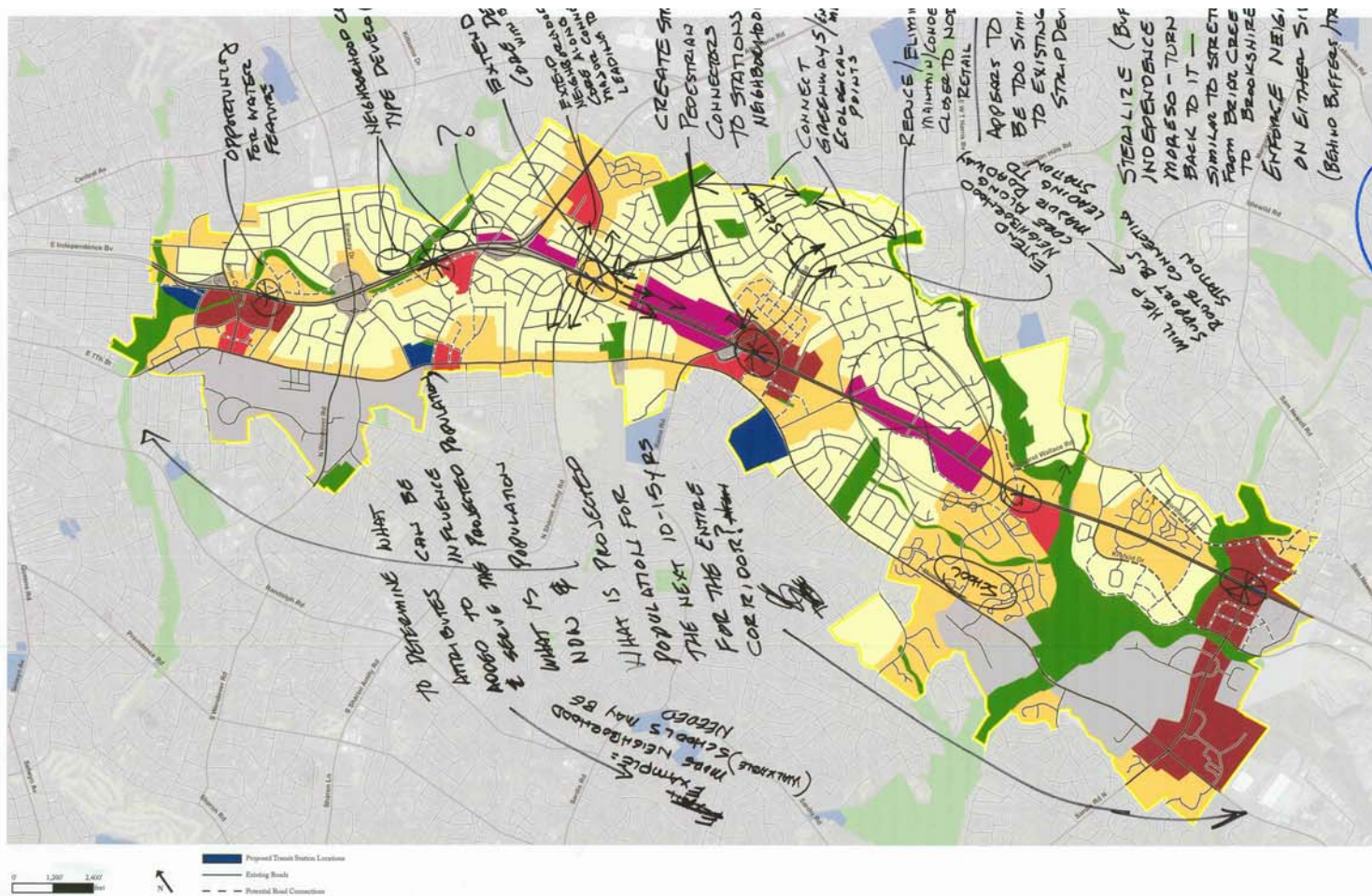




Vision Statement

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

TABLE 2

	Access and Connectivity	Character of Use	Building Types
	Regional Access (e.g. Independence Blvd) High Connectivity	Mixed or Multi-Use Retail, Office, Residential	Mixed-Use Structures Commercial Large-Retail Retail Apartment Homes Townhomes
	Community Access (e.g. Monroe) High Connectivity	Mixed or Multi-Use Retail, Office, Residential	Mixed-Use Structures Commercial Apartment Homes Townhomes
	Community Access Medium-High Connectivity	Primarily residential with some neighborhood-scale services	Mixed-Use Structures Commercial Apartment Homes Single-Family Homes Townhomes
	Local Access Medium Connectivity	Residential	Single-Family Homes Townhomes
	Highway and Rail Access Medium Connectivity	Primarily industrial and office with supporting uses	Manufacturing Facilities Warehouses Flex Space Office Buildings
	Regional Access Low-Medium Connectivity	Automobile-oriented commercial	Automobile Outlets Gas Stations Retail Stores

1. Strengthen and Build Neighborhoods

As the city grows and demand for affordable housing becomes more and more desirable, the neighborhoods of the 1960-1970 development will be priceless. Beautiful yards and right sized homes for families to grow. So much of our beautiful homes are falling victim to the knock down multi-family or McMansion mentality. Ranches along sides of 74 really need to be preserved for our future.

