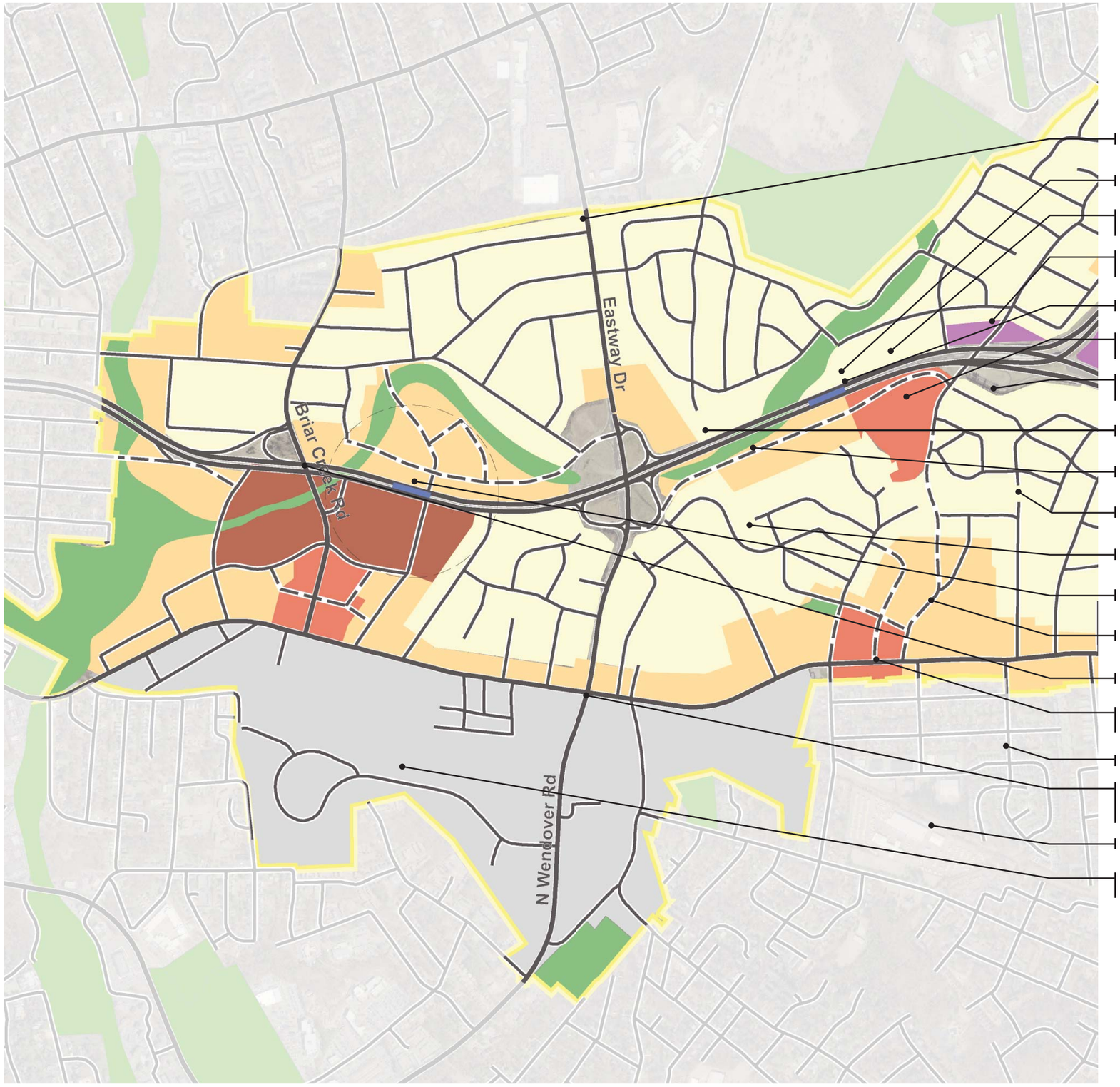
Independence Boulevard Area Plan

Community Advisory Group Comments on Draft Character Area Map

September 5, 2008



Neighborhood Node Consider adding neighborhood node at this location

Character Consider neighborhood core in this area

Barriers Consider brick walls or sound barriers where neighborhoods are adjacent to Independence; buffer like Elizabeth and Chantilly

