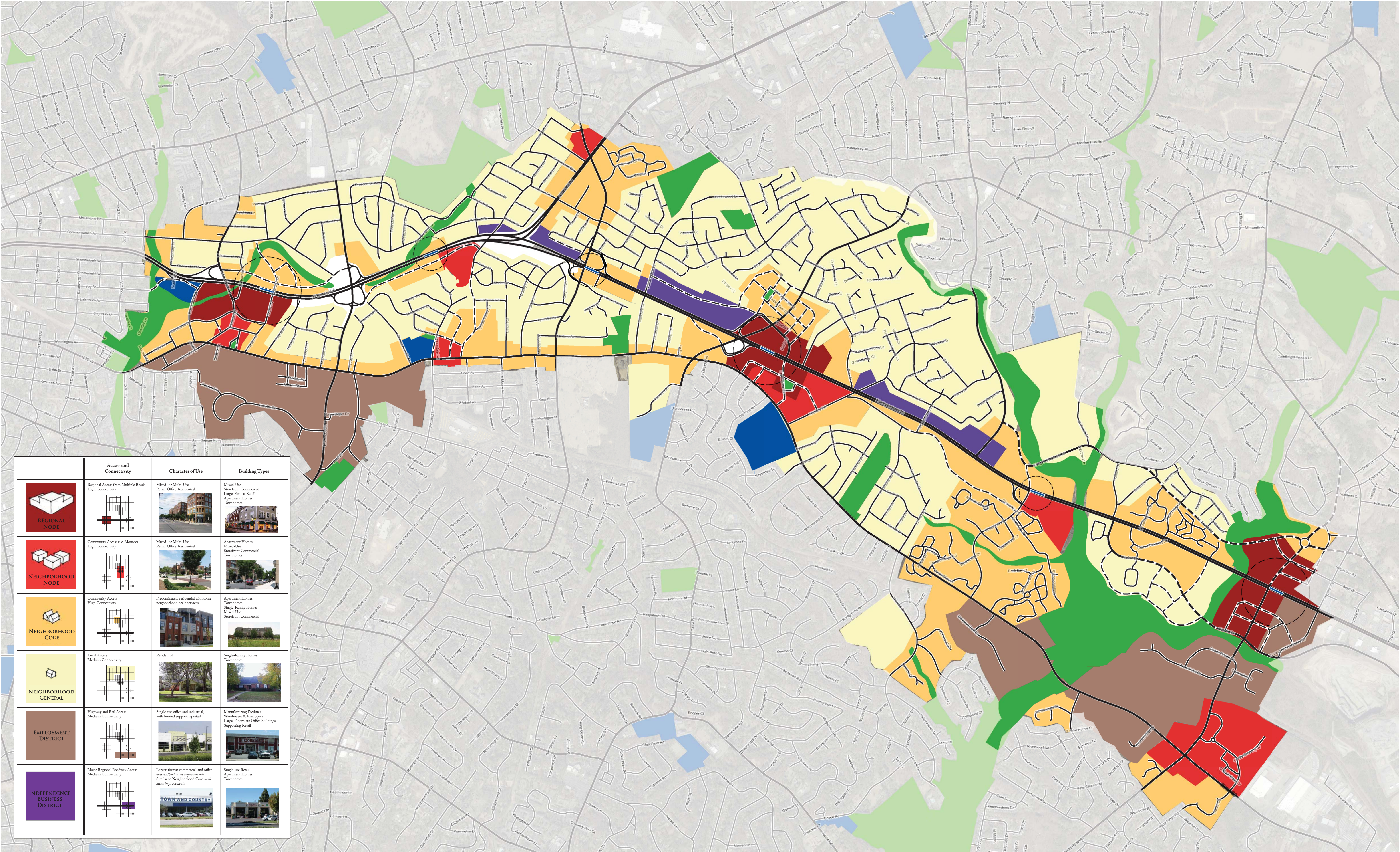
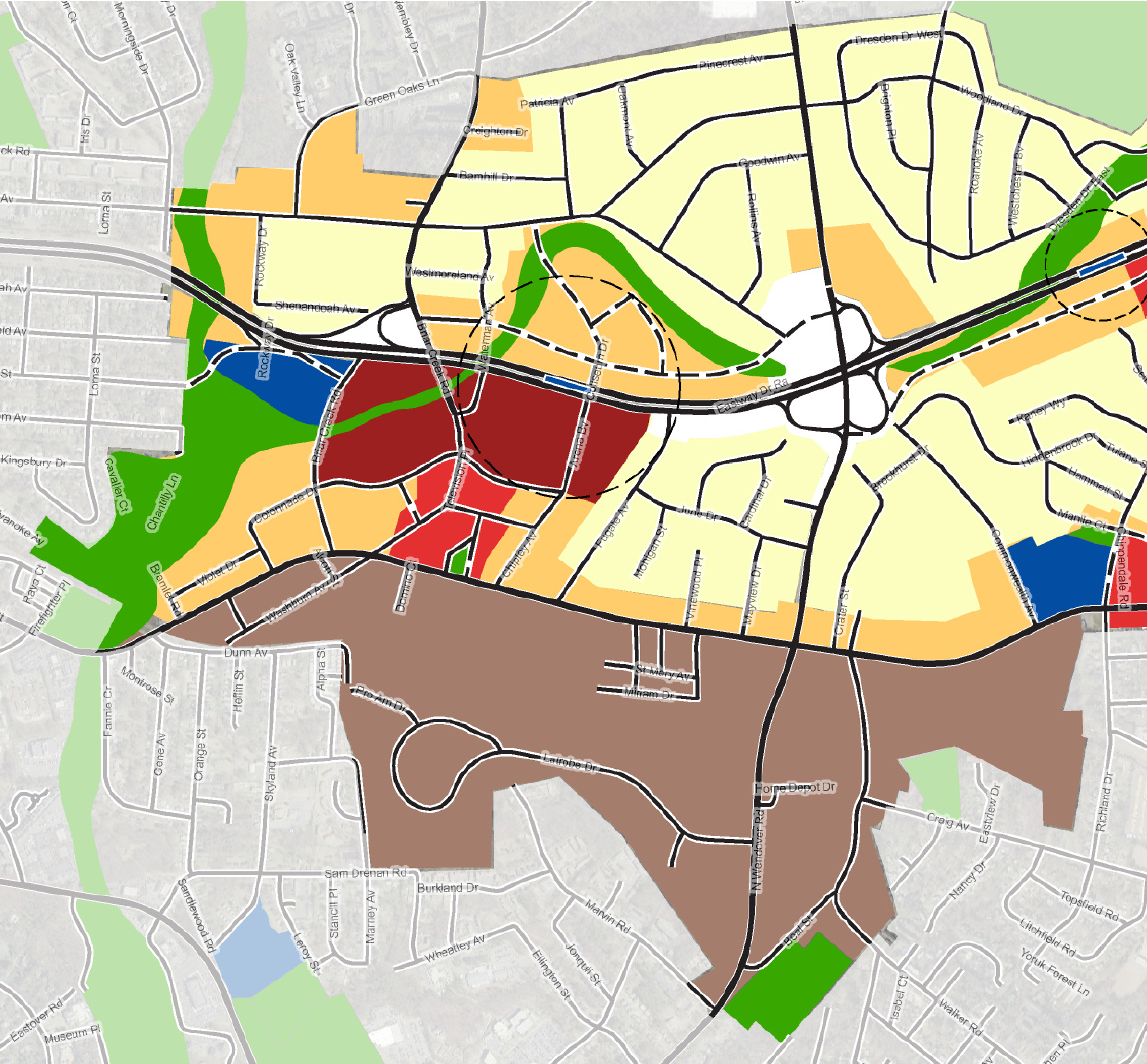


