



PROJECT ORIENTATION

PREVIOUS PLANS

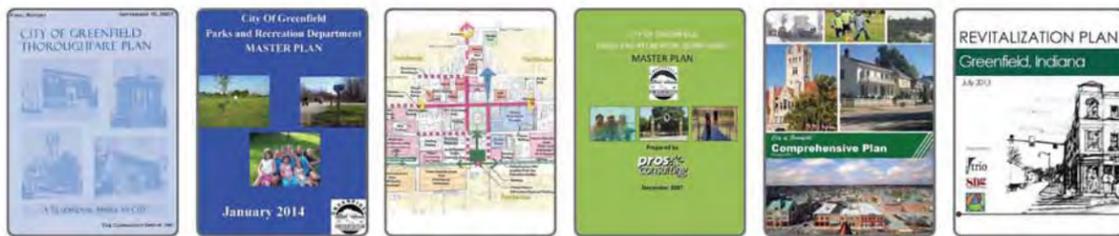
CAPITAL IMPROVEMENT PLAN



GREENFIELD
CAPITAL IMPROVEMENT PLAN

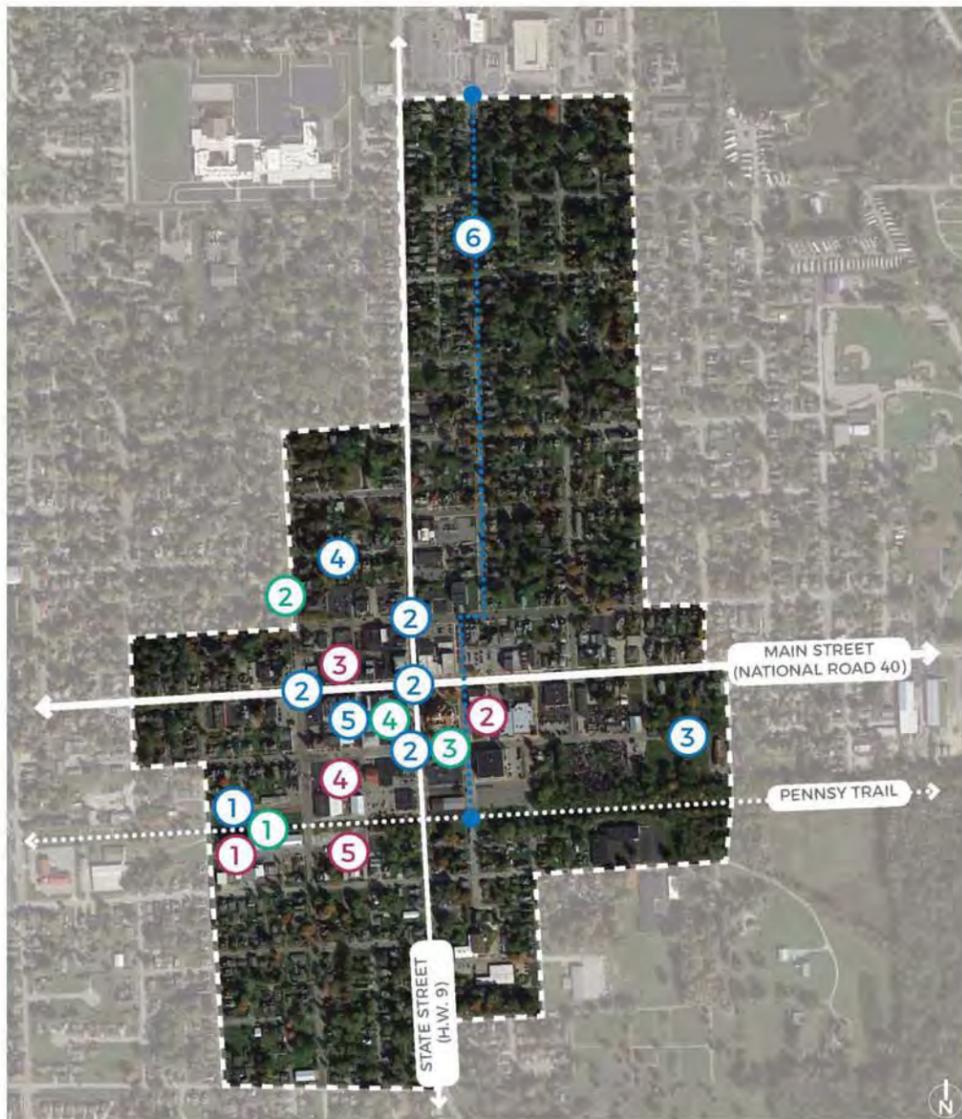


STREET IMPROVEMENT PRIVATE INVESTMENT CIVIC ENHANCEMENT



PROJECT INVENTORY MAP

CAPITAL IMPROVEMENT PLAN



PROJECT OPPORTUNITIES

STREET IMPROVEMENT

1. Depot Street Redesign
2. Intersection Improvements
3. South Street Redesign
4. Riley Literary Trail
5. North Street Living Alley Phase 2
6. East Street Connector

PRIVATE INVESTMENT

1. Pennsy Place Lofts
2. Downtown Building Investment
3. Historic Facade Restoration
4. Anchor Development
5. Pennsy Trail Housing

CIVIC ENHANCEMENT

1. Depot Street Park
2. Riley House Museum Expansion
3. Memorial Building Renovation
4. City Hall Reinvestment



STREET IMPROVEMENTS

DEPOT STREET REDESIGN



CAPITAL IMPROVEMENT PLAN

SI 1



SUMMARY

Depot Street is the only remaining original brick street in the community. Once the home of the Pennsylvania Rail Road Train Depot, the area now serves as a gathering space for community festivals. The adjacent rail road has been converted to a recreational trail and linear park known as the Pennsy Trail. The Depot Street project should complement the Pennsy Trail and adjacent neighborhood with a pedestrian oriented design including crosswalks, street trees or landscaping, and improved intersection crossings. Additional improvements such as bollards and street furniture would increase and improve the enhanced performance and event space proposed in the Depot Street Park. The redevelopment of Depot Street should encompass the renovation and reuse of the grain elevator. This iconic structure was originally built as a grain mill and represents rich agrarian, railroad, and cultural history. The unique timber framed structure