

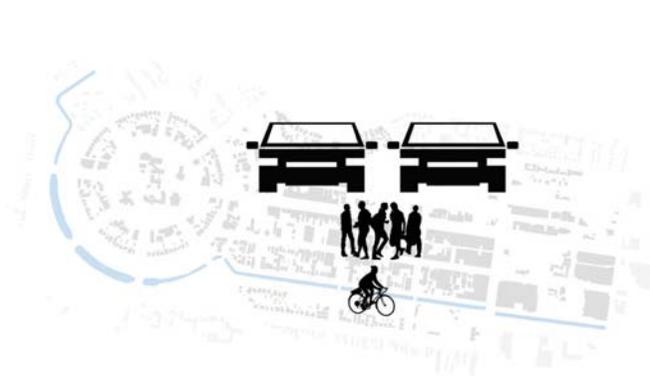
Recommendation

Section 3: Recommendations

- 1.0 Responsive Streets
- 2.0 North-South Connections
- 3.0 City full of Places
- 4.0 Celebrated Canal
- 5.0 Consolidated Centre
- 6.0 Green City

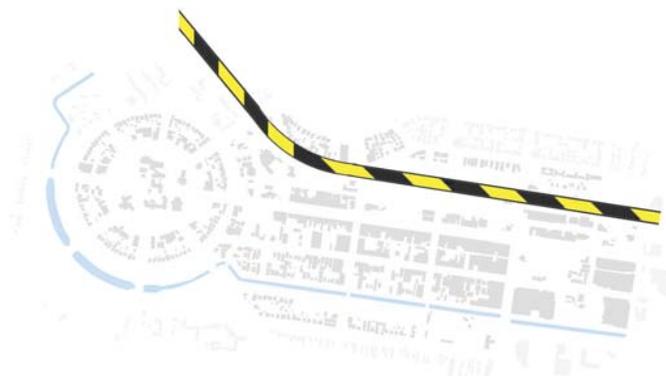


Key Issues



1. Traffic dominated

- Majority of streets in the city centre are dominated by vehicular traffic
- All streets offer extensive car parking
- Bicycle network is disconnected
- Pedestrian network lacks cohesion and has frequent footpath interruptions



2. Railway barrier

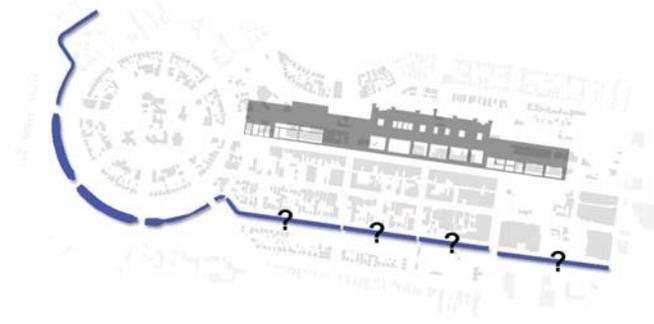
- Railway line is a major physical and visual barrier, reducing access and connectivity to the city centre
- Reduces pedestrian and cycle movement to the city centre



3. Lack of place

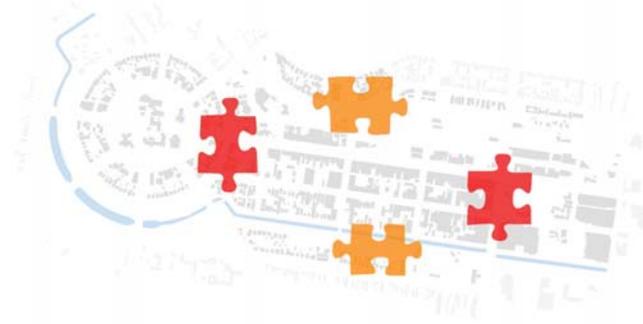
- Limited number of activities in the city centre to encourage people to frequent the city more regularly and stay for longer periods of time
- Lack in the diversity of activities, particularly catering for the elderly and youth.

Key Issues



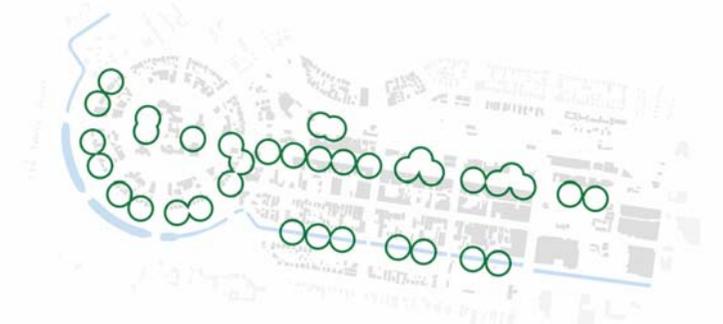
4. Underutilized amenities

- City has its back to a hidden canal
- Canal has been neglected and deteriorated
- Poor quality pedestrian and cycle network
- Perceived as unsafe
- Heritage buildings are concealed



5. Fragmented

- Land use is generally fragmented throughout the city centre, reducing legibility and convenience
- Limited diversity in use throughout the city centre
- Large areas of the city centre are deserted at night and during non-shopping hours



6. Inconsistent street trees

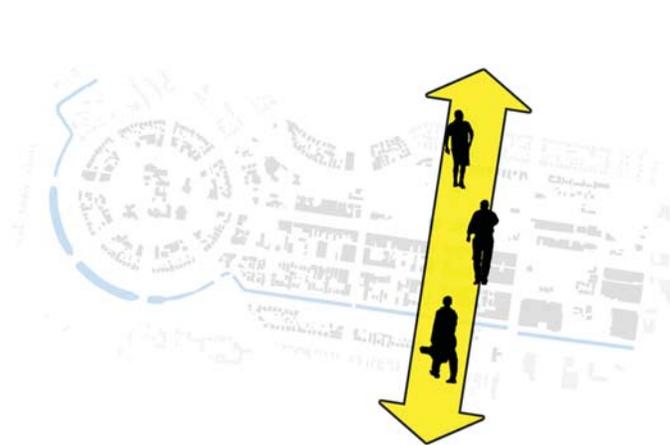
- Street trees are a prominent feature in the CBD landscape
- Street trees lack consistency
- Absence of street trees in particularly streets such as Yambil and Kooyoo represent an incomplete system
- Poor entrance statement to the city and city centre
- A number of strategic intersections (roundabouts) lack a visual presence

Key Recommendations



1. Responsive streets

- Create a street hierarchy
- Implement traffic calming measures throughout the city centre
- Limit on-street car parking, seeking opportunities to consolidate parking facilities
- Develop a quality pedestrian environment through increasing pedestrian crossings, consistent and quality paving surfaces, establishing greater shade and more opportunities to sit
- Implement a more complete bicycle network through the city centre



2. North-South connection

- Establish pedestrian and cycle links across the railway to connect northern Griffith with the city centre
- Develop Kooyoo and Ulong Street as extensions of Banna Avenue



3. City full of places

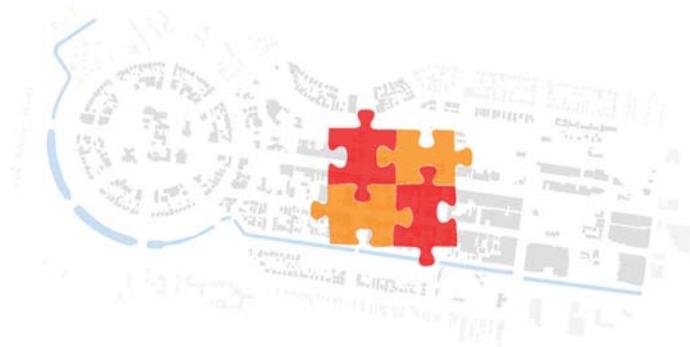
- Design great places in the city centre - having a variety of activities
- Create a more diverse public realm and streetscape

Key Recommendations



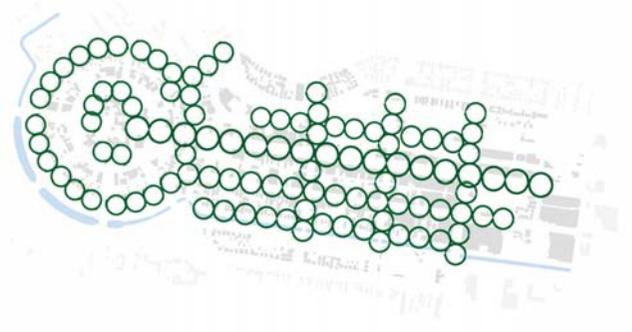
4. Celebrated amenities

- Encourage more water activities in the canal
- Establish a quality pedestrian and cycle link alongside the canal
- Seek opportunities to develop underutilized land adjacent the canal as medium-density canal living
- Respect and cherish heritage buildings
- Promote a human scale city



5. Consolidated centre

- Seek more opportunities for mixed use development
- Incentive residential development in the city centre
- Recommend Council consolidate civic services



6. Green city

- Design a comprehensive and consistent street tree master plan
- Promote a greater number of street trees that can be best managed in the local environment
- Establish a city of many landscape features
- Create prominent entrances into the city centre - sense of arrival

01 Strategy - Responsive Streets

Objective

To establish an improved living and shopping experience in the city centre by reducing and calming traffic movement

Issues:

- High vehicular dependency
- City used as a thoroughfare
- High provision of on-street car parking
- City has a number of pedestrian hazards that make it inconvenient or dangerous to walk within the precinct
- Bicycle network is incomplete and does not enter the city centre
- Limited bicycle infrastructure

RECOMMENDATION 01: Traffic Calming

RECOMMENDATION 02: Consolidated Car-Parking

RECOMMENDATION 03: Street Diversity

RECOMMENDATION 04: Yambil Street

RECOMMENDATION 05: Complete Bicycle Network



Recommendation 01: Traffic Calming

Aim:

Improve the living and shopping experience in the city by reducing and calming traffic.

