

**PRELIMINARY DRAFT
SUBJECT TO CHANGE**

Pleasant Run Crossing ARI Strategy

U.S. Economic Development Administration (EDA) Grant

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July 13, 2017**

Image Landsat / Copernicus

Google Earth

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OVERVIEW OF DESIGN WORKSHOP

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ARI PHASE 1 STUDIES



THE OPPORTUNITY - UNLOCKING THE POTENTIAL

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Source: Google Earth; ESRI; OpenIndy; SB Friedman, USGS

Pleasant Run Crossing:

- 140-acre former Citizens Energy coke and manufactured gas plant site, located on the City's southeast side
- Located at the union of multiple neighborhoods:
 - Twin Aire
 - WECAN – West and East of Churchman Avenue Neighbors
 - SECO – Southeast Community Organization
 - Norwood Place
 - Christian Park
- Pleasant Run Crossing runs between neighborhoods.
- Since 2000, this area has experienced a period of transition, experiencing both population and employment declines

Redevelopment of site is an opportunity to:

- Attract modern industrial and commercial uses
- Maximize the creation of good-paying jobs for neighborhood and Citywide residents
- Improve the overall quality of life on the southeast side

PHASE 1 KEY FINDINGS

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JOB

- Potential workforce within 2 miles – Ranks 2nd out of 1,000 industrial sites in Indiana.
- Increase shovel readiness of Pleasant Run Crossing
- Industrial Real Estate - 170,000 sf is vacant and another 110,000 sf is under-utilized/abandoned
- Workforce development strategies to enhance access to new job opportunities
- Sectors to focus on:
 - Health Care – Doctors' offices, diagnostic labs, hospital / outpatient care, senior centers
 - Manufacturing – Food processing, hardware, pharmaceuticals, and electrical equipment
 - Logistics, trucking, warehousing, last-mile distribution, and storage
 - Technology – Data centers, data processing, and hosting services
 - Retail – Restaurants & neighborhood services; justice center influence

PHASE 1 KEY FINDINGS

INFRASTRUCTURE AND URBAN DESIGN

- Substantial upgrade and expansion of infrastructure (roads, broadband, bridges/overpasses) investment
- Make area more walkable and pedestrian oriented to enhance the character of the neighborhoods
- Connection to Pleasant Run Trail

HOUSING

- Additional affordable housing
- Single and multi-family housing at a variety of price ranges
- Develop policies and incentives to minimize gentrification
- Stimulate investment in housing

COMMUNITY IDENTITY AND OUTREACH

- Develop community gathering and commerce nodes that strengthen community identity
- Maintain community input and disseminate information using effective, culturally sensitive strategies
- Build capacity for civic engagement across neighborhoods
- Strengthen ties between law enforcement community and residents

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L.O.V.E. COMMITTEES' INPUT



STRENGTHS

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CONCERNS

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OPPORTUNITIES

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Underutilized land
throughout
neighborhood

Redevelopment of
Pleasant Run
Crossing & former
drive-in

New commercial
development
opportunities at key
intersections

Florence Fay Senior
Apartments

Pleasant Run Trail &
bike lane
connectivity

Criminal Justice
Campus - workforce
development
opportunities

Workforce
development
initiatives
(Old School 20)

Purdue Polytechnic

Potential early
learning facility

Prospect Falls

Criminal Justice
Campus - new
healthcare
opportunities

Revitalization of the
Twin Aire shopping
center

More
Responses

Fewer
Responses

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WHAT WE'VE HEARD THIS WEEK



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WHAT WE'VE HEARD | Overarching Themes

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- Embrace new development while ensuring existing residents are not displaced
- Focus on job creation and workforce development throughout the neighborhood
- Make the neighborhood safe, walkable, and well-lit and investment will follow
- Connect existing destinations and amenities with planned development to create pedestrian-friendly neighborhoods
- Address transportation and drainage concerns through infrastructure improvements, especially THE intersection

"We need to develop jobs in this area for the people who live here."



WHAT WE'VE HEARD

Opportunities and Concerns

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- Infrastructure
 - Southeastern/English/Rural Intersection – roundabout or close a segment
 - Poor condition of thoroughfares
 - Keystone and Hoyt intersection not safe for pedestrians
 - Lack of sidewalks, especially to/from Twin Aire Plaza and connections between amenities
 - Condition of rail overpasses
- Housing
 - "Age in place" Community
 - Fear of teardowns to combine several lots and build larger homes
 - Housing stock supports down-sizing / low maintenance requirements
 - Poor condition of housing stock
- Community Aesthetics
 - Bury electric utility lines
 - Entry perception from Fountain Sq.
 - Security, safety, and lighting
 - Brownfield at northeast corner of LaSalle and English
 - Maintain working class neighborhood
- Community Justice Campus (CJC)
 - Public component of Assessment Center
 - Potential traffic generated
 - Will not bring development as discussed
 - Concerns within Latino community regarding increased police presence
 - Undesirable uses may follow
 - Other components: Fire Dept. Training, SE District HQ, Animal Care and Control
- Amenities
 - Pleasant Run Trail connection/extension through Pleasant Run Crossing site
 - Property adjacent to Clayton-LaSalle Park for ball fields
 - Connection and improvements to Prospect Falls Park
 - Overall location / proximity to amenities is great but bike/ped facilities are lacking

"The CJC will be a civic center, not a fortress."

"We need places for teenagers to hang out and feel safe."

"I would like to see a public space or a park on the Twin Aire drive in site."

WHAT WE'VE HEARD | Desired Uses & Amenities

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- Bike share and BlueIndy
- Coffee shop
- Community Center
 - Fitness center
 - Senior center
 - Meeting/event space
 - Workforce training
 - Health clinic
 - YMCA / Boys and Girls Club
 - Library
- Convenience/drug store
- Daycare/preschool
- Dog Park
- Healthcare
- Large employers to replace job losses at major industries
- Larger grocery option
- Manufacturing
- Personal services
- Public art
- Recreation facilities/amenities: ball fields, water park, trails
- Sit-down, family restaurants
- UPS or FedEx to serve small business needs
- Workforce Training

"What we need is a Legacy Center."

"We need a high quality neighborhood early childhood center."

"We need to clean up Pleasant Run creek."

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L.O.V.E. GOALS



LIVABILITY

- Increase connectivity throughout the area by expanding the Pleasant Run Trail
- Improve access to a variety of transportation options
- Expand artistic, natural, and recreational opportunities for all residents
- Become a model “Aging-in-Place” Community
- Improve public health and safety

OPPORTUNITY

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- Develop a mixed-use center of activity that attracts diverse businesses and enhances economic development initiatives
- Increase local employment opportunities and support workforce development initiatives
- Create spaces for entrepreneurship and minimize barriers to entry for small businesses

VITALITY

- Ensure that the neighborhood will remain affordable to residents of all income levels
- Improve the quality of the existing housing stock and create a diverse range of new housing options
- Create a welcoming, equitable community for all residents

EDUCATION

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- Create additional opportunities for post-secondary education and workforce development
- Expand access to high-quality early childhood education and youth programming
- Develop a strategy to increase the marketability of the neighborhood workforce

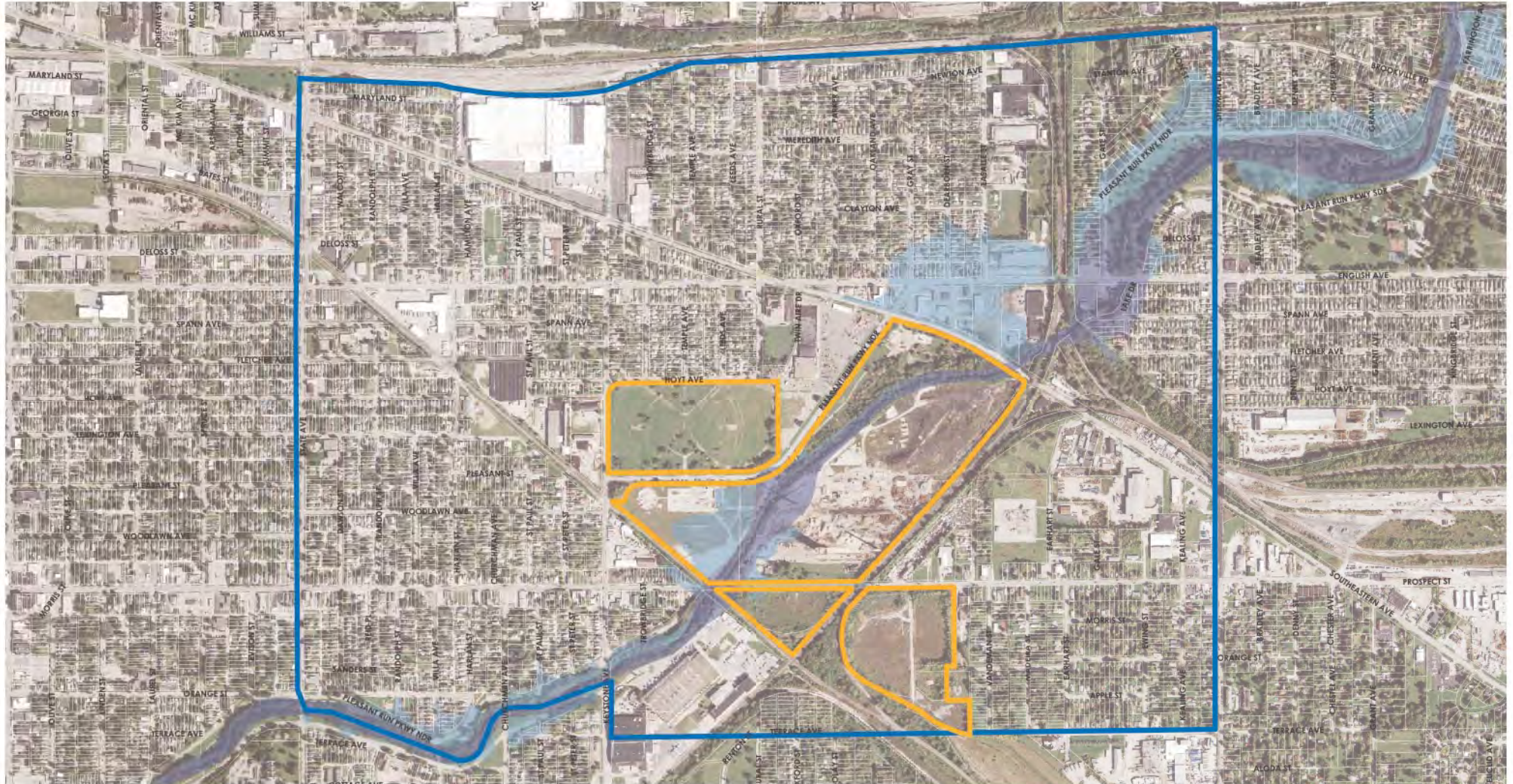
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MASTER PLAN CONCEPTS



