



TOWN OF
PLAINFIELD
INDIANA

EXECUTIVE SUMMARY

CONCEPTUAL DOWNTOWN REDEVELOPMENT PLAN

February 27, 2018





Why Redevelopment?

We want to be proactive with development.

Developers have already expressed interest in redeveloping downtown. Instead of letting them develop whatever they see fit, we want to be proactive. Plainfield desires to be a community that takes a leadership role in driving, shaping and forming what the downtown will look like in 20 years.

We want to diversify our investment and opportunities.

In recent years our investment focus has been on the logistics sector within the Town. We want to diversify our public investment throughout the Town while providing additional options for housing, retail, entertainment and parking.

We want to encourage downtown renewal.

We are working to renew the heart of the community and save our downtown by making it an active destination. Activity will create opportunities for our existing businesses while attracting new businesses as well.

We want to create an identity for Plainfield.

We want to develop an identity for our downtown by encouraging walkable, "village" type development which will serve as a social hub for our community.

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Project Statement

In 2016, the Town of Plainfield completed a 12-month Comprehensive Planning process for the entire community. That study evaluated land use, zoning, infrastructure, and governance across all areas of Plainfield. One of the resulting recommendations was to study in greater detail the Downtown Core as a renewed civic and cultural hub for the community. In 2017, the Town and its Redevelopment Commission acted upon those recommendations and began a “sub-area” plan for Conceptual Downtown Redevelopment.

Mission Statement

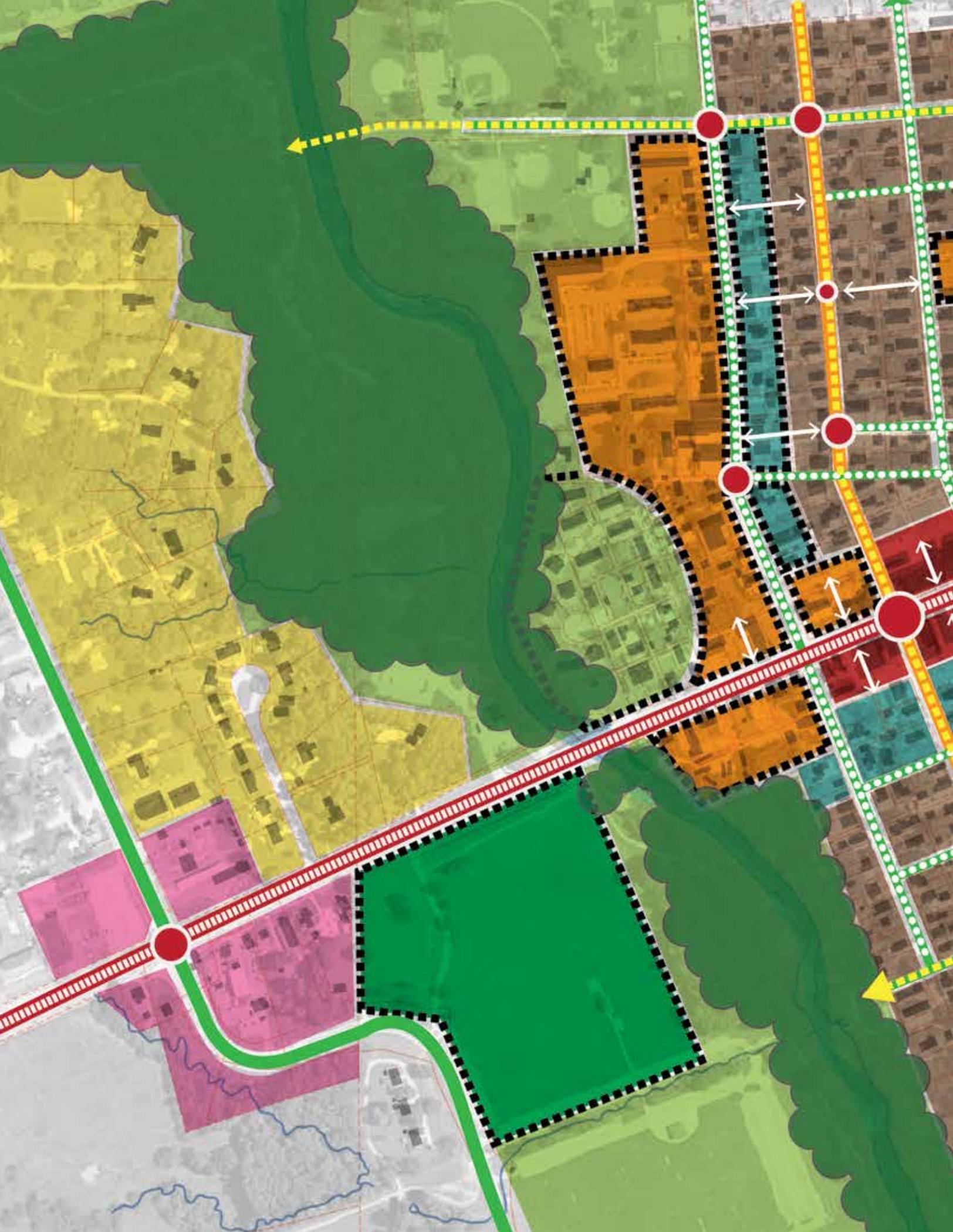
The Conceptual Downtown Redevelopment Plan aspires to protect the long-term sustainability of the historic downtown core by strengthening the customer base for existing local “main street” businesses and planning for high-quality, versatile new commercial tax base. It establishes a framework for ensuring the scale, materials, and vocabulary of future development are compatible with the character of downtown. It promotes beautiful, walkable streetscapes that connect storefronts to civic spaces, neighborhoods to local dining, and diverse housing options to boutique shopping experiences. It creates a destination for celebrating cultural events and invests in quality of life initiatives that keep Plainfield strong and vibrant.