# Independence Boulevard Study Area - Draft Character Areas

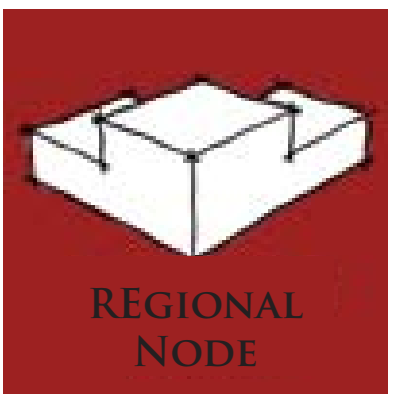
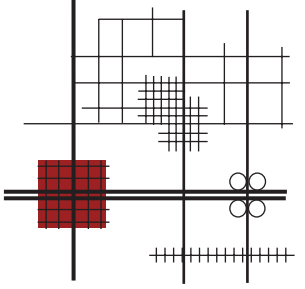


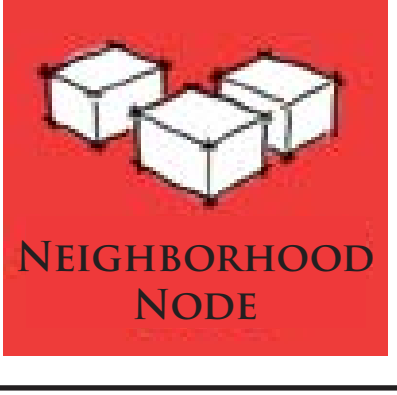
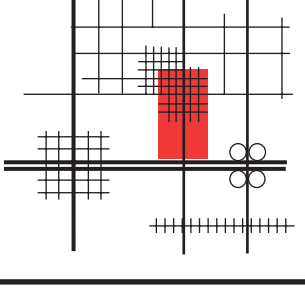



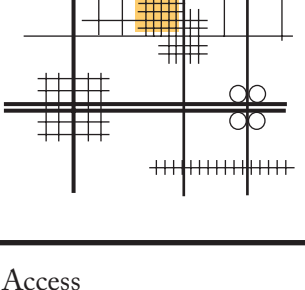


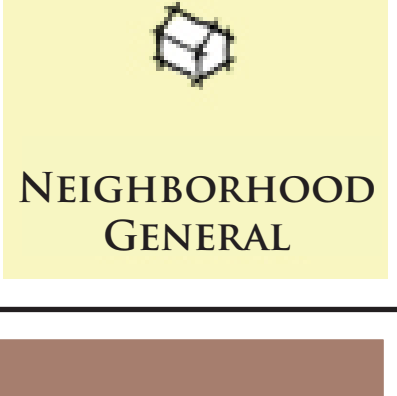
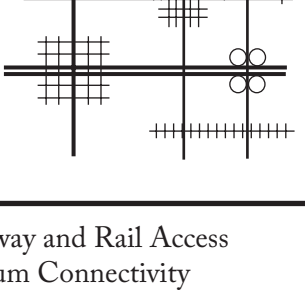