Highway-Oriented District Development is ugly and outmoded; convert to transit-oriented development

At Transit Station Need small retail – boutiques, etc., on north side of Independence

Coliseum Shopping Center Change to regional node with improved connectivity and build multi-use town center similar to Birkdale; include pedestrian connections to neighborhood

New Street Connection Provide connection between Eastway and Pierson parallel to Independence

Norland Road No Independence Blvd access is good

New Street Connection Good

New Street Connection Potential street connection

New Street Connection Potential street connection

At Transit Station Locate park or small retail; opportunity for water feature

New Street Connection Cut-throughs will harm neighborhoods

Briar Creek Bridge Add pedestrian walk to bridge

Monroe Road Curbs and sidewalks are not maintained, weeds covering sidewalks, ugly, street cleaning needed, repaving and sidewalk improvements needed

Parks More parks in this area

Monroe Road Why all industrial? Don't want to see all industrial fronting Monroe Road; need more neighborhood node on both sides of Monroe, especially at Wendover; reevaluate the land use of businesses that occupy single family homes

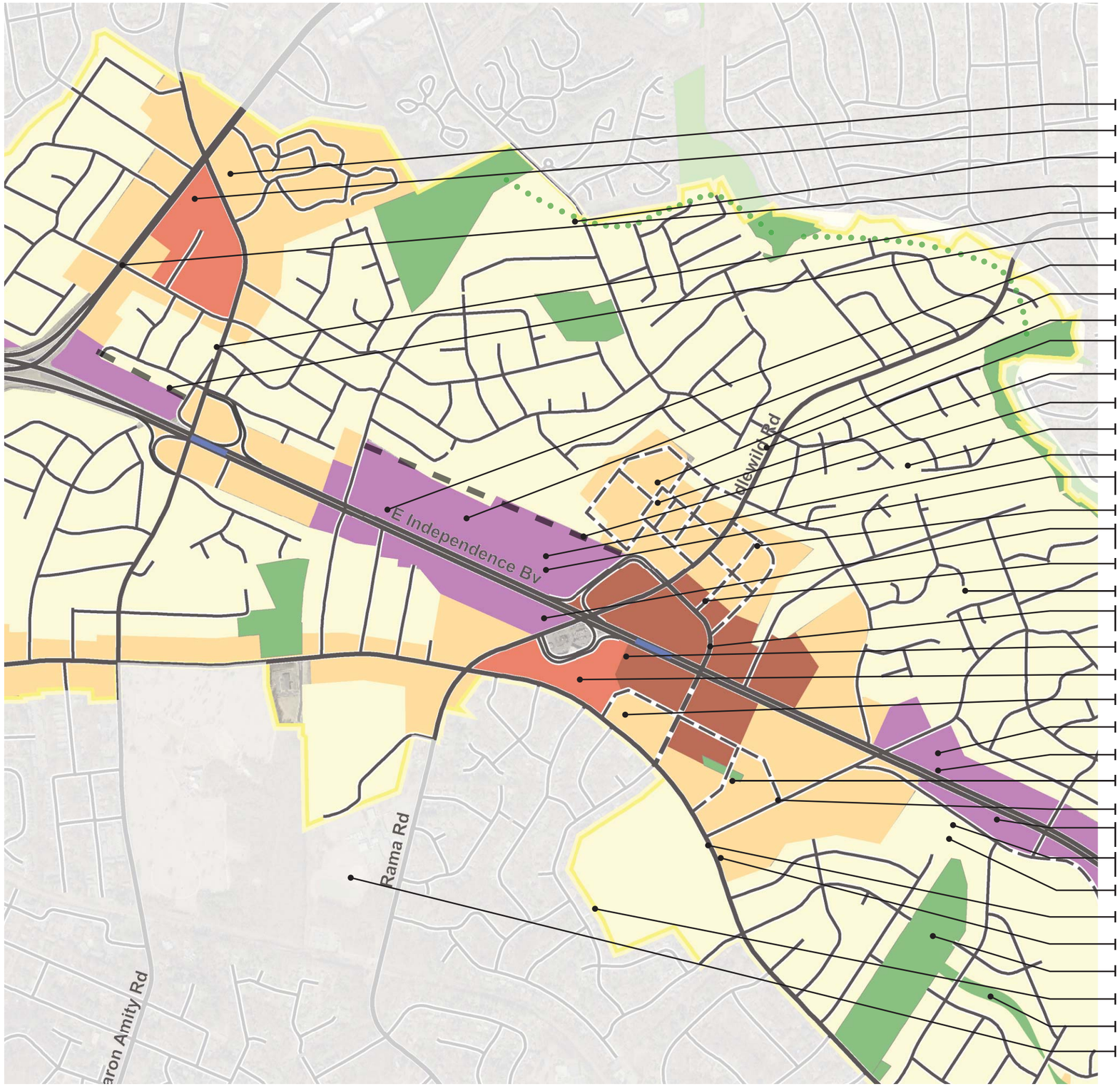
Rail Line Consider using existing rail line for light rail alignment