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context
DESIGN







Planning Process Summary

The Conceptual Downtown Redevelopment Plan process began in February 2017 with several months of inventory, analysis, and research of the district. The consultants walked the existing streetscapes and trails, photo-documented infrastructure conditions, calculated parking demand, examined floodway and floodplain restrictions, researched historic conditions and reports, identified patterns of both currently-available and recently-sold real estate, and analyzed all previous planning documents and active retail market studies. The overarching purpose was to identify strengths and weaknesses of the downtown core to inform planning and design concepts.

From a public engagement perspective, the Council and Redevelopment Commission took an unusual approach in seeking feedback. Most sub-area studies arising out of Comprehensive Plans tend to utilize the previous public feedback to inform detailed design. In this case, the consultants were asked to facilitate a series of eleven (11) public meetings to gain broad insight from the public. In collaboration with Town staff, the design team presented at customary meetings of the Plan Commission, Redevelopment Commission, and Town Council, as well as more “in-action” locations like Chamber of Commerce luncheons, open house events at the Recreation Center, and Farmer’s Market booths.

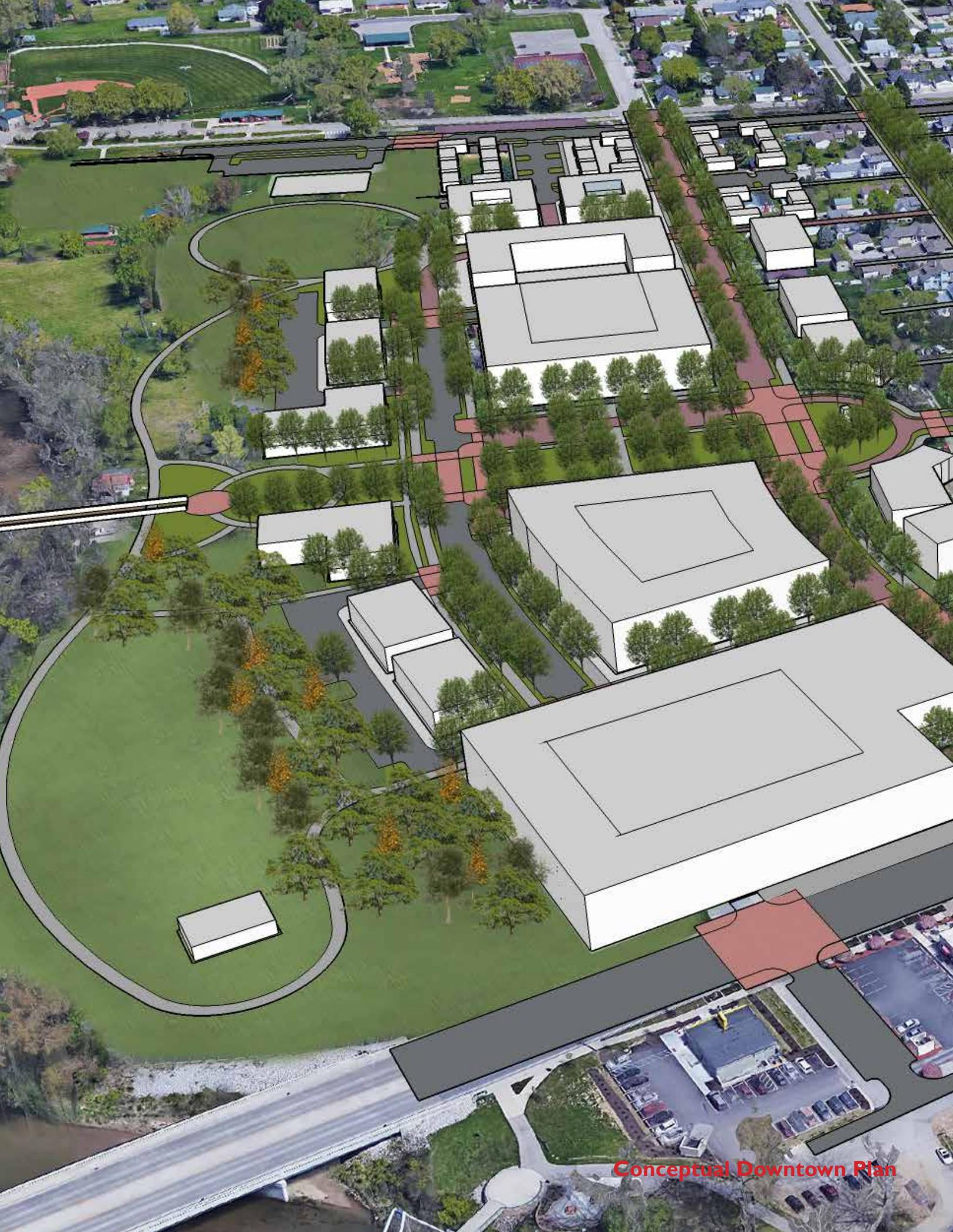
As the due diligence phase wrapped up in May 2017, a series of design-focused sessions occurred between June and September exploring appropriateness of scale, density, parking demand, material choices, right-of-way corridors, and linkages to existing and future public greenspaces. The design consultants presented numerous concepts for public comment and shared precedent images from similar communities across the country that have pursued downtown renewal. After collecting extensive public comment on preferences/strengths of each concept, a Hybrid Plan was generated to align the best-of-the-best strategies.