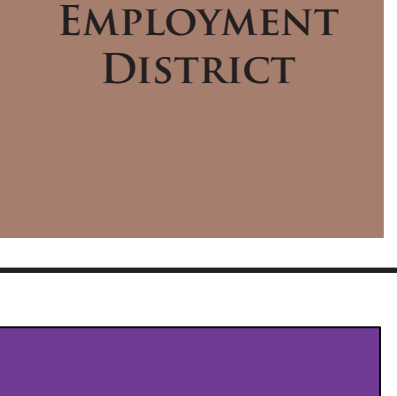
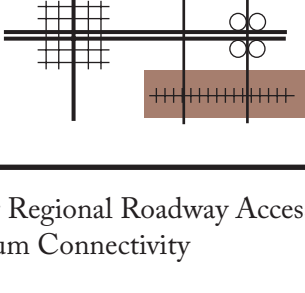
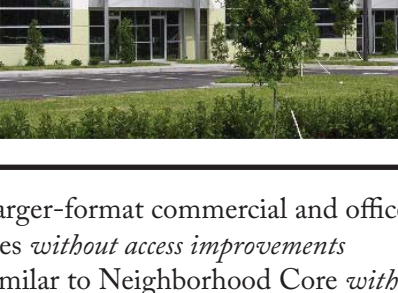
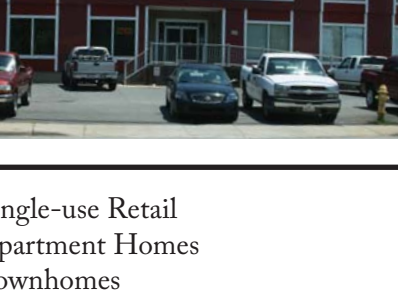
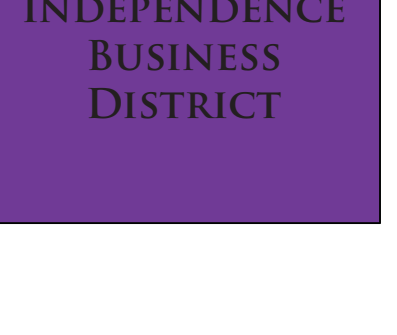
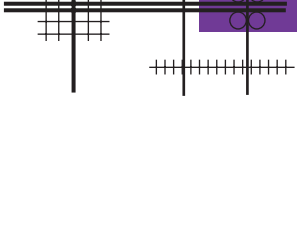