Industrial Area Potential for Class 'A' office space in this district, supported by residential, mixed-use, quality retail, business, etc...

Independence Boulevard Area Plan

Community Advisory Group Comments on Draft Character Area Map

September 5, 2008



Node Extend node across Sharon Amity

Node Bad site; no access from northbound Sharon Amity or inbound Albemarle

Greenway Connect parks in this area with greenways

Connection Reconnect Pierson across Albemarle

Character Extend neighborhood core along Sharon Amity

New Street Connection Incorporate reverse frontage road to support transit-oriented district

Character Extend neighborhood core along Independence

Character Change to regional node with townhome and condos and greenway buffer

Current Blight Condemn and bulldoze awful apartment complexes; make R-4

Character Extend neighborhood core along major streets leading to transit stations which will support bus service

Node Redevelop as mixed or multi-use development

New Street Connection Incorporate reverse frontage road to support transit-oriented district

Pedestrian Connections Add pedestrian connections between neighborhoods

Character Make transit -oriented development

Character No highway-oriented district here; Get rid of car lots; make R-4 other residential (but no apartments)

Current Blight Condemn and bulldoze Ashley Place apartment complex

Character Get rid of big box shopping center; need small shops and boutiques; add parks into the mix

New Connections Yes

Pedestrian Connections Add pedestrian connections between neighborhoods

Node Maximize walkability across Independence and strengthen pedestrian connections to neighborhoods

Node Redevelop shopping center

Node Location Yes

Current Blight Bulldoze Castlewood apartment complex

Character Make transit -oriented development

Barrier Neighborhood needs sound wall here

Park Increase park space in node

New Intersection Traffic circle here

Character Change to neighborhood core; highway-oriented district here is too narrow to be viable and is an eyesore

Frontage Road Perhaps the City can purchase dilapidated houses along Wallace Road and move Wallace over a bit away from Independence to make space for neighborhood core development

