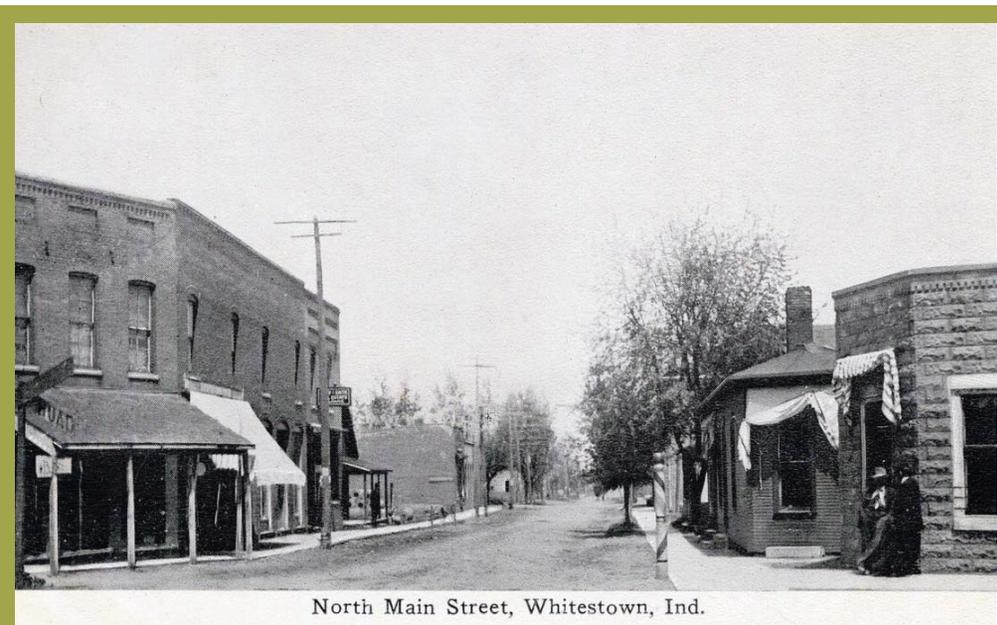


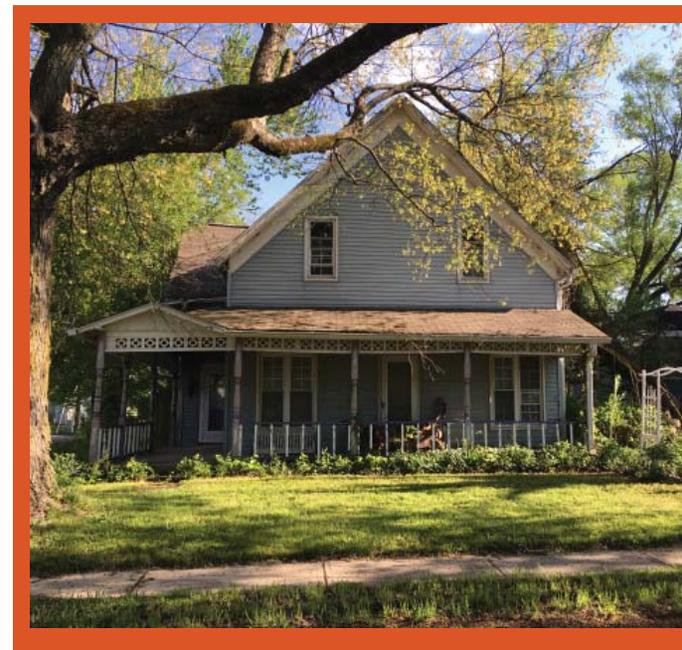


LEGACYCORE

WHITESTOWN



North Main Street, Whitestown, Ind.





STREETS ARE UNPAVED, GRADES LEVEL.
 NO FIRE APP. NO DITCHING.
 NUMEROUS WELLS, BY DEPTH 20'
 FUEL, COAL & WOOD. LIGHTS, COAL OIL LAMPS.
 Note, All street names are arbitrary.

THIRD ST.

MORRIS MATHEWS & Co.
Flour Mill & Elevator;
 CAP. 125 BBLS.
 NO WATCHMAN. W. BLS & PILES EACH FLOOR. HEAT, COAL & WOOD
 STOVES, LIGHTS, COAL OIL LAMPS & LANTERNS. 75' & 80' HOUS IN BLS. N.W.
 MACHY. 12' 5" SET ROLLS. 1 CORN ROLL. 1 RUN STONE. 1 PACKER.
 24" 4-10" ABLE. 3-CONV. WELLS. 3 SMITH PARTIERS.
 2 BOARDING BLS. 1 FURSE SEPARATOR.
 1 PRATE DUST COLL. 1 BUSBY MACHIN.
 3RD S. SCALPERS. 1 OORN MEAL BOLT. 1 SMUTTER.
 1 CRANSTON WAT. SEPARATOR. 1 CORN CLEANER.

KEY	
—	FIRE WALL 6 IN. AS ROOF
—	CONCRETE WALL
—	FRAME PARTITION
—	OPENING & IRON DOOR
—	WINDOWS - SHUTTERS
—	STABLE
—	WINDOW IN 1 ST STORY
—	17' & 20'
—	21' & 24'
—	BLUES COLORED YELLOW ARE FRAME
—	RED - BRICK
—	BLUE - STONE
—	GREY - IRON
—	BROWN - ADGCE
—	GREEN - SPECIALS
—	MARKED (C) ARE CLOTH LINED
—	(S) INDICATE RELATIVE HEIGHTS
—	ARBITRARY STREET NOTS ARE ACTUAL
—	CONSECUTIVE - ARBITRARY
—	BROKEN LINE NEAR BLS: WOOD CORNICE
—	SOLID - METAL

ST. MARK'S EV. LUTHERAN CH.
 HEAT, WOOD STOVES
 LIGHT, COAL OIL LAMPS

SECTIONS

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Background

Executive Summary
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Core
Previous Planning
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LEGACY CORE DISTRICT MASTER PLAN

This plan was prepared with the assistance, direction, and cooperation of the citizens and town of Whitestown.

PREPARED FOR:

The Town of Whitestown, Indiana

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PREPARED BY:

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Indianapolis, IN 46204
(317) 347-3663
May 2018



HWC

ENGINEERING

Welcome to
Panther  **Park**
Whitestown Indiana

- Park Hours- Dawn to Dusk
- No alcoholic beverages permitted
- No littering or dumping
- No motorized vehicles
- No fireworks
- No glass
- No weapons or hunting
- No disturbing the peace
- No uncontained fires
- Do not leave personal property on site
- Pets must be leashed
- Remove pet waste
- Use age-appropriate playground equipment
- Help keep our park clean
- Vandalism will be prosecuted
- Play at your own risk

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EXECUTIVE SUMMARY

WHAT IS THE GUIDING VISION OF THIS PLAN?

The Whitestown Legacy Core District will become a unique and attractive destination for residents and visitors. It will contain an interesting mix of public spaces, social activities, shopping, dining, and housing while maintaining sensitivity to the historic contribution this location has made to the current success of the larger Whitestown community. This vision will be accomplished through specific and focused effort on the following three key redevelopment strategies:

- 1. District-Wide Revitalization** - The Legacy Core District will be revitalized into a unique and attractive Live/Work/Play destination through an appropriate mix of existing housing rehabilitation, infill development, and new construction activity.
- 2. Destination Development** - Legacy Core District revitalization efforts will be enhanced by making it a well-known and unique destination in Whitestown for living, working, shopping, and dining.
- 3. Economic Development** - Increased and ongoing private investment interest will be encouraged through the application of creative and effective tools for local implementation of economic development strategies.





INTENDED OUTCOMES:

01

Improve the Legacy Core's Local & Regional Image

Focus on developing a physical environment which will be attractive and vibrant by reinvesting in existing buildings and encouraging new development investment.

02

Strengthen Economic Development Opportunities

Address the needs and market demands for future development.