2. Create Nodes

Buffer between Monroe and 74 need to be identified w/ ideas of entrance streets from Monroe to Central etc.

3. Reclaim and Showcase Natural Systems

like idea of reconnecting streams.

like idea of building a walking trail with a river. A friend thinks we need a river as an alternative to expensive X's. Tailman/Alce etc. families would have free memberships.

4. Orient Towards Monroe and Central

This plan ignores Monroe & Central use as inputs.

Buffer to protect newly developed areas from noise etc. of highway.

5. Leverage Opportunities

- Target some light rail office/industrial locations to improve the base. (Southpark is full)

- Small/private small existing parking lots with green attributes. Village support - lots of

- What is existing the base what do we want to do?

Schools & City Offices located to enhance desired development

6. Provide Choices

Think the idea of not showcasing parking deck was great. Surround parking w/ attractive shows etc.

7. Balance Neighborhood, Community and Regional Needs

- Walkable schools neighborhood use not build.

8. Define U.S. 74

High speed road that not match with car-on-bruway access.

Active Noise Light (accounted w/ traffic on new interchange)

- Revitalize Monroe Road to house regional population.

- What's happening on Poplar? Tell Road? Today? H&M

9. Implement the Plan

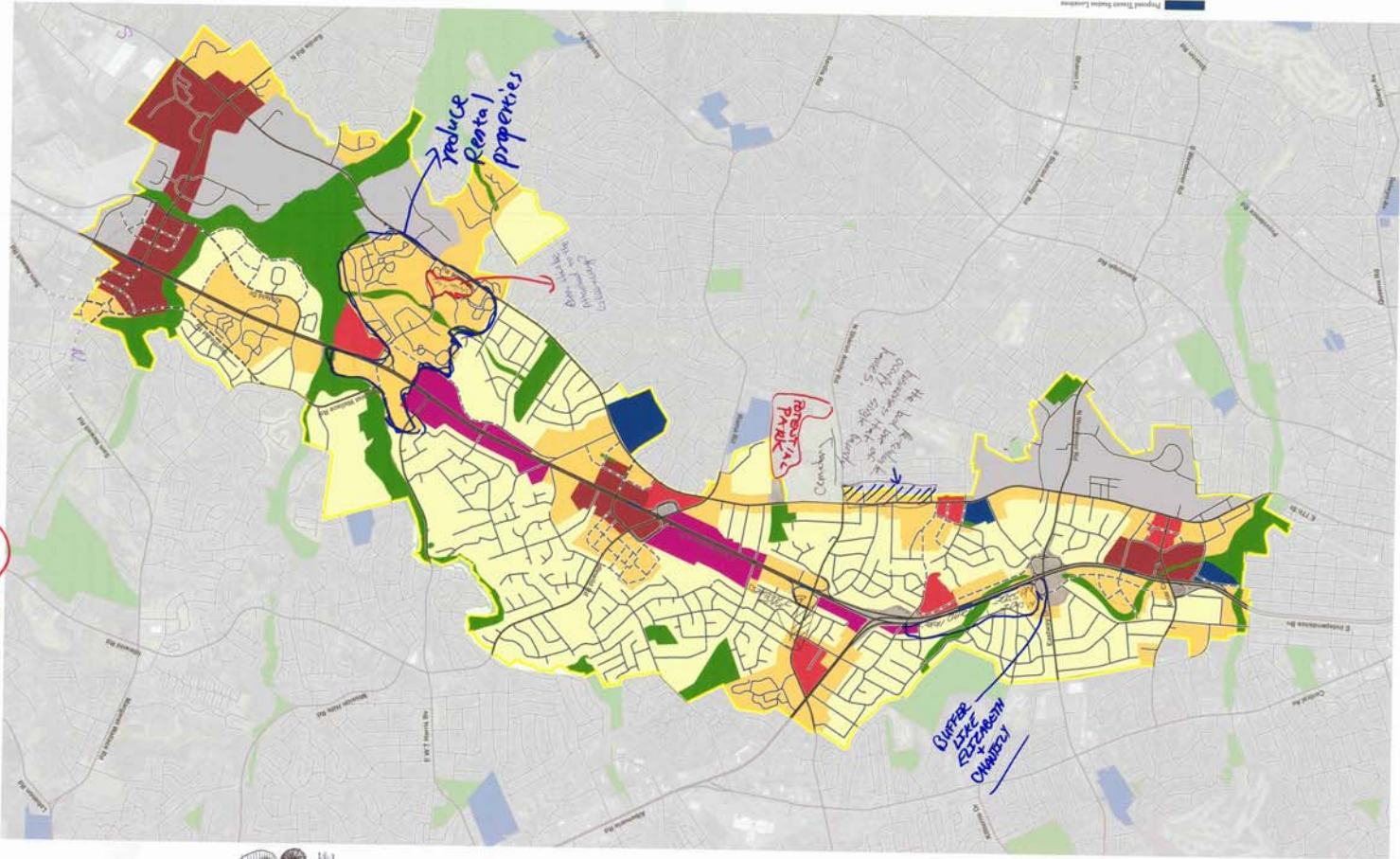
- Build 'Mock Up Train' bus. Rail station with parking facility. Check Train conditions.