EXISTING CONTEXT

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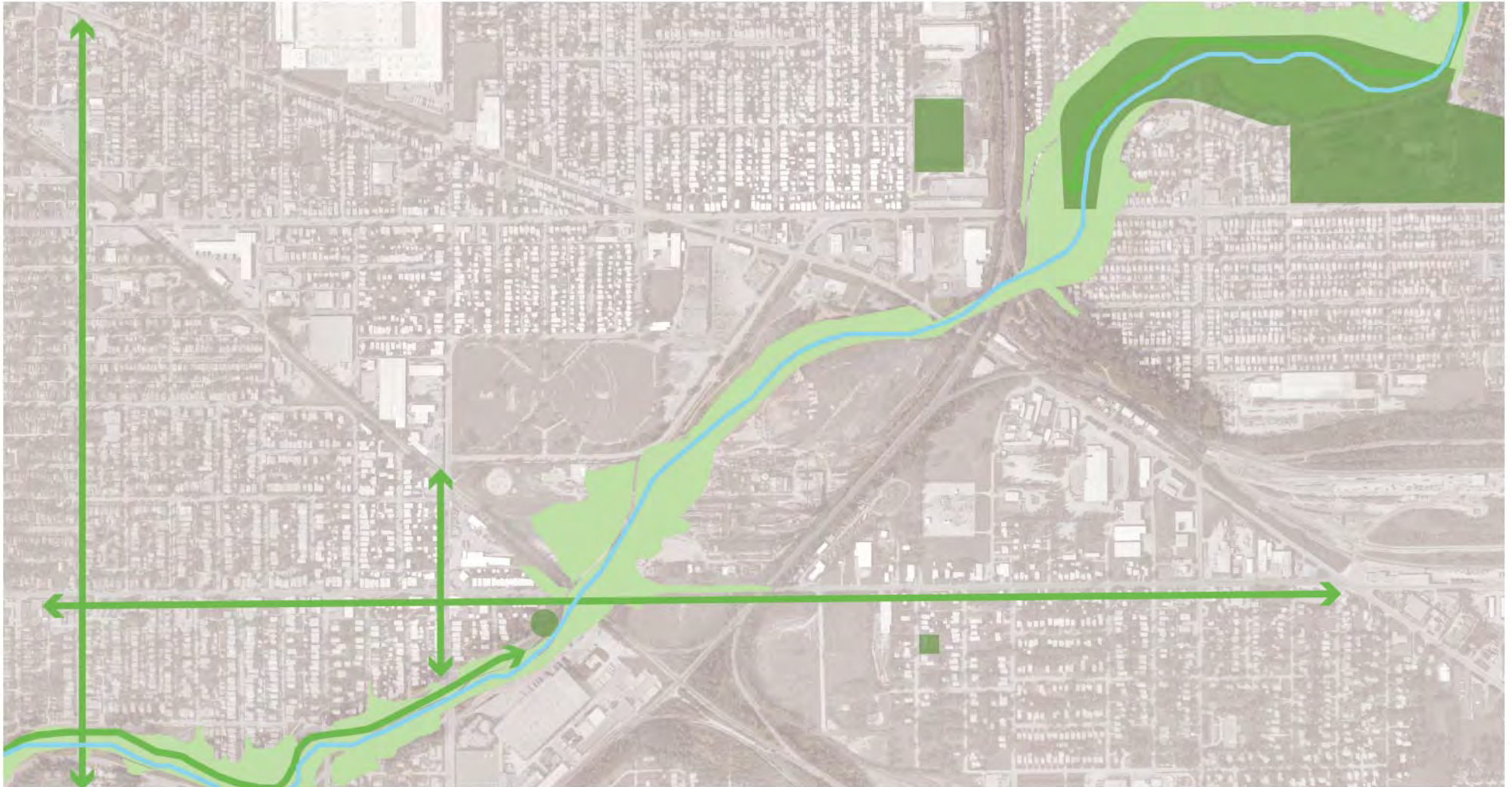


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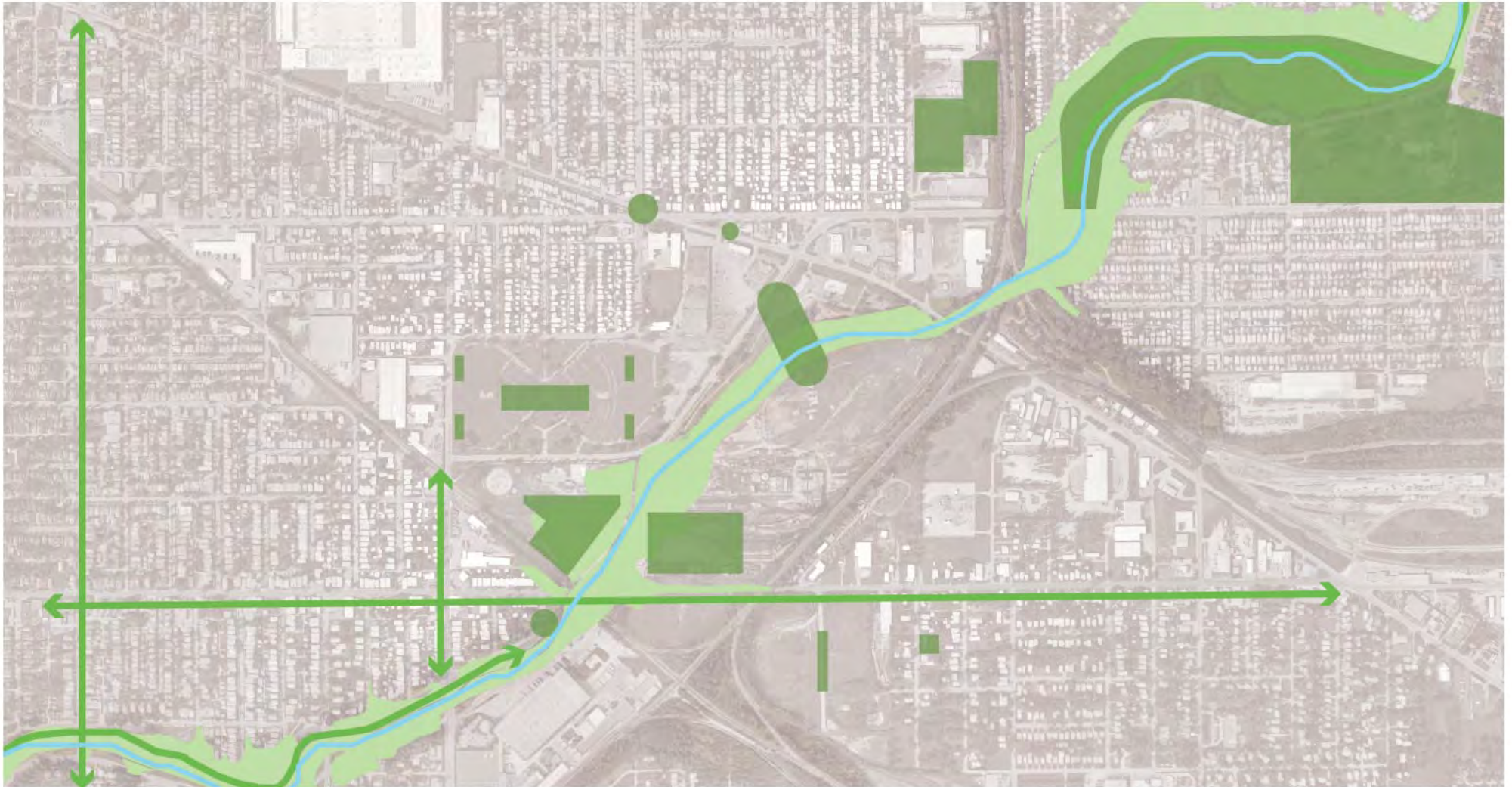


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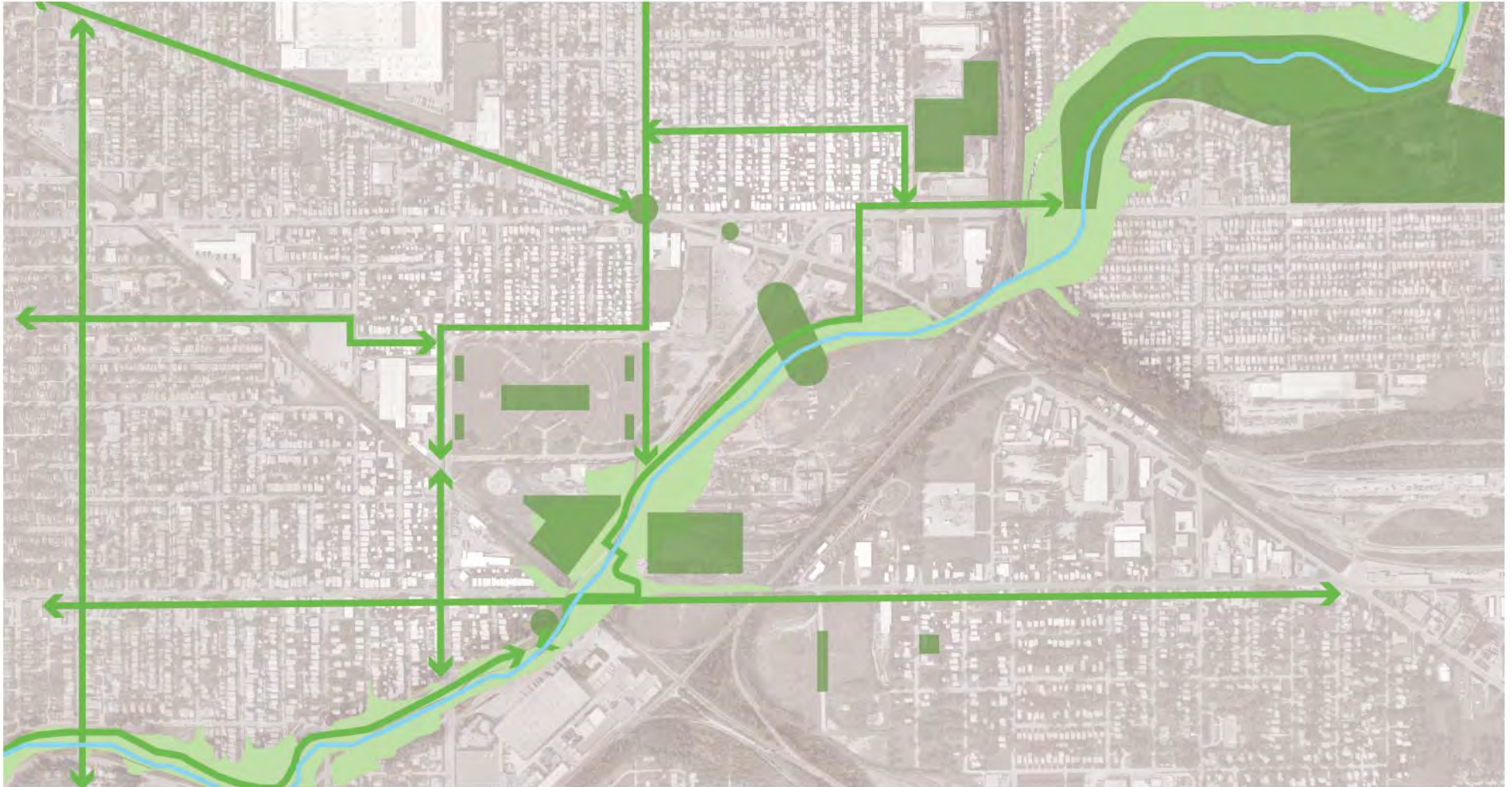