03

Enhance What We Have

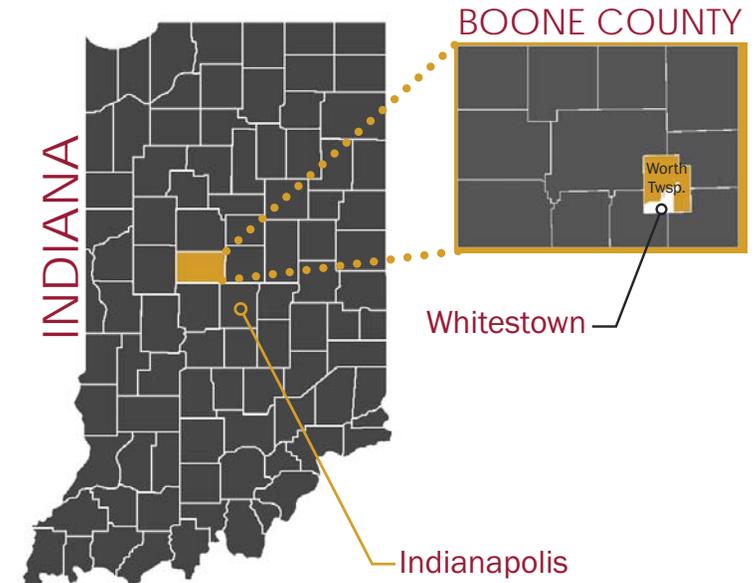
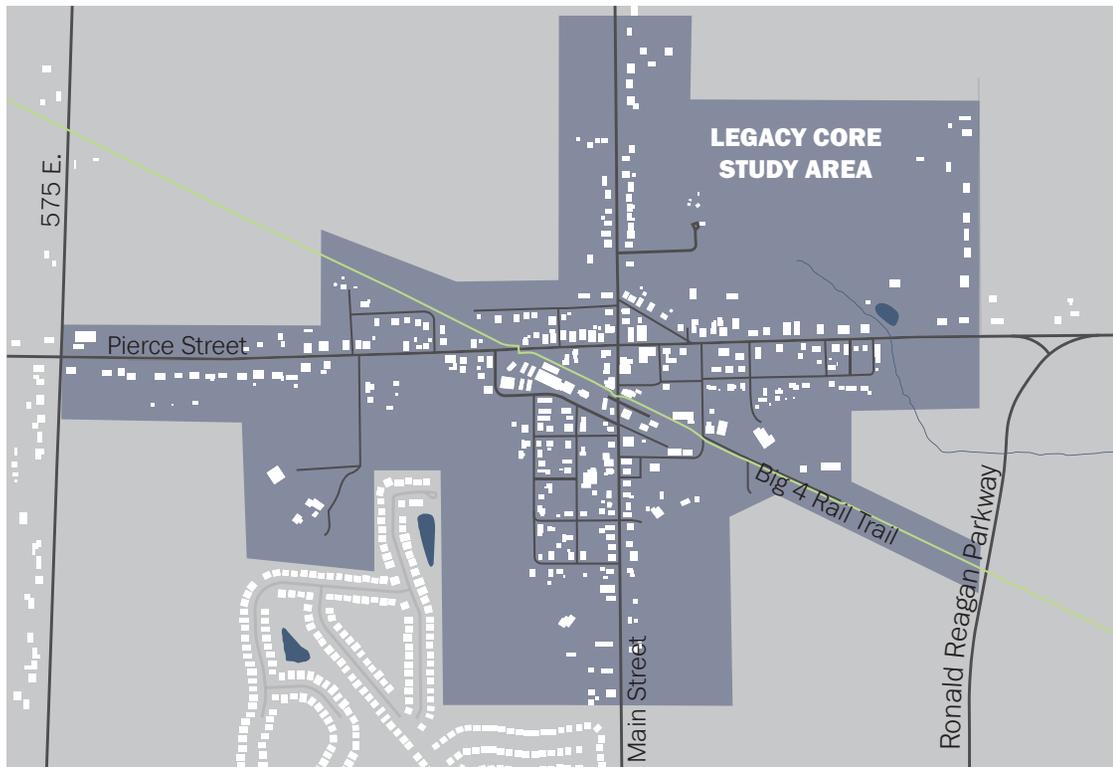
Make critical connections to existing community assets, enhancing the visibility and usability of these key locations for residents and visitors.

04

Improve the Legacy Core's Functionality

Improve circulation for all modes of transportation with emphasis placed on improving accessibility for alternative modes including pedestrians and bicycles.

WELCOME TO THE LEGACY CORE

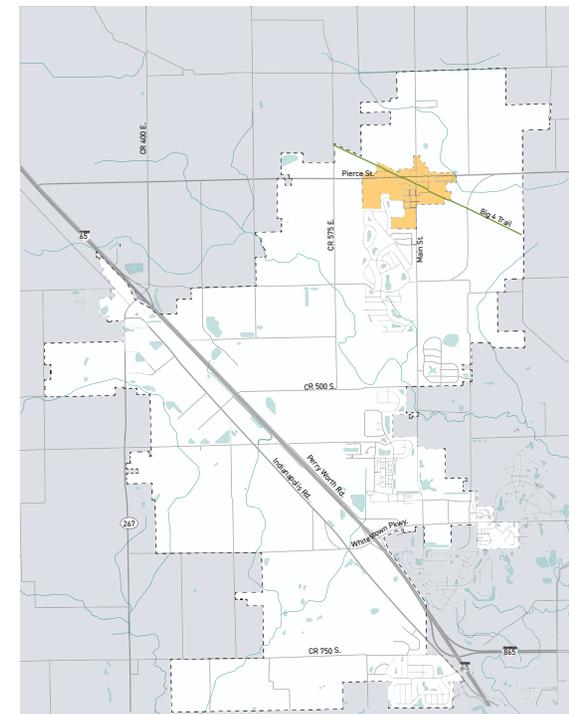


WHAT IS WHITESTOWN'S LEGACY CORE?

After being established in 1851, Whitestown's downtown was a bustling railroad stop. The railroad, originally built by the Lafayette and Indianapolis Railroad, connected the town to commerce and trade opportunities in Indianapolis. Like many railroad-oriented communities, businesses established themselves along the rail line, bringing many changes and opportunities.

With changes in commerce and technology, the railroad line closed, as did many of the businesses that relied on it. In recent years, the rail line has been re-purposed as part of the "Big 4 Trail" that will once again connect Whitestown to Indianapolis and surrounding communities.

WHITESTOWN CORP. LIMITS



LEGACY CORE MOMENTUM

With the influx of growth over the past 5 years, the Town of Whitestown needed to update their Downtown Revitalization Master Plan to identify the needs and desires of its residents and current economic climate. The town has experienced many changes in the way local leaders and residents perceive the historic downtown, now referred to as the Legacy Core District. Recommendations in this plan are built upon previous work completed for the Legacy Core District while adding a fresh perspective on strategies to revitalize this important area of Whitestown.

Whitestown's growth is a notable factor for not only the County, but the Central Indiana region. This small suburb has grown so much that a special census was completed in 2016 to better define recent community growth. An influx of commercial and industrial development has boosted the tax base, which has been used to make important quality of life improvements to support recent and future residential growth. The results of that census indicated a 11% increase in Whitestown's population between 2010 and 2016. This exponential growth is one factor leading to the town's decision to revisit the future vision for the Legacy Core District.

During this study, committee members, who represent the Legacy Core District's businesses, residents, and elected officials had the perception that a majority of the growth was occurring south of the Legacy Core District. New commercial buildings, residential investment, and new infrastructure facilities have been focused in the areas along Whitestown Parkway and north up to the Legacy Core District's boundaries. It is their goal to encourage new investment within the immediate Legacy Core District while retaining the history, character, and culture that the Whitestown was founded on. This study will explore the investment opportunities and existing conditions and provide recommendations on the necessary "next steps" local leaders can take to realize a bright future for this historic and cultural asset.



Before and after photos of the interior of the former Whitestown High School gymnasium. The structure was bought and renovated by a local resident and re-purposed into a brewery and restaurant.

PREVIOUS PLANNING EFFORTS

WHAT PLANNING HAS TAKEN PLACE ALREADY?

Whitestown has been proactively creating and updating long range planning studies. Most recently, a the town's Comprehensive Plan was completely updated in 2015. The updated Comprehensive Plan has served a pivotal role as a guiding tool for directing the continued growth the Town is experiencing. One major influencing feature of the plan on the Legacy Core District are the Special Development Areas, which define the desired development character for specific areas of the community, including the Legacy Core. The content of the Legacy Core Special Development area was guided by an older plan, the 2012 Downtown Revitalization Master Plan.

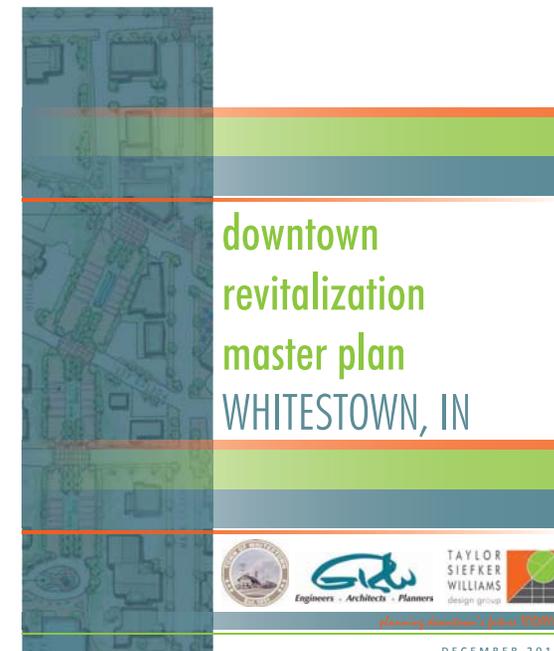
Many concepts from previous planning studies have influenced the findings and recommendations of plan in the following ways:

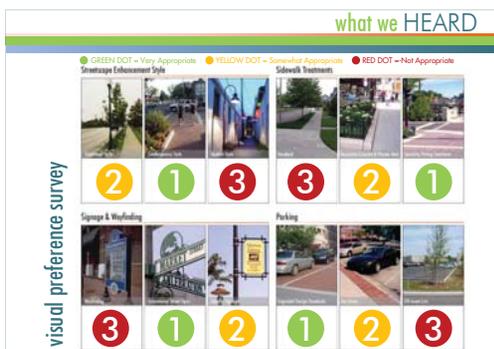
KEY CONCEPTS FROM PREVIOUS STUDIES

- Provide connections (to special development areas) via improvements and special design considerations; provide adequate buffering, reducing light and noise pollution.
- Foster a community identity and development climate that makes Whitestown one of the most unique communities in Indiana.
- Become a dynamic and vibrant community that is proactive in addressing issues and responsiveness to its citizens and stakeholders.



FINAL
Adoption Date: September 16, 2015





26

NEEDS ASSESSMENT/PUBLIC PARTICIPATION

WHAT CAN WE LEARN FROM THE 2012 DOWNTOWN REVITALIZATION MASTER PLAN?

A lot of effort went into collecting community input for the Legacy Core District during the 2012 Downtown Revitalization Master Plan process. Much of this information was used as the basis for forming the outcomes and recommendations of the current plan. Ideas and opinions developed during the 2012 study were again tested and revised through a new Steering Committee and public feedback process. The information collected was used to inform the following guiding direction for the current study:

- Create a sense of identity by embracing its small town character and cultivating a diverse base of uses and activities
- Preserve its character as a safe, involved community while creating a setting where residents can easily walk to locally owned businesses, visit with neighbors, and attend local events
- Become a unique destination for residents and visitors by celebrating its culture and past, while allowing for new businesses and hosting community-focused events.