11/11

FREE

COMMUNITY CENTER

			
Knowledge Technology The Future Knowledge Economy	Knowledge economy The Future Knowledge Economy	Knowledge economy The Future Knowledge Economy	Knowledge economy The Future Knowledge Economy
			
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Knowledge Technology The Future Knowledge Economy	Knowledge economy The Future Knowledge Economy	Knowledge economy The Future Knowledge Economy	Knowledge economy The Future Knowledge Economy
			
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Knowledge Technology The Future Knowledge Economy	Knowledge economy The Future Knowledge Economy	Knowledge economy The Future Knowledge Economy	Knowledge economy The Future Knowledge Economy



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1. *Journal of Management Education*, 2000, 24(1), 10-19.

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1. *Journal of the American Medical Association*, 2000; 284: 2689-2695.

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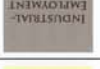
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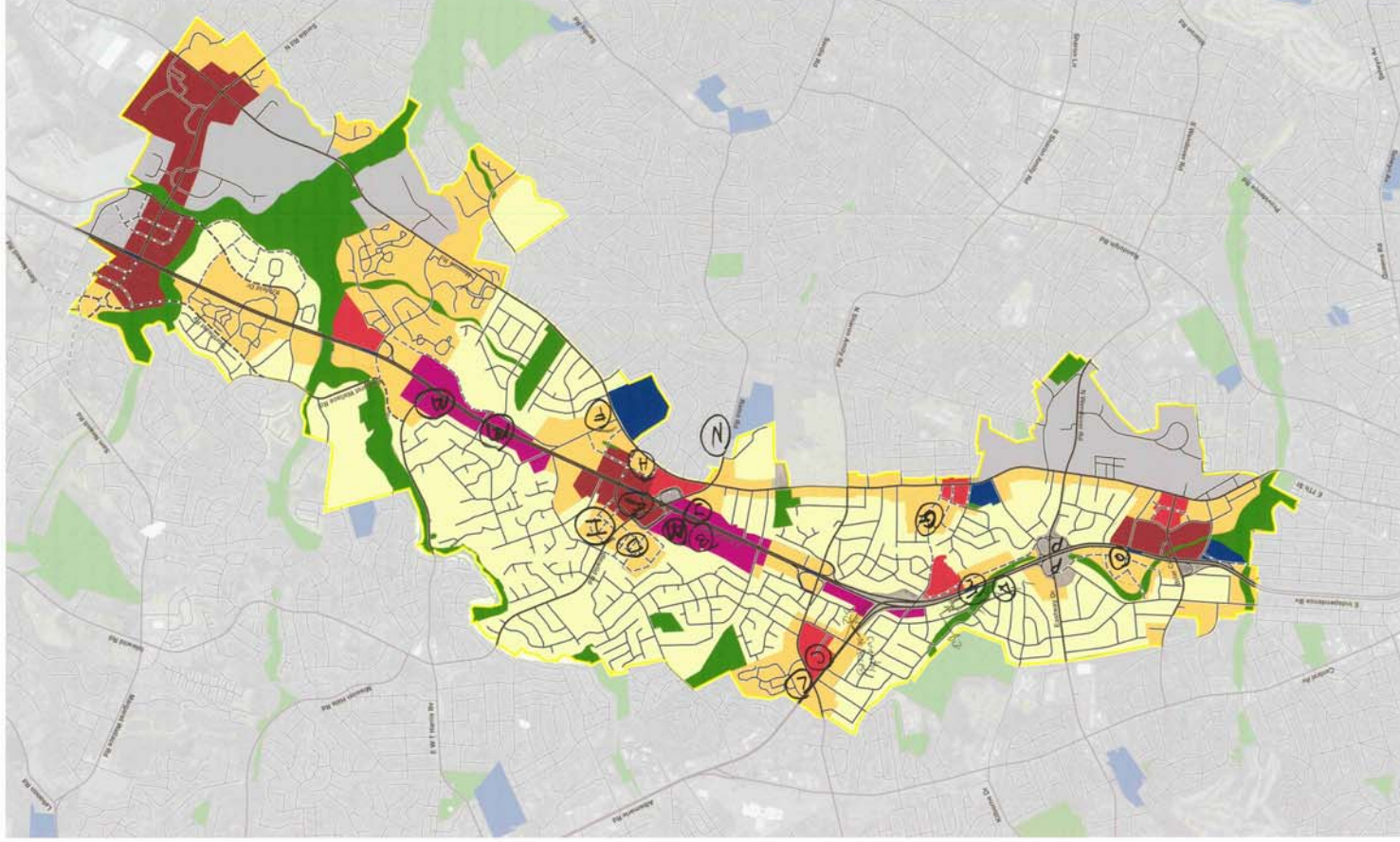
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24

shopping and recreational opportunities.

Summary of Character Areas

 Building Types	 Character of the	 Access and	 Neighborhood
 Building Types	 Character of the	 Access and	 Neighborhood
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 Building Types	 Character of the	 Access and	 Neighborhood



- [illegible]

⑦ Out of neighborhood.
note here.

