Agenda

• Project Overview
• Project Update
  • Planning Process
  • Preferred Concept
  • Infrastructure
• Next Steps
  • Financial Feasibility
  • Final Master Plan
Study Area
Master Plan Study Goals

- Develop a mixed-use district that includes retail, office and residential space
- Identify opportunities to incorporate sustainability and green infrastructure
- Conduct an infrastructure analysis to determine improvements needed to support planned and future redevelopment in the area
Project Schedule

- Data Collection: JAN – FEB, 2018
- Infrastructure Analysis: FEB – APR, 2018
- Stakeholder Interviews/Public Visioning Workshop: MAY 2018
- Draft Master Plan Development: JUNE – AUG, 2018
- Final Master Plan: AUG – SEPT, 2018

- Market Assessment: FEB – APR, 2018
- Design Workshop Public Pin-Up Sessions: JUNE 2018
- Financial Feasibility: JUNE – JULY, 2018
Planning Process

- Data Collection
- Stakeholder Interviews
- Visioning
- Market Analysis
- Design Workshops
- Financial Feasibility Analysis
- Master Planning Documentation
Stakeholder Interviews

• Tim Rypma - Rypma Properties

• Hugh O’Hagan - Blackbird Investments, Tim Leach - GDM Partnership, Jake Christensen - Christensen Development, Dan Drendel - Slingshot Architecture


• Sadie Kleppe - Simonson & Associates, Eric Cannon - Snyder & Associates

• Stephanie Weisenbach - Urban Design Review Board, Tim Waddell - IEDA

• Jill VanDerPol - Two Rivers Marketing, Kris Saddoris - Hubbell Realty Company, Dennis Reynolds - Urban Design Review Board


• J.B. Curry - TWG, Inc., Greg Wattier - Plan and Zoning Commission, Adam Petersen - PDM Precast, Greg Jones - Planning and Zoning Commission

• Lisa Howard - Planning and Zoning Commission
What We Heard - Densify
What We Heard – Parks
What We Heard – Historic Streetcar
What We Heard – Street Typologies
What We Heard – South of MLK
Preferred Concept
Increased Density
A, B, and C Streets
South of MLK Options

MLK Jr. Parkway
Riverfront Park
Riverfront Park
Precedent Images
Precedent Images
Naturalized Park
Naturalized Park
Precedent Images
Market Street
Precedent Images
Trail and Storm Water Chain

[Image of a diagram showing tree-lined trail with labeled sections: Vacated R.R. Row, Sand Volleyball Courts, Boardwalk, Storm Channel, Typical Row Length.]
Other Green Infrastructure
Precedent Images
Preferred Concept - Refined
Preferred Concept – CAD
Planned Infrastructure

- Sanitary Sewer Improvements
- Street Reconstruction
- Re-establish Street Grid
- Storm Water Detention
- Transit
Planned Infrastructure - Sanitary

Legend
- New Sanitary Sewer Extension
Existing Right-of-Way
Proposed Right-of-Way
Next Steps
Discussion