Independence Boulevard Study Area - Focus Area #1

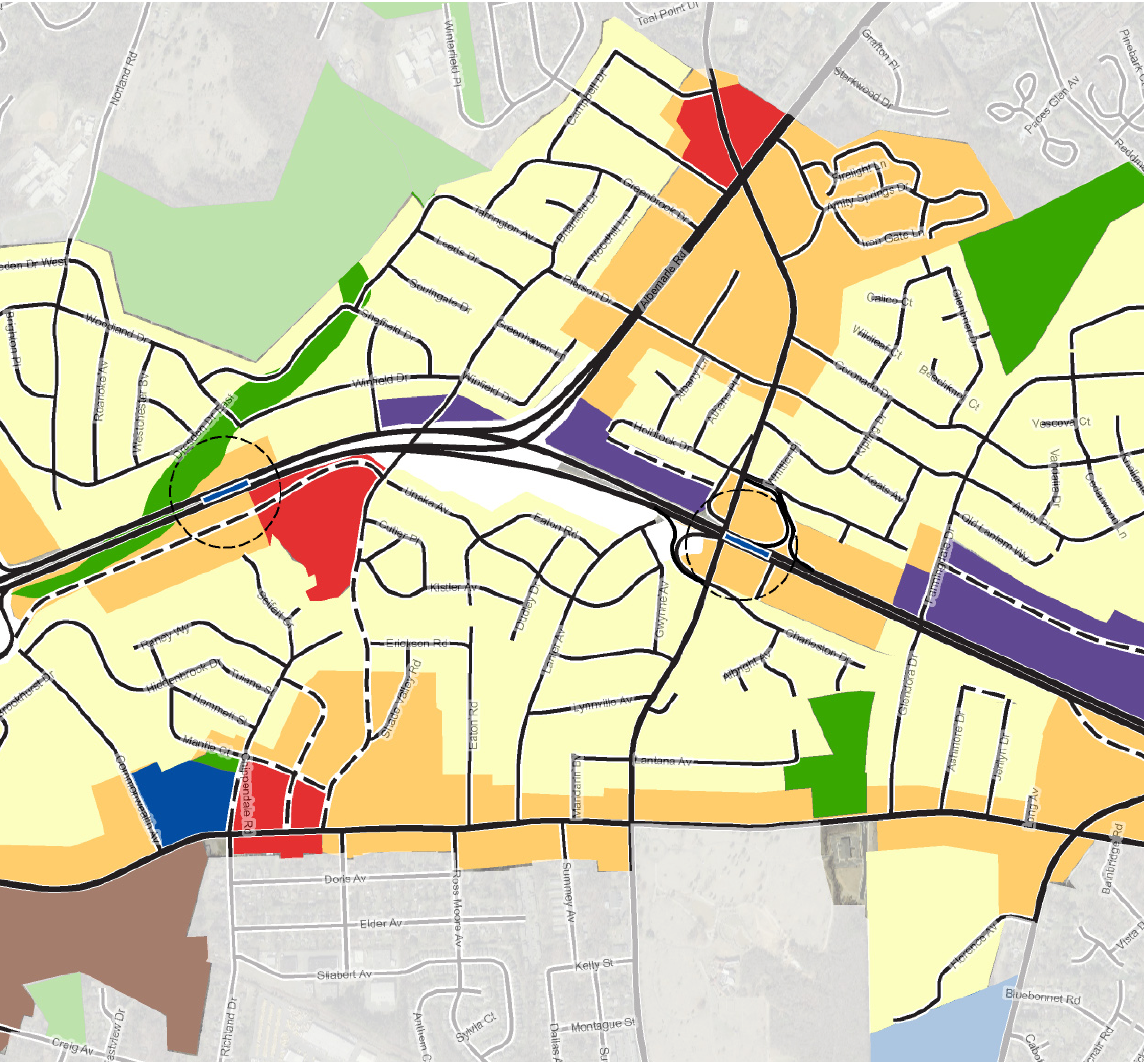


Summary of Character Areas

	Access and Connectivity	Character of Use	Building Types
 REGIONAL NODE	Regional Access from Multiple Roads High Connectivity 	Mixed- or Multi-Use Retail, Office, Residential 	Mixed-Use Storefront Commercial Large-Format Retail Apartment Homes Townhomes 
 NEIGHBORHOOD NODE	Community Access (i.e. Monroe) High Connectivity 	Mixed- or Multi-Use Retail, Office, Residential 	Apartment Homes Mixed-Use Storefront Commercial Townhomes 
 NEIGHBORHOOD CORE	Community Access High Connectivity 	Predominately residential with some neighborhood-scale services 	Apartment Homes Townhomes Single-Family Homes Mixed-Use Storefront Commercial 
 NEIGHBORHOOD GENERAL	Local Access Medium Connectivity 	Residential 	Single-Family Homes Townhomes 
 EMPLOYMENT DISTRICT	Highway and Rail Access Medium Connectivity 	Single-use office and industrial, with limited supporting retail 	Manufacturing Facilities Warehouses & Flex Space Large-Floorplate Office Buildings Supporting Retail 
 INDEPENDENCE BUSINESS DISTRICT	Major Regional Roadway Access Medium Connectivity 	Larger-format commercial and office use <i>without access improvements</i> Similar to Neighborhood Core <i>with access improvements</i> 	Single-use Retail Apartment Homes Townhomes 