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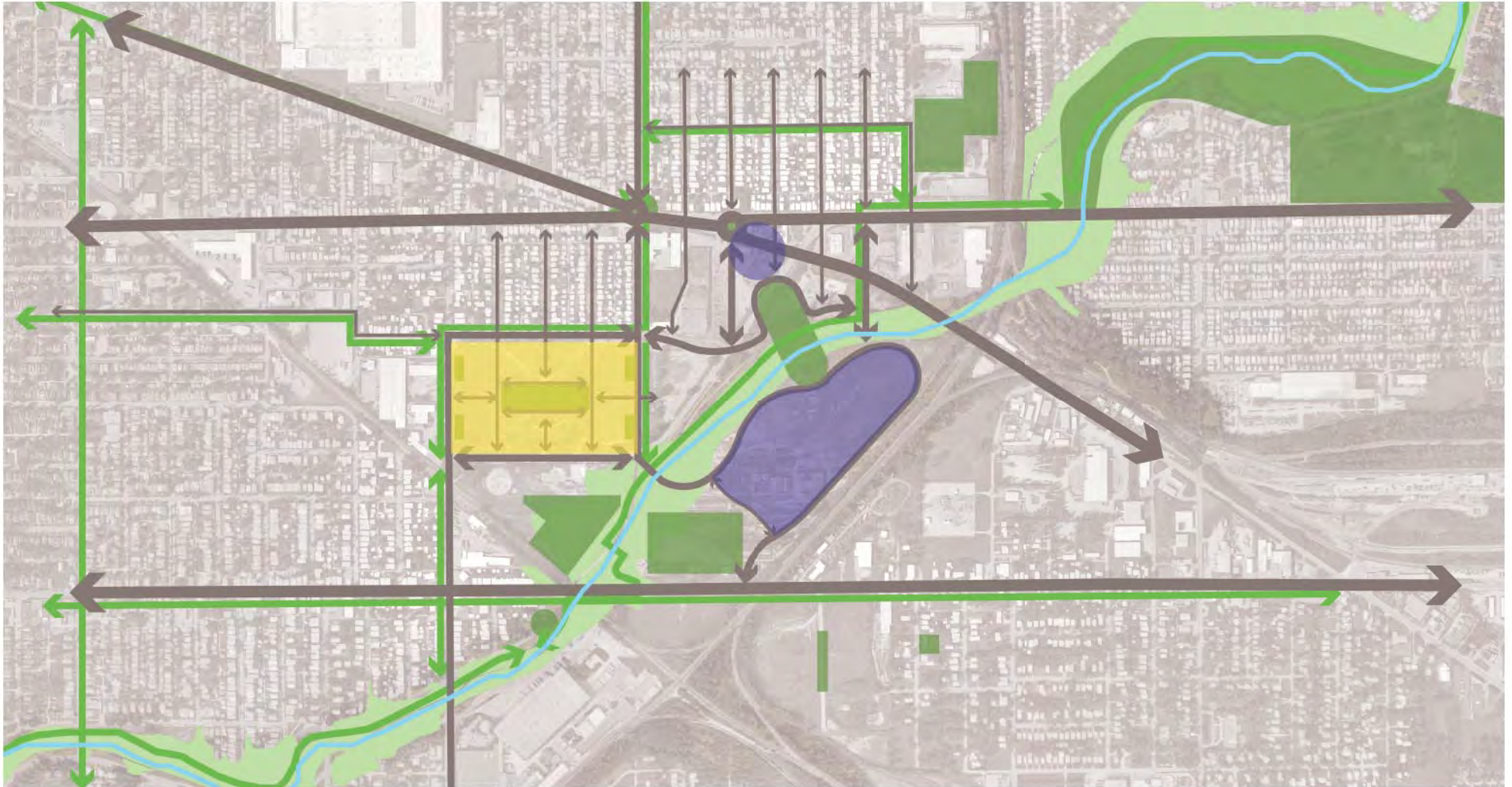


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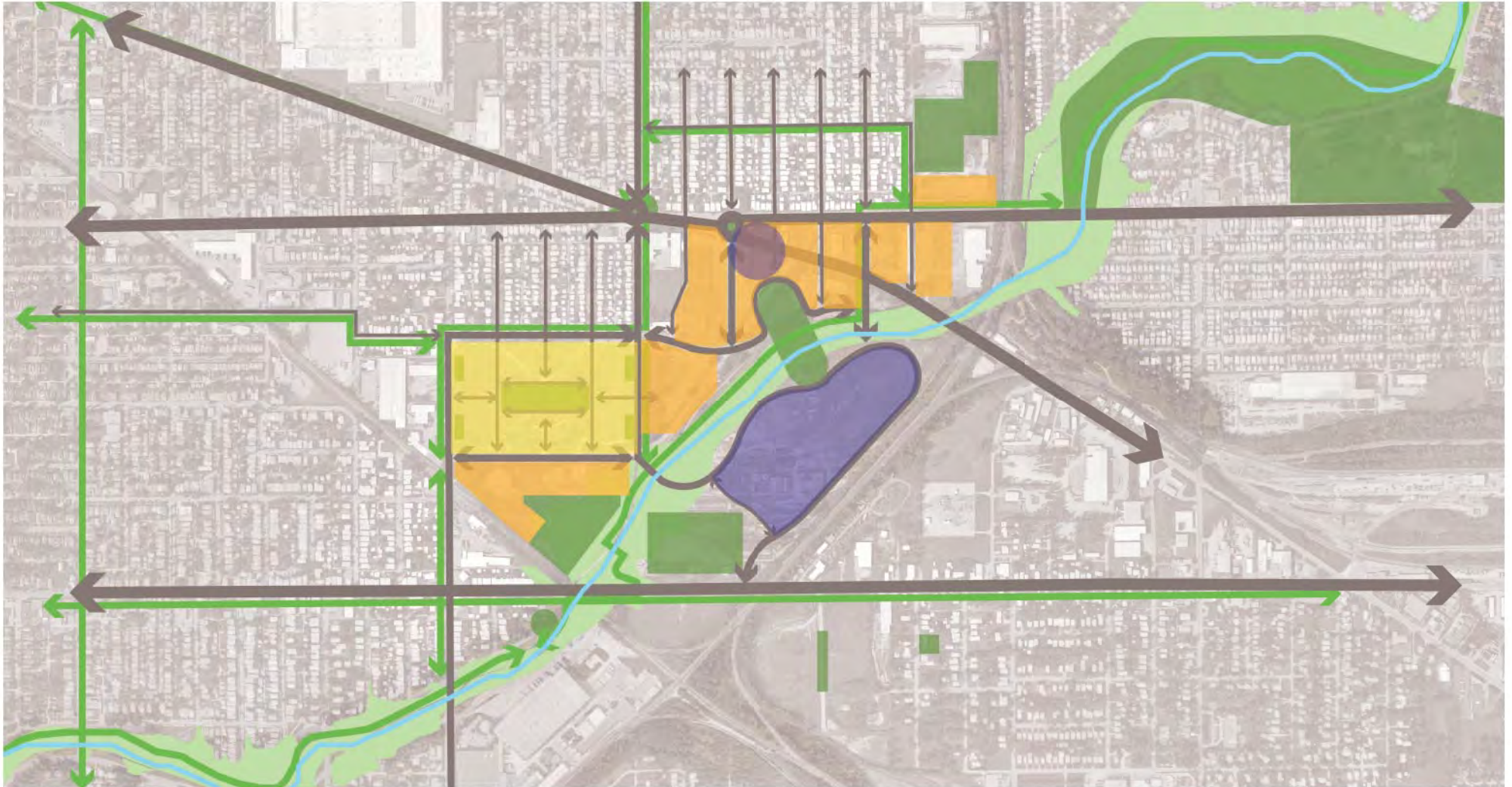
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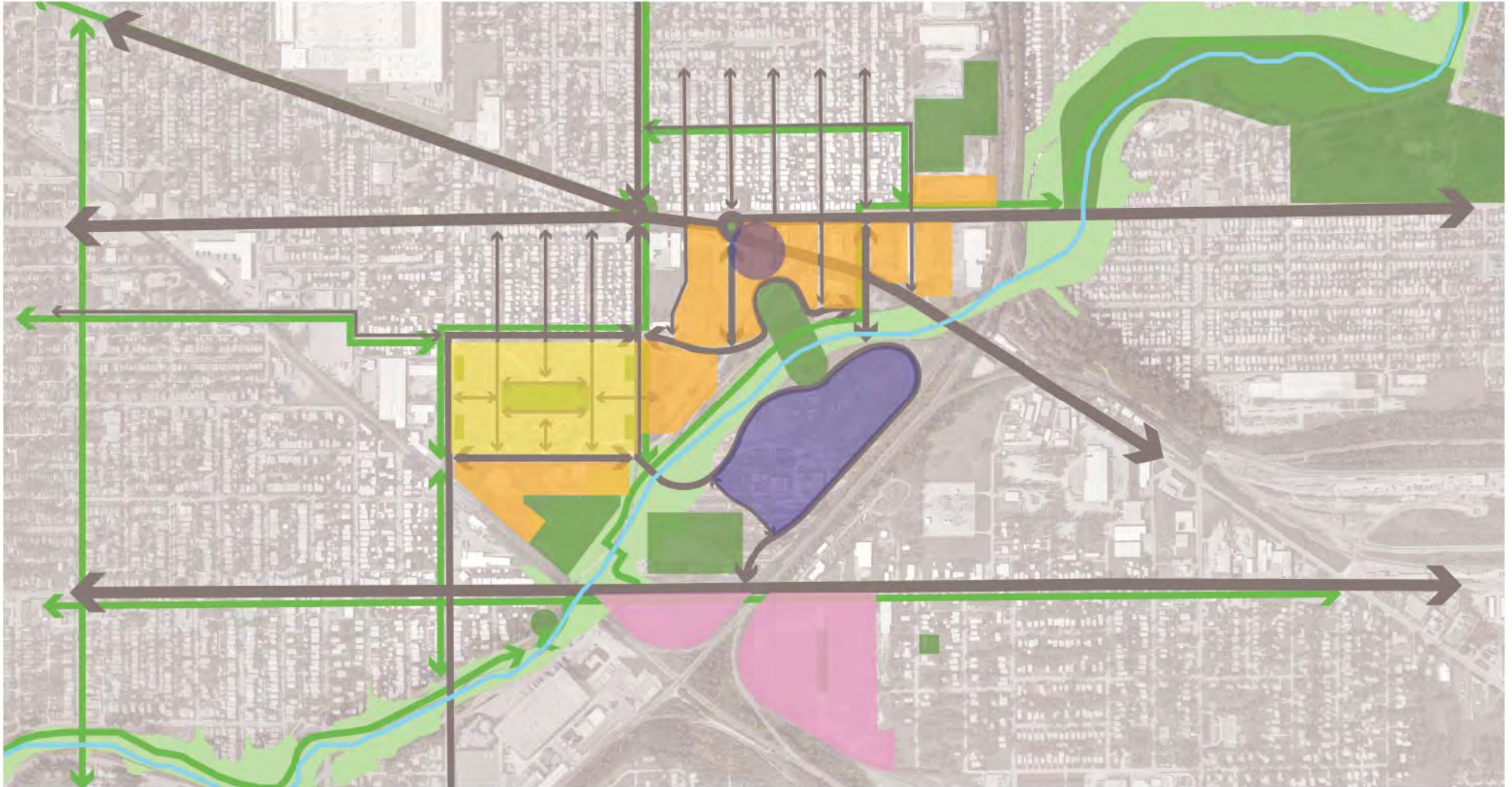
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CONCEPT 1 | With Community Justice Campus