WHY CREATE A NEW PLAN?

Since the Whitestown Downtown Revitalization Plan was drafted in 2012, the community has experienced the highest rate of population growth in the State of Indiana. Today, the community is 40 percent larger than when the previous plan was drafted just 5 years ago.

More than just a larger community, the needs of the community and the Legacy Core District are fundamentally different today than they were even in 2012. This means that many key components recommended in the previous study are now significantly different than they were just a few years ago. Specifically, the Town Hall, parks, and community center facilities included in the 2012 plan now need to be much larger. The impact is the scale of the needed facilities may no longer be compatible with the town's vision for the Legacy Core District.

Regardless of whether these specific facilities are appropriate within the Legacy Core, this area remains a critically important District within the community. This study was commissioned to update the future direction for this district and the role it will play as a town center or other function in the growing Whitestown community.

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02

INVENTORY + ANALYSIS

CURRENT CONDITIONS

WHAT IS THE CURRENT STATE OF THE LEGACY CORE?

Today Whitestown is widely known, both in Boone County and around the state, for its recent exponential residential and commercial growth. However, this investment interest has only just begun to reach the Legacy Core District. There is great opportunity in this area of town to blend the historic charm of original Whitestown with new opportunities for local business expansion based on the following factors:

- 1. The Timing is Right** - Momentum created by recent demographic changes, current market conditions, and recent town investments are favorable for revitalization of the district.
- 1. The District is Uniquely Whitestown** - The Legacy Core District can exhibit the best qualities of local small town charm and modern amenities to become a unique destination within the community.
- 1. Private Investment Potential** - Because of the town's location and demographic conditions many of the project identified in this plan can be completed by private investment with town guidance.



HISTORIC CHARACTER:

There are currently 12 structures within the Legacy Core District identified as historic sites according to the Indiana Historic Sites and Structures Inventory (created by Indiana Landmarks), a survey of Indiana's architecturally and historically significant structures and districts. Five of the twelve sites are classified as notable structures, while the remainder are contributing. All but one of the structures in the report are residential structures built in the late 1800's, early 1900s. The Whitestown United Methodist Church is the only non-residential structure identified. This building still stands today.

The Whitestown Historic Preservation Commission was created in 2016, to ensure that the visual quality and historic integrity of Whitestown is preserved and protected. "The Commission may adopt preservation guidelines for architectural review, which identify local design concerns in an effort to assist property owners in maintaining the character of the designated district or buildings during the process of rehabilitation or new construction." The Commission will also be responsible to developing new preservation and design standards for the Legacy Core District.

HISTORICALLY SIGNIFICANT STRUCTURES



Whitestown United Methodist Church, c. 1905



House, American Four-Square, c. 1915



House, Carpenter/Builder, c. 1890-1910



St. Mark's Evangelical Lutheran Church, c. 1904



DISTRICT ATTRACTIONS:

COMMERCIAL INVESTMENT: The Legacy Core district has seen new local business interest lately including the renovation of an existing building on Main Street for commercial use and the completion of the Moontown Brewery in the former High School building. A number of existing local businesses and original residents also remain in the area, providing neighborhood stability. The businesses offer a mix of commercial, retail, and restaurant uses which could be expanded to offer additional variety.

PARKS AND REC: A variety of parks, the recently completed Big-4 Rail Trail, and a compact traditional development pattern can be used as a cornerstone for establishing a redevelopment framework to attract new residential, commercial, retail, and restaurant interest to the Legacy Core District. The two public parks in this area are Lions Park and Panther Park. The Whitestown Lions Club owns and operates Lions Park, which includes a playground, picnic shelter, outdoor basketball court, three youth baseball diamonds, one adult softball diamond, restroom facilities, and a clubhouse. Panther Park is owned and operated by Whitestown Parks and Recreation, and includes a playground, picnic shelter, basketball court, rudimentary baseball field, and paved parking lot.

CONNECTIVITY: The Big-4 Rail Trail runs through the heart of the Legacy Core, with a trailhead and parking at the Main Street intersection. While the majority of the trail is complete in Whitestown, there remain portions of the trail within Boone County that are unfinished. Plans are in the works to complete these segments, creating a pedestrian and cyclist connection between the towns of Lebanon, Whitestown, and Zionsville. This connection has great potential to make the Legacy Core an important destination along this pathway. The recently completed Bicycle and Pedestrian Master Plan also outlines a vision for future investments to provide complete connectivity throughout the community, including the Legacy Core District.



Photo Credit: "Moontown Brewpub Opens in Whitestown", Times Sentinel, March 19, 2018



Locally-owned L.A. Cafe; Photo Credit: Google Earth

DISTRICT ATTRactions



Historic Storefront Reinvestment



Lions Park



L.A. Cafe

Moontown Brewpub



Panther Park



Big-4 Trail Head

DEMOGRAPHIC SNAPSHOT

COMMUNITY DATA

As Indiana's fastest growing community, Whitestown has seen rapid residential and commercial development around the Legacy Core. The population has increased an astounding 1016.3% in the last 18 years, and has a relatively young median age at 29.5 years. From the information gathered from the Special Census and ESRI, it is evident that the current population in the Legacy Core area is slightly older and incomes are slightly lower.

	LEGACY CORE	WHITESTOWN
MEDIAN AGE	35.3 YEARS	29.5 YEARS
HOUSING	OWNER OCCUPIED	OWNER OCCUPIED
PRIMARY ETHNICITY	WHITE	WHITE
MEDIAN HOUSEHOLD INCOME	\$70,891	\$88,162
MEDIAN HOME VALUE	\$185,294	\$224,342

COMMUTE VIA PRIVATE VEHICLE (ALONE OR CAR POOLING) **96%**

WORK FROM HOME **4%**



POPULATION CHANGE SINCE 2000

1016.3%



MEDIAN HOUSEHOLD INCOME

\$70,891

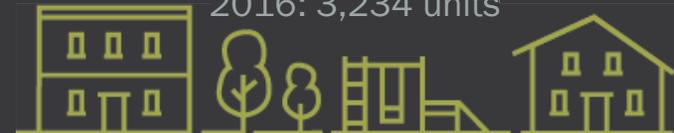
MEDIAN AGE

Indiana:
37.6 years
Whitestown:
29.5 years



OCCUPIED HOUSING

2010: 1,053 units
2016: 3,234 units



MEAN TRAVEL TIME TO WORK

23.3
MINUTES



PAST AND CURRENT PROJECTS

The Town's overall growth has impacted the Legacy Core District. Many residents feel like both developer and government investment focus is south of the Legacy Core District, however various important projects have recently been planned and constructed to help enhance the Legacy Core District and to prepare it for future success. Among the most notable of these improvements are the following:

INFRASTRUCTURE IMPROVEMENTS

Phase one of a long term stormwater improvement project was completed in September 2017. This project made significant drainage improvements along E. Pierce Street to S. Main Street. Phase two and phase three improvements are anticipated to start in the next five years. Vectren ran gas lines for residents and businesses to connect to concurrent with the stormwater project, This gas line stopped right before Walker Farms subdivision; which borders the Legacy Core District boundary.

Other infrastructure projects such as the new 2 million gallon water tower facilitated updates to water service throughout the town. A 2008-2009 project to replace old water lines within the Legacy Core District now allows for municipal water connection to those residents and businesses once relying only on well water. The Whitestown Department of Public Works also updated the sanitary sewer lines during this same time period.

BIG 4 TRAIL COMPLETION

The recent completion of the Big 4 Trail through the Legacy Core District is a significant investment in the future success of the area. The trail will eventually connect to Lebanon and Zionsville, providing a major regional multi-modal connection for residents and the potential for increased pedestrian traffic to businesses. Currently, the trail ends at the western municipal border of Whitestown (575 E) and at the eastern municipal border (S 800 E).



*The Legacy Core stormwater project, completed in summer of 2017
Photo credit: Whitestown DPW*



The recently completed Big 4 Trail in the Legacy Core District

ROADWAY PROJECTS

Increased traffic demands have made new roadway infrastructure projects a top priority for Whitestown. Recent updates near the Legacy Core District have improved traffic flows and updated aging thoroughfares. Town leaders have also undertaken an initiative to pave all gravel county roads within corporate boundaries, resulting in the repaving of CR 500 S (just south of the Legacy Core). Whitestown just received a \$620,761 Community Crossings grant from INDOT. This money is expected to be used to repave Albert S White Boulevard that is an east/west principal arterial through an industrial subdivision.

Inter-local agreements amongst the County Highway Department and the Town have made new roadway projects possible. Breaking ground today is the Albert S White/146th street bypass. This roadway bypasses the Legacy Core district, starting at Albert S White up to CR 300 S (also known as 146th street throughout Hamilton County). This bypass will create additional traffic through Whitestown, however, it will be important to identify the right type of business and residential mix withing the Legacy core District as the roadway is opened to avoid negative consequences for the district.



Google Earth image of the Legacy Core and Albert S. White Connector (under construction)

PLANNING AREA ANALYSIS

WHAT IS NOTABLE ABOUT THE LEGACY CORE TODAY?