# Independence Boulevard Study Area - Focus Area #2

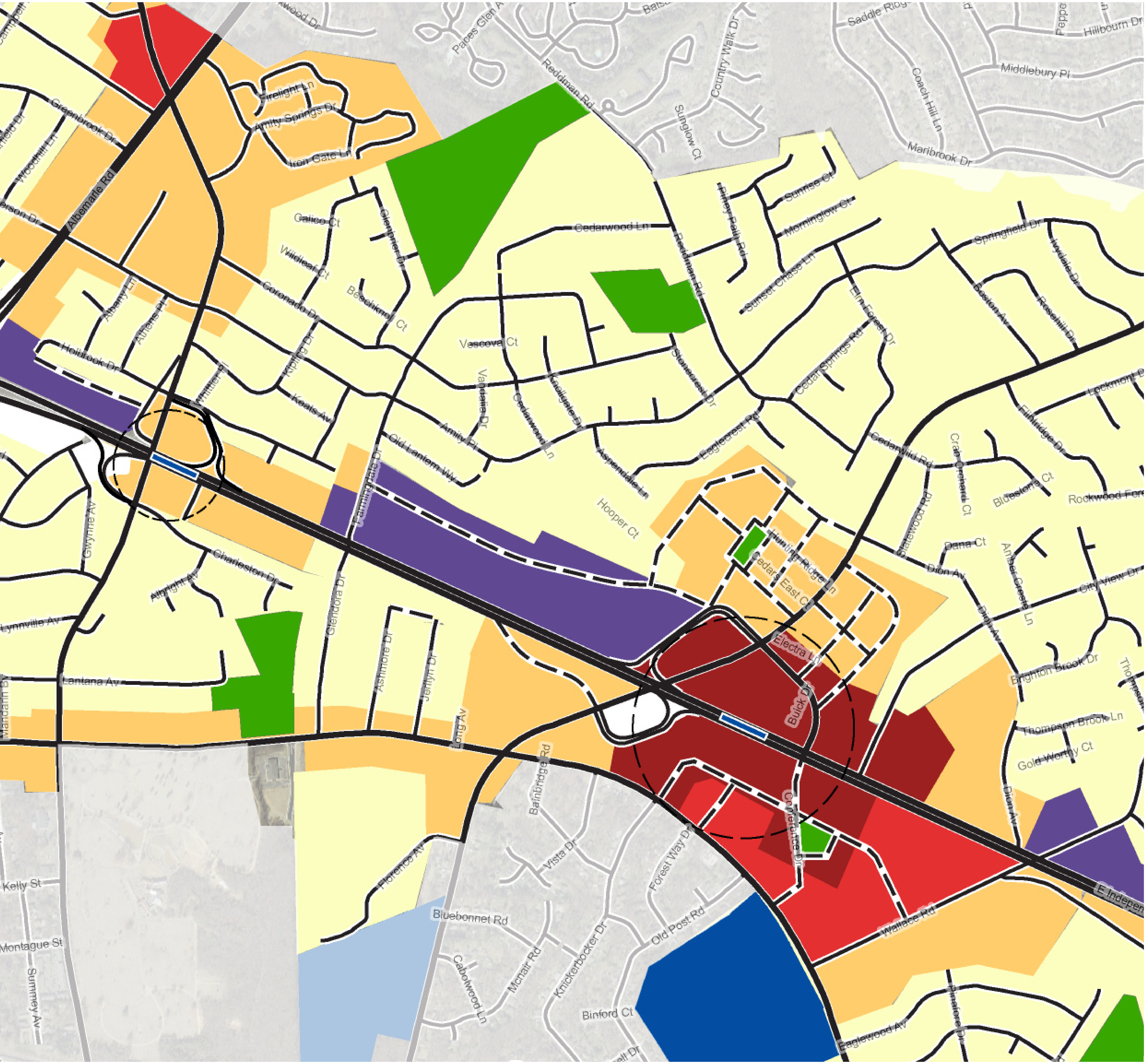


Summary of Character Areas

	Access and Connectivity	Character of Use	Building Types
 REGIONAL NODE	Regional Access from Multiple Roads High Connectivity	Mixed- or Multi-Use Retail, Office, Residential	Mixed-Use Storefront Commercial Large-Format Retail Apartment Homes Townhomes
 NEIGHBORHOOD NODE	Community Access (i.e. Monroe) High Connectivity	Mixed- or Multi-Use Retail, Office, Residential	Apartment Homes Mixed-Use Storefront Commercial Townhomes
 NEIGHBORHOOD CORE	Community Access High Connectivity	Predominately residential with some neighborhood-scale services	Apartment Homes Townhomes Single-Family Homes Mixed-Use Storefront Commercial
 NEIGHBORHOOD GENERAL	Local Access Medium Connectivity	Residential	Single-Family Homes Townhomes
 EMPLOYMENT DISTRICT	Highway and Rail Access Medium Connectivity	Single-use office and industrial, with limited supporting retail	Manufacturing Facilities Warehouses & Flex Space Large-Floorplate Office Buildings Supporting Retail
 INDEPENDENCE BUSINESS DISTRICT	Major Regional Roadway Access Medium Connectivity	Larger-format commercial and office use <i>without access improvements</i> <i>Similar to Neighborhood Core with access improvements</i>	Single-use Retail Apartment Homes Townhomes



