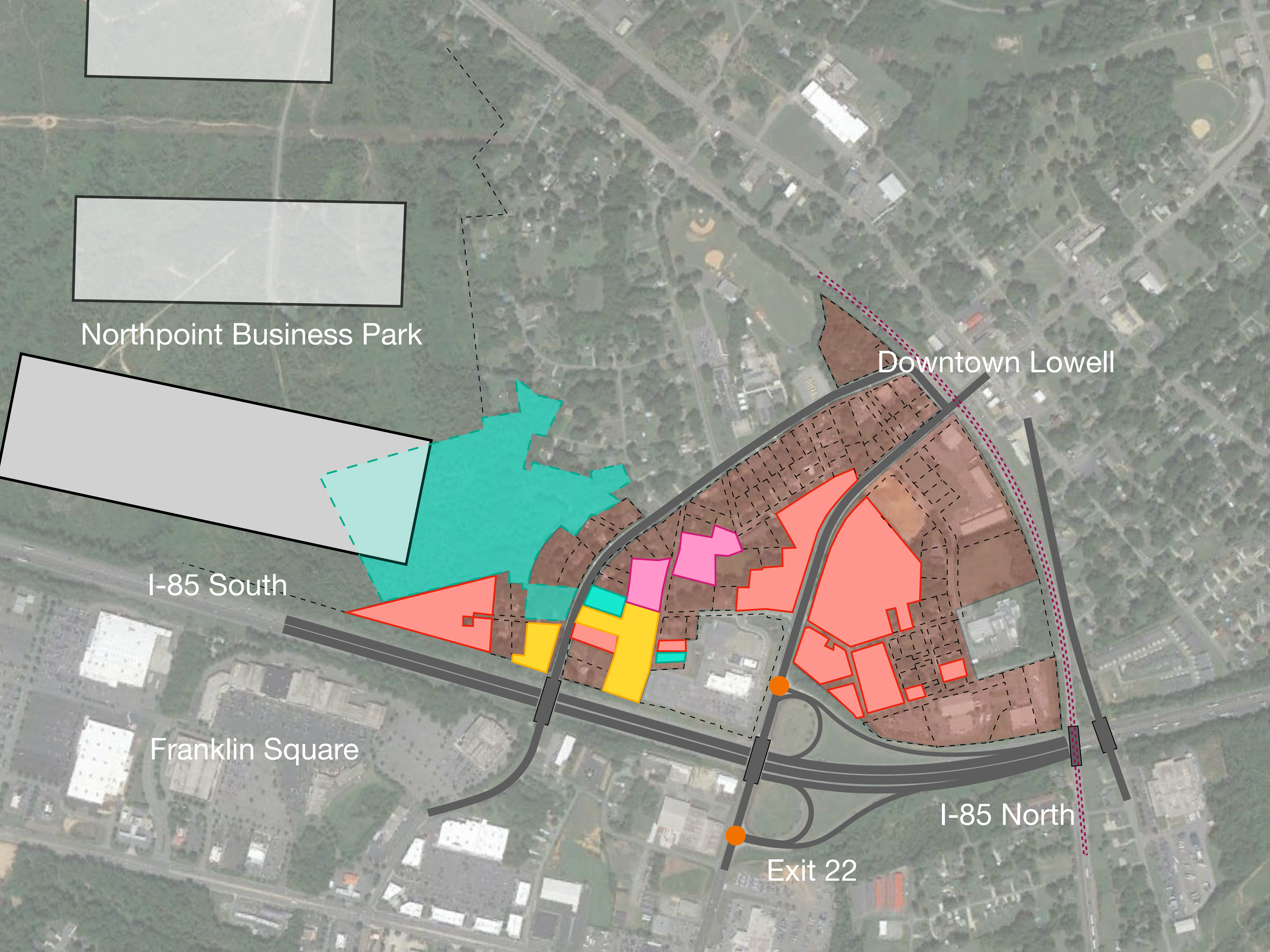
The City may facilitate the vision through strategic investments in new streets, water, sewer, re-zonings, open space development and cycle/greenway improvements, when beneficial Private Public Partnerships present themselves. To that end, important Civic amenities such as parks, cycle ways, and pedestrian greenways are shown in their approximate locations.


