

# EAST WASHINGTON STREET CORRIDOR STUDY

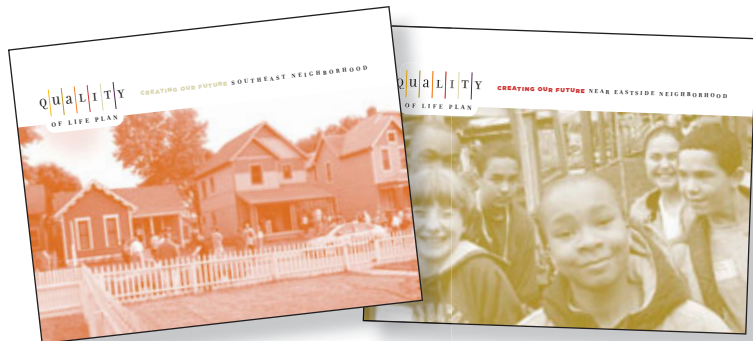
# VISION WORKBOOK



## ABOUT THE STUDY

Ball State's College of Architecture and Planning is working with the City of Indianapolis, neighborhood groups, and other stakeholders to explore a long-term vision for East Washington Street from Interstate 65 east to Sherman Drive. Through a community-based process, a corridor vision will emerge, supplemented with analysis and catalyst project concepts, to provide a blueprint for the future of this important corridor. The work will also nurture a new non-profit organization (or a new focus for an existing one) to be charged with implementing the corridor's rebirth.

### BUT WE AREN'T STARTING FROM SCRATCH.






Both the Near Eastside and the Southeast neighborhoods have completed Quality of Life plans that provide the foundation on which this study builds. Add to that the work of existing community development corporations and other neighborhood groups as well as other plans and public policy, and we're already half way there. But before we draw a single line, we need your help in getting the rest of the way there.

## ABOUT THIS WORKBOOK

This workbook is designed to help you make **CHOICES** about the future of East Washington Street. We want you to think 50 years into the future about what you'd like to see Washington Street look like. We know that's hard to do when you see the Street as it looks currently every day. To help get you thinking long-term, we present you with some purely conceptual ideas developed by design students along with some photos and questions.

**WHEN ANSWERING THE QUESTIONS, PLEASE THINK LONG-TERM AND BIG-PICTURE, AND TRY NOT TO GET CAUGHT UP IN THE CURRENT SITUATION OF THE CORRIDOR.**

Most questions have three answers you can circle.

-  Thumb's Up: I Like This
-  Shrug: Not Sure
-  Thumb's Down: I Don't Like This

But don't limit your feedback to just the questions. Feel free to write **EVERYWHERE**. Add notes to things you like, and things you don't. Circle things and cross things out. The more time you spend putting pencil to paper the better!