Essentially, traffic calming can assist in creating and preserving a better sense of place, allowing the community to comfortably walk, stroll, gaze, meet, play, shop and work alongside cars (Project for Public Spaces). Every street in the city centre should provide a safe place to walk, essentially designed to reduce through traffic and limit traffic speed (NACTO, 2013).

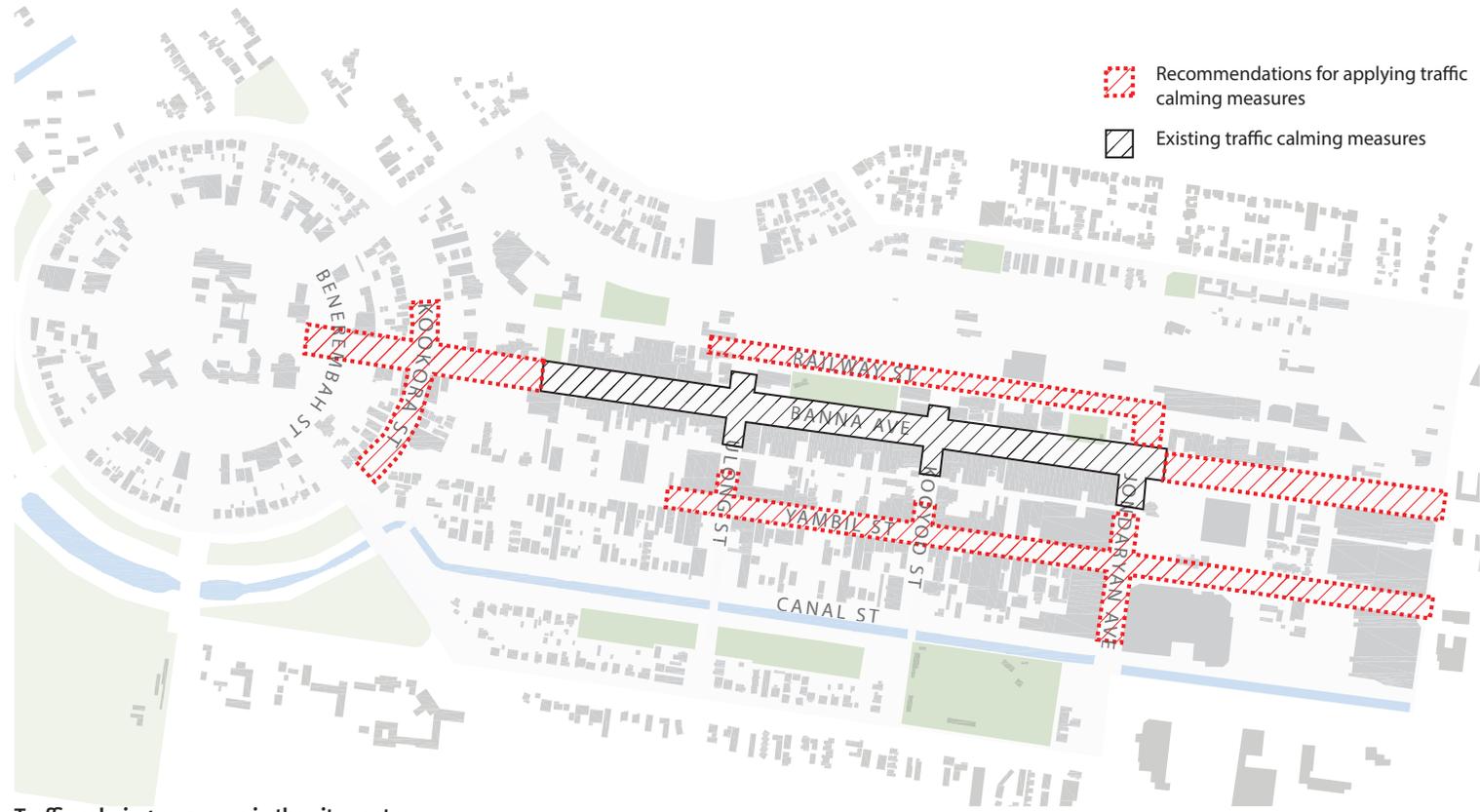
Initiatives:

Traffic calming strategies

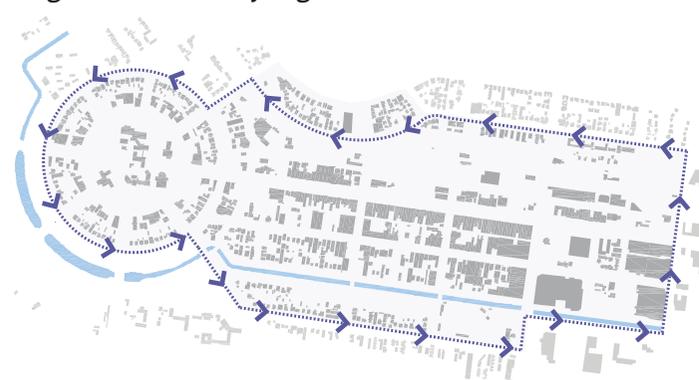
- Increase the number of pedestrian crossings along Yambil Street, Kookora Street, Railway Street and Benerembah Street
- Narrow the carriageway and widen the footpath domain
- Impose a 30km/hr speed restriction throughout the city centre
- Encourage a greater shared street culture - prioritising pedestrian, cyclist and mobile scooters throughout the city
- Implement changes in paving colour and texture, particularly in high pedestrian concentration areas

Ring route at city centre edge

- Limit through traffic in the centre by redirecting it to Wakaden Street (north) and Coolah Street (south) - creating a ring route around the city centre



Ring route around city edge



Pedestrian crossings



Speed restrictions

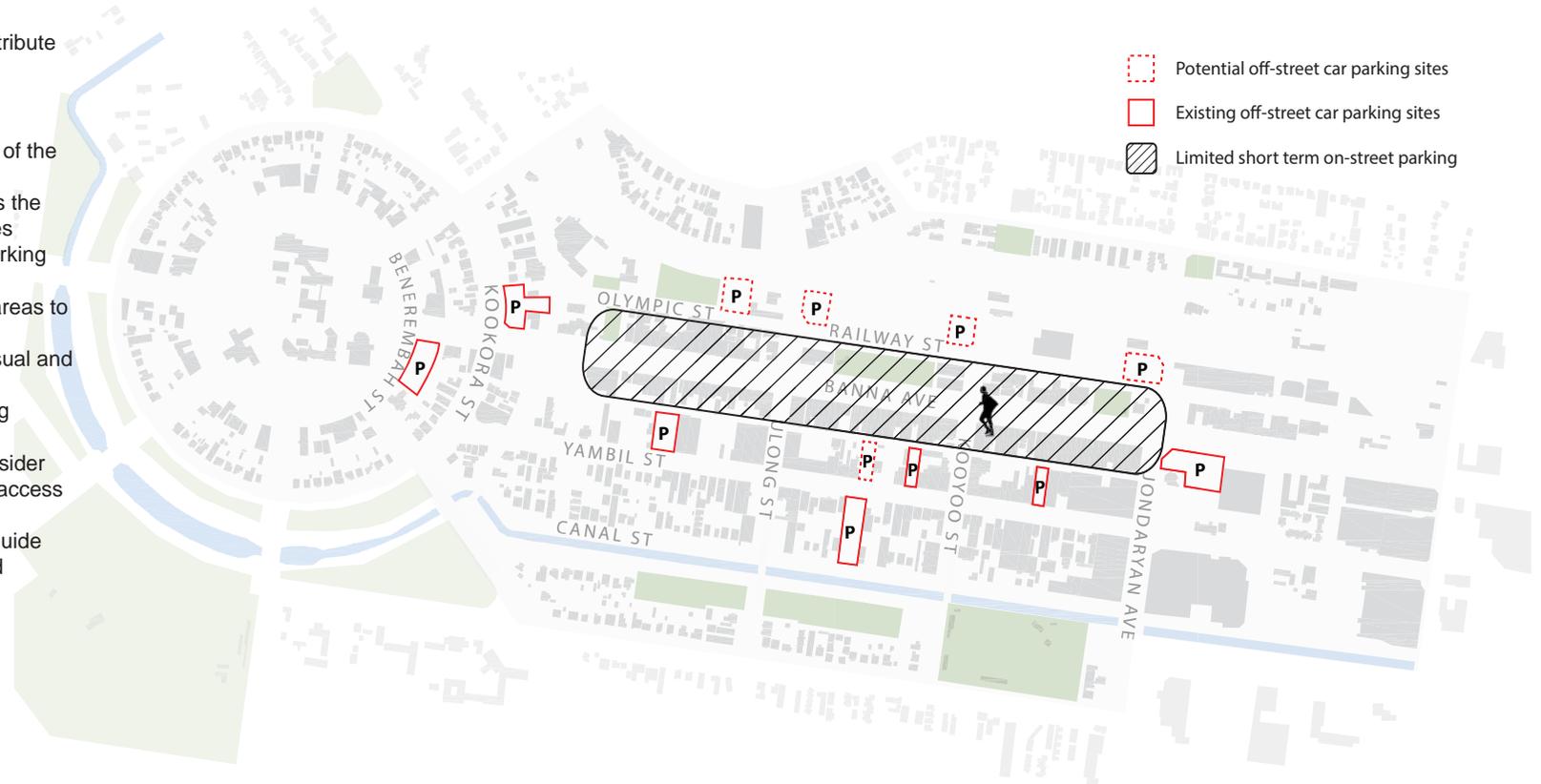
Recommendation 02: Consolidated Car Parking

Aim:

Limit on-street parking within the city centre to contribute to an improved sense of place.