has the potential to be repurposed with multiple uses; such as a food hub for locally grown food distribution, housing, artist studios, and/or additional retail on the first floor. Its visual prominence, architectural interest, and prime location on the Pennsy Trail, will make this a destination/attraction for visitors and residents of Greenfield alike.

IMPACT

- Supports connectivity and safety for pedestrians
- Redevelopment of an iconic heritage structure that is underutilized
- Activates structure that has multiple opportunities for reuse
- Links key destinations in the community.
- Provides recreation opportunity for all age groups and physical ability

FUNDING

- INDOT
- EDIT
- TIF
- Thoroughfare

READINESS

- Develop concept
- Develop budget
- Gather public input



GATEWAY INTERSECTION IMPROVEMENTS



CAPITAL IMPROVEMENT PLAN

SI 2



SUMMARY

State Road 9 and US 40 bring significant auto and truck traffic through the downtown area, yet create pedestrian barriers and high noise levels. Gateways can be created at key intersections to signal arrival into the Greenfield Historic District. Key intersections include State Street (SR 9) and North Street, Pennsylvania Street and Main Street (US 40), and State Street and Main St. In addition, intersections of the proposed Riley Art and Literary Trail with major streets including State Street and North Street, State Street and the Pennsy Trail, Main Street and American Legion Place/ East Street), and Main Street and Riley Avenue. Visual markers can be created for downtown gateways and include visually significant pieces of artwork and/or signage, and specialty pavements within the intersections themselves as well as carefully considered traffic control devices to allow safe pedestrian passage, plantings, signage, drainage and crosswalks.