If fully embraced and regional growth patterns continue the Lowell Gateway Plan as illustrated by this vision can become a reality within the next 20 years.

I-85: EXIT 22


Gateway Master Plan
City of Lowell, NC


Existing Conditions




Study Area 

Single Owner 

Single Owner 

Single Owner 

Single Owner 

Signalized Intersection 

Rail Line 

Proposed Building 

Important Thoroughfares 


I-85: EXIT 22


Gateway Master Plan
City of Lowell, NC

Study A: I-85 Interchanges




New Access Street 

New South Bound
On & Off Ramps 

New North Bound
On & Off Ramps 

Signalized Intersection 

Retaining Wall 

I-85: EXIT 22

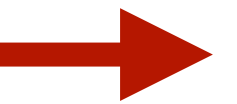
Gateway Master Plan
City of Lowell, NC

Study A: I-85 Truck Circulation

New South Bound
Truck Route



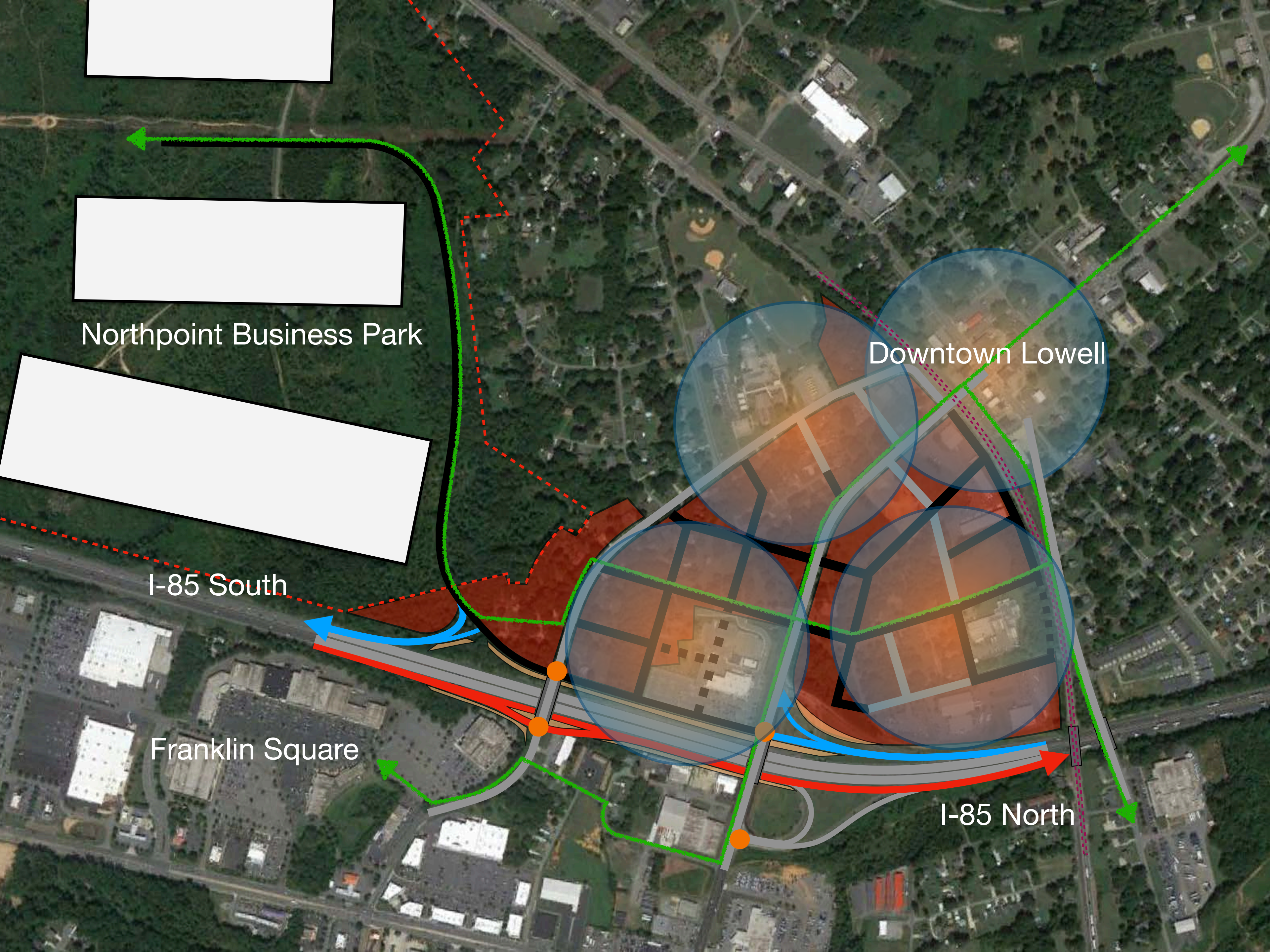
New North Bound
Truck Route



I-85: EXIT 22

Gateway Master Plan
City of Lowell, NC


Study A: Neighborhood Plan



Proposed Street 

Future Extension 

Existing Street 

Cycle & Pedestrian
Route 

Pedestrian
Shed 

I-85: EXIT 22

Gateway Master Plan
City of Lowell, NC

Study B: I-85 Interchanges



New Access Street
To Northpoint

New South Bound
On & Off Ramps

New North Bound
On & Off Ramps

Signalized Intersection

Retaining Wall

I-85: EXIT 22

Gateway Master Plan
City of Lowell, NC

Study C: I-85 Interchanges



New Access Street
To Northpoint

New South Bound
On & Off Ramps

New North Bound
On & Off Ramps

Signalized Intersection

Retaining Wall

I-85: EXIT 22

Gateway Master Plan
City of Lowell, NC

Proposed Option: Master Plan

Street Network 

Signalized Intersection 

Retaining Wall 



I-85: EXIT 22

Gateway Master Plan City of Lowell, NC

Proposed Option: Use Plan




-  Commercial/mixed use
-  Multi-family ground fl
Commercial
-  Business/Lt Industrial
-  Hotel
-  Retail
-  Attached Residential
-  Open space

I-85: EXIT 22

Gateway Master Plan City of Lowell, NC

Proposed Option: Block Plan



-  Commercial/mixed use
-  Multi-family ground fl
Commercial
-  Business/Lt Industrial
-  Hotel
-  Retail
-  Attached Residential
-  Open space