Initiatives:

- Locate off-street parking areas at the periphery of the city centre, away from Banna Avenue
- Consolidate off-street parking areas and assess the potential to develop multi-storey parking facilities
- Strengthen pedestrian linkages between car parking areas and the retail core
- Incorporate shade structures over car parking areas to make them more desirable for day parking
- Reduce on-street car parking to improve the visual and pedestrian amenity along streets
- Designate several motorbike parking bays along Banna Avenue in accordance to demand
- Redesign existing disabled parking bays to consider convenient accessibility to crossing points and access ramps
- Prepare a **Parking Management Strategy** to guide the future direction of car parking allocation and provision



- ▭ Potential off-street car parking sites
- ▭ Existing off-street car parking sites
- ▨ Limited short term on-street parking

Parking consolidation



Multistorey car parking



Soft-scape car parking



Short stay parking

Recommendation 03: Pedestrian Network

Aim:

Ensure that Griffith has a variety of streets that celebrate the public realm.

Initiatives:

Develop a clear street hierarchy

- Develop a street hierarchy that identifies boulevards and city and streets within the city centre
- Review the current Pedestrian Access and Mobility Plan (PAMP) to place emphasis on the city centre

Extend pedestrian network

- Develop a wider and better quality pedestrian network
 - Introduce quality street lighting, adequate public benches and landscaping
- Ensure the pedestrian network is well connected to key destinations and is a loop (refer to the 'Green Link', page 64)
- Prepare a **Pedestrian & Cycle Way-finding Plan** to effectively direct pedestrians and cyclists

High quality footpaths

- Establish high quality pavements that are both practical and visually pleasing
- Implement traffic calming strategies such as pedestrian crossings and reduced speed limits to make streets more appealing to pedestrians
- Temporarily close streets such as Kooyoo Street and Banna Lane to support markets, events and festivals

Resting places

- Prioritise the installation of more public seating for resting and socialising within the streetscape
- Consider utilizing shade and views when placing public seats



Street hierarchy



Widened footpaths



Pedestrian crossings



Pedestrian-oriented streets

Recommendation 04: Yambil Street - pedestrian-friendly

Aim:

Promote Yambil Street as an inviting street for people to experience

Initiatives:

Yambil Street Facelift

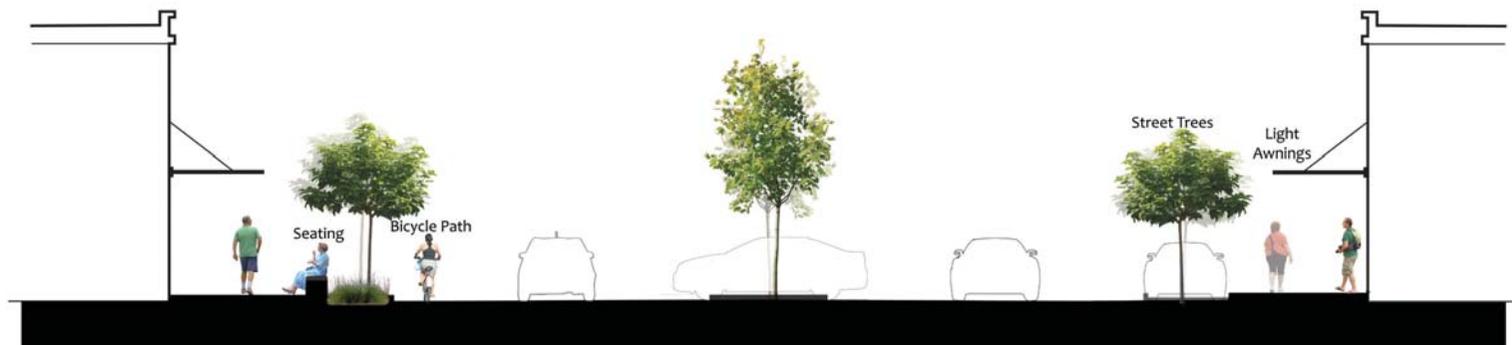
- Prioritize the establishment of street trees along the footpath and median strip
- Implement traffic calming measures along the street, such as pedestrian crossings, road narrowing and reduced speed limits
- Provide more seating opportunities and a consistent, high quality paving surface

Bicycle Lane

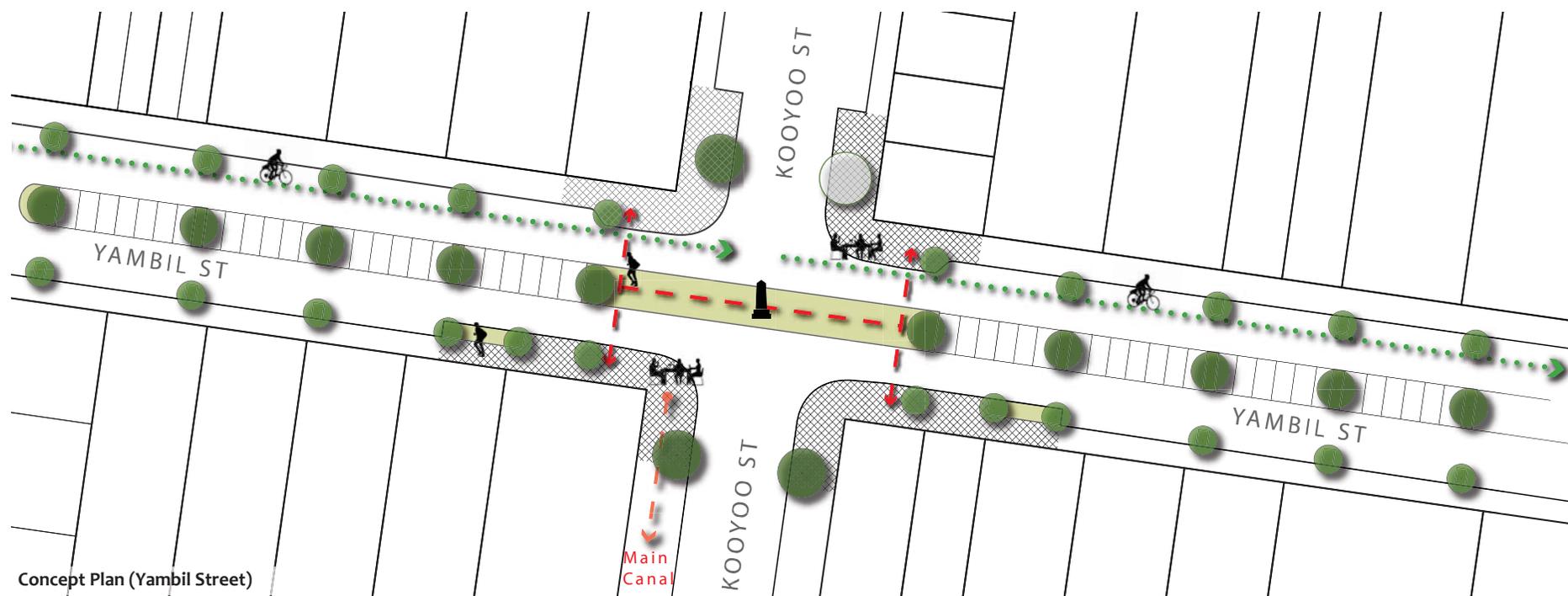
- Establish a bicycle lane along the street, facilitating east-west cycle movement through the city centre

Kooyoo / Yambil Intersection

- Establish the central median strip as a focal point with native landscaping and prominent art work



Section (Yambil Street)



Concept Plan (Yambil Street)

Recommendation 04: Yambil Street - pedestrian-friendly



Recommendation 05: Bicycle Network

Aim:

Establish Griffith city centre as a convenient cycling destination in pursuit of a more healthy and sustainable community.

Initiatives:

Coherent bicycle network

- Develop a continuous and comprehensible bicycle network
- Increase the number and diversity of bicycle lanes throughout the city

Comprehensive bicycle infrastructure

- Provide adequate bicycle parking facilities at major destinations and retail precincts
- Require bicycle parking within car parking facilities and major developments

Cycling as tourism

- Promote the city as a cycling city
- Develop a bicycle recreational loop around the city centre (refer to the 'Green Link', page 64)
- Establish bicycle hire at the visitor centre for tourists and backpackers



Bicycle network



Bicycle path



Bicycle infrastructure



Bicycle way-finding

02 Strategy - North-South Connection

Objective

To ensure that the main canal becomes a city destination and active place

Issues:

- Railway line is a major physical and visual barrier
- North-south movement is compromised

RECOMMENDATION 01: Pedestrian Network

RECOMMENDATION 02: Laneways & Arcades

RECOMMENDATION 03: Kooyoo 'Market' Street



Recommendation 01: Pedestrian Network

Aim:

Establish Griffith city centre as an attractive walking destination in pursuit of a more healthy and sustainable community.