IMPACT

- Provides key markers for Historic Central Business District
- Provides traffic calming/slower speeds
- Provides quieter truck traffic passage
- Provides safer pedestrian crossings
- Provides opportunities for art and landscape
- Provides opportunities for drainage

FUNDING

- INDOT
- EDIT
- TIF
- Thoroughfare

READINESS

- Develop concepts for each intersection
- Identification of materials
- Develop budget for project
- Identify time line for implementation
- Include project in transportation plan





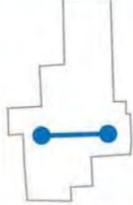
STREET IMPROVEMENTS

SOUTH STREET REDESIGN

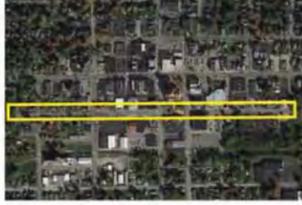


CAPITAL IMPROVEMENT PLAN

SI 3



LOCATION MAP



EXISTING SITE

SUMMARY

South Street Redesign will activate the street frontage by attracting pedestrians and businesses to the space. This space will accommodate pedestrians, bicyclists and vehicles. Additional pedestrian space will be allocated outside of new businesses that may want to encourage on-street dining or other outdoor activities. Street improvements include: decorative paving, narrower street (but keeps on street parking), adding new street trees and connections to the Courthouse and the Veterans Park. A South Street redesign project should consider the redevelopment of the large parking lot at the corner of South Street and Pennsylvania Street. This site could be an anchor development for the downtown that includes a mixed-use building, event space, and/or a parking garage that takes advantage of the sightlines to the impressive Hancock County Courthouse.

IMPACT

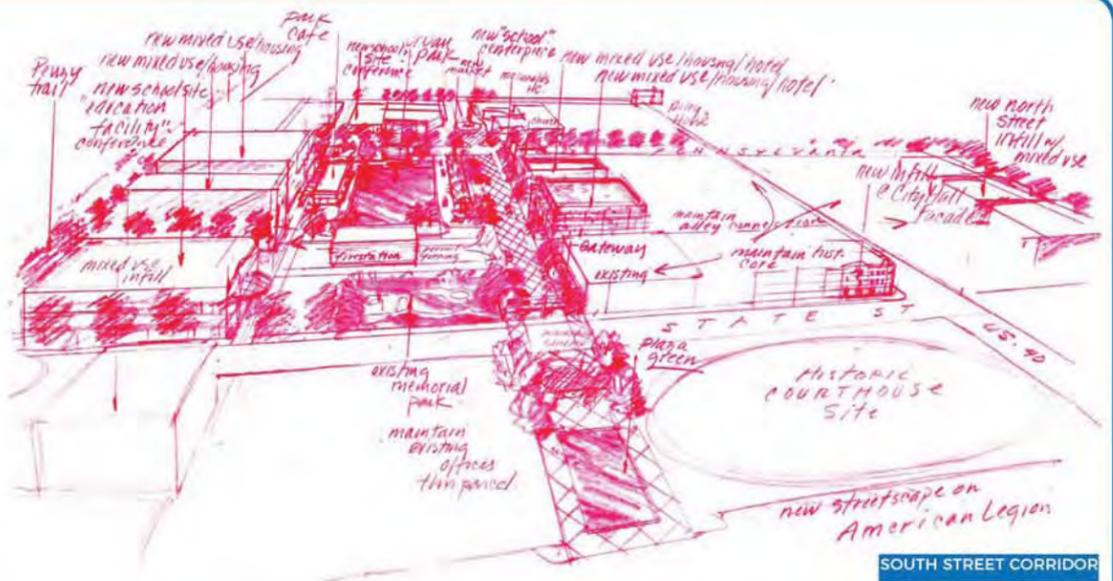
- Redevelop street to make pedestrian and business friendly
- Redevelop an underutilized parking lot that offers no tax revenue and creates a gap in the downtown
- Create a pedestrian friendly space
- Create a business friendly space
- Activate the street