# Independence Boulevard Study Area - Focus Area #3

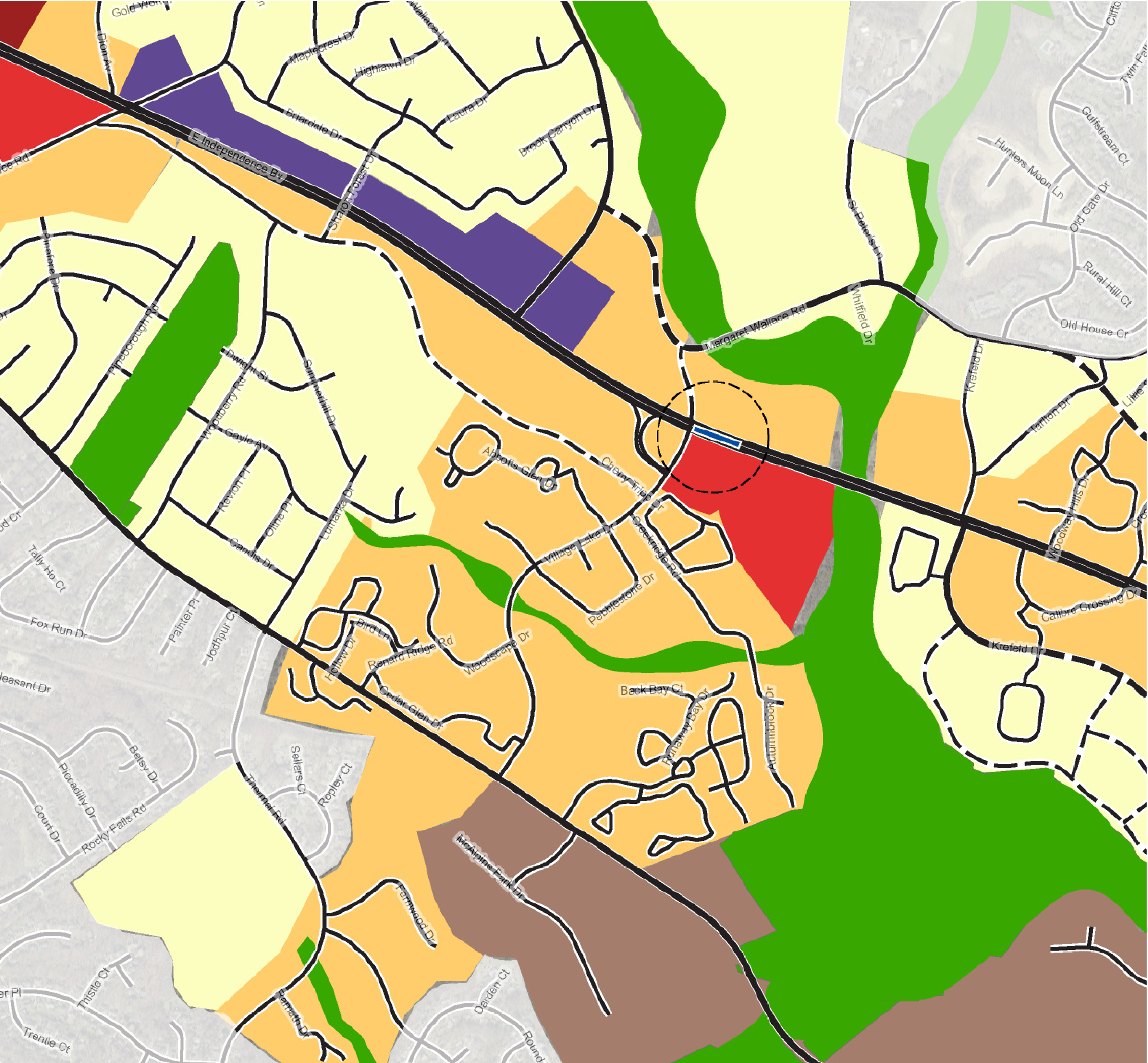


Summary of Character Areas

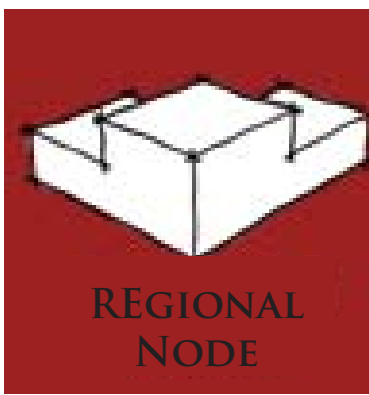
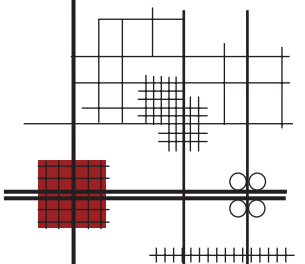


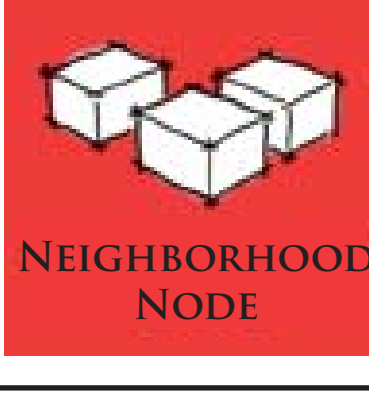
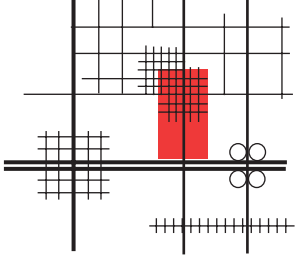



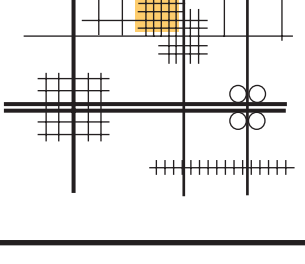
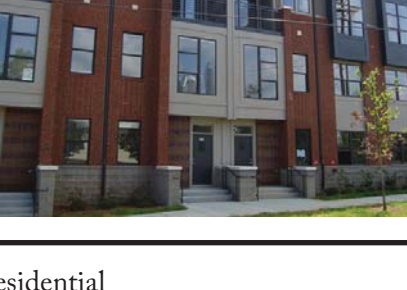

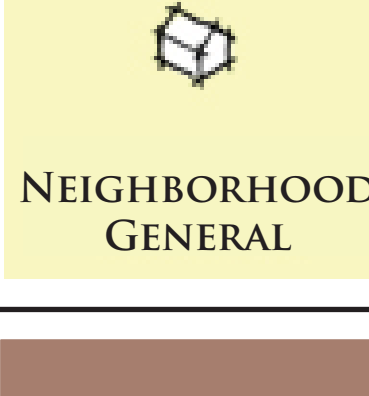
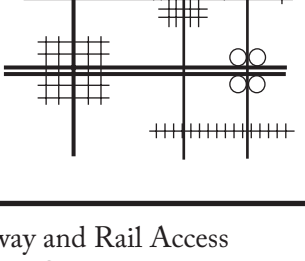


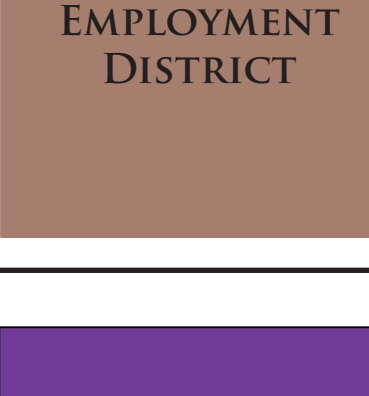
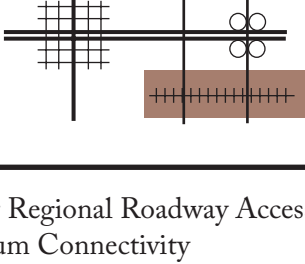
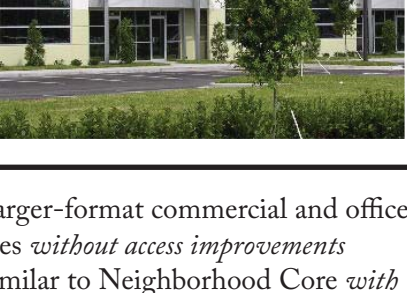