Initiatives:

Strengthened Pedestrian Network

- Establish a coherent pedestrian network with good access to key destinations and retail facilities
- Reinforce Banna Avenue as a walk through promenade and primary walking link
- Develop a greater diversity of streets, particularly those that prioritize the pedestrian environment

North/South Pedestrian Corridor

- Develop pedestrian and cycle access over the railway line at Kooyoo Street and Jondaryan Avenue
- Upgrade footbridges over the main canal to support shared access and establish an attractive access
- Strengthen Ulong Street and Kooyoo Street as alternative retail streets to Banna Avenue
- Consider temporarily closing Kooyoo Street for markets, festivals or events



Pedestrian-oriented Streets



Pedestrian crossings



Retail arcades

Recommendation 02: Laneways and Arcades

Initiatives:

Stronger Pedestrian Permeability

- Increase the number of north-south laneways from Banna Avenue through to Canal Street and Olympic/Railway Streets - establishing attractive, legible and safe laneways
- Increase the number of pedestrian crossings beyond Banna Avenue
- Redevelop existing laneways and arcades to promote a variety of small-scale business opportunities

Laneway Placemaking Project

- Incorporate affordable initiatives such as street art, shade, landscaping and colour to attract people to use lanes
- Promote small-scale retail uses that front lanes or arcades
- Link lanes to car parking areas and key destination points



Recommendation 03: Kooyoo Street - street market

Aim:

Promote Kooyoo Street as shared market street

Initiatives:

Kooyoo Street Facelift

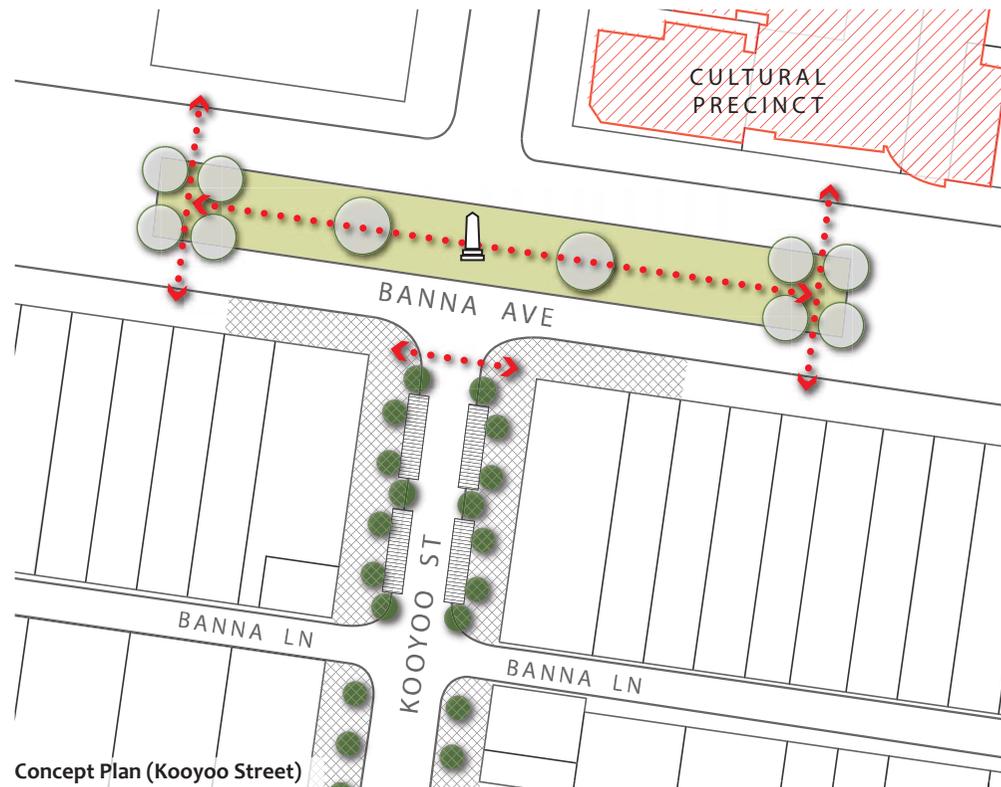
- Prioritise the installation of large street trees along the street acting as a continuation of Banna Avenue
- Promote social seating arrangements along the footpath
- Establish high quality paving surfaces and pedestrian lighting

Open Street Markets

- Temporarily close Kooyoo Street for vehicular access on weekends to support street market, events or festivals
- Develop permanent shade structures to accommodate open street markets along the street
- Incorporate shade structures to be used as congregation areas during the weekday



Section (Kooyoo Street)



Concept Plan (Kooyoo Street)



Street markets

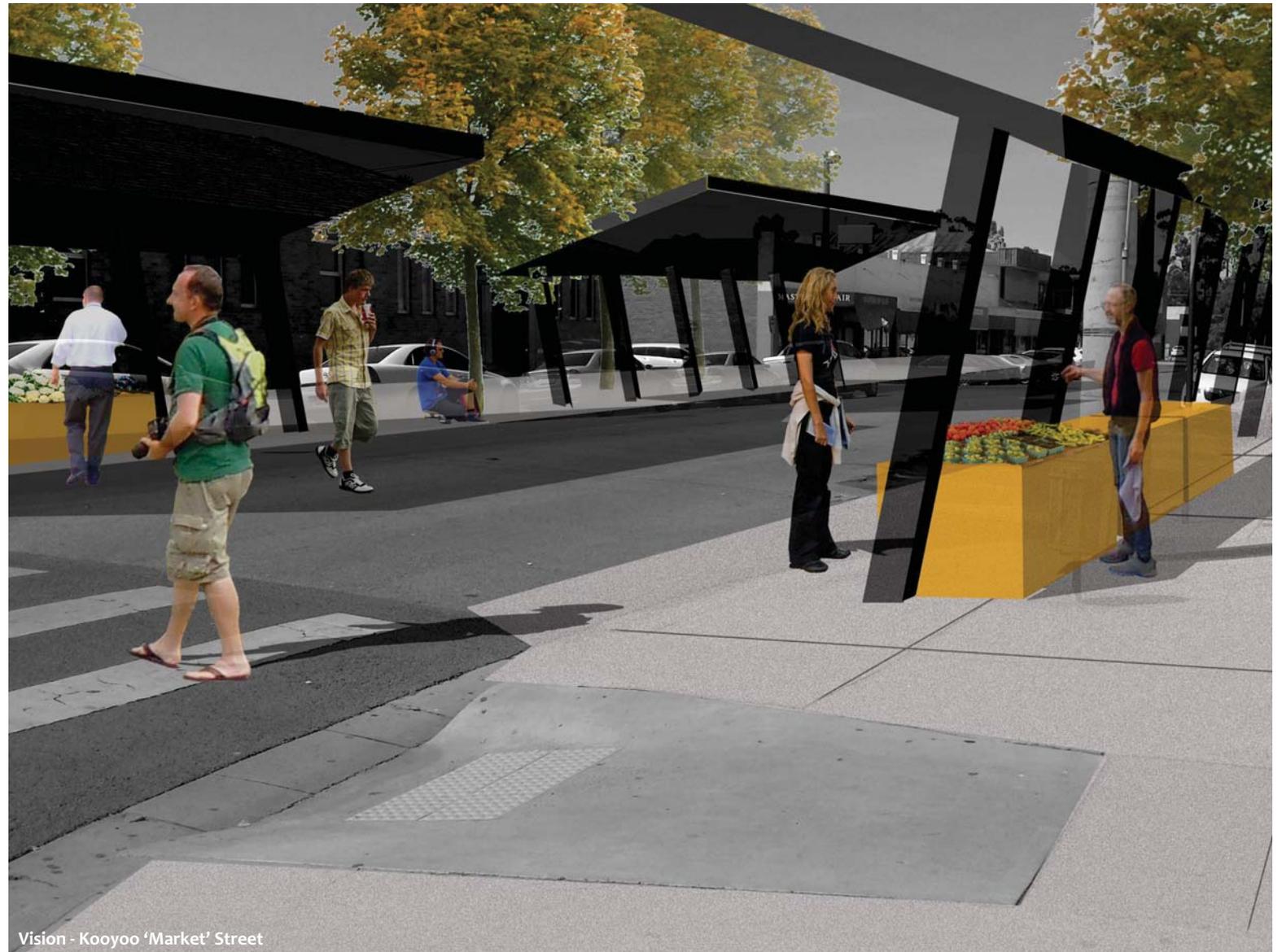


Social seating



Shade structures

Recommendation 03: Kooyoo Street - street market



03

Strategy

03 Strategy - Great Places within a Great City

Objective

To promote many great place in the city centre of Griffith

Issues:

- Limited number of activities
- Elderly and youth poorly represented in the city

RECOMMENDATION 01: Place Network

RECOMMENDATION 02: Place-making Initiatives

RECOMMENDATION 03: Neville Place

RECOMMENDATION 04: Olympic Park



Recommendation 01: Place Network

Aim:

Ensure that Griffith city centre is a great destination, placing focus on providing attractive places

Initiatives:

Place Network

- Ensure the city centre has an even spread of key destinations
- Promote the planning and design of great places within the community
- Encourage greater community involvement and ownership over the public realm