I-85: EXIT 22

Gateway Master Plan City of Lowell, NC

Proposed Option: Street & Rear Lane Plan



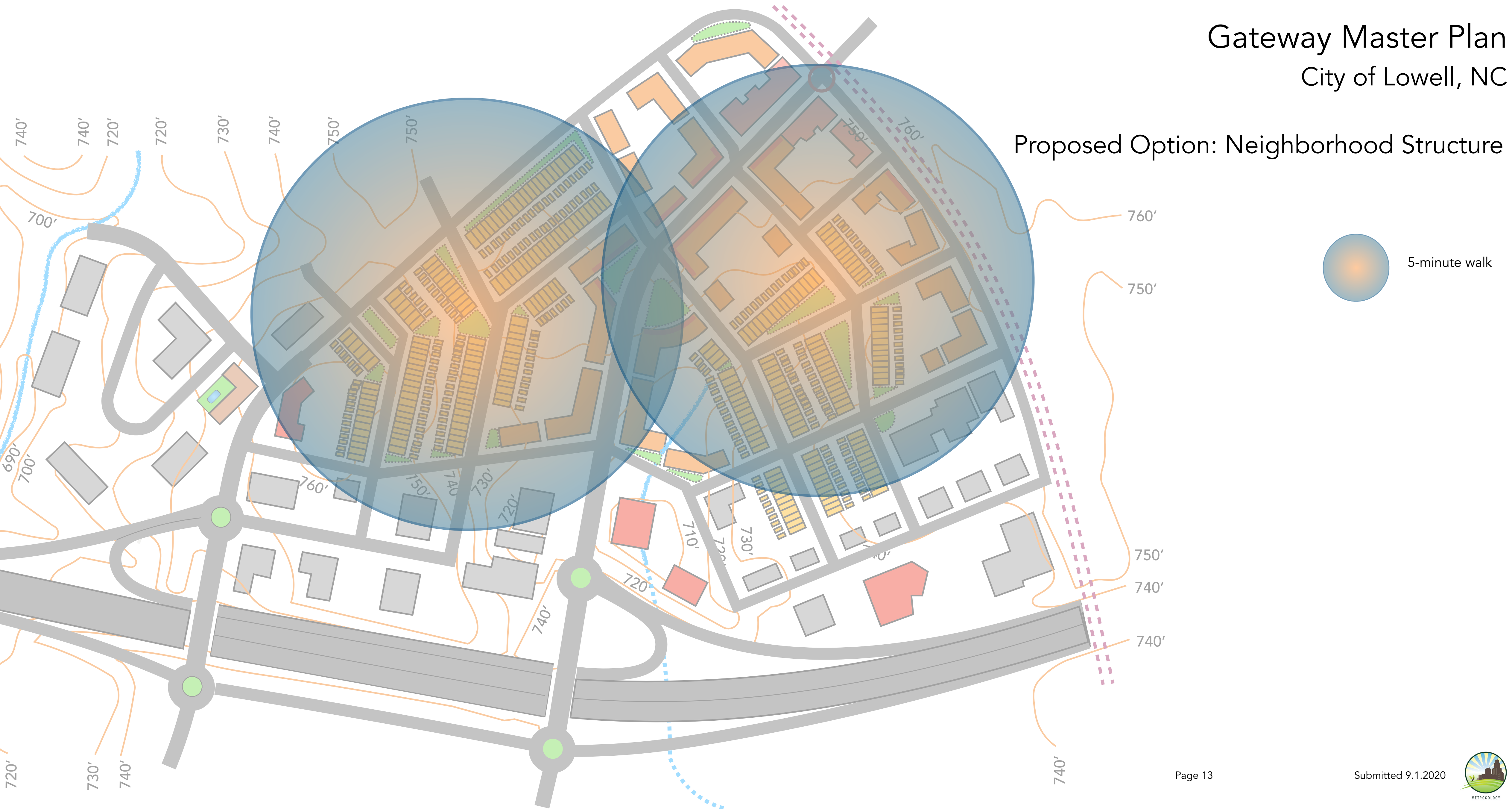
- Limited Access
- 4-lane, divided
- 2-lane, on-street parking
- 1-lane, one way
- Rear lane
- Proposed Signal