Park Expand Mason Wallace Park to Wallace Road and build recreation center

Traffic Fix situation at these intersections

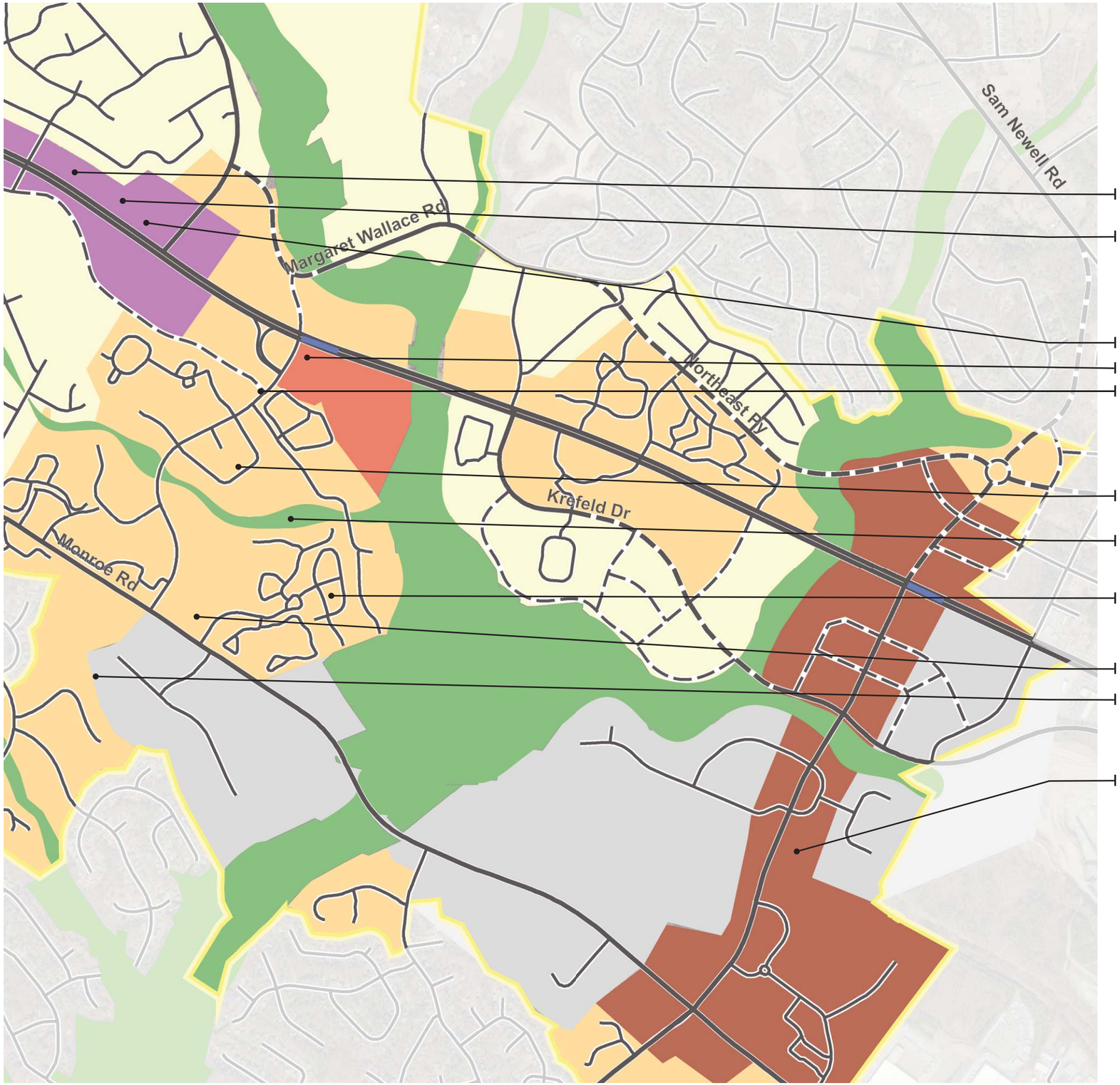
Park Add park here in conjunction with East Meck High and library

Park Make a destination along the greenway

Pedestrian Connections Add pedestrian connections from neighborhood to East Meck High

Park Route greenway toward new recreation center, along streets, not through back yards

Park Add park here



Character Too much Highway-Oriented District; do not want to see more strip development

Frontage Road Need new frontage road; but do not connect into adjacent neighborhoods