Diversity of Activities

- Provide opportunities for greater passive and active recreation
- Promote more opportunities to play, gather, socialise and rest
- Support additional events, festivals and markets located in the city centre
- Establish Memorial Gardens as a activity centre - providing a number of recreational opportunities (bicycle hire, outdoor chess, table tennis, boccie)
- Strengthen the youth precinct along Olympic Street by developing a more extensive range of teenage activities - teenage play space, outdoor basketball and volleyball courts, hangout spaces and youth cafe
- Incorporate a number of water activities on the main canal - gondolas, paddle-boats, canoes
- Further promote free wifi at the library establishing outdoor seating areas along the footpath



Green space



Places to sit



Places to play



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Recommendation 02: Neville Place - civic heart

Aim:

Develop Neville Place into a public space that is the civic heart of the city

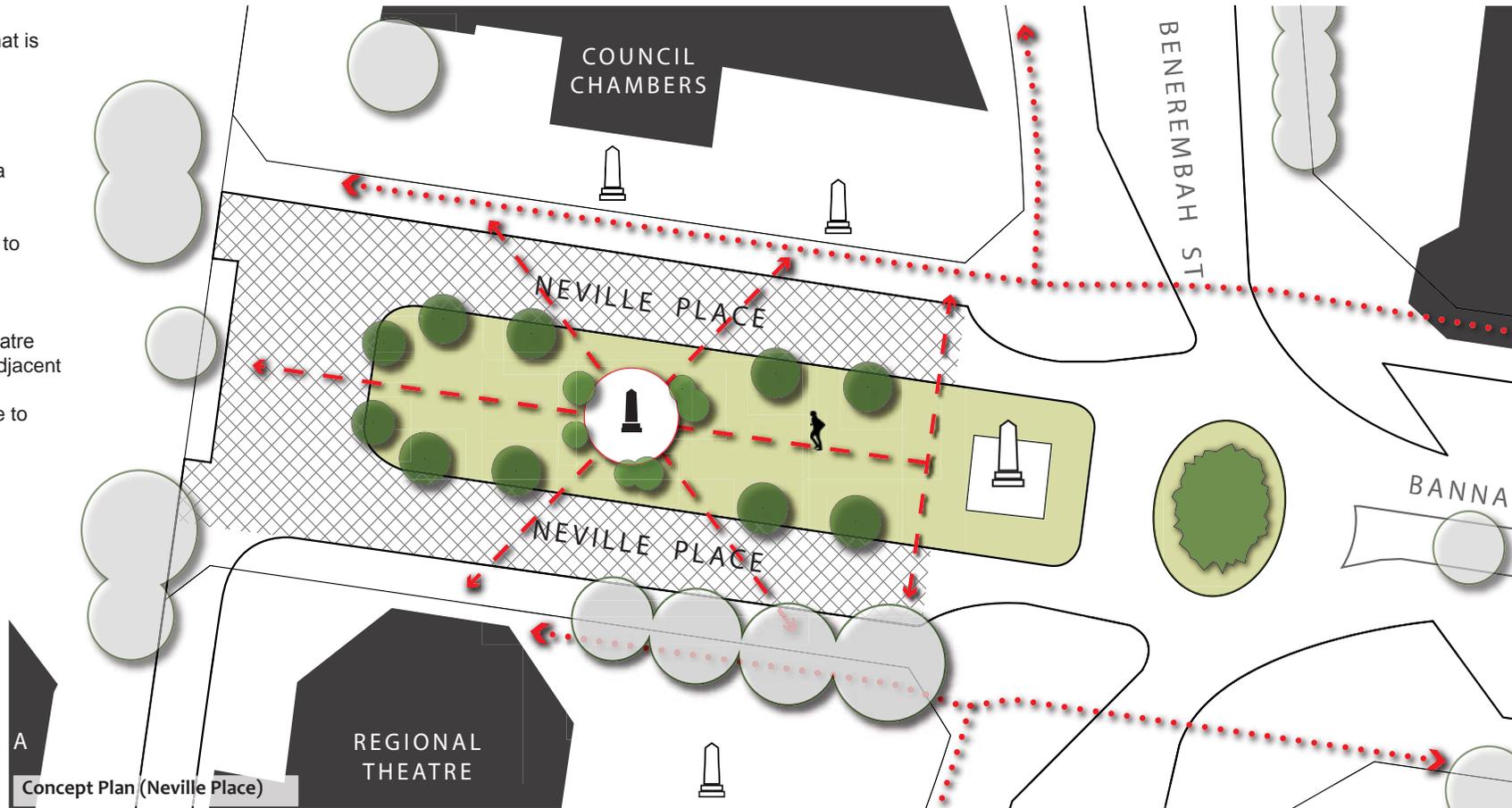
Initiatives:

Neville Place

- Remove car parking spaces in place of a grassed area for lunches, meetings and socialising
- Establish a central art work in the space to compliment the Nancy Blumer Memorial

Activities

- Develop Neville Place as an outdoor theatre and function space complimenting the adjacent theatre
- Establish social seating to enable people to congregate and mingle



Amphi-theatre



Social seating



Picnicking

Recommendation 02: Neville Place



Recommendation 03: Olympic Park - youth precinct

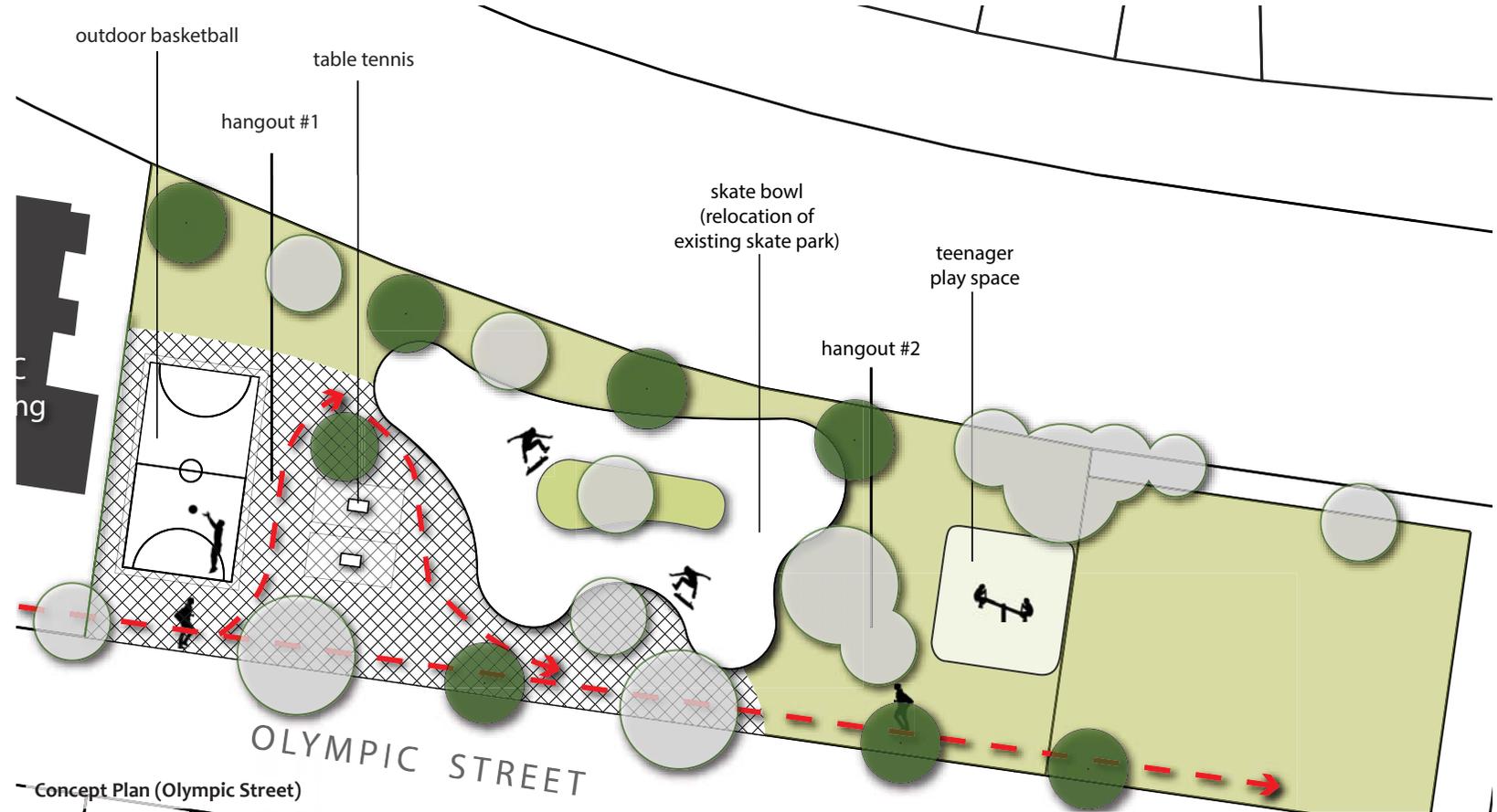
Aim:

Establish Olympic Park as a multi-purpose recreational space for youth

Initiatives:

Olympic Park

- Conduct extensive youth consultation to ensure activities and amenities meet the needs and requirements of youth
- Partner with PCYC in integrating services and providing added value to the precinct
- Establish a number of recreational uses such as basketball, table tennis, skateboarding bowl and playground to create a youth precinct
- Create hangout spaces between the recreational activities that promote interaction and socialising
- Develop appropriate lighting that facilitates night activities



Ping pong



Skate-boarding



Outdoor basketball



Play equipment

Recommendation 04: Place Network

Aim:

Implement immediate and inexpensive place-making initiatives to promote place

Initiatives:

Place-making Strategy

- Prepare a **Place-making Strategy** that seeks to promote place through immediate and inexpensive projects
- Encourage community engagement, leadership and ownership in preparing and implementing place-making projects

Place-making Initiatives

- Commit to being bold and creative in thinking about how the public realm can be transformed by place-making concepts
- Reinforce successful places by providing additional activities or infrastructure that will further facilitate greater patronage and support through:
 - Pop-up temporary parks (vacant land or parking area)
 - Parklet - cafe seating/activities
 - Pop-up cafes
 - Buskers / entertainers
 - Community art work
 - Activities - ping pong, chess, bocce, basketball
 - Open markets (temporary road closures)
 - Moveable seating
 - Community gardens



Places to play



Places to socialise



Places to eat



04 Strategy - Celebrated Amenities

Strategy

Objective

To ensure that the main canal becomes a city destination and active place

Issues:

- City has its back to a hidden canal
- Canal has been neglected and deteriorated
- Poor quality pedestrian and cycle network
- Perceived as unsafe
- Concealed heritage parapets

RECOMMENDATION 01: Green City Link

RECOMMENDATION 02: Canal Development

RECOMMENDATION 03: Canal Activities

RECOMMENDATION 04: Heritage Unveiled



Recommendation 01: Green City Link

Aim:

Strengthen the connection between the canal and the city.