# THANK YOU!

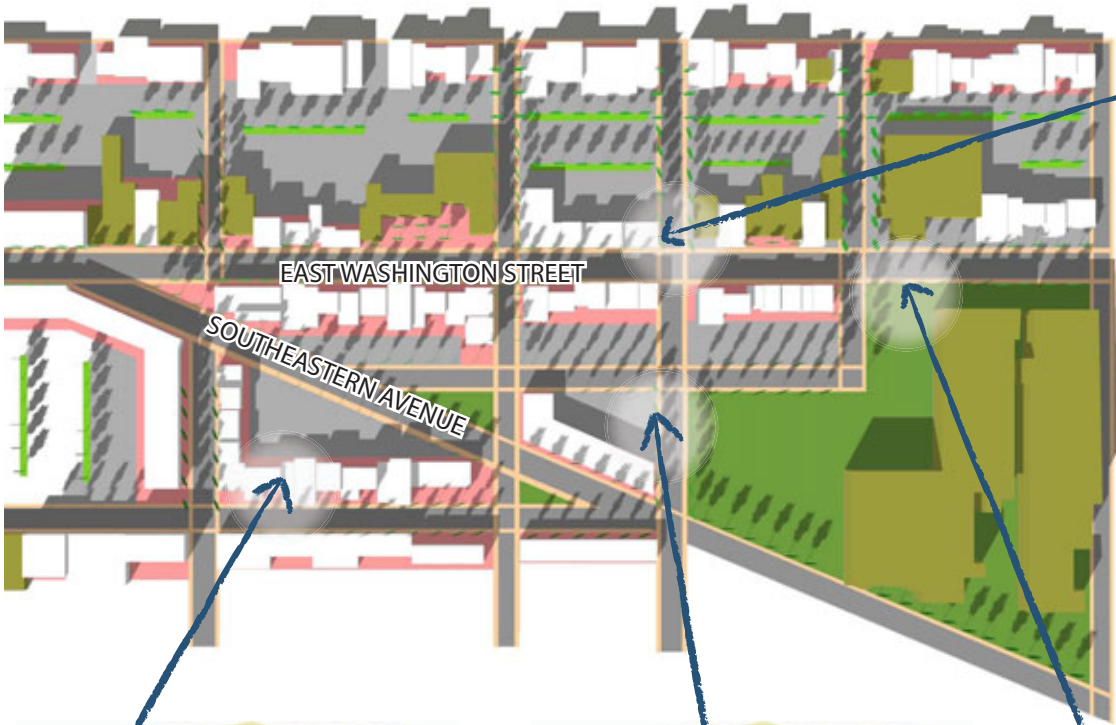




# 1. CHARACTER

FIRST WE'RE GOING TO SHOW YOU SOME CONCEPTUAL VISIONS AND PHOTOS THAT ILLUSTRATE SOME POTENTIAL IDEAS FOR REDEVELOPMENT ALONG WASHINGTON STREET. LET US KNOW WHAT YOU THINK. REMEMBER TO THINK LONG-TERM AND BIG PICTURE

## CONCEPT: THE WORK DISTRICT



1...

I like the idea of having offices along the corridor.



1...

Live/work housing units would be a good addition to the Street.



2...

I like having buildings share a parking lot instead of each having their own.



3...

IndyGo buses have an important part in the future of East Washington Street.



The Work District is a live/work character district. The character district combines a variety of housing opportunities with business development to create a neighborhood that allows people to live and work within a comfortable walkable distance to promote walkability and reduce vehicle dependence.

Existing buildings are revitalized for reuse with infill buildings developing in the void spaces along the East Washington street edge. Various new buildings are set back from the street edge to create space for plazas and green space.

### COMMENTS:



# CONCEPT: WEST GATE

1

I would prefer a parking garage over larger parking lots in bigger developments.