The following pages in this section will present a step by step analysis of the notable features and conditions present in the Legacy Core District. The following key factors have been reviewed for this study and will be discussed:

- Legacy Core District Study Area
- Main Vehicular Travel Routes
- Multi-Modal Transportation
- Existing Development Patterns
- Current Land Use Patterns
- Vacant or Underutilized Parcels
- Pedestrian Circulation

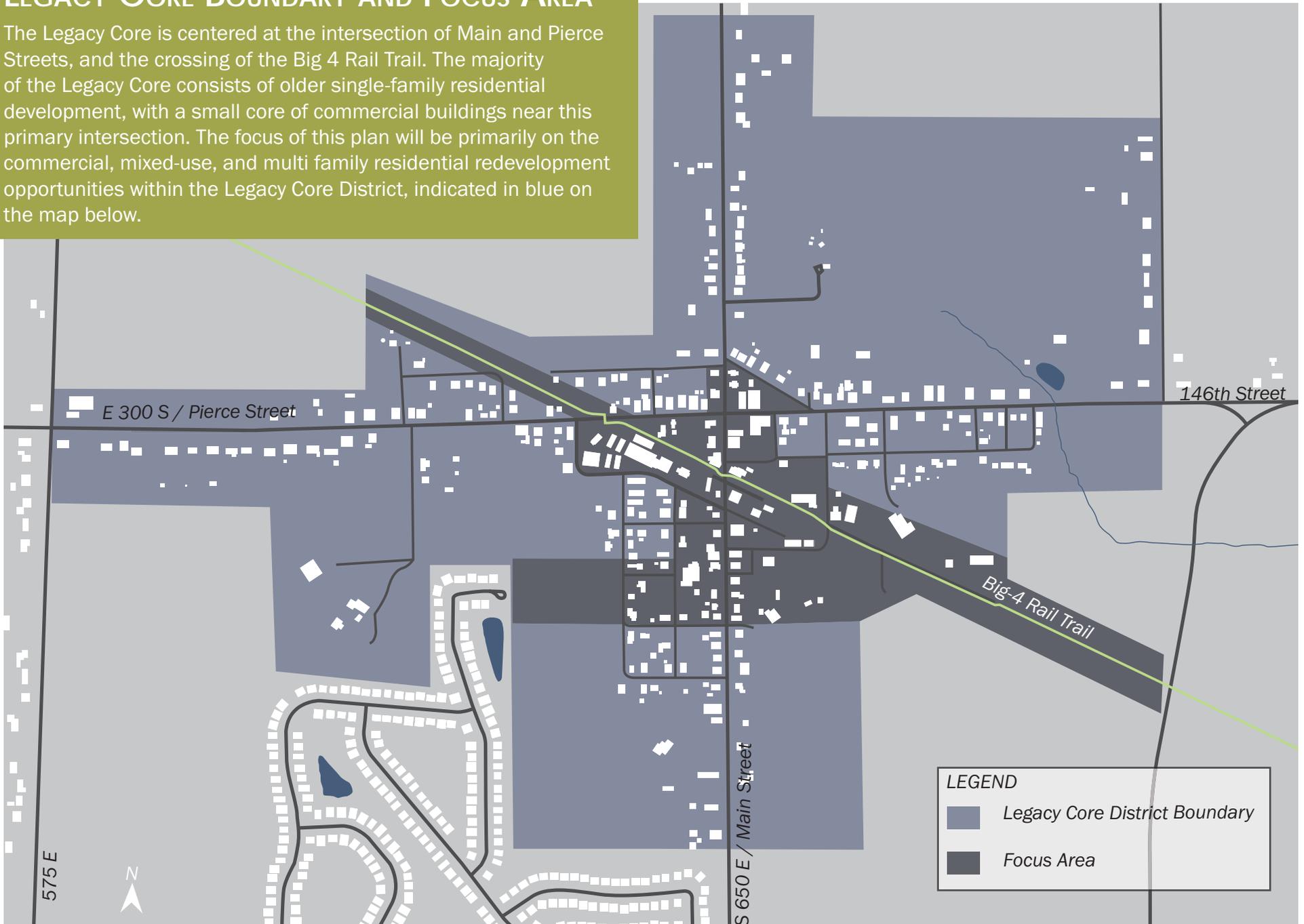
This analysis provides the foundation for the establishment of the project goals and recommendations which are presented later in the document.



Historic Sanborn Insurance Map of the Legacy Core District Ca. 1902
Photo credit: Library of Congress, Geography and Map Division

LEGACY CORE BOUNDARY AND FOCUS AREA

The Legacy Core is centered at the intersection of Main and Pierce Streets, and the crossing of the Big 4 Rail Trail. The majority of the Legacy Core consists of older single-family residential development, with a small core of commercial buildings near this primary intersection. The focus of this plan will be primarily on the commercial, mixed-use, and multi family residential redevelopment opportunities within the Legacy Core District, indicated in blue on the map below.



WHAT DOES IT MEAN?

A traditional compact form makes the primary intersection an ideal candidate for higher density mixed-use infill projects. The completion of the Big-4 Rail Trail through Whitestown, and its eventual regional connections to Lebanon and Zionsville, also provides a significant opportunity to bolster the redevelopment potential of the Legacy Core District. To accomplish this, historic transportation infrastructure along Main and Pierce will need to be improved to allow for the streetscape upgrades necessary to encourage a pedestrian oriented development pattern.

MAIN TRAVEL ROUTES

The map below identifies the main corridors for traffic flow. Main Street is considered a principal arterial that is utilized for north/south access. Pierce Street is the main east/west connector. The new Albert S. White connector feeds into Pierce on the east side of the Legacy Core District, allowing traffic to bypass the district and move eastward to the 146th Street corridor and the Zionsville community.



WHAT DOES IT MEAN?

Main Street provides the highest visibility retail and restaurant frontage and will likely be the most appealing location for private investment. Main Street will also continue to be the primary gateway corridor into the Legacy Core District from the more densely developed commercial and residential development to the south. Pierce Street within the Legacy Core boundary should remain primarily a neighborhood street with higher intensity uses encouraged only at the intersection with Main Street.

MULTI-MODAL TRANSPORTATION

The traditional grid pattern of the Legacy Core District provides great opportunities for multi-modal connectivity to residential subdivisions, parks, retail areas, and the Big 4 Trail system. Unfortunately, pedestrian accommodations along the roadway infrastructure is aged or non-existent, in many parts of the Legacy Core District, equating to poor walkability and bikeability throughout the area. The Whitestown Bicycle and Pedestrian Master Plan, completed in 2018, should be the primary guide for the development of a new unified multi-modal transportation system within the Legacy Core District.



WHAT DOES IT MEAN?

The Legacy Core District has to provide high quality walking and bicycling infrastructure in order to achieve maximum appeal for new residents and businesses. The Big 4 Trail will be a major catalyst in achieving this but it must also be supported with significant local connections to all key destinations within the district. The map to the left shows areas where pedestrian infrastructure exists, where you see no color indicates current gaps in the sidewalk and trail infrastructure which will need to be filled as development occurs.

DEVELOPMENT PATTERNS

The building density map below depicts the current building footprints within the study area. The study area has a fairly uniform density of buildings clustered along Main and Pierce Streets, following the traditional outward growth patterns from the main crossroads of Main St., Pierce St., and the railroad. There is still significant open space surrounding the Legacy Core District that has been set aside in the current Whitestown Comprehensive Plan as a buffer between the Legacy Core District and higher intensity future land uses.

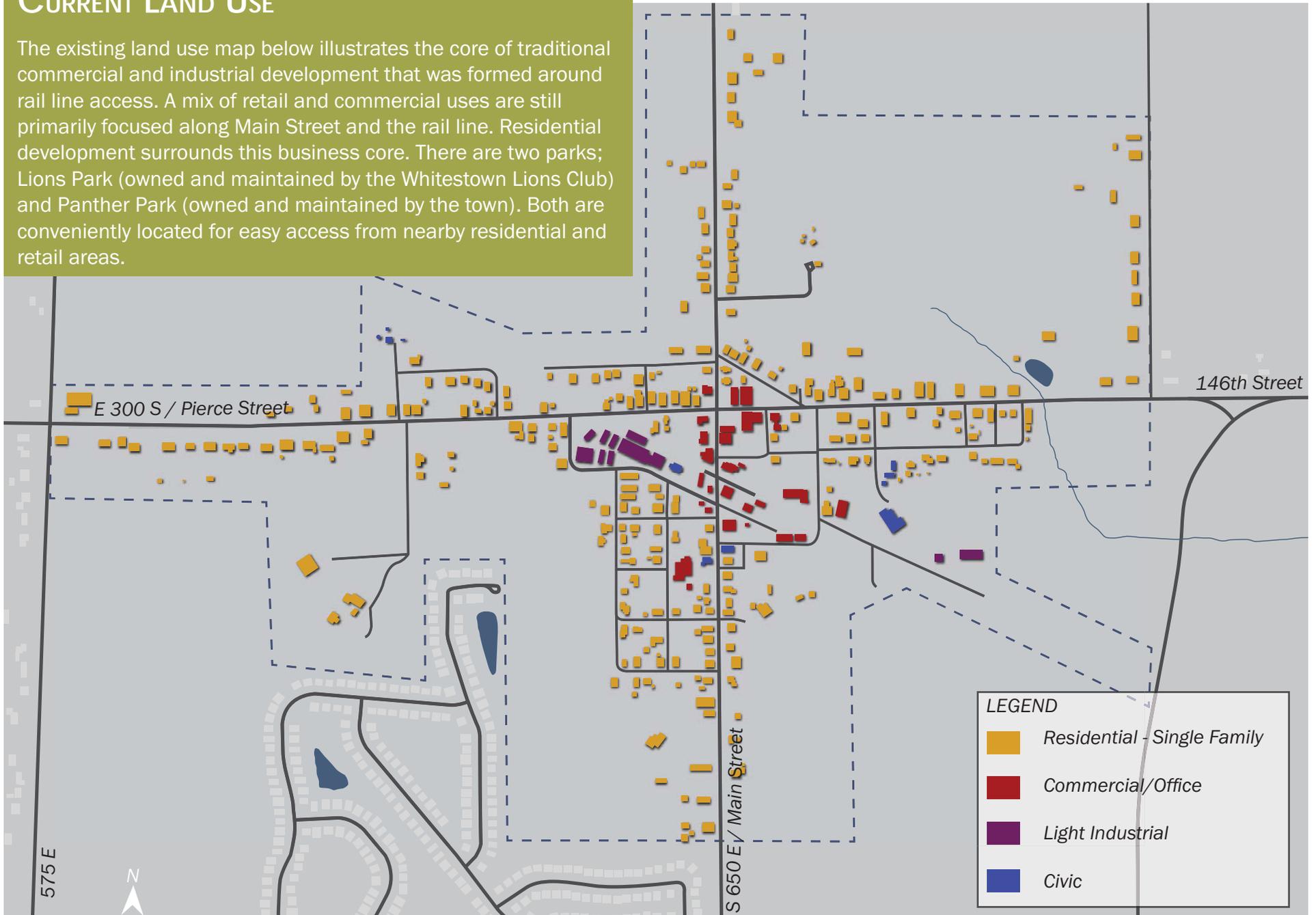


WHAT DOES IT MEAN?