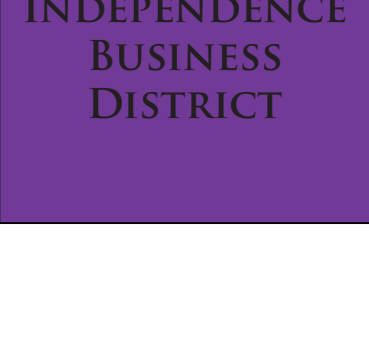
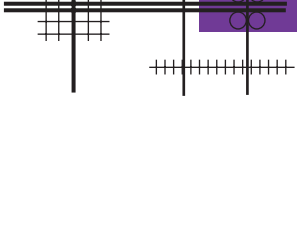


	Access and Connectivity	Character of Use	Building Types
 REGIONAL NODE	Regional Access from Multiple Roads High Connectivity	Mixed- or Multi-Use Retail, Office, Residential	Mixed-Use Storefront Commercial Large-Format Retail Apartment Homes Townhomes
 NEIGHBORHOOD NODE	Community Access (i.e. Monroe) High Connectivity	Mixed- or Multi-Use Retail, Office, Residential	Apartment Homes Mixed-Use Storefront Commercial Townhomes
 NEIGHBORHOOD CORE	Community Access High Connectivity	Predominately residential with some neighborhood-scale services	Apartment Homes Townhomes Single-Family Homes Mixed-Use Storefront Commercial
 NEIGHBORHOOD GENERAL	Local Access Medium Connectivity	Residential	Single-Family Homes Townhomes
 EMPLOYMENT DISTRICT	Highway and Rail Access Medium Connectivity	Single-use office and industrial, with limited supporting retail	Manufacturing Facilities Warehouses & Flex Space Large-Floorplate Office Buildings Supporting Retail
 INDEPENDENCE BUSINESS DISTRICT	Major Regional Roadway Access Medium Connectivity	Larger-format commercial and office use <i>without access improvements</i> <i>Similar to Neighborhood Core with access improvements</i>	Single-use Retail Apartment Homes Townhomes