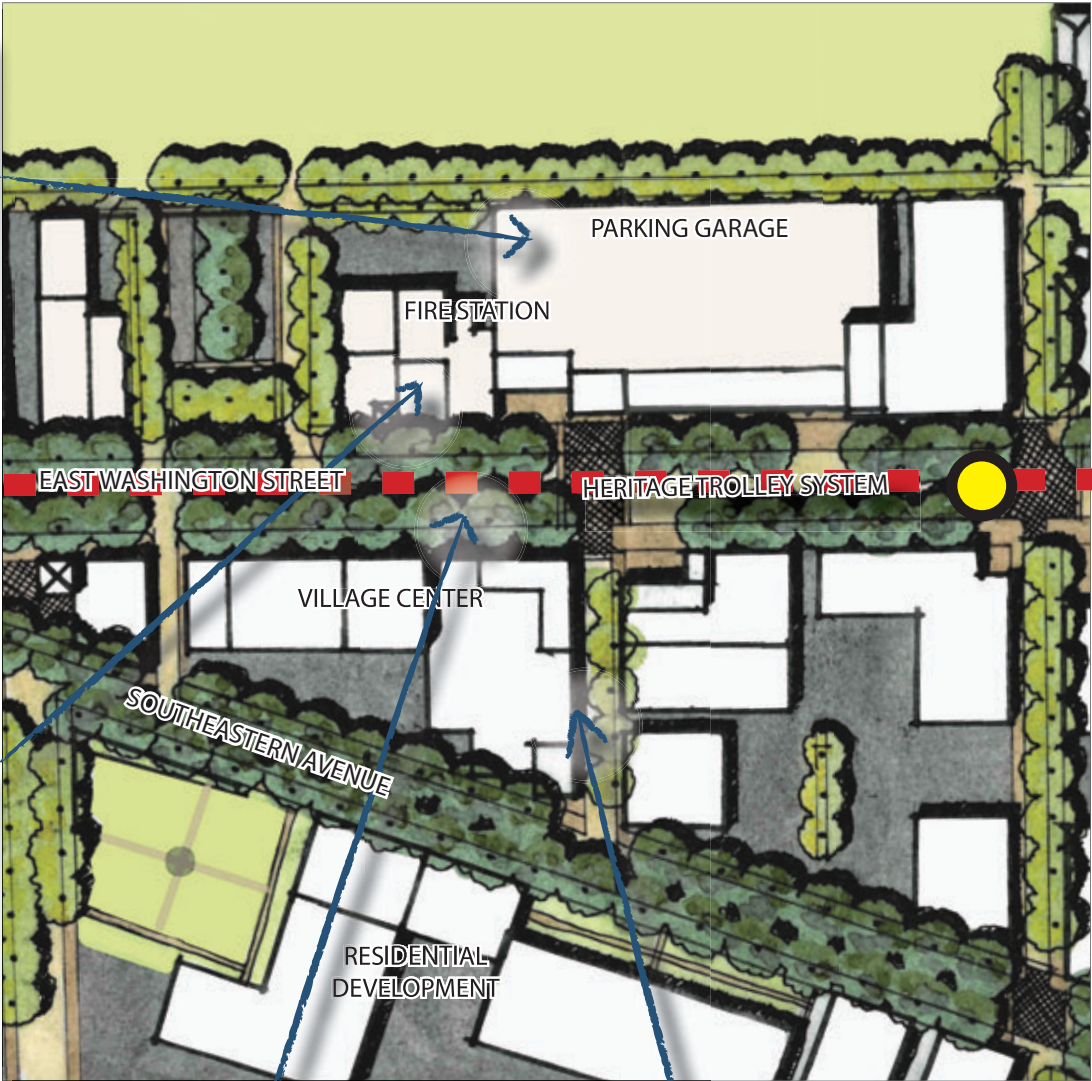


2

We should preserve and reuse as many historic buildings as we can.



This neighborhood provides a mix of activities including shopping, dining, and living close to downtown. The area utilizes existing buildings for residential development, commercial uses, as well as a parking garage to reduce the amount of surface parking located on site. In addition, a heritage trolley system is proposed to run along the corridor in the tradition of the original streetcar that once serviced the area. With improved accessibility and a new mix of activities, West Gate becomes a destination attracting people from downtown to the east side.



3

I like the idea of having light-rail transit on East Washington Street.