Small box

② Add pink

(K) need park in the mix

1 Orient Towards Nature and Central

② Park & small retail

make R-72
other residential
(but no apts)

Small
Hill - 11/11/11
dr. along side
of road on
Independence

8. Define U.S. 74

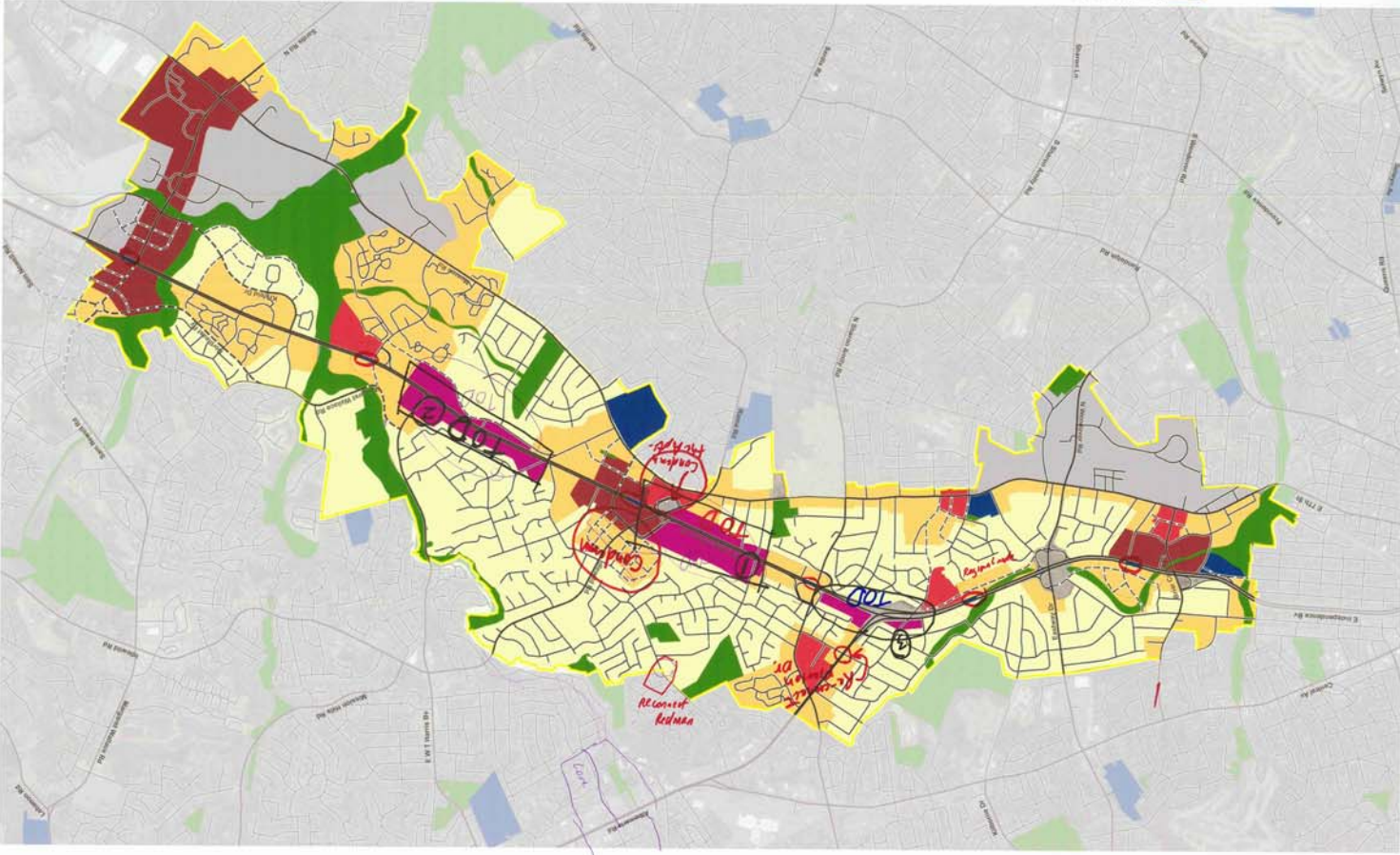
9. Implement the Plan

The Independence Boulevard Plan Area will be a healthy, safe, and attractive region where a wide variety 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.

Vision Statement

Summary of Character Areas

Building Types	Character of the	Access and Connectivity	Neighborhood Model	Neighborhood Model	Neighborhood Model	Neighborhood Model	Neighborhood Model	Neighborhood Model	Neighborhood Model
Modern City	Large, Modern Building	High Density	High Density	High Density	High Density	High Density	High Density	High Density	High Density
Modern City	Large, Modern Building	High Density	High Density	High Density	High Density	High Density	High Density	High Density	High Density
Modern City	Large, Modern Building	High Density	High Density	High Density	High Density	High Density	High Density	High Density	High Density
Modern City	Large, Modern Building	High Density	High Density	High Density	High Density	High Density	High Density	High Density	High Density
Modern City	Large, Modern Building	High Density	High Density	High Density	High Density	High Density	High Density	High Density	High Density
Modern City	Large, Modern Building	High Density	High Density	High Density	High Density	High Density	High Density	High Density	High Density
Modern City	Large, Modern Building	High Density	High Density	High Density	High Density	High Density	High Density	High Density	High Density
Modern City	Large, Modern Building	High Density	High Density	High Density	High Density	High Density	High Density	High Density	High Density
Modern City	Large, Modern Building	High Density	High Density	High Density	High Density	High Density	High Density	High Density	High Density



1. See...

Exercise 17/18

Connectivity,

Bring About a

Substantial Increase

of Connectivity Between

N of Hwy 85 & 504

Indep.