Character Should be transit-oriented Class A office space

Pedestrian Connections Add new and improve existing pedestrian connections

Traffic Include traffic circle at this location

Character Need to reduce rental properties in this Core

Greenways Connect greenways to restaurants and Neighborhood Nodes where possible

School New school needed for this neighborhood

Greenways Add this area to greenway network

New Street Connection Connect street from Neighborhood Core to Ind/Empl District

Character Regional Node is too large and not cohesive or centralized enough

Other Comments

1. Strengthen and Build Neighborhoods

- Pedestrian walkways and catwalks should connect neighborhoods, businesses
- More pedestrian connections to schools
- Bring substantial connectivity between north and south sides of Independence; do not allow it to become a barrier
- Establish many connections between neighborhoods, to eliminate possibility of single cut-through route
- Minimize all cut-through routes
- Install speed humps and other traffic calming devices
- Do not install speed humps
- Ensure that new development is high-quality
- Reduce Section 8 rentals
- Strengthen code enforcement and crime prevention
- No more highway-oriented commercial
- More housing for 55+ community
- More mixed-use developments
- No bars, check cashing stores, or buy here/pay here car lots
- Need to protect existing ranch home neighborhoods from becoming filled with McMansions or multi-family
- Need to protect neighborhoods from noise of freeway

2. Create Nodes

- No big-box in nodes; need small shops and boutiques
- Prefer to see less highway-oriented districts and strip development (which are ugly and outmoded) and create more nodes
- Nodes should include cultural attractions
- Need to consider having some Regional Nodes sit adjacent to Neighborhood Nodes, with high interconnectivity between them
- Adequate buffering is needed between nodes and Independence Blvd

3. Reclaim and Showcase Natural Systems

- Expand green areas and expand existing parks
- Reclaim Edwards Branch
- The Swim Club (formerly Knights of Columbus Swim & Tennis Club) should be taken over by Parks Dept and made public. Club could be connected to greenways.
- Reconstruct creeks
- Connect parks, waterways/lakes, and greenways with bike and walking trails, as well as streets
- Prevent developers from using loopholes to clear-cut land and remove tree canopies
- Area needs a public gym facility
- Require developers to build greenway system as they develop parcels

4. Orient Towards Monroe & Central

- Monroe Road infrastructure (curbs, sidewalks, etc) needs to be upgraded if it is going to play more prominent role
- Roads need traffic calming
- Multiple street connections from Central to Monroe, across Independence, are needed
- The Plan does not pay enough attention to Monroe and Central

5. Leverage Opportunities

- Create a transit hub at Independence/Pecan/Commonwealth/Central where various transit lines could converge
- Create more entertainment, cultural, and family-oriented amenities
- Relocate businesses before changes on Independence force them out of business
- Create tax-free zones to encourage development in certain areas
- Target better office development
- Coordinate Plan with concrete ideas about what we want future tax base to be
- Locate schools and government facilities in places where we are encouraging development

6. Provide Choices

- Ensure new development is more friendly to pedestrians, bikes, and transit
- Allow left turns on Independence
- Need more bike lanes, sidewalks, pedestrian crossings over Independence
- Need better pedestrian access to greenways
- Limit amount and design of parking facilities associated with transit stops

7. Balance Neighborhood, Community, and Regional Needs

- Need more small-scale retail for local residents; especially on north side of Independence
- Need to focus on improving existing apartment complexes
- Do not allow regional road (Independence) to physically divide northern and southern communities
- Schools should be walkable and available for community uses

8. Define U.S. 74

- Strengthen side streets since many businesses cannot survive on Independence
- Put transit line on edges of Independence, not down the middle
- Existing businesses need to maintain their access from U.S. 74
- Plan for frontage roads to serve new Regional Nodes
- Preserve ability to change transit into light rail in the future
- Define noise and light pollution associated with traffic on "new" U.S. 74
- Revitalize Monroe Rd to take over function of serving neighborhood population

9. Implement the Plan

- Now!
- Enforce the upcoming non-residential building code
- Show a mock-up of how a transit station with parking facility, development, etc shown.

General Comments

- Need to better understand demographic and population estimates for the area, in order to understand how many nodes, schools, etc are needed
- Light rail needed to attract higher-quality developers
- Consider establishing tax-free zone for arts and culture (like Providence, RI)