4

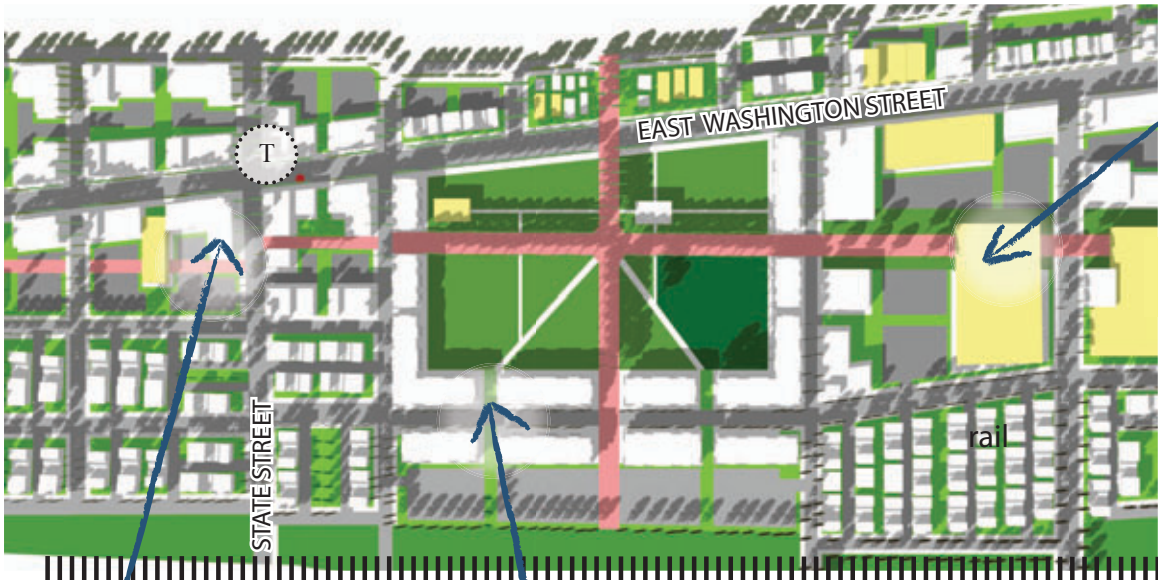
My neighborhood would like to have more small or medium-scale retail shops and restaurants.



## COMMENTS:



# CONCEPT: WILLARD PARK



4...  
Industrial areas should be preserved to keep factory jobs in the area.



1...  
I would use parks more often if they had more organized activities.



2...  
I like the idea of having shops and restaurants clustered around public spaces like parks and plazas.



3...  
When planning for the future of my neighborhood, the most important mode of transportation to accommodate is:



Willard Park is proposed to be redeveloped into a community park with formal layout that serves to connect the neighborhoods along the corridor. This character district will create a place filled with historic store fronts with pedestrian oriented uses that activate the street edges. A reinvention of business/industrial uses with service centers to meet daily needs will be the surrounding framework supporting the district.

The community park is transformed into a symmetrical design of pedestrian pathways crossing through the park to connect to the surrounding neighborhoods and services. Development around the park is designed to enhance activity and vitality as well as support a streetcar loop along East Washington Street.

Streetcar transportation will provide the ease of accessibility and connectivity for the immediate community and surrounding neighborhoods. With new strategic infill development, park redesign, and a revitalization of pedestrian, bike, and transit connections, Willard Park becomes a vibrant character district linking the East Washington corridor and downtown Indianapolis.

## COMMENTS:



# CONCEPT: RURAL JUNCTION

1...  
We need to fill in vacant lots with new houses of similar size and design



2...  
I would like to see more street trees, landscaping, benches, and similar additions to East Washington Street.



3...  
I like the idea of mixing compatible but different types of development, such as housing and retail, or shops and offices.



4...  
  
Redevelopment activities should put a focus on “green” or more sustainable practices.

Rural Junction incorporates both the utilization of existing resources and infill development to recreate East Washington Street as a destination for activity. Along the East Washington Street edge existing buildings are adaptively reused for and new buildings are placed so as to allow room for the creation of public open spaces including plazas, pocket parks, and other types of open space. The incorporation of public spaces gives priority of the streetscape back to pedestrians. Through changes of pavement materials, street furniture, and landscaping, these sensory queues naturally slow traffic and aid in creating a comfortable, walkable, pedestrian-friendly environment.

5...  
I like the idea of each neighborhood having its own look and feel along the corridor.

## COMMENTS:



# CONCEPT: LOFTS AT GRAY PLACE



3...

More public open spaces would be a good addition to the area.



4...

I think we need more bike routes and bike lanes along streets in the area.



5...

I like the idea of using rain gardens and similar natural methods of drainage along streets and parking lots.