I-85: EXIT 22

Gateway Master Plan
City of Lowell, NC

Proposed Option: Neighborhood Structure



I-85: EXIT 22

Gateway Master Plan City of Lowell, NC

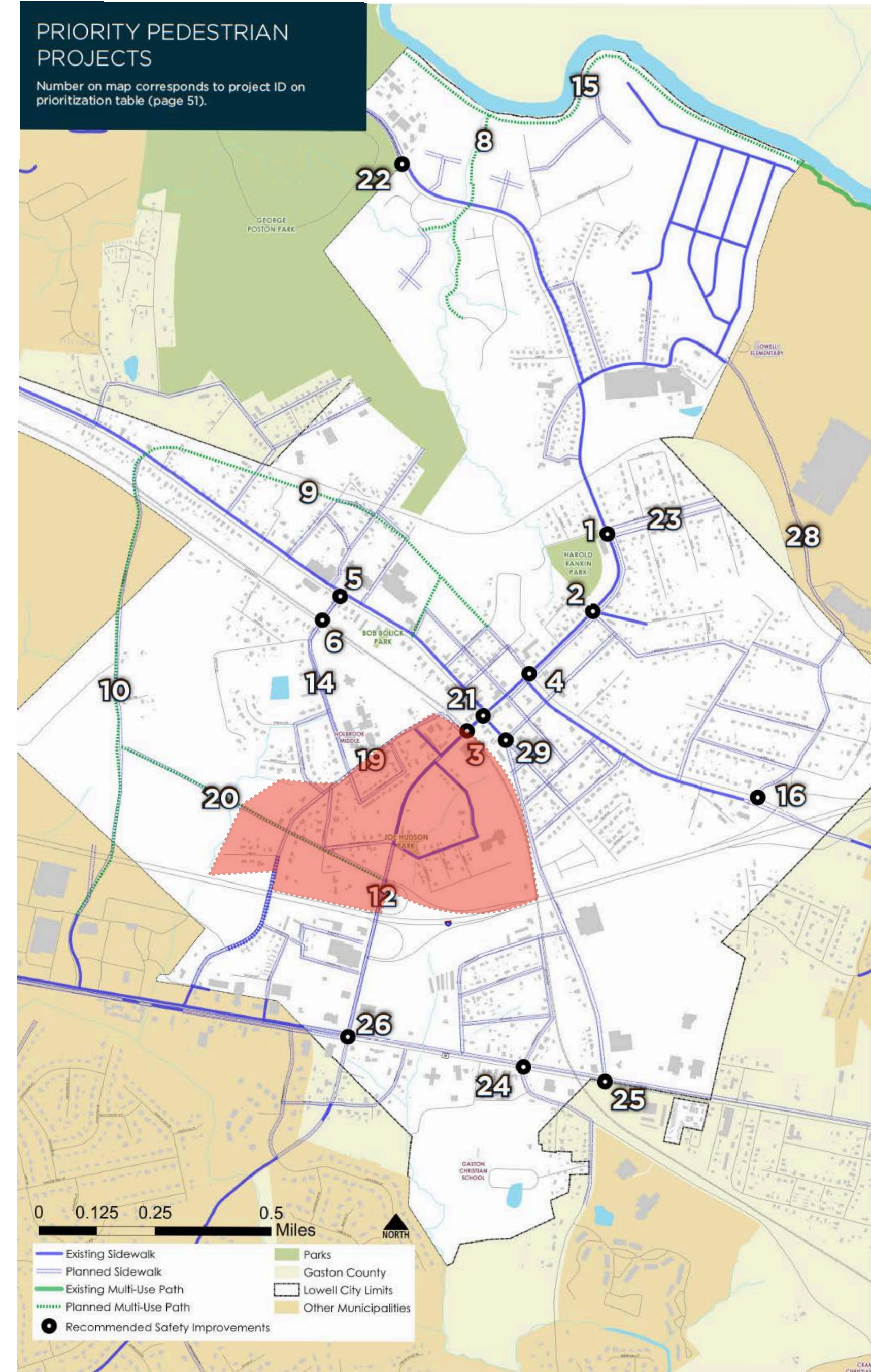
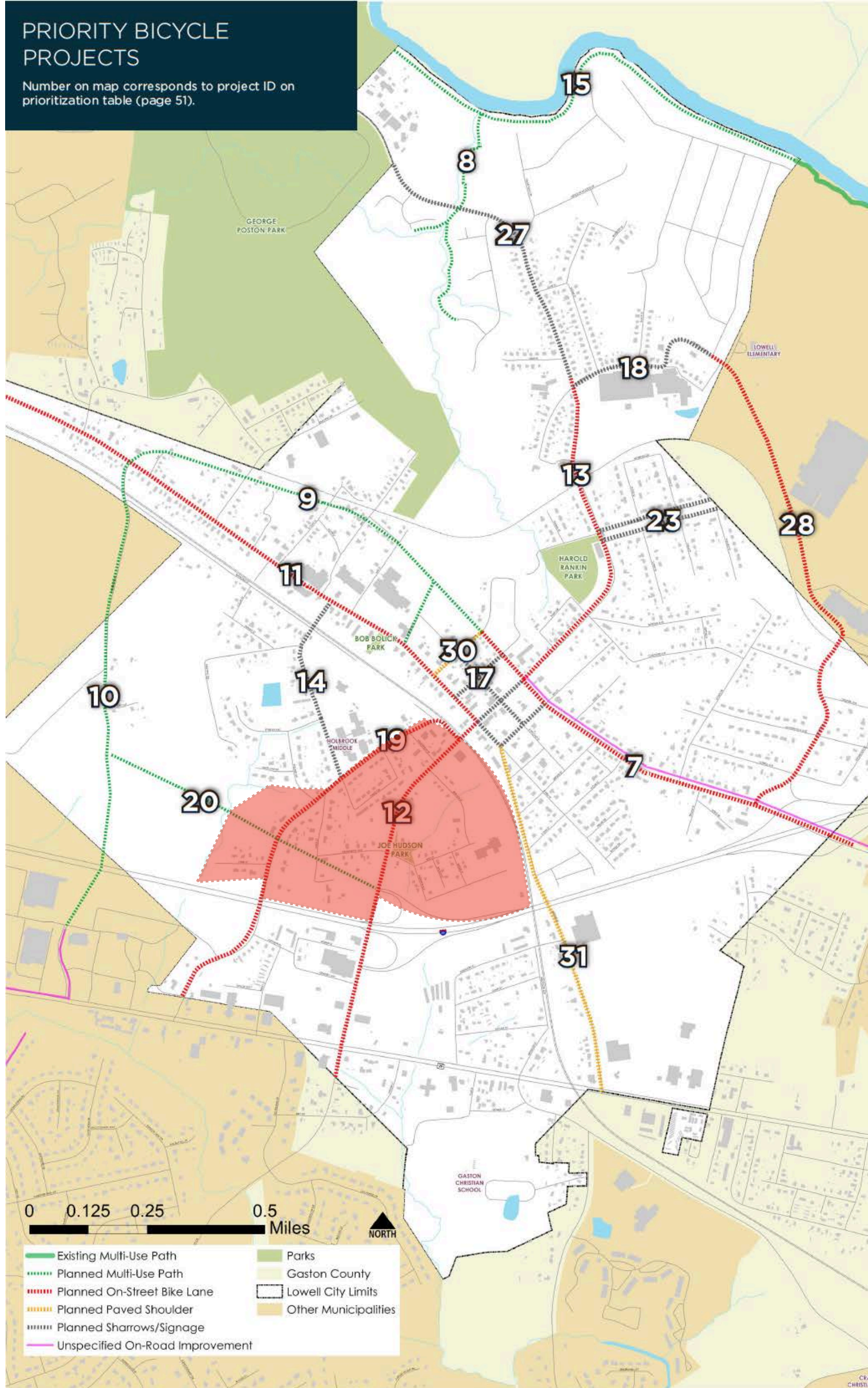
Kimley-Horn: Pedestrian & Cycle Plan