Residential Zone

Connectivity by

Establishing a High

Connectivity by

Connectivity by

Connectivity by

2. Create Nodes

RT Bikes parked

at 100

Highway Oriented Development

It will be better to

have a RT come through

with that area converted

of Columbus swim

at a tennis club,

should be taking over

by the high co. park

8 mile & public swim

to a Regional Node,

with a RT come through

3. Reclaim and Showcase Natural Systems

Bottom Shaded Blue

at 100

Highway Oriented Development

It will be better to

have a RT come through

with that area converted

of Columbus swim

at a tennis club,

should be taking over

by the high co. park

8 mile & public swim

to a Regional Node,

with a RT come through

4. Orient Towards Moorage and Central

5. Leverage Opportunities

Transit Hub at

Transit, Rec, Comm-

wait with Central,

for LRT, street

Car, & the area

Community Rail on

the Rail Line

that is Matthew &

then to Monroe

6. Provide Choices

Make Left Turns

available on bridge.

7. Balance Neighborhood, Community and Regional Needs

The Most Complete

@ Idlewild & Indy.

NEED to

be Connected &

Flatland, High

CAIME & Gary

activity

8. Define US 74

Regional Analysis to

this (Linker) Transit Line

and the South at Indy.

and the South at Indy.

and the South at Indy.

and the South at Indy.

and the South at Indy.

and the South at Indy.

and the South at Indy.

and the South at Indy.

and the South at Indy.

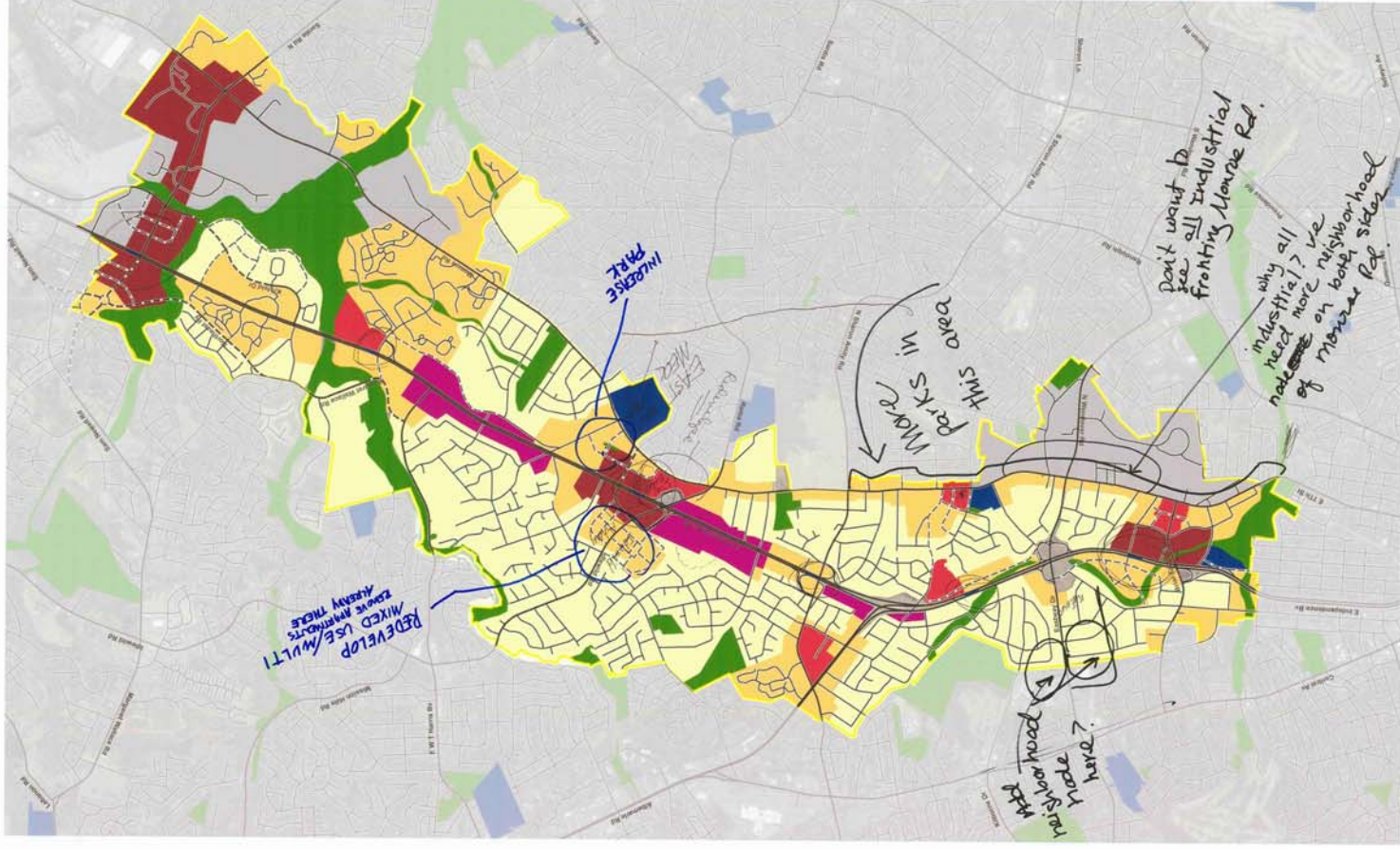
and the South at Indy.

and the South at Indy.

9. Implement the Plan

The Independence Boulevard Plan Area will be a healthy, safe, and attractive region where a wide variety 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.