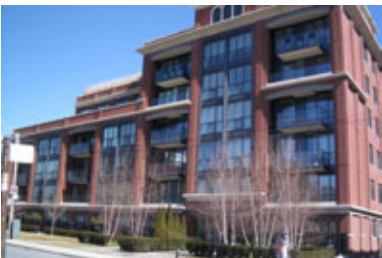
1...

In some places, townhouses or rowhouses would be a welcome addition to the area.



2...

Adding denser housing types along East Washington Street is a good idea.



The Lofts at Gray Place creates a residential district in a campus style layout with small commercial development. The character district, located at the current site of the P.R. Mallory Factory, the industrial buildings located there are proposed for revitalization and adaptive re-use. The existing industrial buildings are transformed into residential loft style units with commercial uses on the ground floor. New development connects the existing buildings and forms around a public open space along East Washington Street. The open space provides pedestrian connections to and from the active street and residential area as well as providing a common open space for the residents of the community to enjoy.

## COMMENTS:



# CONCEPT: NATIONAL ROAD CENTER

1...  
A grocery store or market is a good idea for this area.



2...  
New services, such as childcare or a community center, would be beneficial in this area.



3...  
I would prefer to have any rail transit system go alongside the existing railroad tracks rather than on Washington Street.

4...  
Washington Street is a more appropriate place for larger-scale retail development than 10th Street or Fountain Square.



National Road Center is an active, community-service driven district. The area supplies the community with necessities such as a grocery store, pharmacy, among other essential amenities. The surrounding residential neighborhoods become more attractive place to call home because these amenities are accessible. The district provides a variety of housing opportunities to allow a diversity of residents to stay within the community. These housing opportunities range from apartments, townhomes, single-family houses, to a nursing home. By incorporating the needs of the community and providing a diverse range of residential opportunities, the district becomes a vibrant destination for community activities.

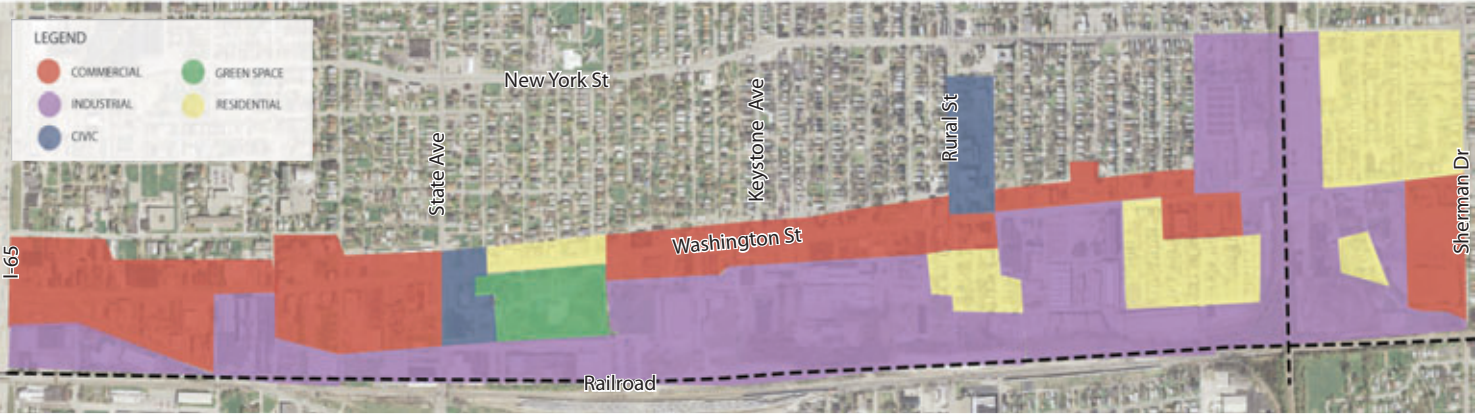
## COMMENTS:



# 2. LAND USE

NOW THAT WE HAVE SOME IDEAS ON THE CHARACTER AND AMENITIES YOU'D LIKE TO SEE, LET'S SEE WHAT YOU THINK ABOUT DIFFERENT CHOICES IN HOW AND WHERE LAND IS USED. WE'LL SHOW YOU WHAT'S THERE NOW TO HELP, BUT REMEMBER LONG-TERM.