FUNDING

- IHEDA
- OCRA
- INDOT
- EDIT
- TIF
- Private Development

READINESS

- Develop concepts
- Identification of materials
- Develop budget for project
- Identify time line for implementation
- Gather public input



SOUTH STREET CORRIDOR



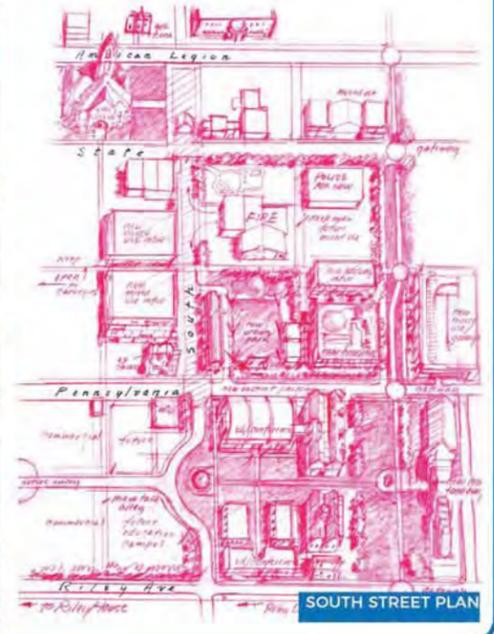
HISTORIC CHARACTER



CURBLESS STREETS



EVENTS & PROGRAMS



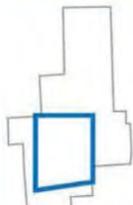
SOUTH STREET PLAN

RILEY LITERARY TRAIL



CAPITAL IMPROVEMENT PLAN

SI 4



LOCATION MAP



EXISTING SITE

SUMMARY

The community has a treasure in its James Whitcomb Riley Heritage. The goal for the Riley Art & Literary Trail is to become a national destination for school groups, artists, and literature enthusiasts. The city could then target businesses for the trail that celebrate literature and great American authors, poets, and artists on a grand scale. The trail will be comprised of interpretive signage, decorative brick walls, plantings, artworks, lighting, wayfinding and specialty pavements. The Trail will be routed through the National Courthouse Square Historic District. This route will serve as a pedestrian and cyclist trail travelling north along Riley Avenue from the existing grain elevator on the Pennsy Trail and the proposed Depot Street Park, connecting pedestrians and cyclists to the Main Street commercial core and the Riley Home and Museum. It will then continue east along North Street, connecting the National Greenfield Residential Historic District to the North Street commercial area and the WW I Memorial Building. The route will then turn south and travel along East Street and American Legion Place, connecting to the Main Street commercial core, the historic courthouse, and the Pennsy Trail. The amenities continue along that portion of the existing Pennsy Trail between American Legion Place and Riley Avenue.

IMPACT

- Provide a multipurpose route for pedestrians and bicyclists
- Leverage the historic art and literary heritage of Greenfield
- Link residents and tourists to the central Business District
- Provide interpretive opportunities for residents and tourists alike

FUNDING

- INDOT
- EDIT
- TIF
- Thoroughfare

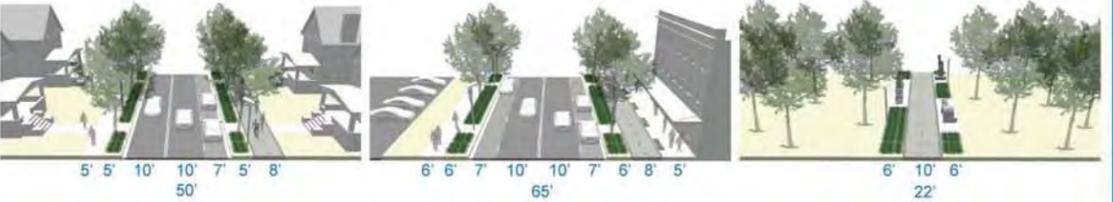
READINESS

- Develop concepts
- Identification of materials
- Develop budget for project
- Identify time line for implementation
- Gather public input