Initiatives:

Develop a continuous shared path along the canal

- Develop a continuous shared path for walking and cycling along both sides of the canal

Establish a Green City Link

- Develop a pedestrian and cycle link (Green City Link) along the canal, through open space areas and around the city centre
- Create a cultural and environmental narrative along the link, telling the Griffith story
- Create interpretative water features along the link to provide further reference to the canal and irrigation - water spout, stream, waterfall, etc

Improve connection over and along the canal

- Upgrade footbridges and install pedestrian lighting and seating opportunities to ensure walking is an attractive option along the canal
- Improve links between the city and water by ensuring streets providing access to the canal (Ulong and Kooyoo Street) provide a high quality pedestrian environment



Green City Link



Active transportation



Southgate footbridge (Melbourne)



Interpretative signage

Recommendation 02: Canal Development - living breathing canal

Aim:

Promote a greater diversity of activities along the canal

Initiatives:

Develop a canal identity

- Strengthen the design character of the main canal by including elements such as landscaping, street furniture, lighting, paving surfaces, way-finding and public art
- Develop interesting end points at the junctions of where streets meet the canal edge, emphasising pedestrian bridges, establishing public art and introducing cafes or niche retail
- Design several vantage points to view the canal
- Promote a cultural and environmental narrative, incorporating story boards, public art and a clear link

Implement more canal activities

- Develop a quality pedestrian and cycle network along the canal
- Partner with Murrumbidgee Irrigation to see the canal incorporate more activities
- Incorporate water features along the canal that might encourage interaction or play
- Investigate the potential for incorporating water activities in the canal - punting, gondola rides, canoeing and/or paddle boats



Concept Plan - Main Canal



Canoeing



Punting



Public art

Recommendation 02: Canal Development - living breathing canal

Aim:

Encourage higher density residential development adjacent the canal

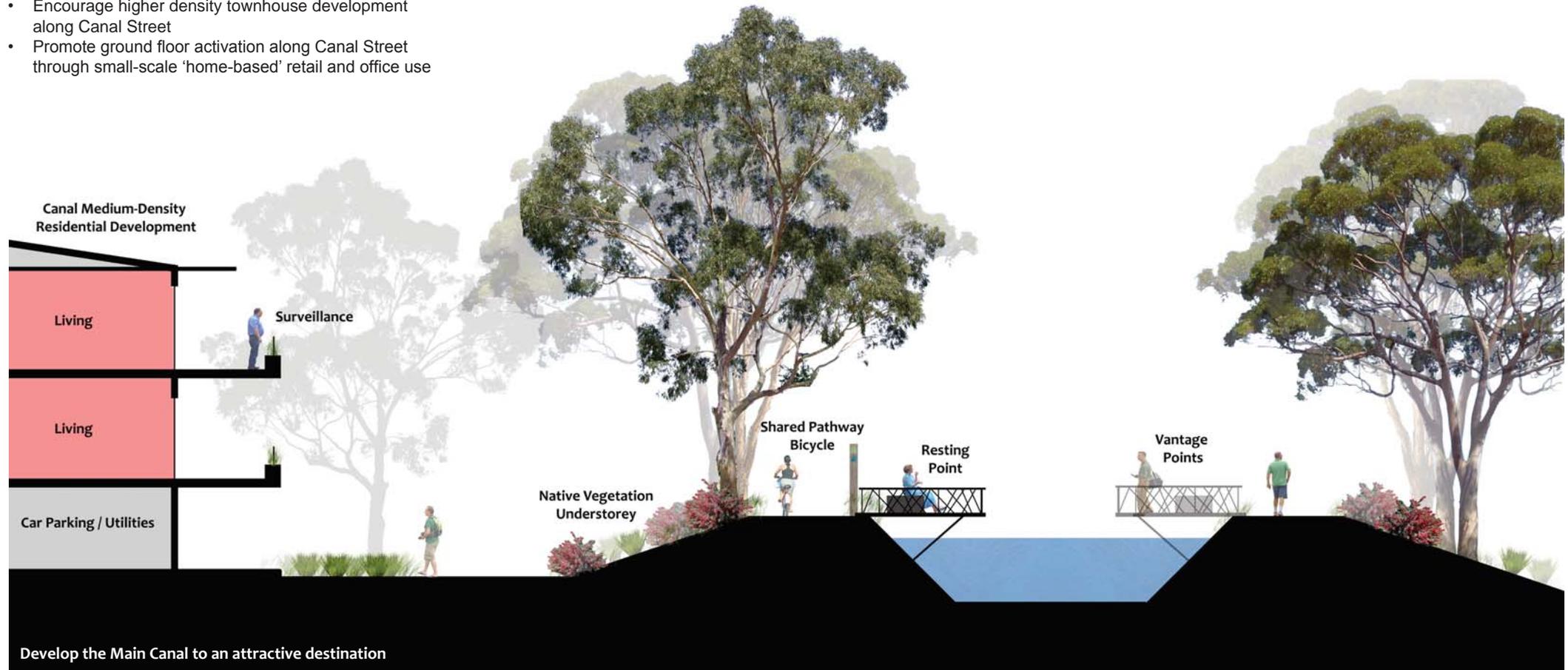
Initiatives:

Canal Living (southern side of canal)

- Develop underutilised land directly adjacent the canal to support medium density residential land use

Canal Street

- Encourage higher density townhouse development along Canal Street
- Promote ground floor activation along Canal Street through small-scale 'home-based' retail and office use



Recommendation 03: Canal Development - activated



Artist impression of the Main Canal



Vantage points



Resting opportunities



Natural landscaping

Recommendation 04: Heritage Unveiled

Aim:

Celebrate and preserve buildings and places of historical significance

Initiatives:

Respect and celebrate heritage buildings

- Establish a funding scheme to encourage businesses to restore and renovate historic shop parapets in the city centre
- Encourage shop owners along Banna Avenue to unveil historic parapets rather than conceal them
- Emphasise and preserve historical and architectural heritage
- Create plaques that detail several identified historic buildings in the city centre
- Prepare a **Streetscape Style Guide** to prevent low quality shop front signage along the streetscape
- Prepare a **Heritage Strategy** concerning buildings and land of historical significance and how they can be best managed and conserved in the future

Maintain a human scale

- Maintain the human scale of shopfronts in the city centre, particularly along Banna Avenue
- Ensure new development is well integrated within the existing built environment



NSW State Bank (clock building)



Historic Banna Avenue



Celebrated built form



Human scale

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05 Strategy - Consolidated City

Strategy

Objective

To consolidate the land uses and services in the city centre to best utilise existing assets in the city

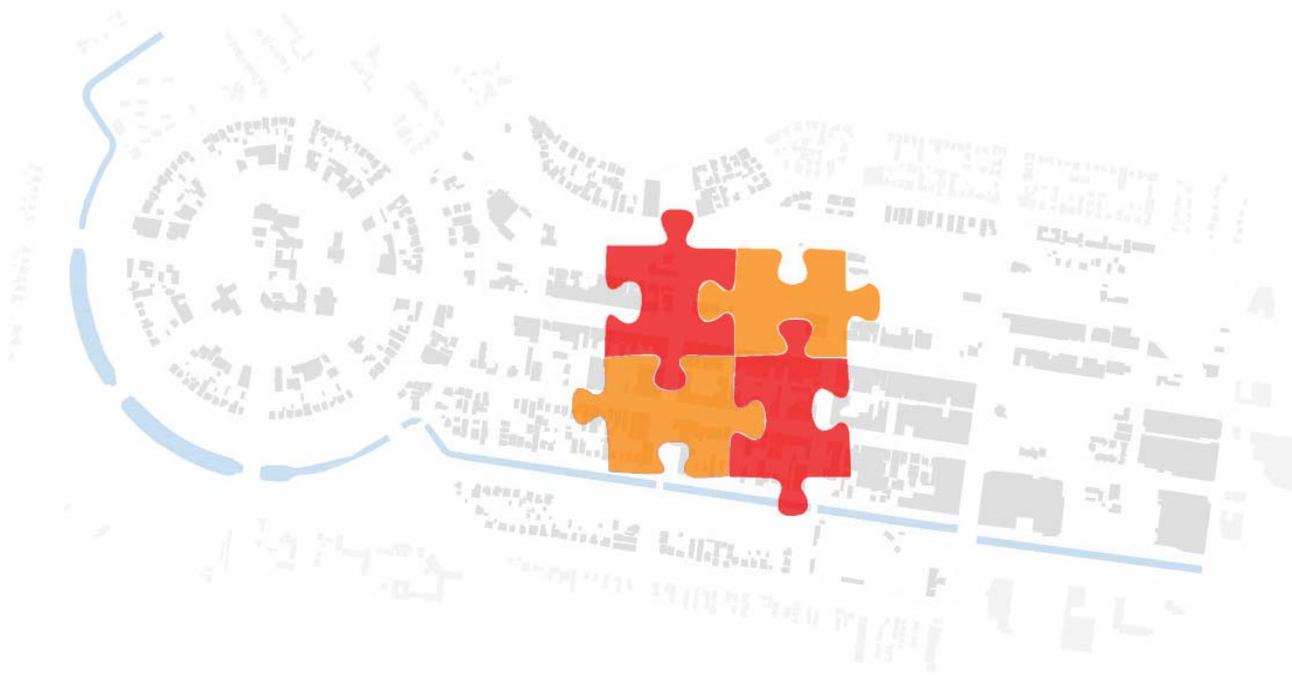
Issues:

