

Independence Boulevard
Citizen Advisory Group Meeting
Thursday, July 17, 2008
6:00 p.m. – 7:15 p.m.
First Baptist Church

Independence Boulevard Area Plan: Revised Principles/Goals
(Revised Based on feedback from Community Advisory Group July 17th Meeting)
August 5, 2008

1) Strengthen, Build, and Protect Neighborhoods

- a. Stable values and ownership patterns
- b. High-quality and sustainable design
- c. Walkable streets
- d. Amenities
- e. Connect neighborhoods
- f. Residential choices in redeveloped areas

2) Create Nodes

- a. Focus infrastructure
- b. Increase activity
- c. Concentrate retail
- d. Emphasize pedestrian-orientation, especially in station areas

3) Reclaim and Showcase Natural Systems

- a. Identify and respect natural systems
- b. Identify opportunities for stream restoration
- c. Protect existing tree canopy and build new canopy
- d. Connect neighborhoods to greenways, parks, and natural areas
- e. Identify more effective storm water management strategy

4) Orient Towards Monroe and Central

- a. Strengthen neighborhoods' relationship and connections to Monroe/Central
- b. Position Monroe/Central for new markets and customers
- c. Strengthen neighborhood-serving opportunities on Monroe/Central
- d. Make Monroe/Central complete, livable streets

5) Leverage Opportunities

- a. Identify and foster public-private partnerships
- b. Focus city's investments on catalyst opportunities
- c. Seek positive return on public investments
- d. Emphasize multi-purpose solutions

6) Provide Choices

- a. Provide mobility choices: Walking, biking, transit, car, safe routes to school

- b. Provide for land use choices in appropriate locations-residential, retail, employment, institutional, recreation, etc.

7) Balance Neighborhood, Community, and Regional Needs

- a. Respect Independence Blvd's regional transportation function
- b. Support regional events and entertainment venues

8) Define U.S. 74

- a. Understand Independence Blvd's future roadway cross section
- b. Eliminate land use regulatory ambiguities (determine if/where transitional setback is needed)

9) Implement the Plan

- a. Align department policies and priorities
- b. Identify gaps and define financing options
- c. Recommend implementation schedule for all partners

Independence Boulevard Area Plan: Table Comments

Citizen Advisory Group reported back the following comments about their priorities for Independence Boulevard land use plan and their review of the proposed principles:

Table 1

- City should create greenway as a buffer
- Should be primarily residential with strategically located retail
- Big intersections should be locations for more regional retail
- Residential would orient away from Independence

Table 2

- Connectivity with neighborhoods
- Greenways along both sides of Independence
- Roadway project to support light rail in future
- No pawn-shops, night clubs, etc. that attract crime
- Community places for children of all ages
- Areas of mixed use for mixed incomes to appeal to downtown community
- Less Section 8 and rental housing
- Walk to service amenities: banks, grocery stores, churches, recreational areas, museums, cultural centers
- Connectivity between neighborhoods including across Independence with bike, walking trails
- Reclaim water features

Table 3:

- Leverage opportunities
- City should remove obsolete retail
- Develop greenways
- Orient towards neighborhoods
- Nodes should include big boxes together with smaller retail
- Pedestrian access to new shopping
- Covered cross-walks over Independence
- Bull-doze FoxFire and Castlewood apartments

Table 4:

- Land use to support metropolitan retail and neighborhoods such as Target, Home Depot
- Brick wall buffer to protect neighborhoods from Amity Gardens/Wal-Mart traffic
- Light rail to better establish commercial development
- Strengthen Neighborhoods

Table 5:

- Connections to greenways
- Connection from Monroe Rd. to homes and retail along Independence
- Make Independence a destination area oriented towards neighborhoods
 - Unique restaurants
 - Diversity
- Condos, single-family, mixed use versus apartments and low income
- Homes should have access to light rail
- 5-6 story condominiums
- Enhance Briar Creek
- Eliminate the transitional setback to enable redevelopment

Table 6 (lots of disagreement at this table, each person at table reported separately)

#1:

- Light Rail not BRT
- Allow left turn parcel access
- Make Independence a business friendly corridor
- Complete the Greenway/Campbell Creek

#2:

- Strengthen and Build Neighborhoods
- Reclaim Natural Systems

#3:

- Make pedestrian friendly
- Redevelop obsolete centers via nodes and mixed use (like Birkdale)

Table 7

- Need to accept the realities of Independence as a limited access road
- Reorient parcels away from Independence
- Redevelop to remove existing blight
- Increase connectivity
- Create a tax free zone as catalyst (*applause*)
- Include cultural centers not just retail
- Nodes should be located at: Monroe/Wendover; Haverty's/Coliseum Center; Independence/Idlewild; Margaret Wallace and Sardis at Monroe. Orient these towards Monroe
- In considering "what is the edge" responded that Independence is the edge
- Ranked principles as follows: #5, #9, #1, #2

Table 8

- Extend Greenway
- Orient away from Independence

Table 9

- Existing business owners need access
- Protect neighborhoods: no cut-through traffic, do not allow access from Independence
- Safety/Sidewalks
- Preserve parks/trees
- Add new trees, especially when building roads
- Update road signage to let people know what is in the area
- Develop higher/better retail and housing

Table 10

- More development oriented to Monroe and Central
- Monroe Rd. improvements: streetscape, medians, pedestrian amenities, sidewalks
- Define Independence access: will it be partial access, no access, or full access
- Compensate businesses
- Note that Chantilly worked cut-off from Independence
- Connect neighborhoods
- Agree with nodes

Table 11

- Greenways/parks on Independence
- Include natural areas not just greenways and parks
- Need more greenways and natural areas directly on Independence
- Create and enforce fines for code violations
- Develop stricter zoning and subdivision codes
- Develop codes for nuisance owners including eviction
- No rental homes
- No more Section 8 housing and daily rentals
- Limit development size; no big boxes
- Business access to neighborhoods
- Frontage streets
- Business development on Central/Albemarle not on Monroe
- Independence is the gateway to the City: include beautification, trees, park-like, public art