 Gateway Master Plan

Priority Bicycle Projects



Priority Pedestrian Projects



I-85: EXIT 22

Gateway Master Plan City of Lowell, NC

Proposed Option: Open Space & Pedestrian Cycle Routes



I-85: EXIT 22

Gateway Master Plan City of Lowell, NC

Proposed Option: Open Space & Pedestrian Cycle Routes

A Community Open Space



B Neighborhood Open Space



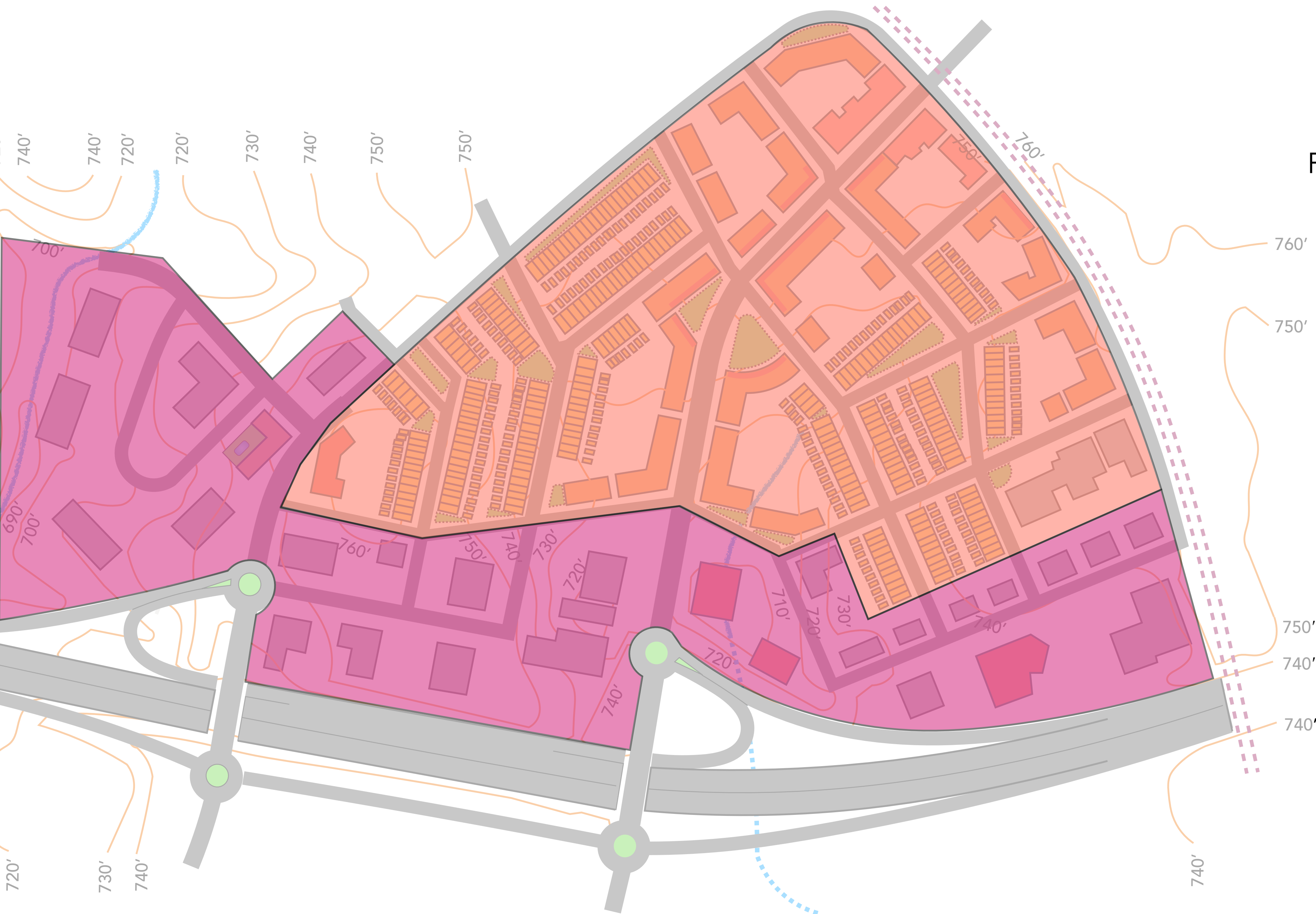
C Neighborhood Open Space



I-85: EXIT 22

Gateway Master Plan City of Lowell, NC

Proposed Option: Zoning Plan



-  Mixed Use
 - Attached Residential
150-350 units
 - Multi-family Residential
350-900 units
 - Ground Floor commercial
10,000 ft² - 70,000 ft²
-  Office, Industrial, Retail Accommodation
 - Office/Industrial
400,000 ft² - 1,000,000 ft²
 - Retail
75,000 ft² - 150,000 ft²
 - Accommodation
125 keys - 250 keys



I-85: EXIT 22

Gateway Master Plan
City of Lowell, NC

