

Independence Boulevard Area Plan: Draft Principles/Goals

1) Strengthen and Build Neighborhoods

- a. Stable values and ownership patterns
- b. High-quality and sustainable design
- c. Walkable streets
- d. Amenities
- e. 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 tree canopy
- d. Connect 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