 Known as <i>Knowledge City</i>	 Known as <i>Knowledge City</i>	 Known as <i>Knowledge City</i>	 Known as <i>Knowledge City</i>
 Known as <i>Knowledge City</i>	 Known as <i>Knowledge City</i>	 Known as <i>Knowledge City</i>	 Known as <i>Knowledge City</i>
 Known as <i>Knowledge City</i>	 Known as <i>Knowledge City</i>	 Known as <i>Knowledge City</i>	 Known as <i>Knowledge City</i>
 Known as <i>Knowledge City</i>	 Known as <i>Knowledge City</i>	 Known as <i>Knowledge City</i>	 Known as <i>Knowledge City</i>
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 Known as <i>Knowledge City</i>	 Known as <i>Knowledge City</i>	 Known as <i>Knowledge City</i>	 Known as <i>Knowledge City</i>



2. Create Nodes

2/10/2019

[Signature]

Summary of the results of the study is given in Table 1.

OF FLOPPY CIRCLES

7. Balance Neighborhood, Community and Regional Needs

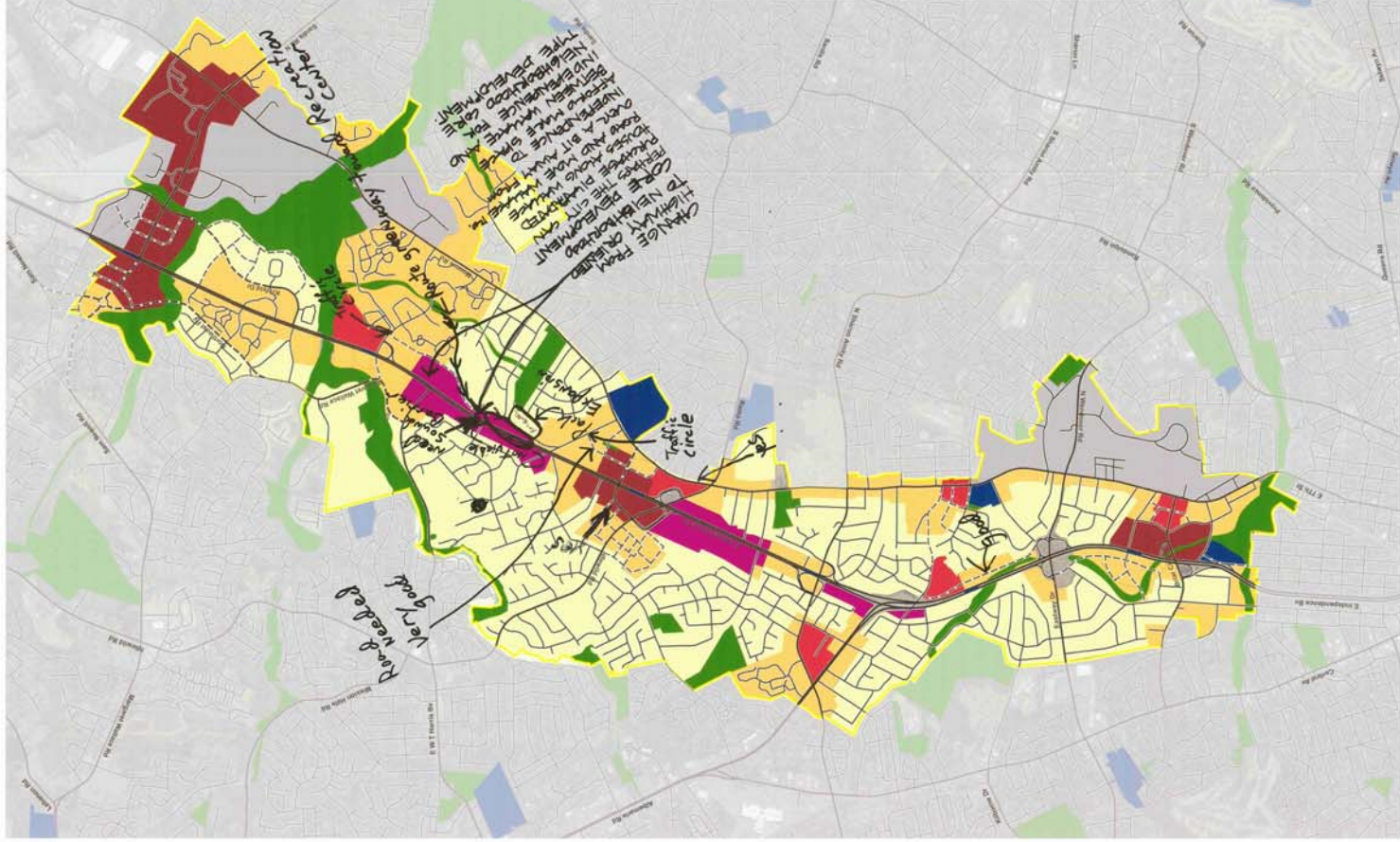
8. Define U.S. 74

9. Implement the Plan

The Independent Boulevard Plan Area will be a healthy, safe, and attractive region where a wide variety 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

 Modern Midtown	 TOWN AND COUNTRY	 Midtown Midtown	 Midtown Midtown
 Midtown Midtown	 Midtown Midtown	 Midtown Midtown	 Midtown Midtown
 Midtown Midtown	 Midtown Midtown	 Midtown Midtown	 Midtown Midtown
 Midtown Midtown	 Midtown Midtown	 Midtown Midtown	 Midtown Midtown
 Midtown Midtown	 Midtown Midtown	 Midtown Midtown	 Midtown Midtown
 Midtown Midtown	 Midtown Midtown	 Midtown Midtown	 Midtown Midtown



Legend:

- Proposed Transit Station Location
- Existing Roads
- Proposed Road Connection

Scale: 0 to 1,000 feet

1. Strengthen and Build Neighborhoods

Highway oriental district

ESTIMATE AS MUCH
↑
HIGHWAY ORIENTED

↑
PSYCHIA DEVELOPMENT

AS POSSIBLE; MORE

Development is pre-empted.
It is not an approved
the spirit of them between
option and assumption
is a testament to this.