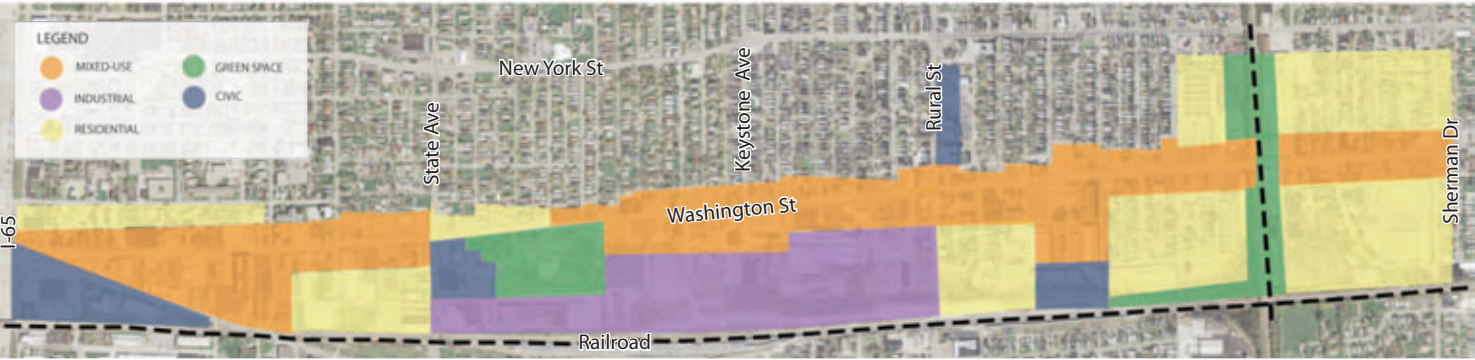
## EXISTING LAND USE



The East Washington corridor is currently a mix of commercial, industrial, and residential uses. Many buildings along the street edge are vacant as well as many in the industrial area along the tracks. The corridor is home to many amenities that are underutilized such as Willard Park because of its poor pedestrian access. Overall, the East Washington corridor functions as a thoroughfare to and from downtown Indianapolis with few people actually stopping to visit the area.



## CONCEPT: WASHINGTON PLACE



1...  
Mixed-use takes the place of commercial buildings along the street edge to create a vibrant mix of activity.  
Mixed-use should be located along East Washington Street.

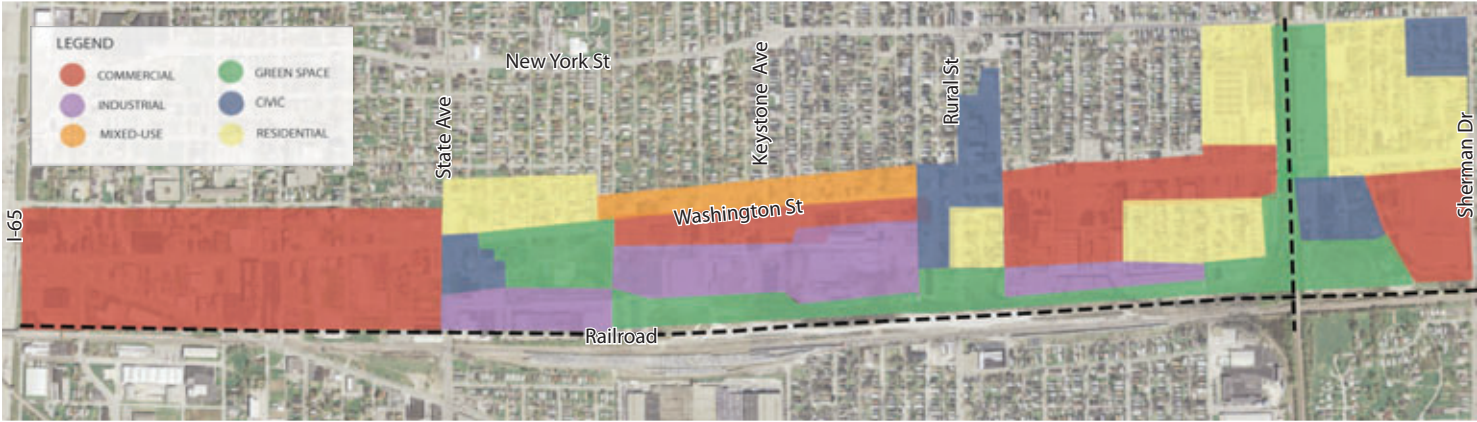
2...  
Industry located along the rail is revitalized to create jobs for residents of the neighborhood.  
Industry should be revitalized to create more employment opportunities.