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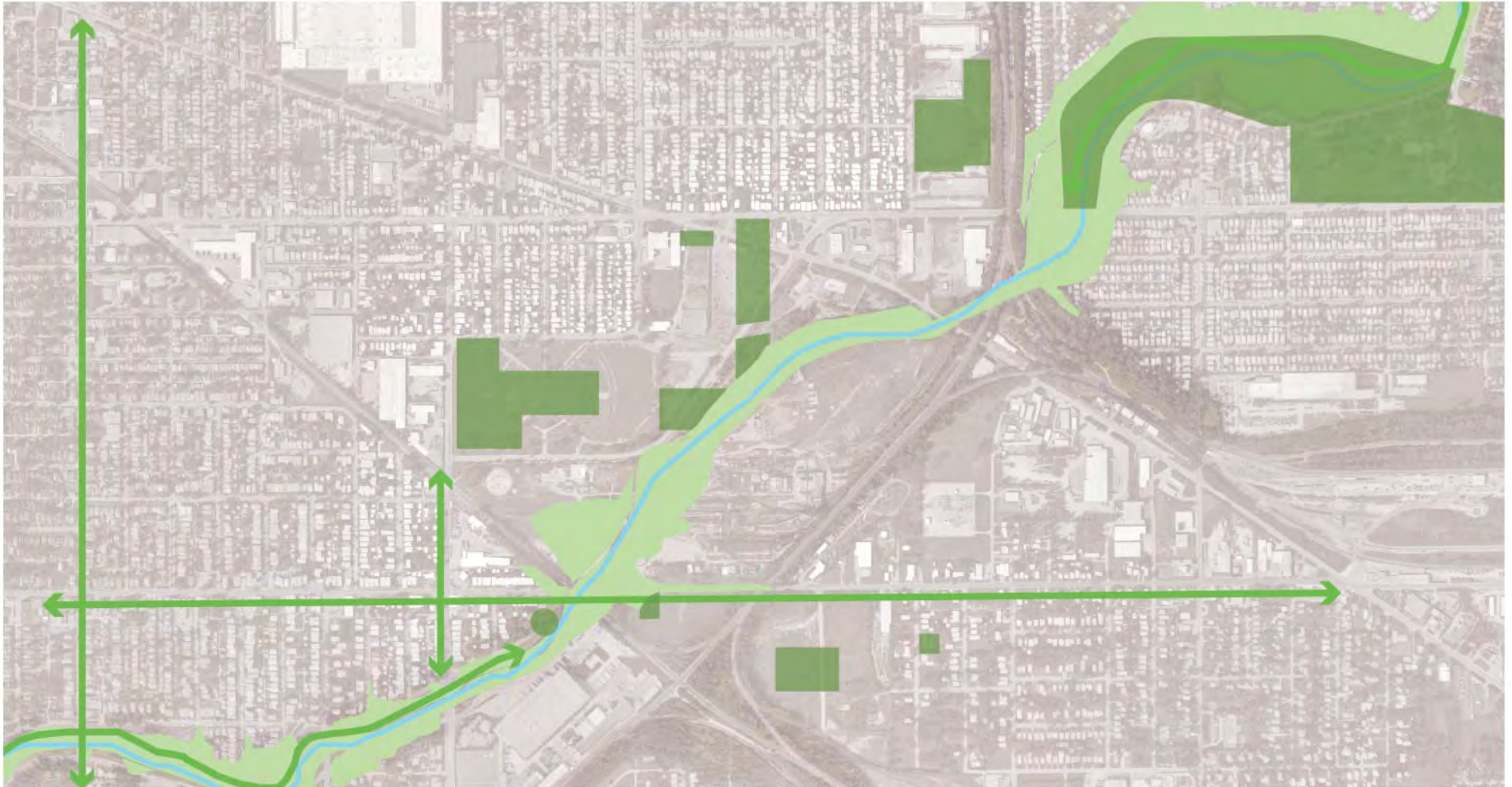


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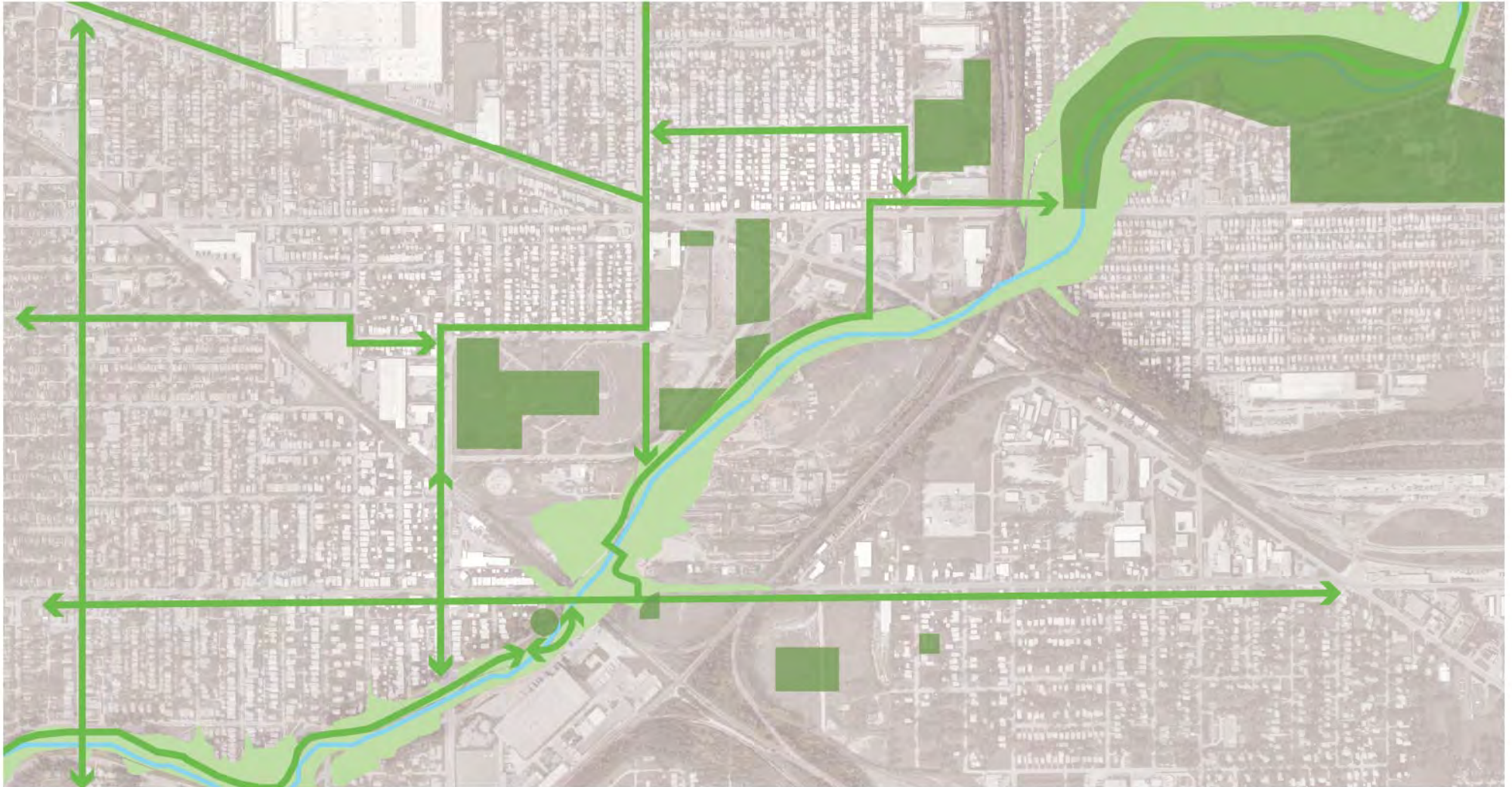