EXPAND OPEN AREAS
AND EXPAND EXISTING
PARKS.

Mopie RQ curbs
and sidewalks are not

maintained.

Weeks covering slides

ugly street cleaning needed.
repair Monroe Rd.
improve sidewalk

Expend Mason Wa/ace
Park to Wa/ace

and build Rac City

MAKE NEW DEVELOPMENT
MORE FRIENDLY TO
PEDESTRIANS, BIKES

Streptan Side
Streets is a Good

Tha. Siva. 1954

6 ms. 155 v. 2, fol. 17v

4) The Independent Boulevard Park Area will be healthy, safe, and attractive region where a wide variety 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.

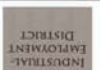
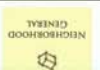
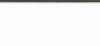
Summary of Character Areas

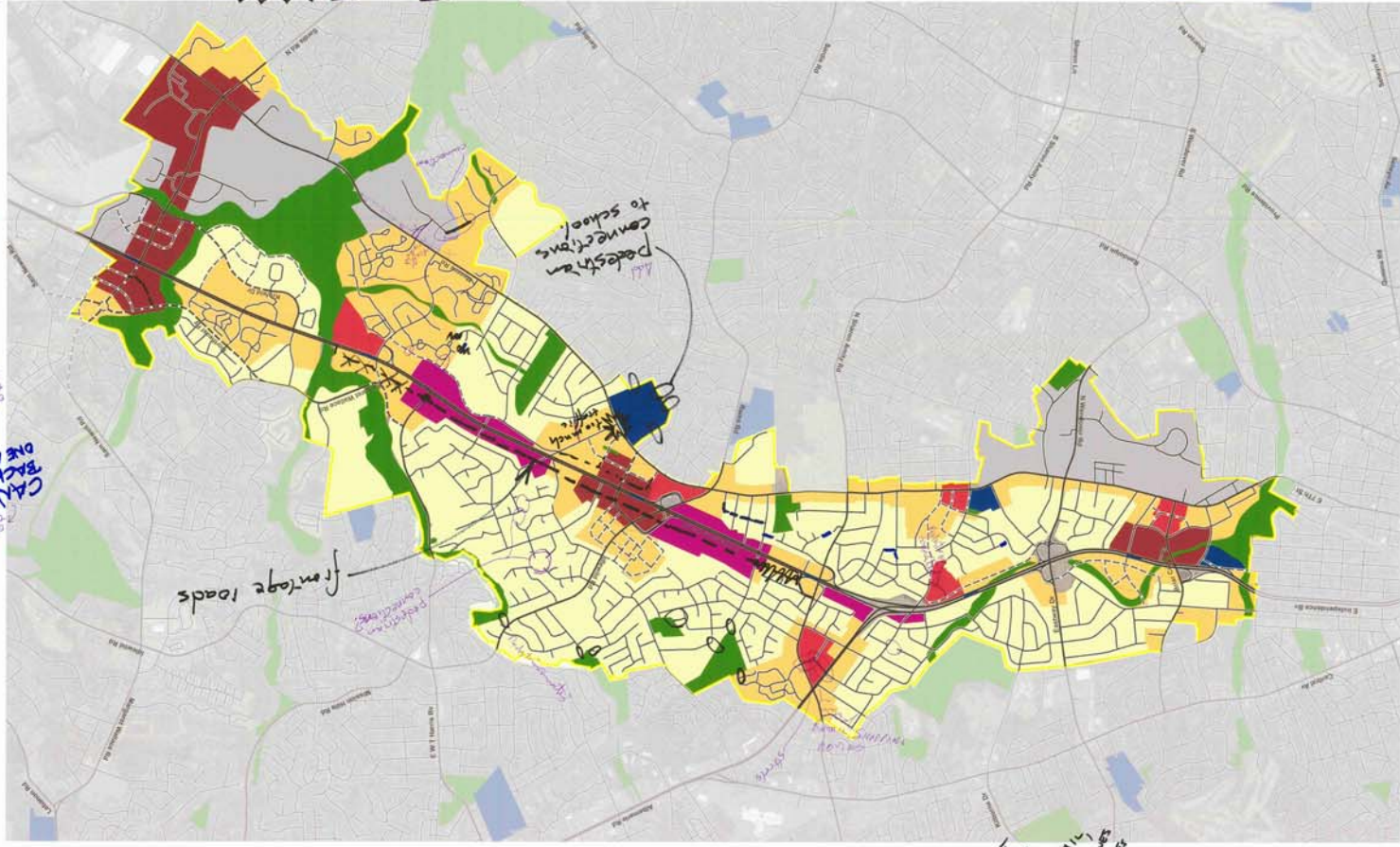
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- | | |
|---|--|
| 1. Strengthen and Build Neighbourhoods | <p>Reinforce streets + sidewalks
 at bike paths
 pedestrian walkways
 side walk structures
 min. cut thru traffic
 not opening links
 to parking</p> |
| 2. Create Nodes | <p>Open up
 sidewalks
 to other side of
 sidewalk
 include more
 throughs - rampage
 service roads to
 access local</p> |
| 3. Reclaim and Showcase Natural Systems | <p>Reconnect streets
 (connect walkways
 w/ green way)
 w/ bike trails
 or walking trails</p> |
| 4. Orient Towards Mainline and Central | |
| 5. Leverage Opportunities | <p>unique restaurants
 theatre's
 green spaces
 waterfront areas
 green park
 open use
 building along</p> |
| 6. Provide Choices | <p>walkways
 range of access ways</p> |