- Fragmented city centre
- Residential land use located at the city centre fringe
- Mono-functional city - limited mixed use development

RECOMMENDATION 01: Consolidated Centre

RECOMMENDATION 02: Increased Residential

RECOMMENDATION 03: Rail Freight Site Development



Recommendation 01: New Opportunities

Aim:

Create a more consolidated centre to best utilize city assets

Initiatives:

Consolidate civic uses

- Seek opportunities to consolidate community services to best utilize assets
- Prepare a Cultural Precinct Master Plan - involving the Clock Tower Building, Griffith City Library and old State Bank dwelling
- Develop Neville Place as a civic open space

Extend the retail core

- Extend the retail heart from Banna Avenue to north-south corridors (Kooyoo Street, Ulong Street, Jondaryan Avenue and Kookora Street)
- Encourage mixed use development - establishing ground level retail/office space and upper level residential land use

Establish central city market location

- Encourage open farmer and craft markets in the city centre by offering to temporarily close Kooyoo Street during the weekends
- Assess the viability of an annual laneway festival along Banna Lane

Promote and support festivals located in the city centre

- Invest in infrastructure that will have La Festa permanently relocated back along Banna Avenue
- Invite other festivals to the city centre - marketing Banna Avenue as the "street of many festivals"



Cultural and civic centre (Wagga)



Library Museum (Albury)



Farmers market (Barossa)



Street market (The Rocks)



Laneway (Melbourne)



Pop-up cafe



Recommendation 02: Increased Residential Population

Aim:

Encourage higher density residential development in the city centre to ensure a more active and dynamic city at all times

Initiatives:

- Identify catalyst areas for promoting medium density residential development
- Set a goal for the number of new residents in the city centre and create a strategy to reach that goal
- Encourage greater infill and mixed-use development

Rail Freight Terminal

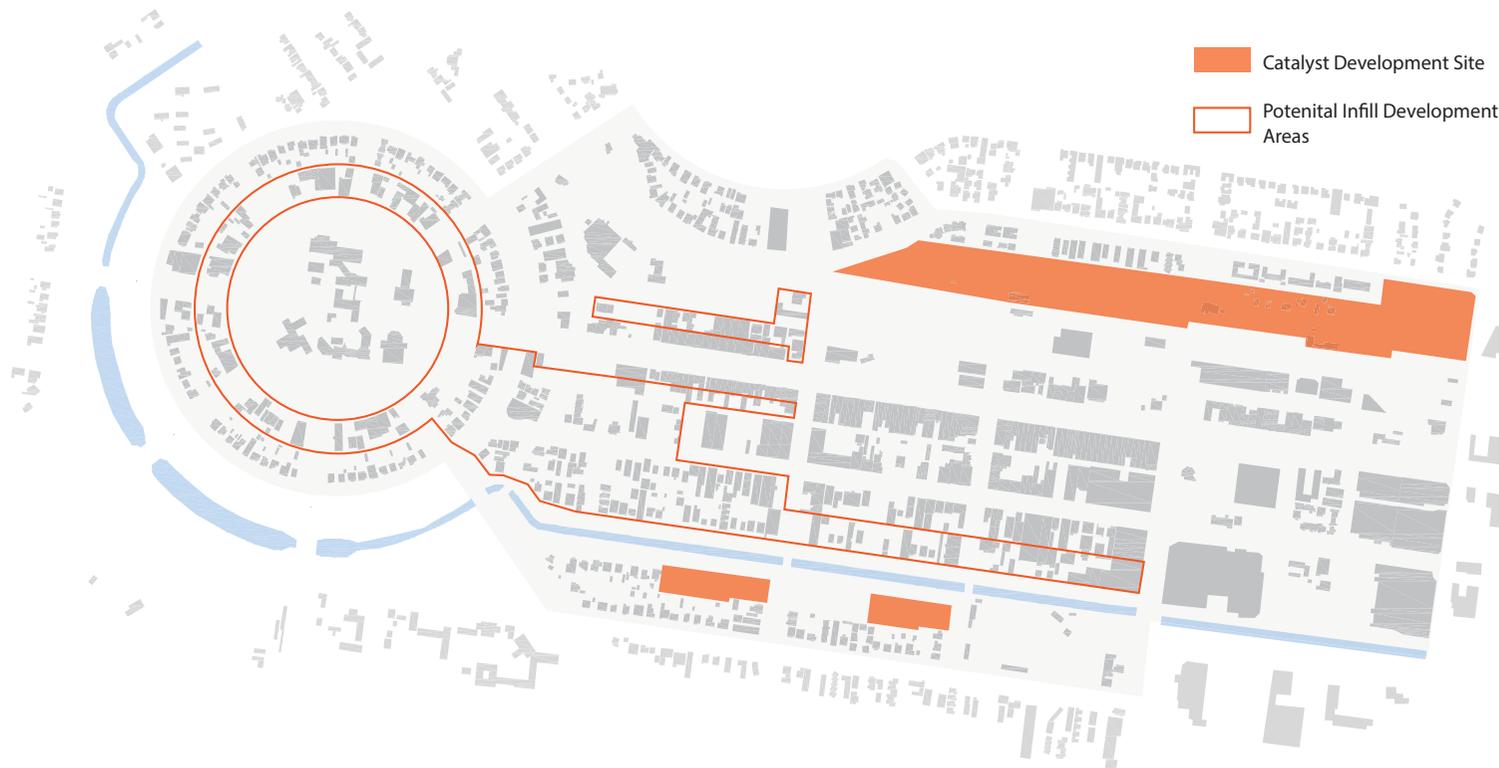
The land available from the relocation of the rail freight terminal will provide an opportunity for substantial residential development in close proximity to the city centre. It is recommended the development incorporate medium density housing, with a focus on connections to the city centre and providing quality open space and accommodating affordable housing.

Canal Development

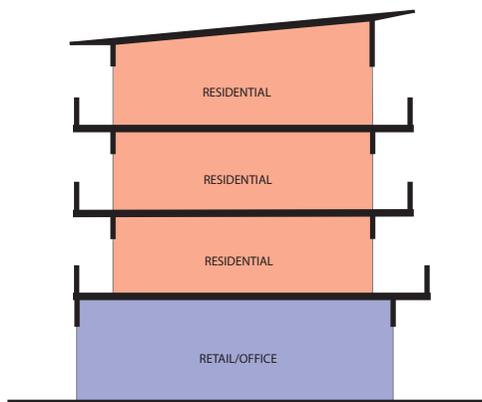
Land use surrounding the main canal accommodates poor housing quality. As the area has affordable land, is in close proximity to retail services, and immediately adjacent the canal, there is opportunity to develop the precinct into medium density housing, overlooking the main canal.

Infill Development

The city centre has a number of underutilised allotments that could be used for infill or mixed use development.



Residential infill and development opportunities



Mixed use diagram



Mixed use development



Recommendation 03: Rail Freight Land - Affordable Living

Aim:

Promote the rail freight land for medium density residential living

Initiatives:

Sustainable Living

- Utilise the close proximity of the site to the city centre to support sustainable living
- Ensure that the site is connected to the city centre with access through the site from Wakaden Street to the city centre
- Ensure the development provides quality open space, connected to existing open space and directly overlooked by future and existing residential development