Independence Boulevard Study Area - Focus Area #4

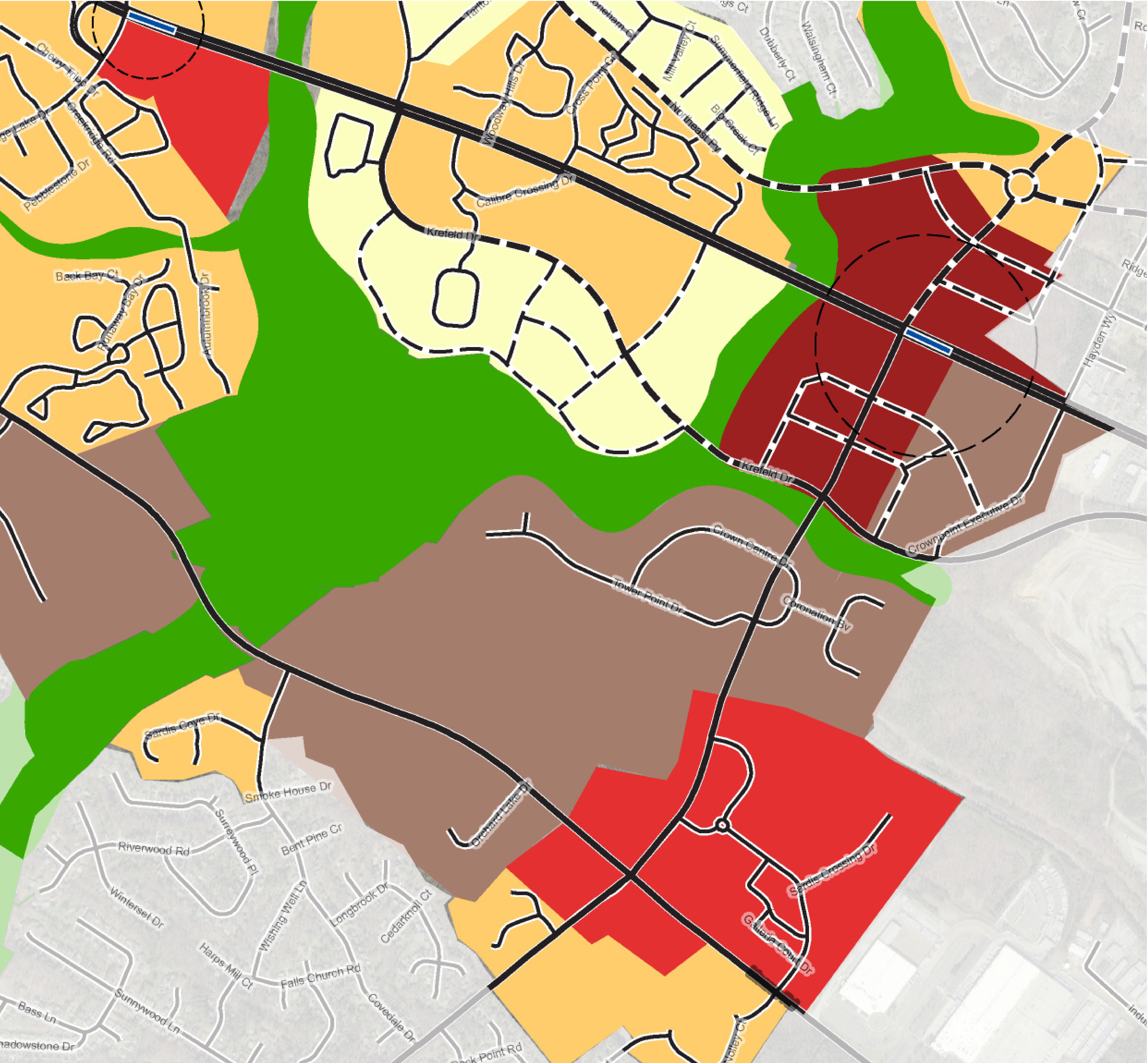


Summary of Character Areas

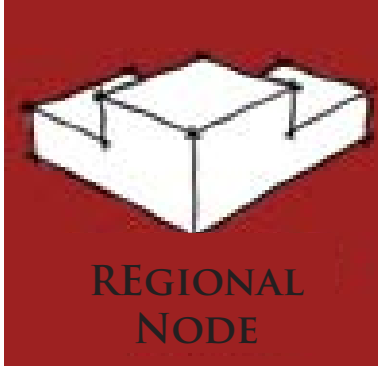
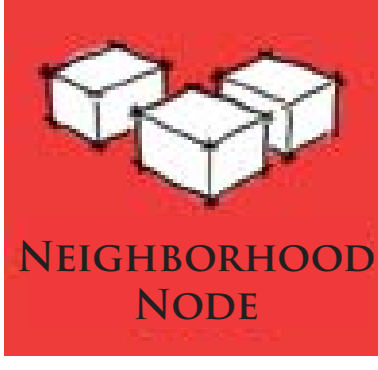

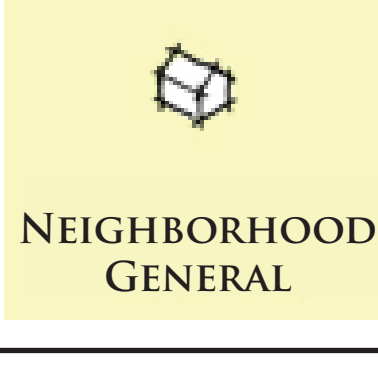
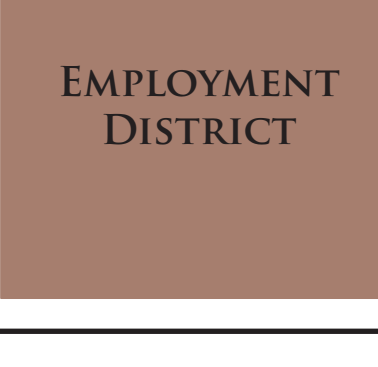

	Access and Connectivity	Character of Use	Building Types
 REGIONAL NODE	 Regional Access from Multiple Roads High Connectivity	 Mixed- or Multi-Use Retail, Office, Residential	 Mixed-Use Storefront Commercial Large-Format Retail Apartment Homes Townhomes
 NEIGHBORHOOD NODE	 Community Access (i.e. Monroe) High Connectivity	 Mixed- or Multi-Use Retail, Office, Residential	 Apartment Homes Mixed-Use Storefront Commercial Townhomes
 NEIGHBORHOOD CORE	 Community Access High Connectivity	 Predominately residential with some neighborhood-scale services	 Apartment Homes Townhomes Single-Family Homes Mixed-Use Storefront Commercial
 NEIGHBORHOOD GENERAL	 Local Access Medium Connectivity	 Residential	 Single-Family Homes Townhomes
 EMPLOYMENT DISTRICT	 Highway and Rail Access Medium Connectivity	 Single-use office and industrial, with limited supporting retail	 Manufacturing Facilities Warehouses & Flex Space Large-Floorplate Office Buildings Supporting Retail
 INDEPENDENCE BUSINESS DISTRICT	 Major Regional Roadway Access Medium Connectivity	 Larger-format commercial and office use <i>without</i> access improvements Similar to Neighborhood Core <i>with</i> access improvements	 Single-use Retail Apartment Homes Townhomes



Independence Boulevard Study Area - Focus Area #5



Summary of Character Areas

	Access and Connectivity	Character of Use	Building Types
 REGIONAL NODE	Regional Access from Multiple Roads High Connectivity	Mixed- or Multi-Use Retail, Office, Residential	Mixed-Use Storefront Commercial Large-Format Retail Apartment Homes Townhomes
 NEIGHBORHOOD NODE	Community Access (i.e. Monroe) High Connectivity	Mixed- or Multi-Use Retail, Office, Residential	Apartment Homes Mixed-Use Storefront Commercial Townhomes
 NEIGHBORHOOD CORE	Community Access High Connectivity	Predominately residential with some neighborhood-scale services	Apartment Homes Townhomes Single-Family Homes Mixed-Use Storefront Commercial
 NEIGHBORHOOD GENERAL	Local Access Medium Connectivity	Residential	Single-Family Homes Townhomes
 EMPLOYMENT DISTRICT	Highway and Rail Access Medium Connectivity	Single-use office and industrial, with limited supporting retail	Manufacturing Facilities Warehouses & Flex Space Large-Floorplate Office Buildings Supporting Retail
 INDEPENDENCE BUSINESS DISTRICT	Major Regional Roadway Access Medium Connectivity	Larger-format commercial and office use <i>without access improvements</i> Similar to Neighborhood Core <i>with access improvements</i>	Single-use Retail Apartment Homes Townhomes