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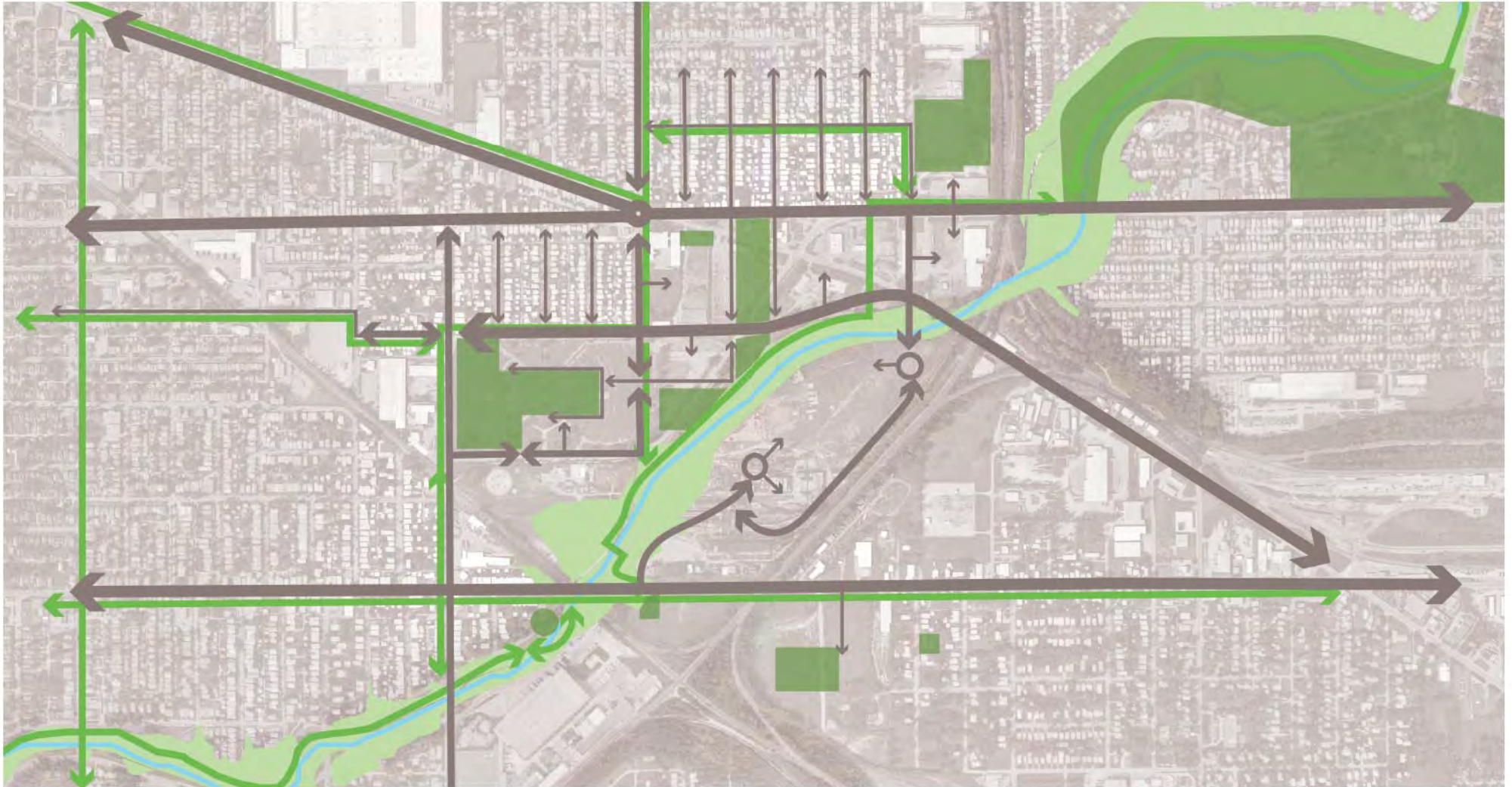


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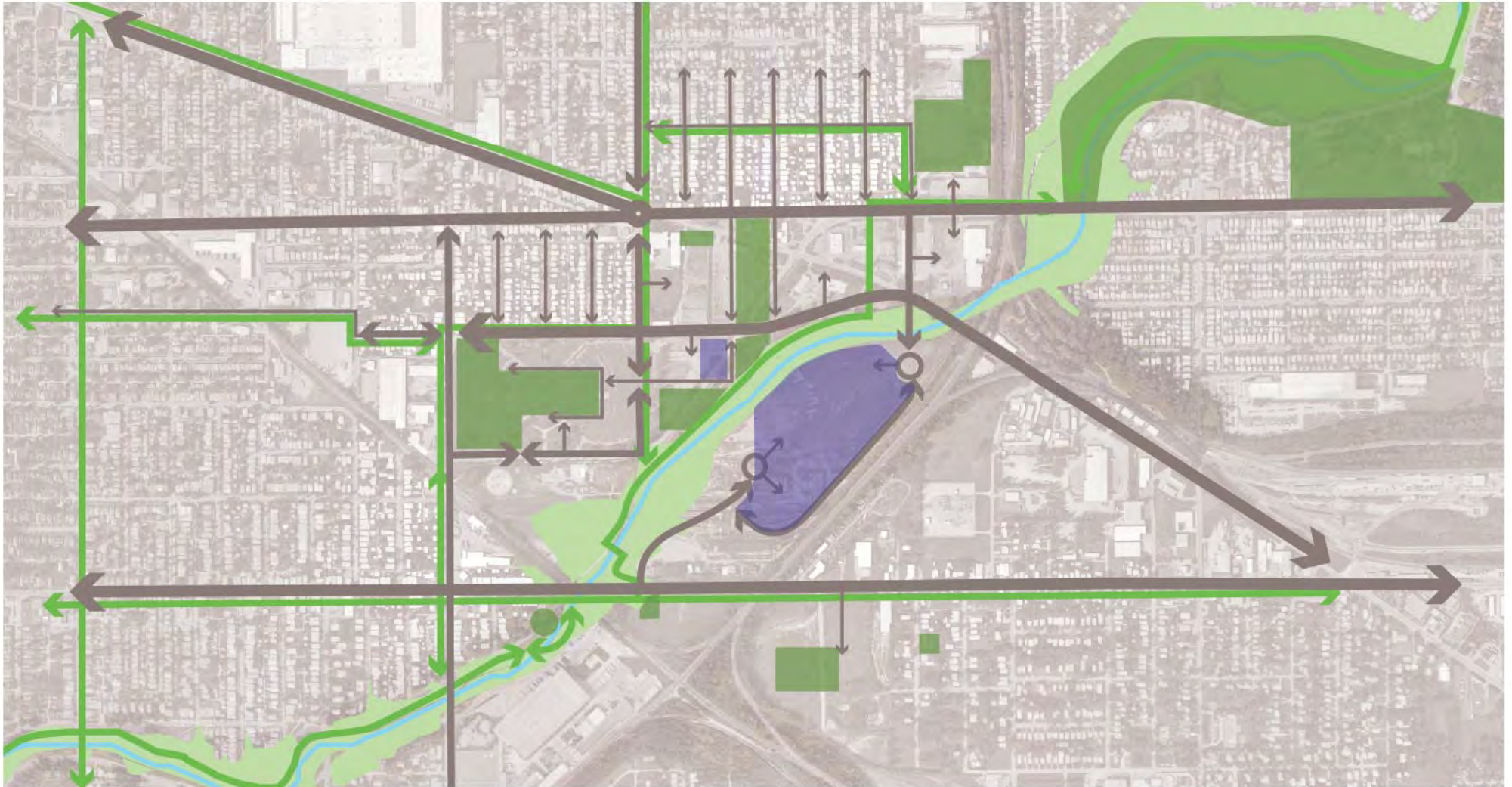


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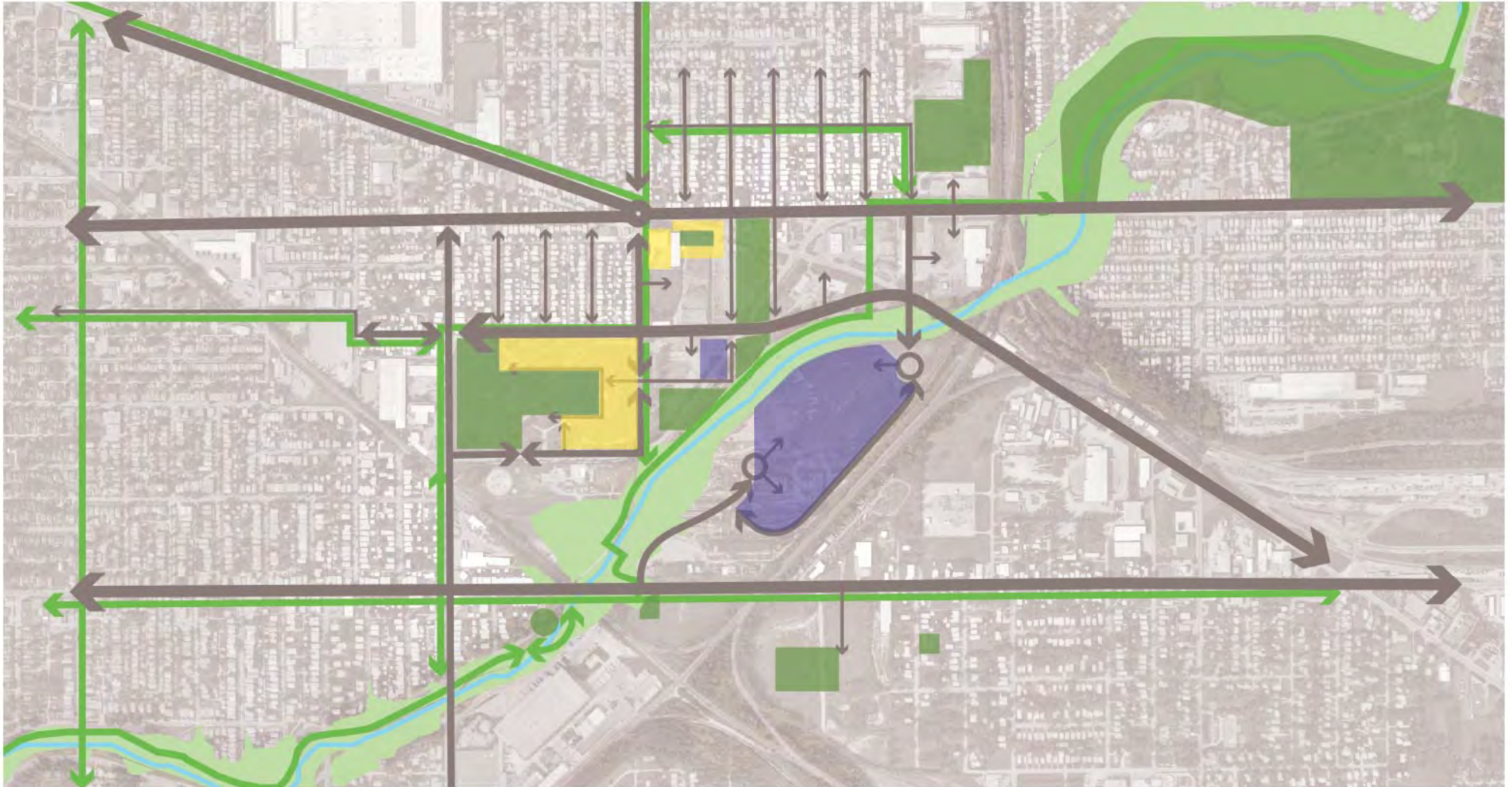