8. Define US 74

Summary of Character Areas

 Modern Urban Architecture	 Modern Urban Architecture	 Modern Urban Architecture	 Modern Urban Architecture
 Modern Urban Architecture	 Modern Urban Architecture	 Modern Urban Architecture	 Modern Urban Architecture
 Modern Urban Architecture	 Modern Urban Architecture	 Modern Urban Architecture	 Modern Urban Architecture
 Modern Urban Architecture	 Modern Urban Architecture	 Modern Urban Architecture	 Modern Urban Architecture
 Modern Urban Architecture	 Modern Urban Architecture	 Modern Urban Architecture	 Modern Urban Architecture
 Modern Urban Architecture	 Modern Urban Architecture	 Modern Urban Architecture	 Modern Urban Architecture
 Modern Urban Architecture	 Modern Urban Architecture	 Modern Urban Architecture	 Modern Urban Architecture



spare abo.

Postman
connections
to school.

* Put transit line on ~~base~~ side of Independence, not the Independence

REVERSE FRONAGE

No speed bumps!

Get rid of busy-oriented
work/constant

More pedestrian connections to

Strengthen and Build Neighborhoods

Graphical Regional Note
is neighborhood notes but
offsets this way note is
way it is hand note is neighborhood
Note road connections

More trees & forested farms

CONSTITUTIONAL ASSIGNMENTS TO
AND TO MORE EFFECTIVE (LAWMAKING)

3. Reclaim and Showcase Natural Systems

REVERSE FRAMING

- connections to greenways
- Greenway plan to require
- developed to build it on
- they develop land

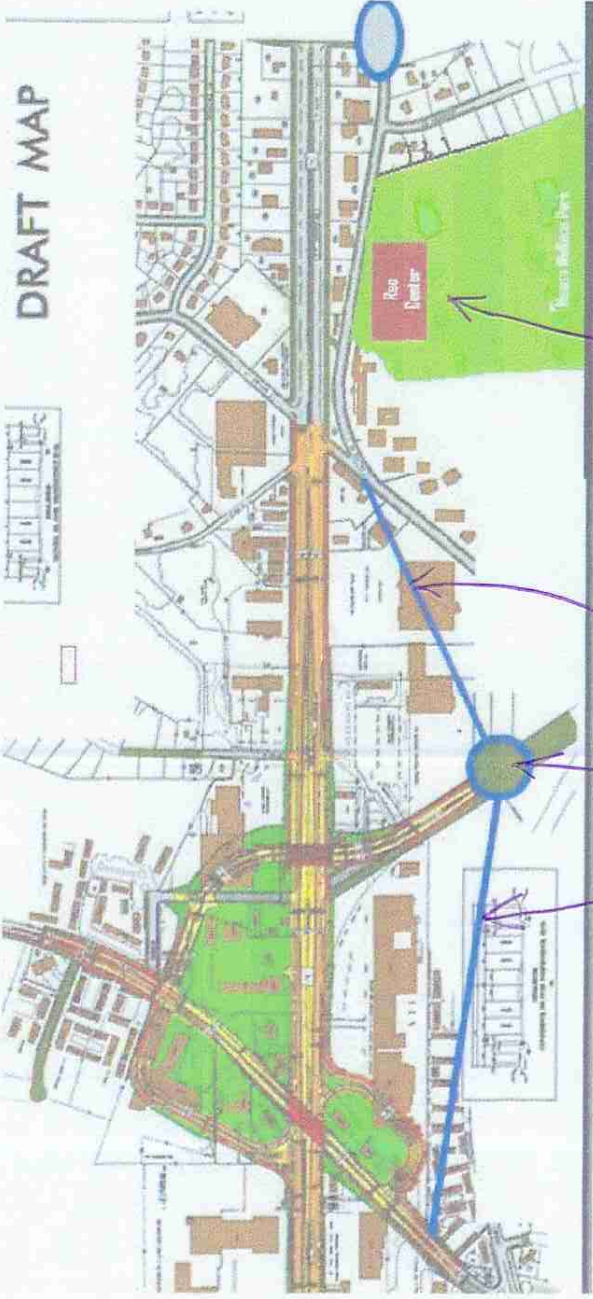
More street connections!
especially in nodes.

7. Balance Neighborhood, Community and Regional Needs

8. Define U.S. 74

9. Implement the Plan

Proposed



DRAFT MAP

expansion
of
Mission
Park

Traffic
circle

Extension
of
Wallace