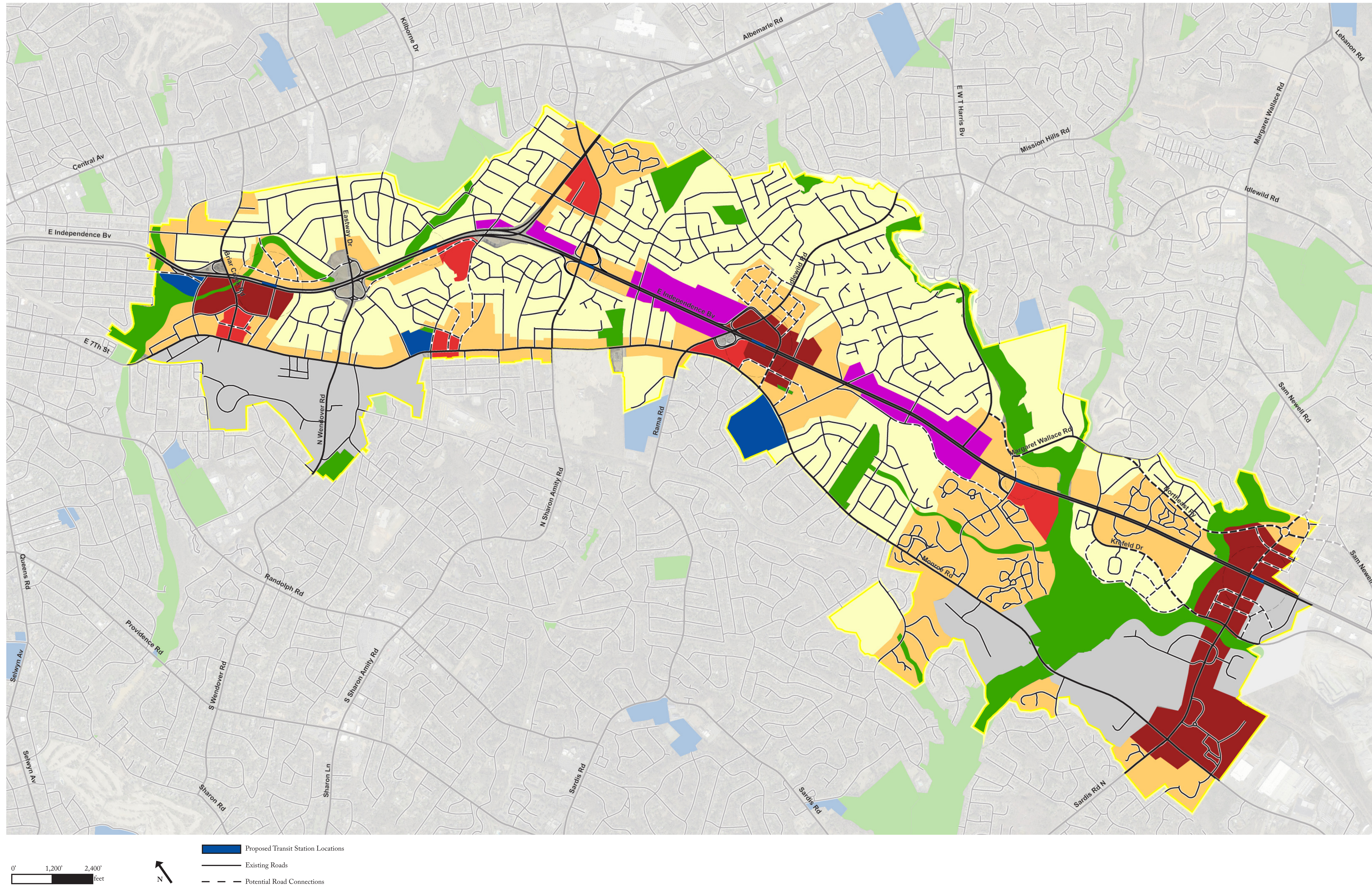


Independence Boulevard Study Area - Citizen Advisory Group, Meeting #2



Vision Statement

The Independence Boulevard Plan Area will be a healthy, safe, and attractive region where a wide diversity of businesses can thrive, where a network of greenways connect important ecological places, and where everyone has multiple transportation options. Most of all, it will continue to be a place with strong neighborhoods, where residents and visitors enjoy a high quality of life with ample employment, shopping and recreational opportunities.

Summary of Character Areas

	Access and Connectivity	Character of Use	Building Types
 <p>REGIONAL NODE</p>	<p>Regional Access (i.e. Independence Blvd) High Connectivity</p> 	<p>Mixed- or Multi-Use Retail, Office, Residential</p> 	<p>Mixed-Use Streetfront Commercial Large-Format Retail Apartment Houses Townhomes</p> 
 <p>NEIGHBORHOOD NODE</p>	<p>Community Access (i.e. Monroe) High Connectivity</p> 	<p>Mixed- or Multi-Use Retail, Office, Residential</p> 	<p>Mixed-Use Streetfront Commercial Apartment Houses Townhomes</p> 
 <p>NEIGHBORHOOD CORE</p>	<p>Community Access Medium-High Connectivity</p> 	<p>Predominately residential with some neighborhood-scale services</p> 	<p>Mixed-Use Streetfront Commercial Apartment Houses Townhomes Single-Family Homes</p> 
 <p>NEIGHBORHOOD GENERAL</p>	<p>Local Access Medium Connectivity</p> 	<p>Residential</p> 	<p>Single-Family Homes Townhomes</p> 
 <p>INDUSTRIAL- EMPLOYMENT DISTRICT</p>	<p>Highway and Rail Access Medium Connectivity</p> 	<p>Predominately industrial and office with supporting retail</p> 	<p>Manufacturing Facilities Warehouses Flex Space Office Buildings</p> 
 <p>HIGHWAY ORIENTED DISTRICT</p>	<p>Regional Access Low-Medium Connectivity</p> 	<p>Automobile-oriented commercial</p> 	<p>Automobile Dealerships Gas Stations Service Stations</p> 

- ## 1. Strengthen and Build Neighborhoods

- ## 2. Create Nodes

- ### 3. Reclaim and Showcase Natural Systems

- #### 4. Orient Towards Monroe and Central

- ## 5. Leverage Opportunities

- ## 6. Provide Choices

- ## 7. Balance Neighborhood, Community and Regional Needs

8. Define U.S. 74

- ## 9. Implement the Plan

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