There are significant opportunities for infill development in many portions of the Legacy Core District. New residential and commercial development opportunities exist within the district too, especially along the Big 4 Trail. New development within the Legacy Core District should continue with the existing pattern by extending the grid network beyond its current limits and making sure all new roads are aligned using an interconnected, grid style design approach.

CURRENT LAND USE

The existing land use map below illustrates the core of traditional commercial and industrial development that was formed around rail line access. A mix of retail and commercial uses are still primarily focused along Main Street and the rail line. Residential development surrounds this business core. There are two parks; Lions Park (owned and maintained by the Whitestown Lions Club) and Panther Park (owned and maintained by the town). Both are conveniently located for easy access from nearby residential and retail areas.

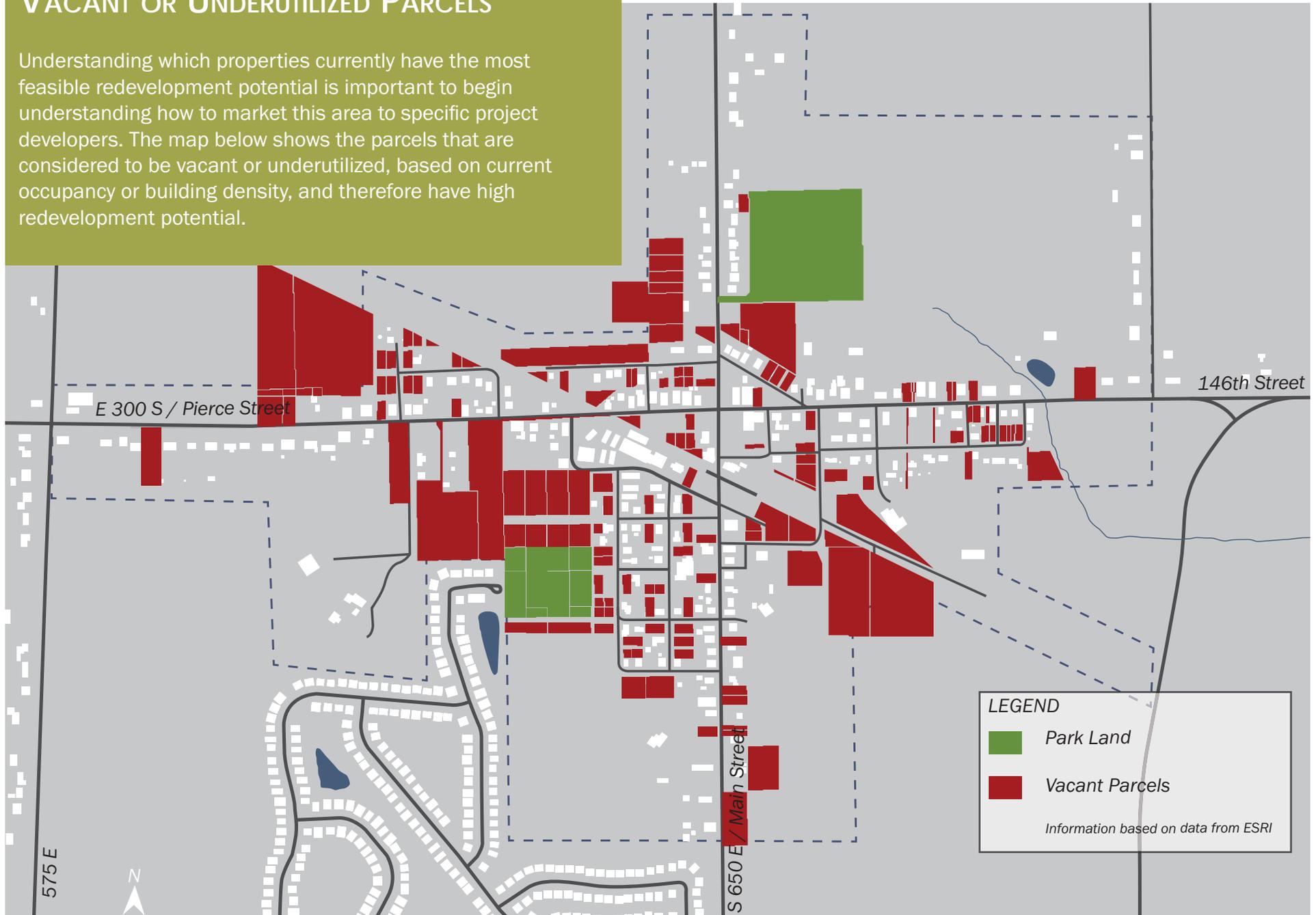


WHAT DOES IT MEAN?

Ideally, any new commercial or mixed-use development should be kept to the current locations or extend out along the Big 4 Trail. New residential development should remain low-density and mimic the current residential patterns.

VACANT OR UNDERUTILIZED PARCELS

Understanding which properties currently have the most feasible redevelopment potential is important to begin understanding how to market this area to specific project developers. The map below shows the parcels that are considered to be vacant or underutilized, based on current occupancy or building density, and therefore have high redevelopment potential.



WHAT DOES IT MEAN?

There are a large number of vacant or underutilized parcels within the study area. These parcels are prime locations for redevelopment strategies, whether that be infill housing or commercial/mixed-use development. It is strongly recommended that commercial/mixed use development be kept to the Main Street and Big-4 Rail Trail corridors, while infill single-family housing be kept in the current residential sections.

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DISTRICT GOALS

DISTRICT GUIDING VISION

The Whitestown Legacy Core District will become a unique and attractive destination for residents and visitors containing an interesting mix of public spaces, social activities, recreation, shopping, dining, and housing. This will be accomplished while maintaining sensitivity to the historic contribution this location has made towards the current success of the larger Whitestown community. This will be accomplished through specific and focused effort on the following three key redevelopment strategies:

REDEVELOPMENT STRATEGY 01 - UNIQUE IDENTITY

Revitalize the Legacy Core District into a unique and attractive Live/Work/Play destination through an appropriate mix of renewal, infill, and new construction activity.

REDEVELOPMENT STRATEGY 02 - DESTINATION DEVELOPMENT

Promote Legacy Core revitalization efforts by making it a well-known and unique destination in Whitestown for living, working, shopping, and dining. This will be accomplished by developing an appropriate mix of activities to encourage existing residential and business reinvestment while also attracting new residential, retail, and commercial investment to the area.

REDEVELOPMENT STRATEGY 03 - ECONOMIC DEVELOPMENT

Provide creative and effective tools for local implementation of economic development strategies which will support increased and ongoing developer interest.



REDEVELOPMENT STRATEGY #1

CREATE A UNIQUE SENSE OF IDENTITY

Revitalize the Legacy Core District into a unique and attractive Live/Work/Play destination through an appropriate mix of renewal, infill, and new construction activity.



DISTRICT-WIDE REVITALIZATION GOALS:

01

Breathe new life into the unique and diverse existing architectural styles within the Legacy Core District by encouraging reinvestment into existing homes and businesses. Explore opportunities for reuse and re-purposing existing buildings which have unique and important architectural or historical significance for the Legacy Core District.

02

Create an attractive downtown destination by strategically encouraging and recruiting a diverse mix of new retail, commercial, dining, and entertainment establishments. Maintain focus on small businesses which offer regionally unique and authentic experiences, products, and services.

03

Continue and extend the existing Legacy Core District development character and circulation pattern by requiring new development to adhere to a traditional neighborhood development style.

04

Encourage formal and informal community activity by preserving existing park spaces and encouraging the development of new public open spaces which offer unique, varied, and appealing experiences and activities.



05

Preserve the integrity and identity of the existing Legacy Core District neighborhoods by buffering the district from adjacent development through the use of local development standards, open space buffering, or open space planning.



06

Adopt a robust infill development strategy to make the most efficient use of available land within the Legacy Core District. Maintain focus on redevelopment which will attract the appropriate number and mix of uses to support the Legacy Core District as a viable residential, retail, and dining location within Whitestown.



08

Maintain quality visual character and business visibility by providing unique and innovative approaches to meet future parking needs of new residents and businesses.

07

Continue to make utility and roadway infrastructure investments which address short term needs but also factor in needs for facilitation of future redevelopment strategies.

09

Support the vision, policy, and goals of the Whitestown Complete Streets Policy and the Whitestown Bicycle and Pedestrian Master Plan by requiring designs which encourage bicycling and walking as the preferred modes of transportation within the Legacy Core District.

REDEVELOPMENT STRATEGY #2

DESTINATION DEVELOPMENT

Promote Legacy Core revitalization efforts by making it a well-known and unique destination in Whitestown for living, working, shopping, and dining. This will be accomplished by developing an appropriate mix of activities to encourage existing residential and business reinvestment while also attracting new residential, retail, and commercial investment to the area.



DESTINATION DEVELOPMENT GOALS:

01

Promote regular and repeated visits to the Legacy Core District through ongoing marketing activities specific to the Legacy Core District.