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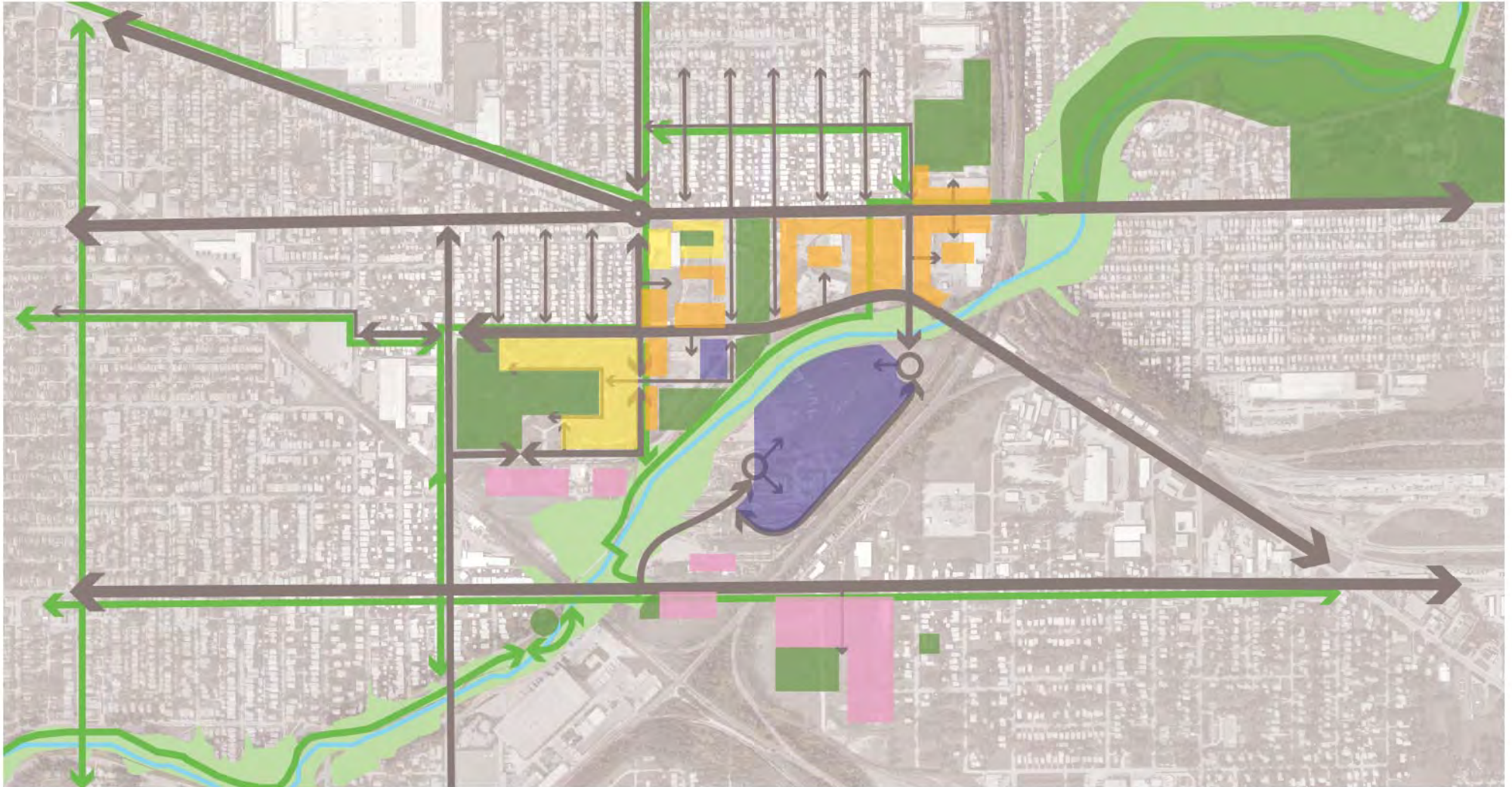
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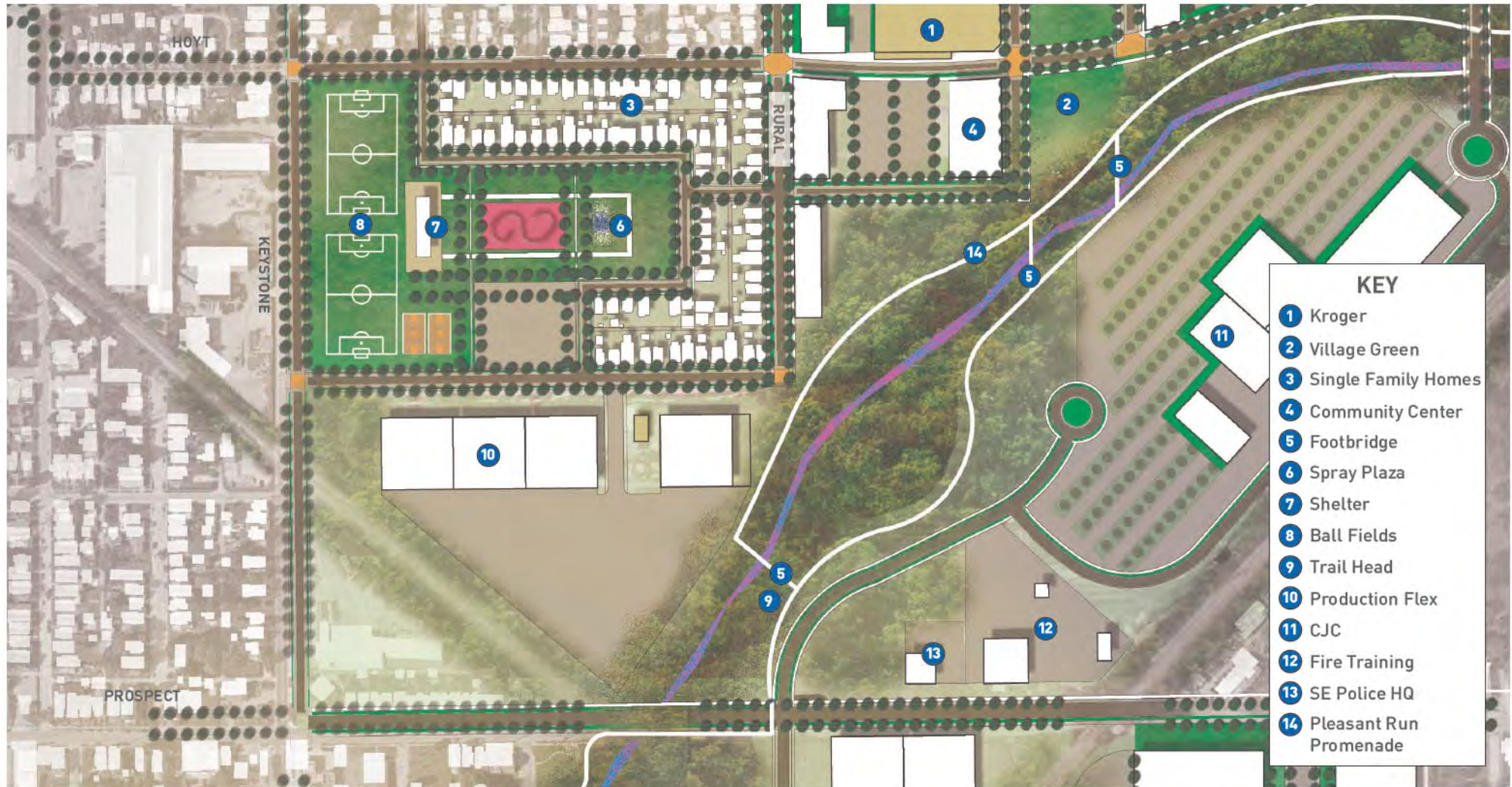
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CONCEPT 2 | Twin Aire Place