RILEY LITERARY TRAIL ROUTE

- MAJOR INSTALLATIONS**
Larger art, history panels, gardens, or other points of interest and learning opportunities along the trail. Red sites have a proposed type of installation.
- MINOR INSTALLATIONS**
Smaller art, history panels, gardens, or other points of interest and learning opportunities along the trail.
- PRIMARY INSTALLATIONS**
Additional points of interest or areas where art and landscaping could be provided to maintain interest along trail.
- GATEWAY AREA**
May include additional signage, landscaping, wayfinding, or art; additional pedestrian safety measures or traffic calming can also be explored.





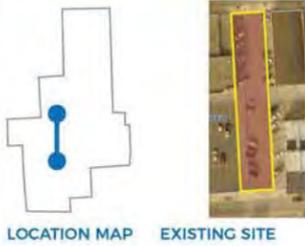
STREET IMPROVEMENTS

NORTH STREET LIVING ALLEY



CAPITAL IMPROVEMENT PLAN

SI 5



LOCATION MAP EXISTING SITE

SUMMARY

The Greenfield Coalition and the City of Greenfield should continue alley activation projects such as the North Street Living Alley. The North Street Living Alley project should be completed to provide an additional pedestrian connector from North Street to South Street and to the Penny Trail. East West alley activations can be made as well to provide pathways and also outdoor respite areas located away from the high traffic volumes of State Street and Main Street. The Courthouse offers an iconic landmark view as one walks east from the Riley District into the core of Downtown. Alleyway upgrades should help spur and support further investments in businesses and real estate, including outdoor areas in these key downtown blocks. Appropriate signage and art should be included along the alleyway and may include signs directing people to businesses and cultural amenities, murals, artistic signage, and other features.

IMPACT

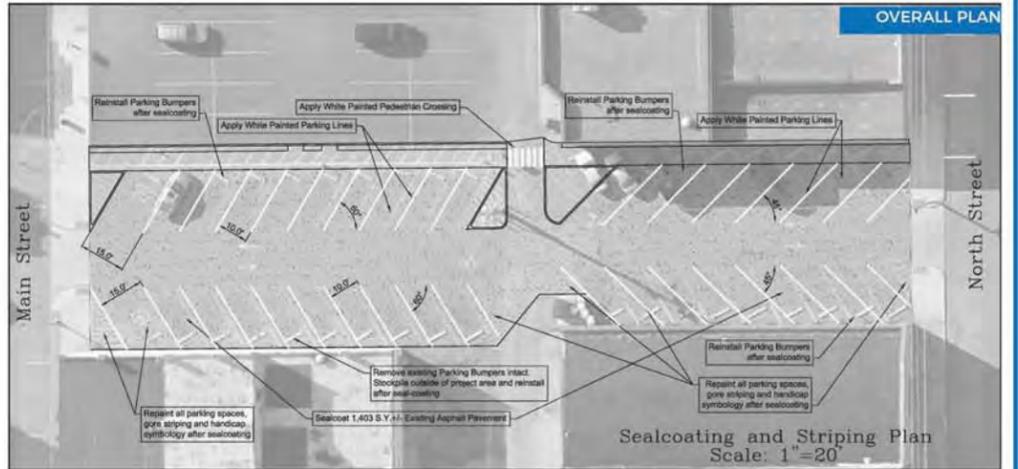
- Creates an appealing pedestrian walkways to connect nearby neighborhoods to downtown
- Expands the central business district beyond State and Main into the outlying streets
- Creates an attractive and vibrant downtown that is key to attracting young professionals to the city and encouraging tourism

FUNDING

- INDOT
- EDIT
- TIF
- Thoroughfare

READINESS

- Develop concepts
- Identification of materials
- Develop budget for project
- Identify time line for implementation
- Gather public input



Sealcoating and Striping Plan Scale: 1"=20'



PHASE 1 PROGRESS

EAST STREET CONNECTOR



CAPITAL IMPROVEMENT PLAN

SI 6



LOCATION MAP EXISTING SITE

SUMMARY

East Street Connector provides a critical link to the Hancock Regional Hospital Campus and downtown. This six block section runs through an established neighborhood and has the potential to also connect to Greenfield Intermediate and Harris Elementary Schools. This project would provide safe routes to the important destinations, through the neighborhood and the core of Downtown Greenfield.