02

Maintain year-round resident and visitor interest in the Legacy Core District by highlighting its significant existing historic and cultural assets within the Legacy Core District and backfilling with additional social and cultural resources which will support regular and ongoing activity.

03

Rebrand the Legacy Core District with regular and repeated positive news releases using both formal and informal media outlets to help promote and maintain a positive and uplifting opinion of activities within the Legacy Core District.

04

Maintain focus on encouraging and promoting only attractions, events, and businesses which adhere to the long-range vision as defined in the Legacy Core District Master Plan.

05

Ensure quality and visual integrity of proposed investments adhere to the long-range vision for the Legacy Core District by developing and applying policy measures and local tools which clearly define development expectations.

REDEVELOPMENT STRATEGY #3

ECONOMIC DEVELOPMENT

Provide creative and effective tools for local implementation of economic development strategies which will support increased and ongoing developer interest.



ECONOMIC DEVELOPMENT GOALS:

01

Identify the proper mix of goods and services to support long term economic viability of the Legacy Core District. Develop targeted business recruitment and retention strategies to help attract these resources.

02

Create a series of unique programs and tools which can be strategically employed to incentivize and encourage targeted private investments.

03

Build a portfolio of business recruitment tools which empirically define the advantages and opportunities for investment in the Legacy Core District.

04

Use this plan for promotional materials which succinctly and effectively communicate the long-term redevelopment vision for the Legacy Core District. Produce materials to use for targeted recruitment of investment interests which will help accomplish specific long-range goals of this plan.

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LEGACY CORE DISTRICT MASTER PLAN

MASTER PLAN CONCEPT

WHAT WILL THE LEGACY CORE DISTRICT BECOME?

The following pages provide visual depictions and descriptive details for the key project redevelopment areas listed to the right. These areas are the key locations targeted for redevelopment opportunities within the Legacy Core District.

KEY PROJECT

REDEVELOPMENT AREAS

AREA 01

Main + Pierce Intersection

AREA 02

Main + Big 4 Intersection

AREA 03

Big 4 Linear Park + Residential

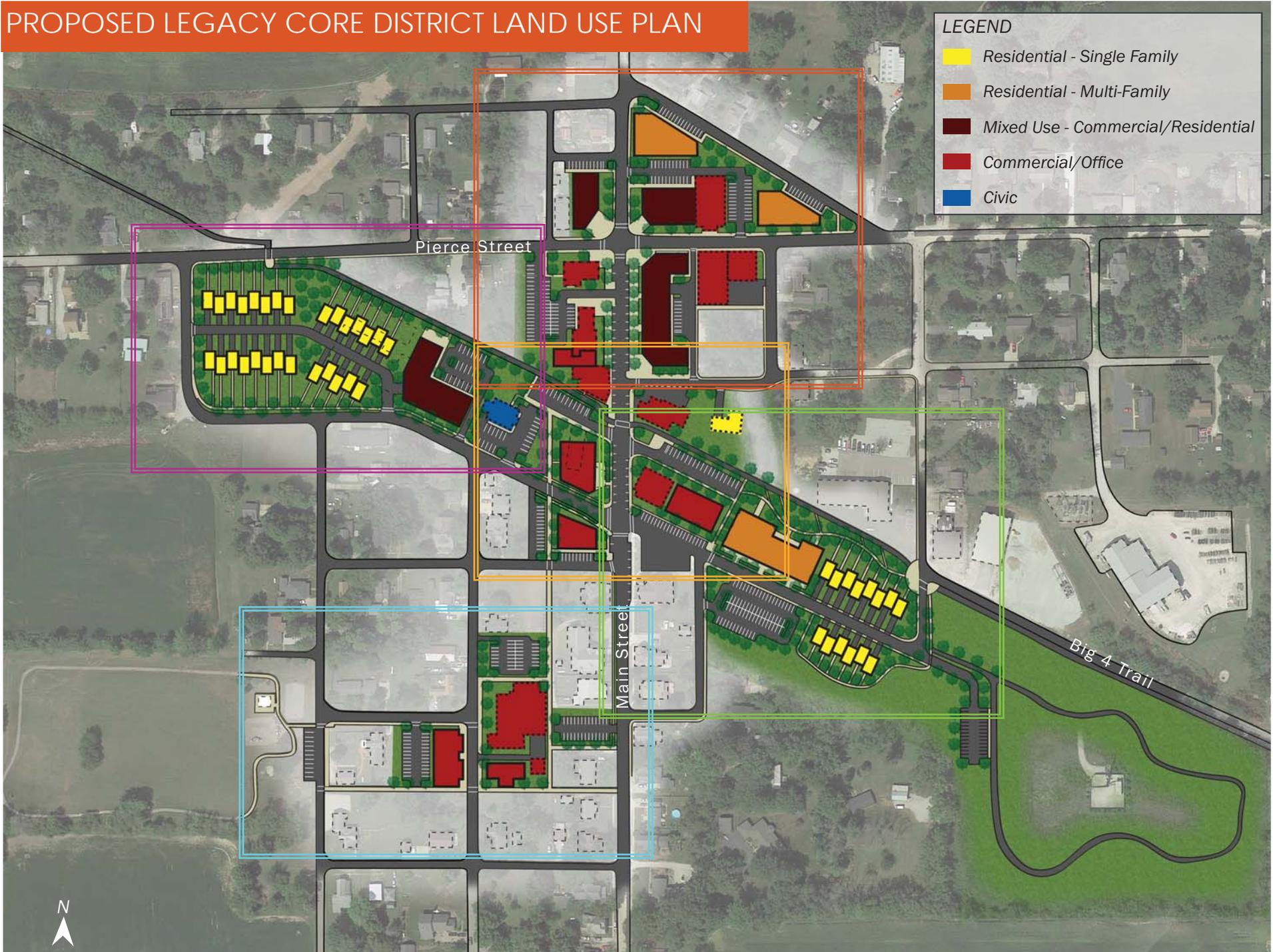
AREA 04

Connection to Panther Park

AREA 05

Big 4 Mixed-Use + Residential

PROPOSED LEGACY CORE DISTRICT LAND USE PLAN



LEGEND

- Residential - Single Family
- Residential - Multi-Family
- Mixed Use - Commercial/Residential
- Commercial/Office
- Civic



LEGEND
Existing Structure to Remain
Proposed New Structure

AREA 01

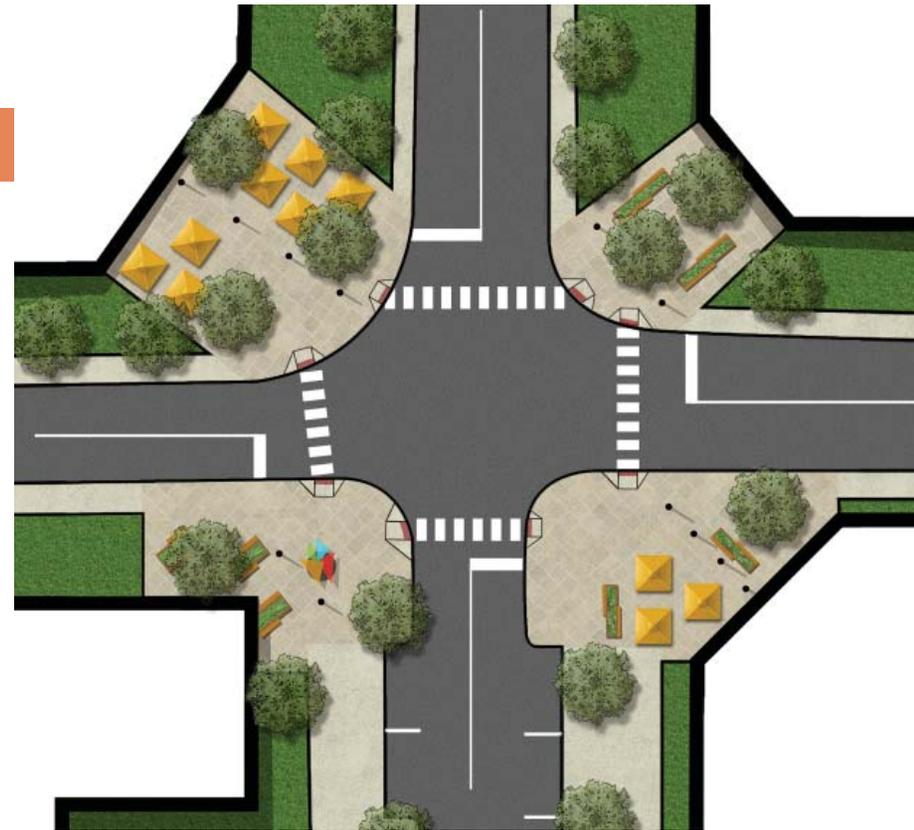
Main + Pierce Intersection

DEVELOPMENT AT MAIN AND PIERCE

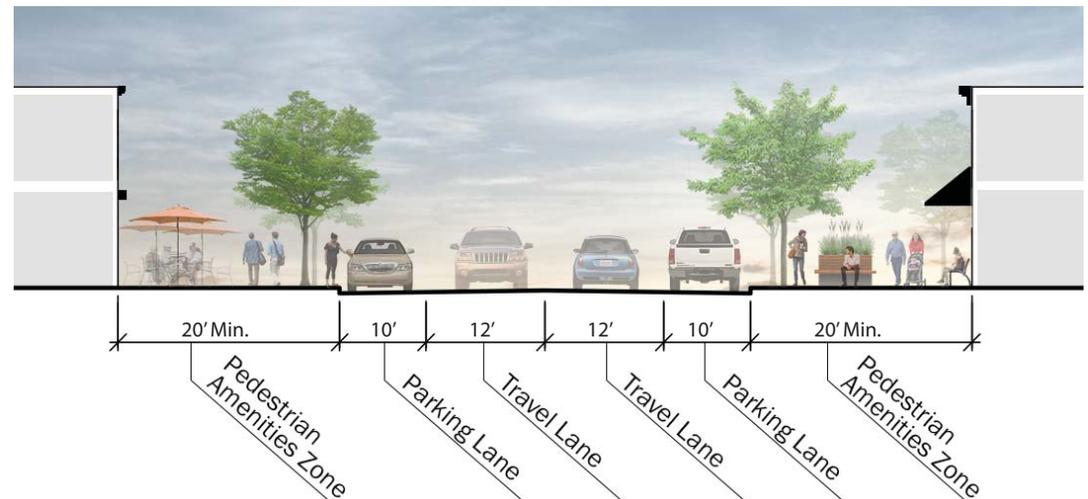
The intersection of Main and Pierce Streets is the main vehicular intersection for the Legacy Core. This 4-way intersection needs to accommodate a potential for increased vehicular traffic while also serving as a safe crossing for pedestrians. New commercial and mixed-use infill at this intersection is encouraged and will allow for a robust retail and restaurant scene. This will require wider building set-backs to provide ample space for pedestrian amenities and activities. On-street parking and rear-loaded lots should be encouraged to ensure that there is ample parking for visitors.