Potential residential development - Rail Freight Terminal



Medium-density housing



Quality open space



Accessibility

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06 Strategy - Green City

06 Strategy

Objective

To celebrate Walter Burley Griffin's vision for Griffith to be a landscaped city

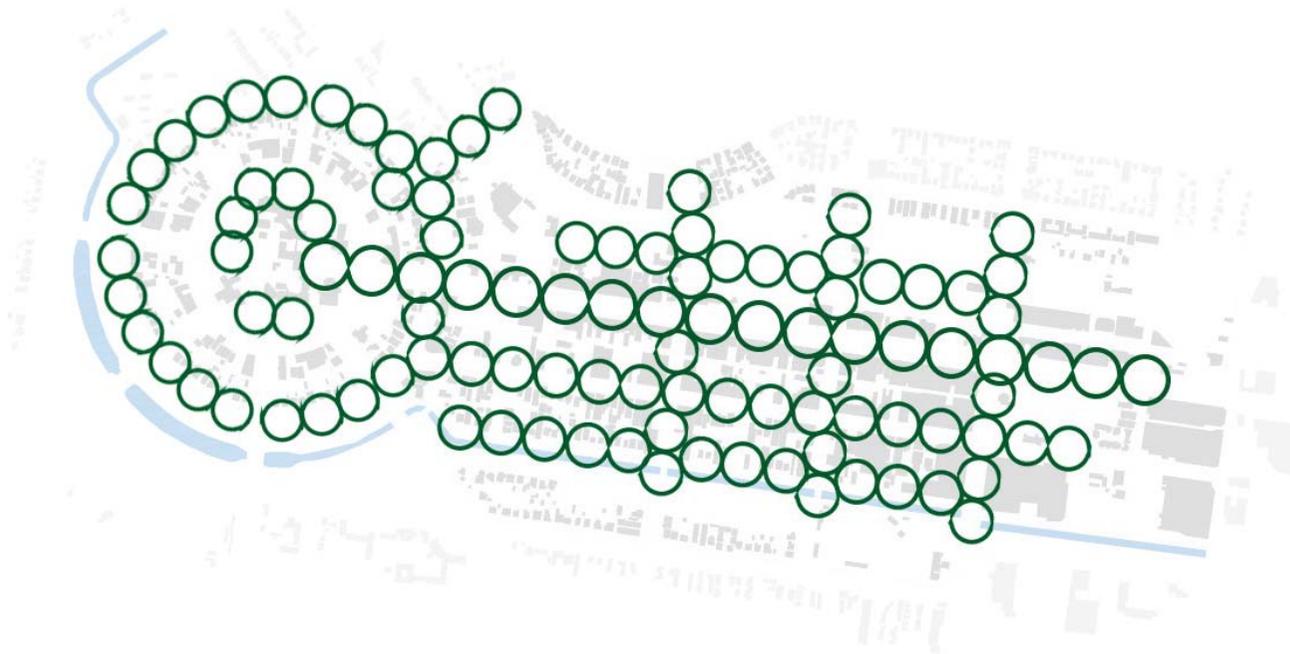
Issues:

- Street trees are a prominent feature in the CBD landscape
- Street trees lack consistency
- Absence of street trees in particularly streets such as Yambil and Kooyoo represent an incomplete system
- Poor entrance statement to the city and city centre
- A number of strategic intersections (roundabouts) lack a visual presence

RECOMMENDATION 01: Increased & Consistent Street Trees

RECOMMENDATION 02: Prominent City Entrances

RECOMMENDATION 03: Landscape Features



Recommendation 01: Street Tree Master Plan

Aim:

Increase the number of street trees to improve the physical and visual amenity of the city centre

Initiatives:

Street Tree Master Plan

- Prepare a **Street Tree Master Plan** to provide cohesive street tree plantings in the city centre

Increase the number of street trees

- Increase the number of street trees to provide improved physical and visual amenity within the CBD
- Extend the soil base, planting beds and incorporate irrigation systems and grates to improve the health and quality of street trees
- Use different types of trees to create individual identities along streets and precincts
- Incorporate additional native street trees to improve the micro-climate

STREET TREE LIST

Exotic Trees

- 1 Platanus x hybrida (London Plane)
- 2 Platanus orientalis (Cut Leaf Plane)
- 3 Quercus palustris (Pin Oak)
- 4 Jacaranda mimosifolia (Jacaranda)
- 5 Fraxinus griffithii (Griffith Ash)

Native Trees

- 6 Tristaniopsis laurina (Water Gum)
- 7 Lophostemon confertus (QLD Brush Box)
- 8 Eucalyptus cladocalyx (Dwarf Sugar Gum)
- 9 Capaniopsis anacardioides (Tuckeroo)
- 10 Brachychiton populneus (Kurrajong)
- 11 Acacia salicina (Cooba)



Street Tree Master Plan



Queensland box brush



Iconic jacaranda tree



Water gum



Griffith ash

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Recommendation 02: Banna Avenue

Aim:

Establish Banna Avenue as the retail heart of the city, celebrating a high quality streetscape

Initiatives:

Banna Avenue

- Establish street trees along the southern side of Banna Avenue and through the top block
- Design large planting beds to mitigate future problems with root uplift and tree health
- Incorporate landscaping in the Banna Avenue streetscape

Streetscape Style Guide

- Prepare a **Streetscape Style Guide** that will guide streetscape development in the city centre



Artist impression of Banna Avenue



Before - Banna Avenue

Recommendation 03: City Entrances and Roundabouts

Aim:

Develop memorable entrances entering the city centre

Initiatives:

City Centre Entrances

- Develop entrance statements along Kidman Way and McKay Avenue
- Design roadside vegetation along key entrances to create avenues and boulevards - Jondaryan Avenue, McKay Avenue and Griffith Avenue

Entrance Strategy

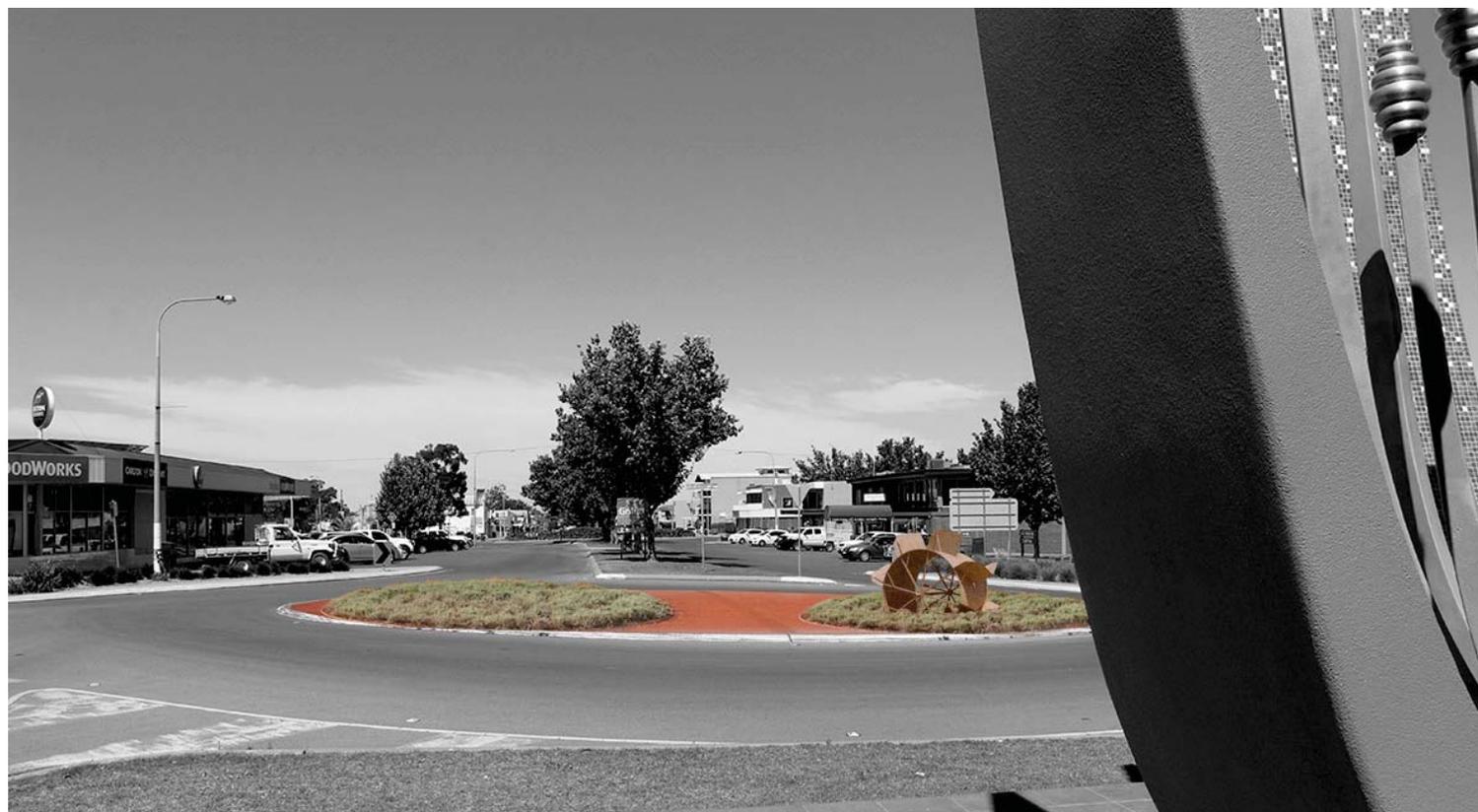
- Prepare an **Entrance Strategy** that assesses and prioritises the beautification of entrances into Griffith to the city centre

Roundabouts

- Develop prominent roundabouts as landscape and visual features
- Design lightweight or transparent public art into roundabouts to mitigate visual obstructions but ensure visual interest
- Seek to incorporate native vegetation into roundabout design

Arid Landscape Botanic Gardens

- Potential to develop a Arid Landscape Botanic Gardens in the city centre
- Develop variety of gardens, including a desert garden, eremophila garden, Cocoparra garden and native food garden



Artist impression of the Banna Avenue / Benerembah Street intersection



Feature roundabout (Warrackanbeal)



Landscaped roundabout



Arid landscapes (Cranbourne)

CRIFFITH



Recommendation 03: City Entrances and Roundabouts



Artist impression of the south entrance along Kidman Way



Kidman Way story



Dubbo entrance



Tree-lined boulevard