IMPACT

- Provide safe routes to key destinations for pedestrians and bicyclists.
- Creates an amenity for the neighborhood.

FUNDING

- INDOT
- EDIT
- TIF
- Thoroughfare

READINESS

- Develop concepts
- Identification of materials
- Develop budget for project
- Identify time line for implementation
- Gather public input



MAJOR CONNECTION
Signifies a destination location along the trail. Typically an anchor institution or regional anchor attraction such as the Hancock Regional Hospital.

MINOR CONNECTION
Signifies a unique intersection of multiple trail and transportation forms such as Riley Literary Trail and the Penny Trail.

GATEWAY AREA
Signifies a point of interest and may include additional signage, landscaping, wayfinding, or art. Additional pedestrian safety measures or traffic calming can also be explored.



TRAIL CHARACTER



PRIVATE INVESTMENT

PENNSY PLACE LOFTS

CAPITAL IMPROVEMENT PLAN



PI 1



LOCATION MAP



EXISTING SITE

SUMMARY

This site could be a catalyst for surrounding redevelopment areas and could ideally preserve parts of the iconic structure. Potential uses may include housing, open-air or enclosed markets, small food-related business incubation, or a mixture of retail and housing space. Other property owners within the block should also be engaged with what type of redevelopment would support their property redevelopment as well.

IMPACT

- Provides key housing downtown
- Provides redevelopment of important property
- Provides residents in the heart of downtown
- Provides activation of property

FUNDING

- INDOT
- OCRA
- EDIT
- TIF
- Private Development

READINESS

- Develop concepts
- Identification of materials
- Develop budget for project
- Identify time line for implementation
- Gather public input



GRANERY HOUSING



BUNGE CASE STUDY



MAGNOLIA FARM CASE STUDY



GREEN JEANS CASE STUDY



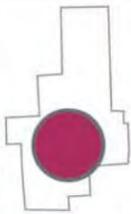
GREEN JEANS CASE STUDY

DOWNTOWN BUILDING INVESTMENT

CAPITAL IMPROVEMENT PLAN



PI 2



LOCATION MAP



EXISTING SITE

SUMMARY

The intent is to enhance Greenfield's regional appeal by directing appropriate development towards the downtown. This will reinforce downtown's role as an employment center. It will also attract arts, cultural, and learning activities to Downtown. We can accomplish this by rewarding higher density development in Downtown. By establishing cooperative land use planning strategies that promote sound growth principles, Greenfield can promote key catalyst properties with strategic development potential. The goal would be to broaden Downtown's role as a neighborhood service center. Greenfield would target key markets for both rental and owner occupied housing: seniors, young professionals, and downtown workers. It will be important to establish retail development to serve the daily needs of downtown residents.