KEY DESIGN CHARACTERISTICS:

- Widening and updating Main Street to allow for two travel lanes and two parallel parking lanes.
- Wide building set-backs along Main Street between the Big 4 Trail to the south and Harrison Street to the north. Setbacks should be at least 20' to allow for additional pedestrian amenities.
- Rear loaded parking lots with alley access from the secondary streets. Where rear parking is not practical parking should be heavily screened from view with evergreen plant materials or low walls.
- Crosswalks should be high-visibility thermoplastic.
- New structures should be no taller than two stories.



Intersection Diagram - Main and Pierce Streets



Section A-A1



LEGEND

-  Existing Structure to Remain
-  Proposed New Structure

AREA 02

Main + Big 4 Intersection

DEVELOPMENT AT THE BIG-4 TRAIL

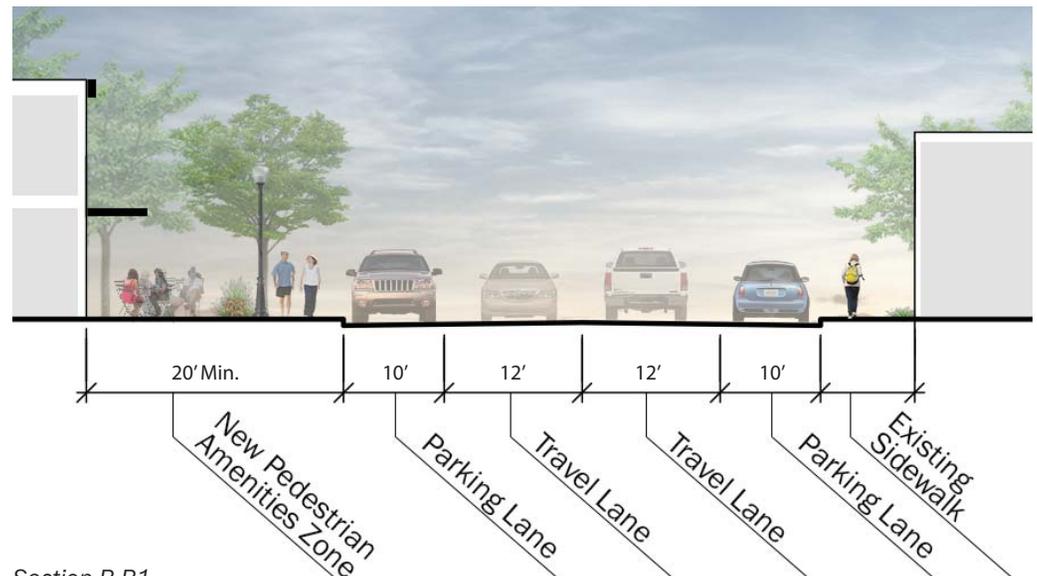
The role of the Big-4 Trail as a key community asset will grow in importance as broader regional connections are made. Utilize this asset to encourage both commercial and residential development interest. The crossing of the trail at Main Street is a key opportunity for retail and restaurant development that is easily accessible for all modes of transportation. Current structures should be brought to the desired standards of the Historic Preservation Committee, or new structures should be built to allow adaptation of current and new businesses. Existing alleys should be utilized in this area to create key pedestrian and cyclist corridors to connect this area with other parts of the Legacy Core District.

KEY DESIGN CHARACTERISTICS:

- Main Street has two travel lanes and two parallel parking lanes.
- Current structures should be evaluated and either renovated to conform to historic preservation standards, or replaced with new structures.
- The Big 4 Trail crossing should be larger than standard crosswalks to become a focal point within the streetscape.
- Crosswalks should be high-visibility thermoplastic.
- Structures should be no taller than two stories.
- Alleys should be converted to 10' wide paved pedestrian corridors.



High Visibility Crosswalk - Spirit Trail Crossing
Photo Credit: City of North Vancouver



Section B-B1



LEGEND

-  Existing Structure to Remain
-  Proposed New Structure

AREA 03

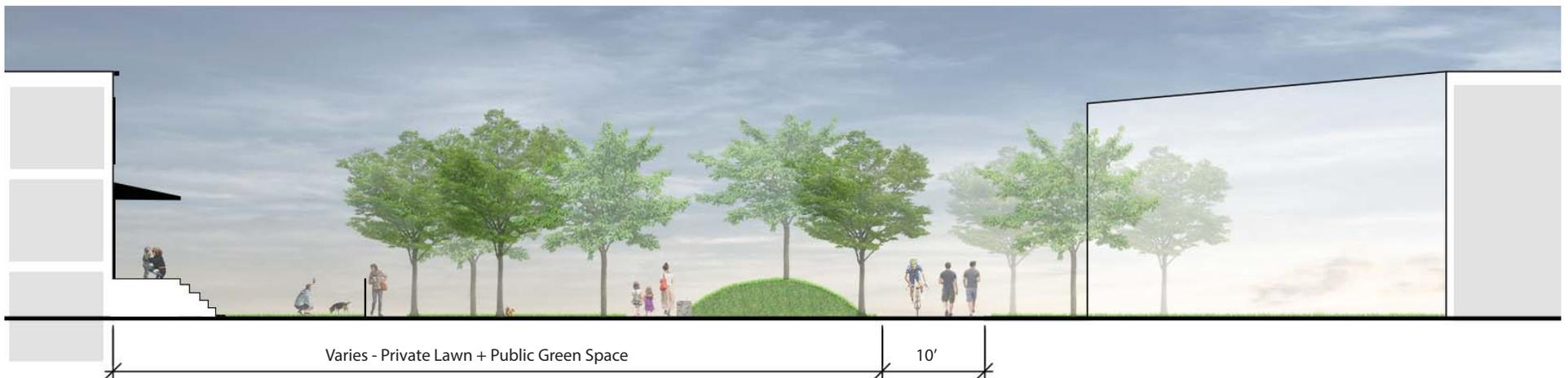
Big 4 Linear Park + Residential

RESIDENTIAL DEVELOPMENT ALONG THE BIG 4 TRAIL - EAST OF MAIN STREET

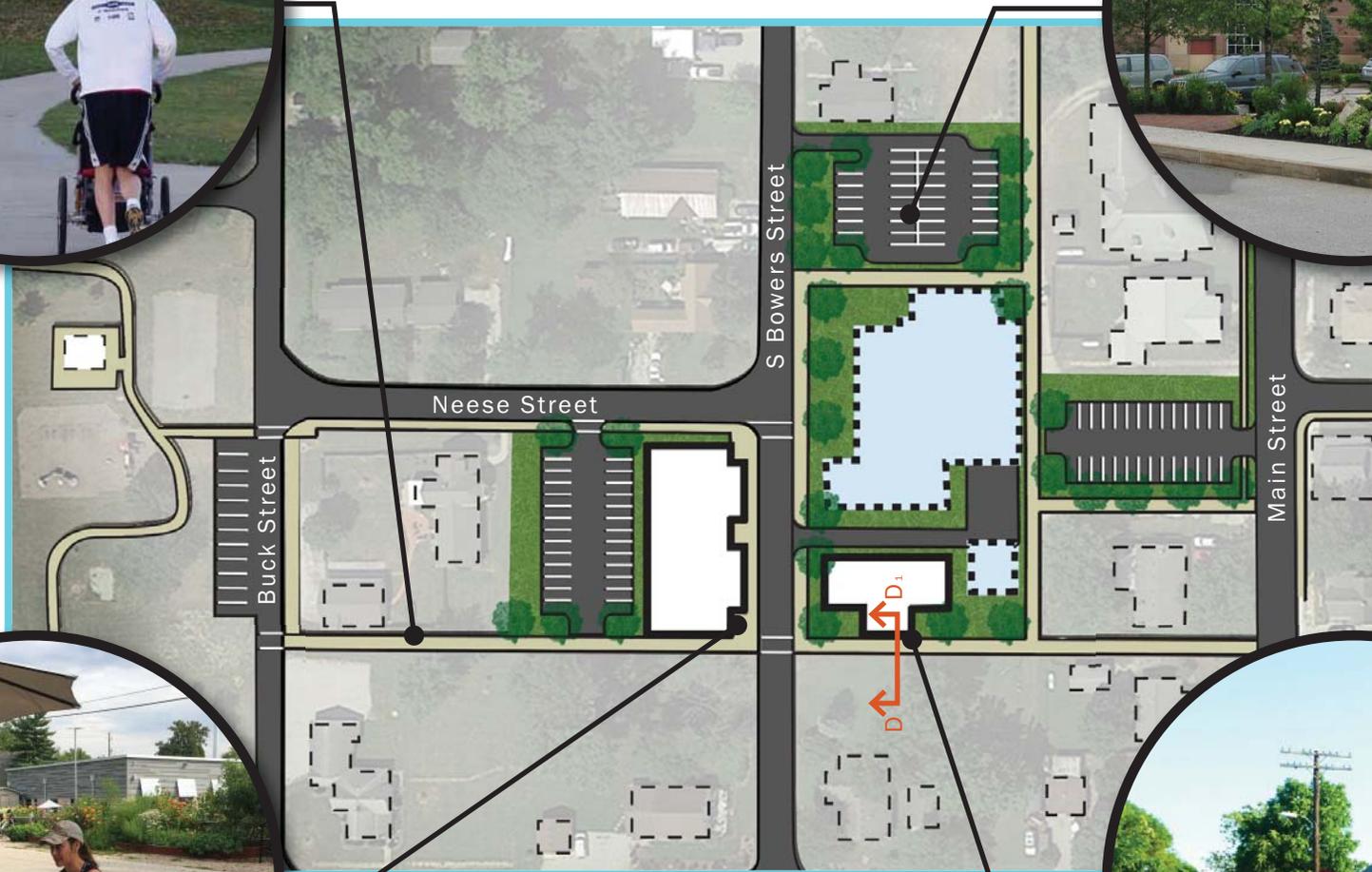
A linear park, serving as a buffer between the trail and the proposed residential uses should run along the existing Indiana Department of Natural Resources (IDNR) easement on the south side of the trail. A new road alignment is proposed for Hull and Peters Streets. The residential style proposed in this area are rear-loaded townhomes that front either the Big 4 trail, or a new proposed trail loop, south of the Big 4.