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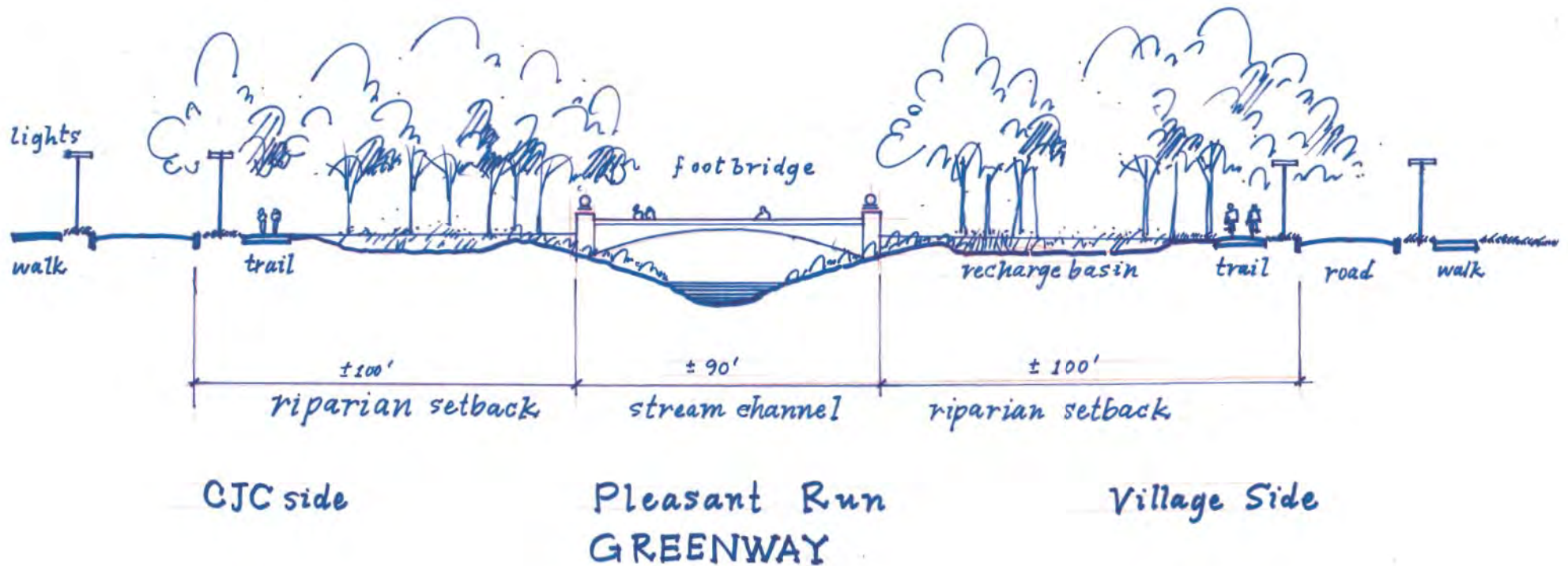
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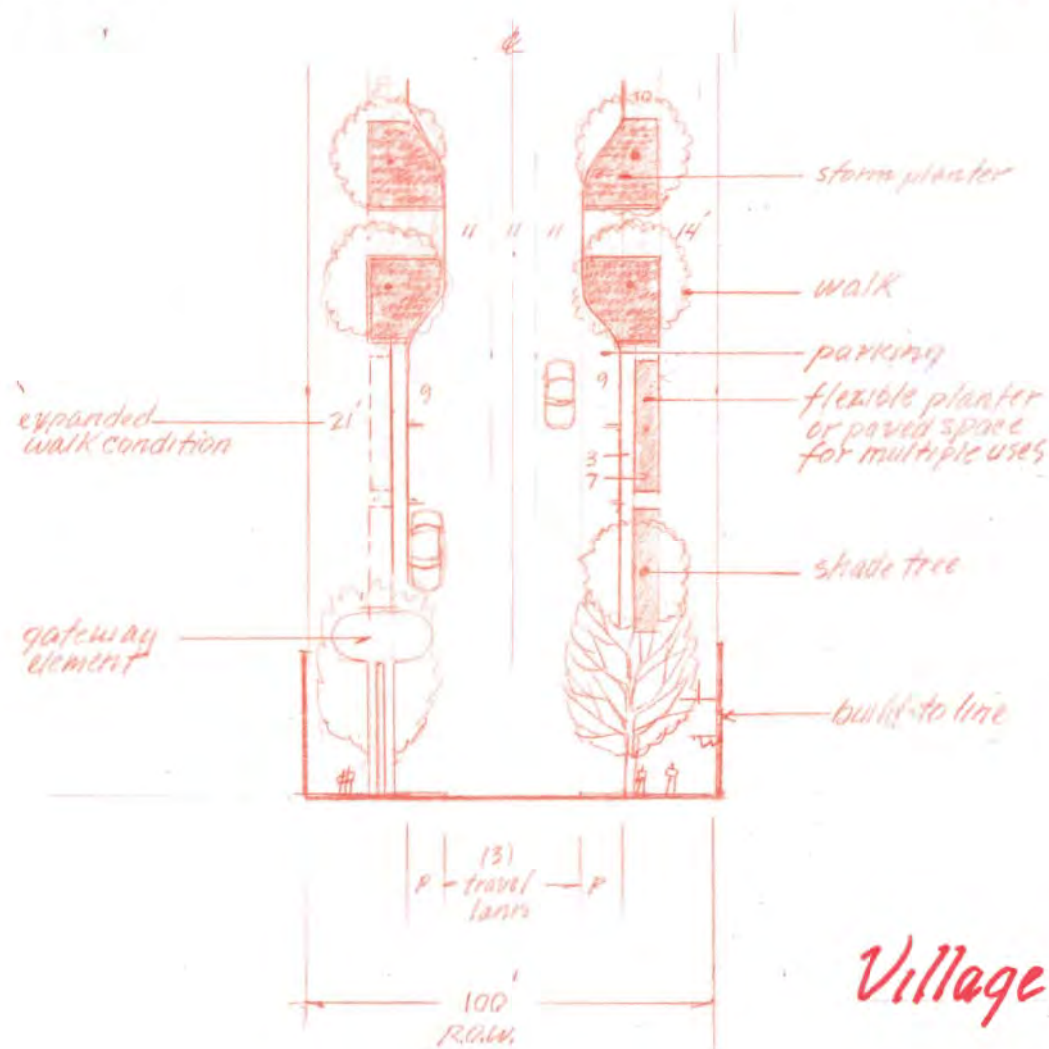
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VILLAGE STREET

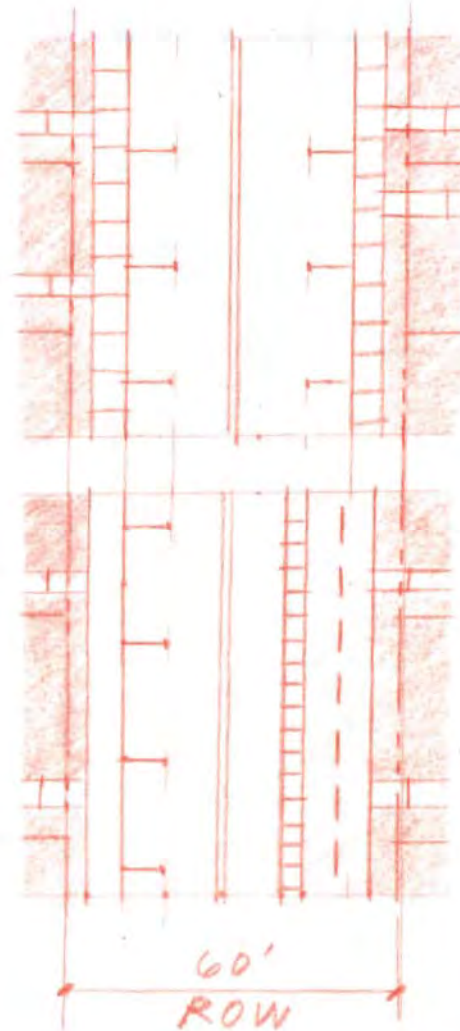
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Village Street

RURAL STREET CYCLE TRACK

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Existing

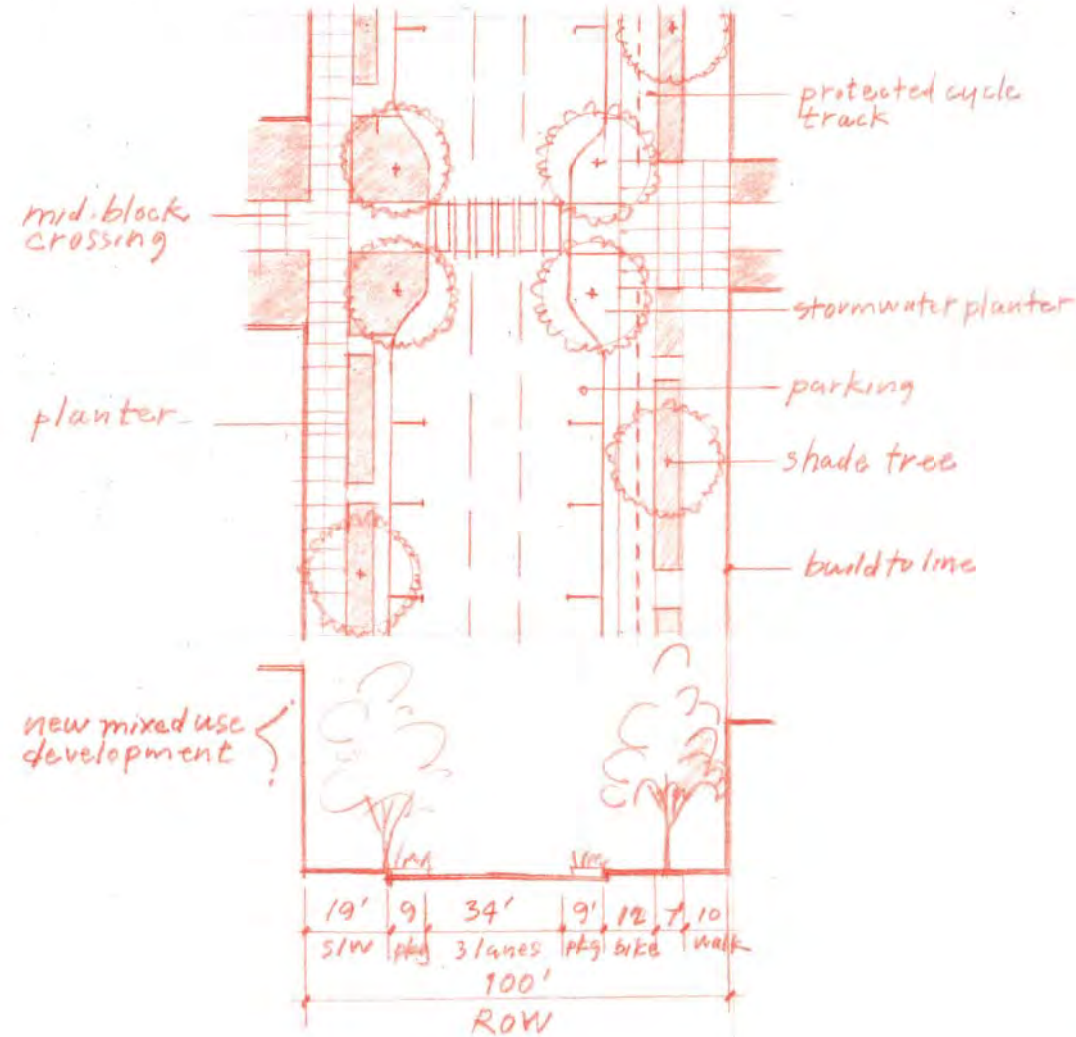
- (4) lanes ~ (2) travel
(2) parking
- (2) 5'w. sidewalks

Proposed

- (3) lanes ~ (2) travel
(1) parking
- (1) 5'w sidewalk (west)
- (1) 12'w protected
cycle track (east)