IMPACT

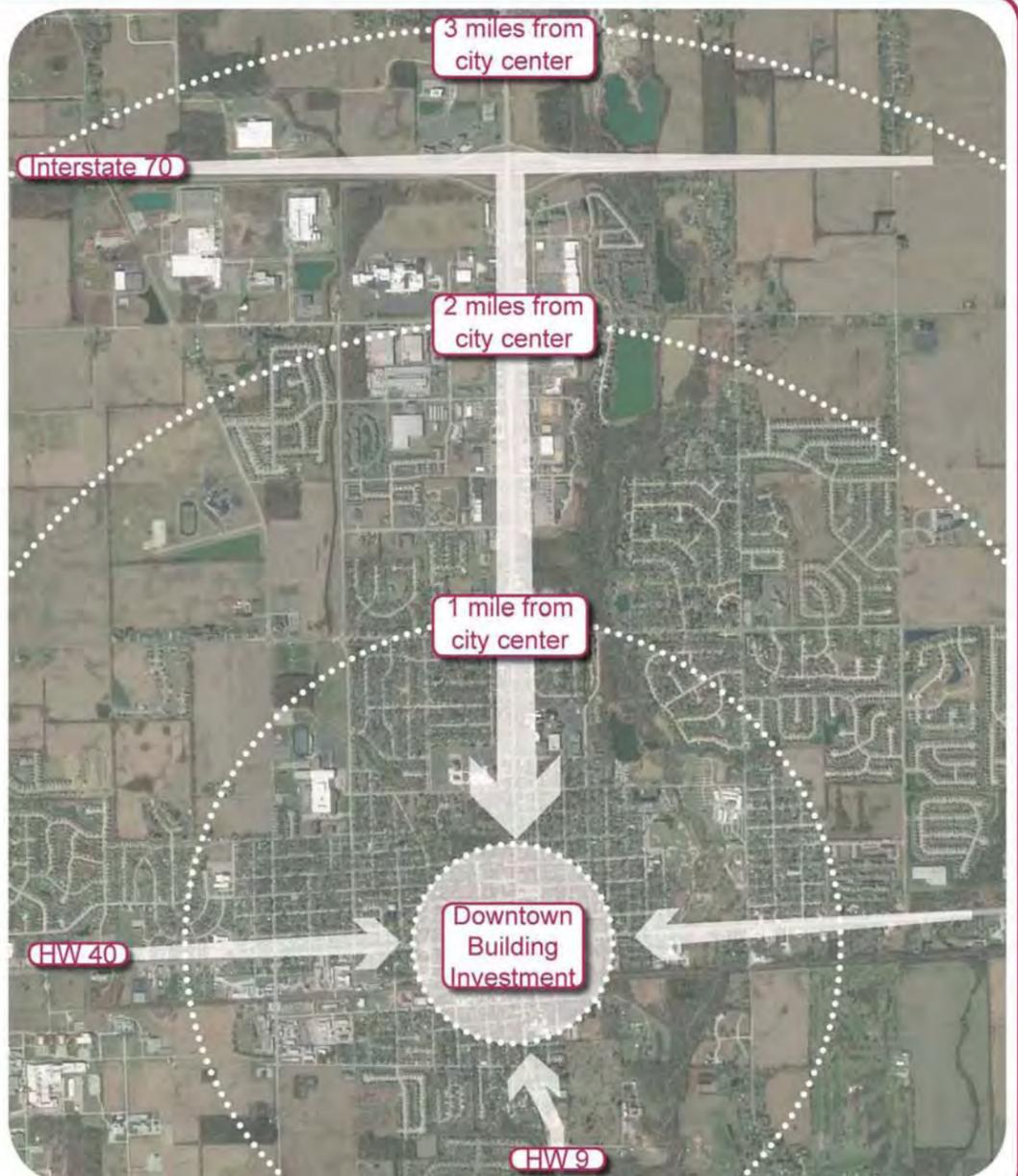
- Preserves historic buildings that are currently vacant or underutilized and may be in jeopardy of demolition if not rehabilitated.
- Includes residential units on the second floor to meet critical housing needs.
- Facilitates destination locations such as restaurants and shopping
- These can add employment opportunities, tax benefits, and improves the retail mix.
- Results in an increase of population with added children going to the school system.

FUNDING

- INDOT
- OCRA
- EDIT
- TIF
- Private Development

READINESS

- Develop concepts
- Identification of materials
- Develop budget for project
- Identify time line for implementation
- Gather public input





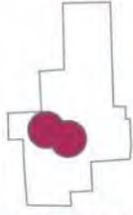
PRIVATE INVESTMENT

HISTORIC FACADE RESTORATION

CAPITAL IMPROVEMENT PLAN



PI 3



LOCATION MAP EXISTING SITE

SUMMARY

The existing historic building stock within the downtown core and in the historic residential neighborhood is one of Greenfield's greatest assets. Renovation and respectful rehabilitation must be promoted and encouraged to protect these valuable resources to the community and State. Adherence to strict design guidelines and support of an active Main Street program will maintain the integrity of the historic architecture as well as support tourism and a strong city and government center.