KEY DESIGN CHARACTERISTICS:

- Townhomes are trail-facing, with rear-loaded garages.
- A linear park with urban pedestrian amenities should front the Big 4 Trail on the southern edge between the trail parking lot and Peters Street.
- A new secondary trailhead should be added to the Peters Street crossing point, as a gateway feature into the Legacy Core.
- Hull Street, Porter Avenue, and Peters Street should be realigned to accommodate the housing that fronts the trail with rear-loaded garages.
- Parking should be added along Porter Avenue to accommodate the commercial structures at Main Street.



Section C-C1



LEGEND

-  Existing Structure to Remain
-  Proposed New Structure

AREA 04

Connection to Panther Park

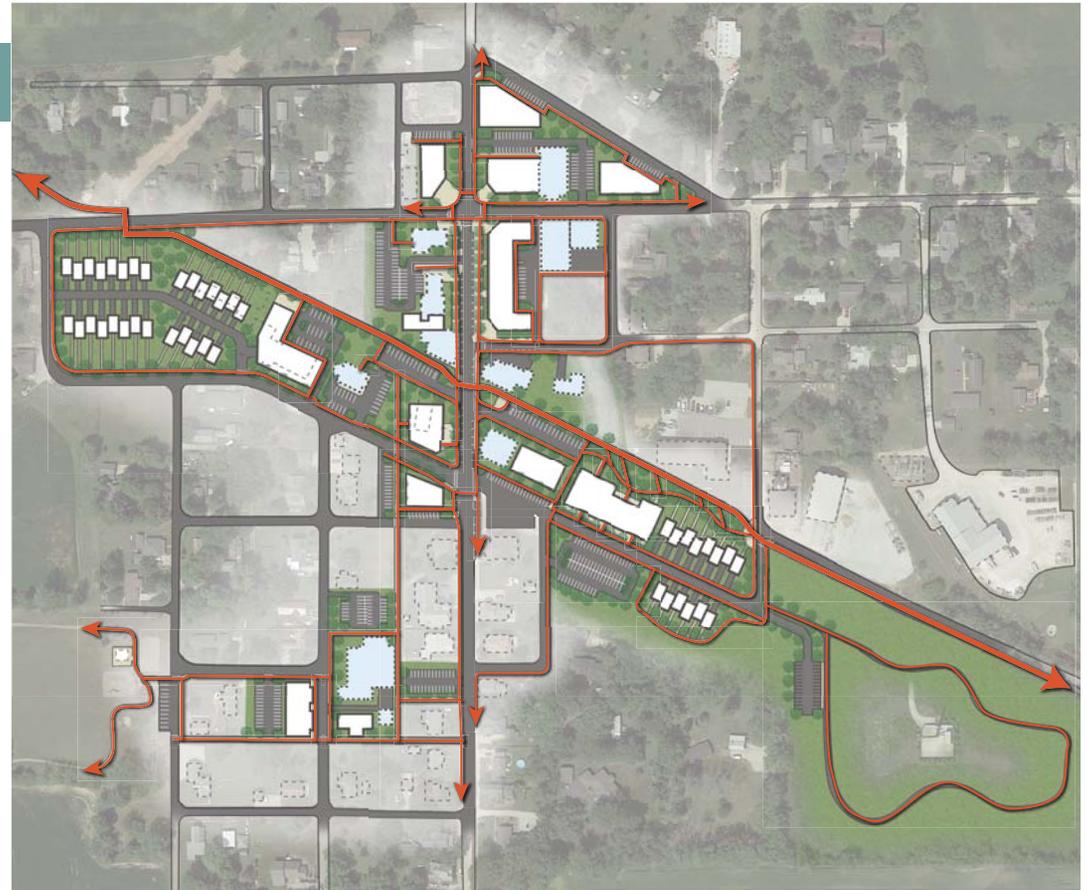
NEW COMMERCIAL NODE, CONNECTION TO PANTHER PARK

It is important to create better connections between Panther Park and the Legacy Core District through a series of pedestrian improvements, including new sidewalks and pedestrian pathways along abandoned alley corridors. Additionally, the new brewery should be used as a catalyst for the development of a small retail/restaurant node that pulls some of the commercial functionality of the Legacy Core south and over to the park.

KEY DESIGN CHARACTERISTICS:

- Vacant parcels near the new brewery can become small retail/restaurant locations that create and support a new small commercial node.
- Abandoned alley corridors should be reclaimed as bicycle and pedestrian corridors to connect the heart of the Legacy Core District to Panther Park and the Walker Farms neighborhood.
- Rear loaded parking should be provided for any new businesses, and should be screened from surrounding residences with significant landscaping or low walls.
- New commercial structures should be single-story and conform to Historic Preservation criteria.

Multi-Modal Connectivity



Abandoned Alleys to Pedestrian Corridors



Section D-D1



LEGEND

-  Existing Structure to Remain
-  Proposed New Structure

AREA 05

Big 4 Mixed-Use + Residential

DEVELOPMENT ALONG THE BIG 4 TRAIL - WEST OF MAIN STREET

This section of the Big 4 Trail connects to an existing residential portion of the Legacy Core District and therefore the development along it should transition from the commercial development along Main Street to a single family residential use. A new mixed-use low-intensity commercial and residential structure will serve as that transition before moving into new attached single family development.

KEY DESIGN CHARACTERISTICS:

- Townhomes front either the trail or the sidewalk, with rear-loaded garages. Front lawns are large, with buffer space between the public walkways and the homes.
- A new road will provide access to the mixed-use structure and townhome garages.
- The mixed-use structure should have a maximum of two stories, with low-intensity commercial/retail and restaurant use on the first floor and residential on the second floor.
- A new streetscape will be applied to Beckham Street, following the guidelines in the Whitestown Bicycle and Pedestrian Master Plan.



Mixed Use Building along the Monon Trail
Photo Credit: IBJ.com



Commercial Development along the Monon Trail

Large, Buffered Front Lawns



Section E-E1

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ACTION PLAN

NEXT STEPS

WHAT ARE THE PRIMARY CONSIDERATIONS FOR FUTURE LEGACY CORE DISTRICT DEVELOPMENT?

- Maintain the existing compact development form and regular grid pattern as new development is proposed.
- Historic transportation infrastructure should be upgraded to create a pedestrian oriented development pattern.
- New retail and restaurant development should be focused along Main Street where frontage is more appealing.
- Pierce Street should continue to be primarily residential focused with the exception of the intersection at Main Street, which should be retail and restaurant focused.
- Future improvements should focus on making the Legacy Core district as pedestrian and bicycle friendly as possible within the existing constraints.
- Infill development should be encouraged to allow for better utilization of currently vacant or underutilized land.
- Existing land use patterns should remain largely unchanged, with higher intensity uses focused on the primary intersection within the Legacy core district surrounded by single family residential uses.



WHAT ARE THE KEY ACTION ITEMS?

1. Prepare new district development and architectural standards.

Primary Responsibility:

Historic Preservation Commission

2. Develop guidelines and incentives to encourage revitalization of existing neighborhood through rehabilitation and updating of existing single family residential building stock.

Primary Responsibility:

Historic Preservation Commission

3. Formalize a strategy to allow infill development on vacant or underutilized parcels within the Legacy Core. Focus on identification and prioritization of desired infill parcels.

Primary Responsibility:

Planning & Community Development

4. Develop detailed open space guidelines for requirements for the urban linear park corridor between the Big 4 Trail and potential new development.

Primary Responsibility:

Parks Department

5. Attract new attached single family housing opportunities adjacent to the Big 4 Trail corridor.

Primary Responsibility:

Planning & Community Development

6. Develop detailed design guidelines for pedestrian and bicycle infrastructure throughout entire Legacy core district. Focus on primary connections between key district focal points first.

Primary Responsibility:

Department of Public Works

7. Improve Main Street to accommodate wider roadway width and a pedestrian oriented development pattern.

Primary Responsibility:

Department of Public Works

8. Attract new mixed use development along Main Street between Laughner Street and Harrison Street and along Pierce Street between Lucas Street and Beckham Street.

Primary Responsibility:

Planning & Community Development

9. Reconstruct existing alley right of way for pedestrian access.

Primary Responsibility:

Department of Public Works

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