With a hybrid plan taking shape, Town staff and the design consultants began to add detail, form, shape, and locations of key improvements. Case studies from other successful communities served as benchmarks for the Conceptual Downtown Redevelopment Plan. A wide range of infrastructure conditions, traffic analysis, and phasing alternatives were studied to inform best practices that could benefit Plainfield. After multiple rounds of comments from the steering committee, elected officials, and the public in September, October, and early November, a Final Concept and supporting documentation was presented for consideration of the Council, Redevelopment Commission, and Plan Commission in December 2017.



LEGEND:

- | | | | |
|--|---|---|---|
| 1 Main Street District Redev. | 12 West Main Gateway Dev
<i>Mixed-Use</i>
3-5 Stories
Garage Parking
Commercial along Mill St. | 15 Mill Street Dev.
<i>Housing / Relocated</i>
2-3 Stories
Apts and Studio | 20 Town Green |
| 2 Civic Green | 13 South Town Green Dev.
<i>Mixed Use</i>
3-4 Stories
Garage Parking
Commercial along Krewson | 16 Courtyard Apartments
1-2 Stories
Apartments and condos | 21 Krewson Enhancement |
| 3 Neighborhood/Nature Park | 14 North Town Green Dev.
<i>Mixed Use</i>
3-4 Stories
Garage Parking
Commercial along Krewson | 17 Cottage Homes
1-2 Stories | 22 Trailhead |
| 4 Redevelopment Opportunity | | 18 Multiplex / Flexible Housing
2-3 Stories
Town-homes, Brownstones
Live/work units | 23 Pedestrian Bridge |
| 5 East Street and Main Redev. | | 19 Pedestrian Rd / Enhanced Alley | 24 Relocated Historic Structures |
| 6 Infill Dev. / Garage | | | |
| 7 Theater Redev. | | | |
| 8 Neighborhood Revitalization | | | |
| 9 Performance Center
2-3 Stories
Shared Civic Rooms | | | |
| 10 Town Hall Expansion | | | |
| 11 Gateway Plaza | | | |



Conceptual Downtown Plan





Planning Take-aways

The Conceptual Downtown Redevelopment Plan builds upon the strengths of the existing downtown core, preserving several turn-of-the-century structures capable of being repurposed into contemporary uses. Likewise, the plan identifies appropriate areas for infill of commercial buildings consistent with the scale, character, materials, and vocabulary of the historic downtown core.

The plan recognizes that “taming” US 40 into a quaint corridor is unrealistic. By pivoting off Main Street via the Mill Street corridor, a “village” atmosphere of beautiful, walkable and bike-able streets will complement the historic downtown and offer diverse housing and commercial opportunities.

The plan acknowledges that public greenspace is a key differentiator between Plainfield and its competing communities. The public spoke frequently about their pride in trails, greenways, and park lands that currently adorn the community.

The plan speaks to many details that enrich place-making and give strength to the district. Among those details, two are worthy of emphasis in this summary. First, it is important that in cases where a historic home could be impacted by redevelopment, the plan contemplates an appropriate area to relocate such structures. Secondly, character and scale of redevelopment must be transitional between existing neighborhood blocks and commercial blocks.



Next Steps

The Conceptual Downtown Redevelopment Plan conceives of important long-term investments in the downtown core. A current study is underway to evaluate phasing alternatives, to forecast development costs, and to analyze how to best leverage public investment to create desired, appropriate private reinvestment.

Knowing that this vision will evolve organically over the next 20 years, we will choose to consistently measure our progress against the foundational principles defined at the outset of this process—have we been proactive with development, are we diversifying our economic base, have we encouraged downtown renewal, and are we shaping an identity for Plainfield that serves as the cultural and civic hub of our community.



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