RURAL STREET EXTENSION

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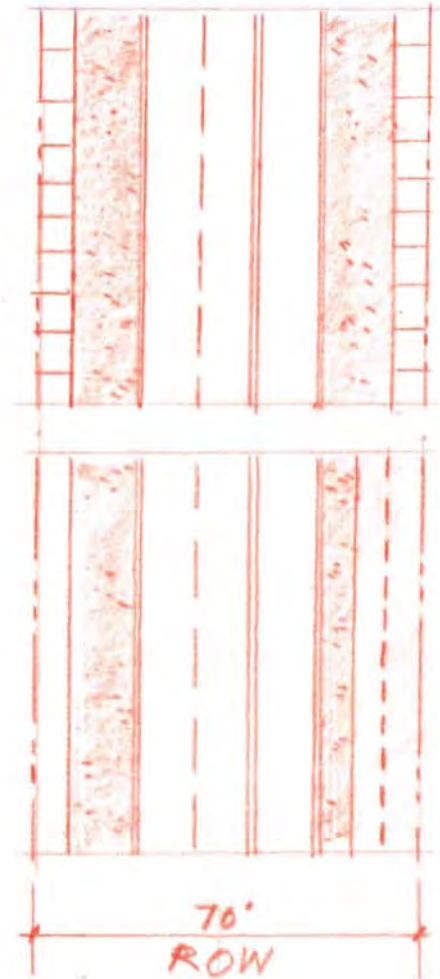
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SOUTHEASTERN CYCLE TRACK

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Existing

- (3) lanes
- (2) 5'w. sidewalks
w/wide tree lawns

Proposed

- (3) lanes
- (1) 5'w. sidewalk
- (1) 10-12'w. protected
cycle track

VILLAGE STREET | Concept 1 (Southeastern)

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VILLAGE STREET | Concept 2 (English)

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SOUTHEASTERN / ENGLISH / RURAL

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VILLAGE GREEN & COMMUNITY CENTER

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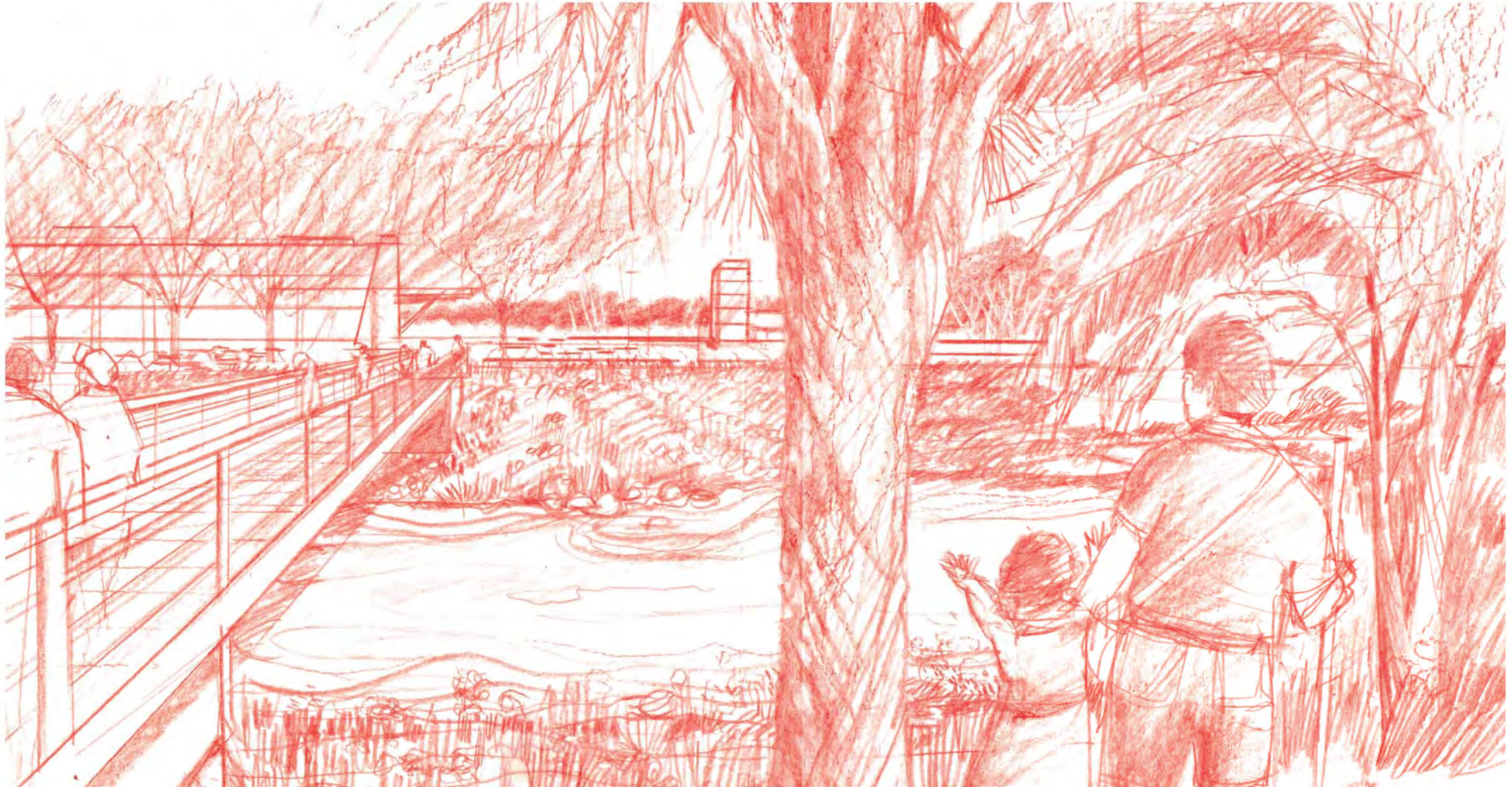


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PLEASANT RUN CREEK & FOOTBRIDGE

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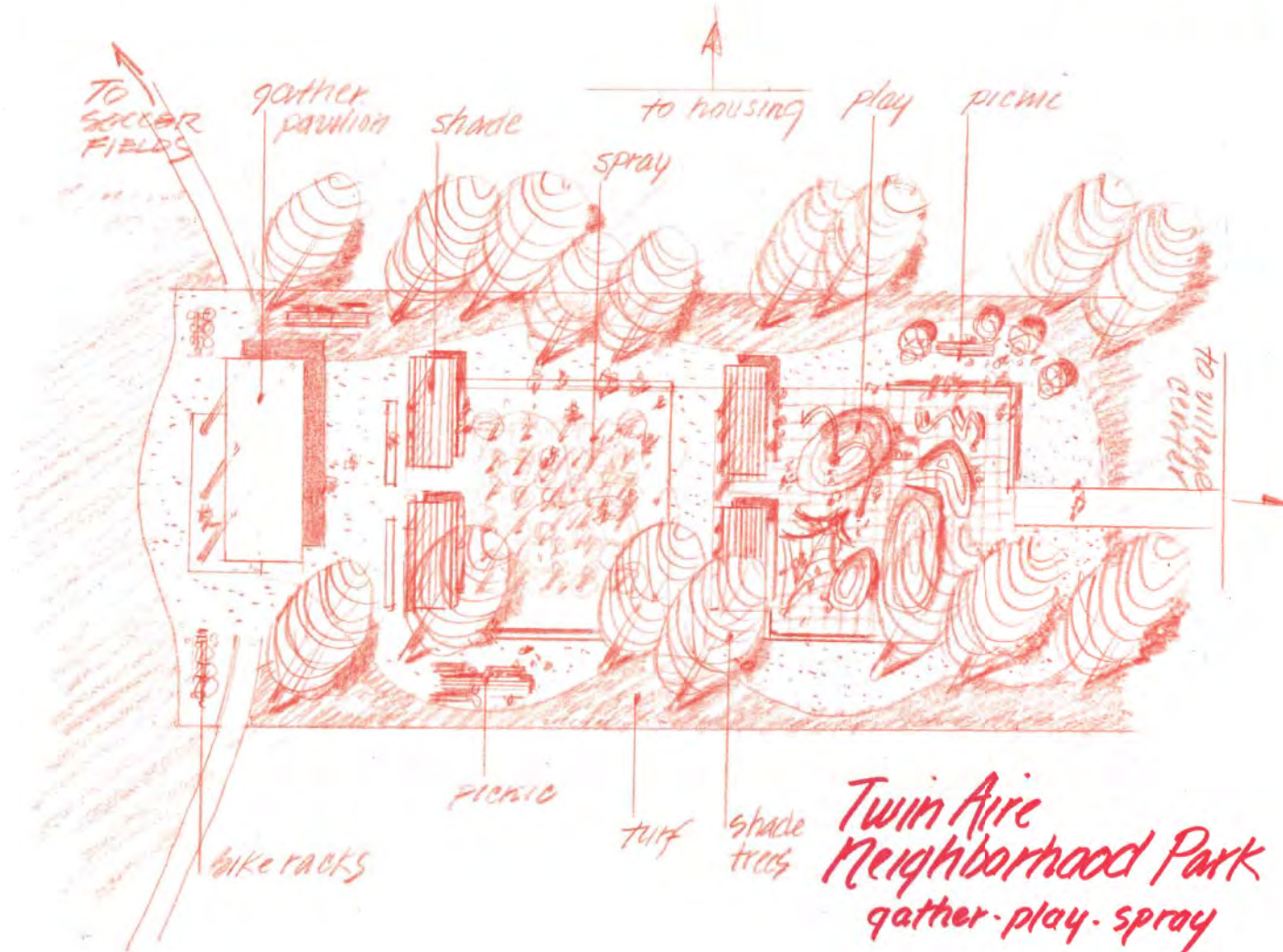


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TWIN AIRE PARK

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PRECEDENT IMAGES



MIXED USE

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MIXED USE

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VILLAGE GREEN

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NEIGHBORHOOD INFILL



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NEIGHBORHOOD INFILL

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TOWNHOMES

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TOWNHOMES

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GREENWAY

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URBAN GREENWAY

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RESTAURANT / RETAIL INFILL

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INDUSTRIAL FLEX

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Photo by Paul Crosby

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NEXT STEPS



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PHASE 2 KEY DATES

- Kickoff: June 9
- Discovery: June 9 – July 7
- Visioning: July 10 – July 28
- Synthesis: July 31 – September 29
 - TANC Meeting August 14 @ 6:30 Woodside United Methodist Church
- Action: October 2 – November 30
 - TANC Meeting September 9 @ 6:30 Woodside United Methodist Church
 - TANC Meeting October 9 @ 6:30 Woodside United Methodist Church
 - November, Public Meeting to Present Final Concepts

QUESTIONS / COMMENTS

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