3...  
Three unique village neighborhoods create a mix of apartments, townhouses, and single family houses.  
Residential neighborhoods should have unique identities.

## COMMENTS:



# CONCEPT: EAST 40 PARKWAY



**1...**

As an extension of downtown, an urban business and restaurant district is created.

Business and restaurants should be located closest to downtown.

👎 👤 👍

**2...**

The civic and social district is expanded around the library to provide more community needs.

Civic uses should be grouped together.

👎 👤 👍

**3...**

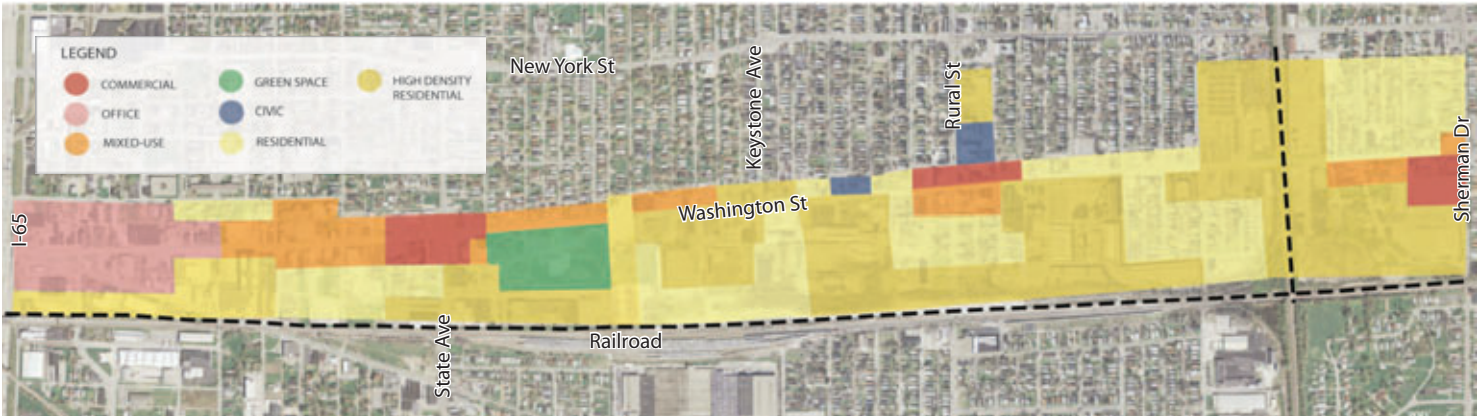
A regional center provides 'big box' stores and neighborhood retail.

The area would be better served by a large-scale retail center than by small stores.

👎 👤 👍



# CONCEPT: EAST DISTRICT



**1...**

Industrial uses are removed and replaced with single-family and townhouse infill.

The industrial area should be replaced with new uses.

👎 👤 👍

**2...**

Willard Park is activated by dense housing locating around the park.

Higher density housing such as townhouses or apartments should be designed around common green space.

👎 👤 👍

**3...**

A series of villages are developed around a distinct commercial center.

Commercial uses should be the focal point of village development.

👎 👤 👍

## COMMENTS:



# 3. BIG QUESTIONS

NOW FOR SOME KEY QUESTIONS THAT ARE MORE GENERAL IN NATURE.



The future of East Washington Street shouldn't come at the expense of revitalization efforts on 10th Street or in Fountain Square. Describe what you see as key differences between the type of development that would be appropriate on Washington Street but not in those other areas.



As redevelopment occurs along the corridor, what are things about your neighborhood you DON'T want to see change.



Neighborhoods with good transit service and neighborhood-oriented retail development require a certain density of people living within walking distance. Knowing this, where are appropriate places to add denser housing types like townhomes, apartment buildings, and condominiums? (use the map below if it helps)



## COMMENTS:









# 5. SCALE

LIKE PEOPLE, NEIGHBORHOODS AND DISTRICTS COME IN ALL SORTS OF DIFFERENT SHAPES AND SIZES. LET US KNOW WHICH TYPES OF DEVELOPMENT YOU THINK ARE APPROPRIATE TO CONSIDER FOR THE FUTURE OF EAST WASHINGTON STREET.

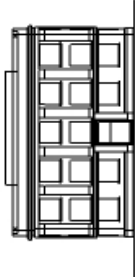
Here are a few building types in the area, shown to scale. Circle all the ones you feel are appropriate to consider for portions of the East Washington Street Corridor.



Typical Residential Houses



Fast Food Restaurant



P.R. Mallory



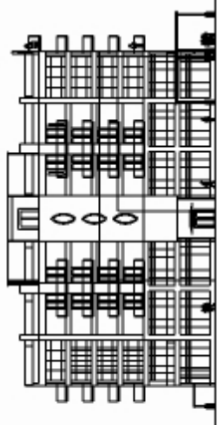
900 Block Commercial  
3 floors



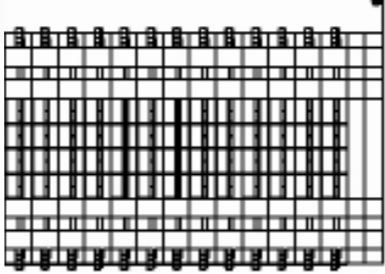
Walk-up Apartments  
3 1/2 floors



Mixed Use-  
4 floors



Mixed Use- 6 floors



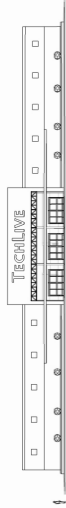
Mixed Use- 15 floors



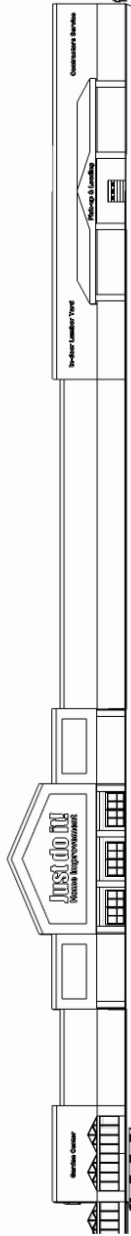
Flex-Tech Industrial



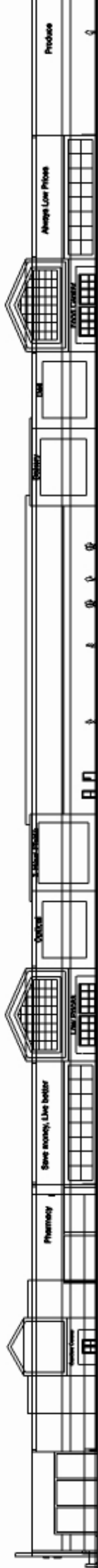
Townhomes



Small Big Box Retailer- 50,000 sq. ft.



Mid-sized Big Box Retailer- 150,000 sq. ft.



Large Big Box Retailer/ Supercenter- 250,000 sq. ft.