IMPACT

- Leverages private investment (50-50 match).
- Increase in number of first-time customers.
- Most businesses experience an increase in sales.
- Property typically generates an increase in rental revenues.
- Properties are often converted to a perceived better use.
- Other building improvements are also performed.
- Community pride, historic appreciation and civic legacy are celebrated.

FUNDING

- INDOT
- OCRA
- EDIT
- TIF
- Throughfare

READINESS

- Develop concepts
- Identification of materials
- Develop budget for project
- Identify time line for implementation
- Gather public input



PROPOSED FACADE TREATMENTS



FACADE LOCATION MAP



20 WEST MAIN STREET 109 WEST MAIN STREET 13 NORTH STATE STREET 21 WEST MAIN STREET 2 WEST MAIN STREET



9-11 AMERICAN LEGION 101 EAST MAIN STREET 19 WEST NORTH STREET 17-19 WEST MAIN STREET 98 EAST NORTH STREET

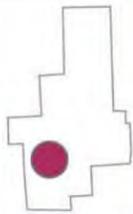
POSSIBLE FACADE UPDATES

ANCHOR DEVELOPMENT

CAPITAL IMPROVEMENT PLAN



PI 4



LOCATION MAP EXISTING SITE

SUMMARY

While this parking lot provides over 90 spaces for the downtown, it also is an opportunity to create a destination development that expands the commercial footprint of the downtown. A mixed-use design offering retail, office, and/or housing partnered with parking or a garage could serve as an anchor development in the downtown. The easy-to-access site should be partnered with streetscape improvements to South Street to create improved aesthetics in this Courthouse corridor.

IMPACT

- Leverages private investment
- Fills in a void in the downtown
- Retain parking while expanding the commercial footprint of the area

FUNDING

- IHEDA
- OCRA
- EDIT
- TIF
- Casino funds
- Rainy Day Fund
- Bond
- Building Fund
- EDIT
- TIF
- Private Funds
- Foundations
- Private Development

READINESS

- Develop concepts
- Identification of materials
- Develop budget for project
- Identify time line for implementation
- Gather public input



ANCHOR DEVELOPMENT PLAN



VIEW OF FORMAL EVENT LAWN/ FUTURE EXPANSION



VIEW OF MAIN ENTRANCE DROP-OFF



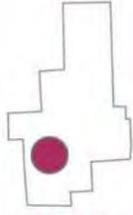
PRIVATE INVESTMENT

PENNSY TRAIL HOUSING

CAPITAL IMPROVEMENT PLAN



PI 5



LOCATION MAP



EXISTING SITE



townhomes



multi-family



infill housing

SUMMARY

Redevelopment along the Trail should include a variety of uses and areas for parks, event spaces, housing, and commercial space that melds into a creativity corridor. Currently, the City of Greenfield owns land adjacent to the Trail in multiple areas. This provides a potential development opportunity as part of a larger package or grant program as it relieves the hurdle of land assembly.

The City would like development to inspire a creative and entrepreneurial spirit. Housing designs should offer the versatility of live/work space and display an eclectic mix of architectural features and elevated materials. Front porches and features should be oriented toward the trail with garages set back or behind housing units. Development and designs should focus on pedestrian- and cyclist oriented layouts that include landscaping, street furniture, and pedestrian-scale lighting and signage.

IMPACT

- Creates opportunities for residential infill as homeowners move to new rental facility
- Meets critical need for housing.
- Grows tax base
- Leverages private investment
- Increases assessed value

FUNDING

- IHEDA
- OCRA
- EDIT
- TIF
- Private Development

READINESS

- Develop concepts
- Identification of materials
- Develop budget for project
- Identify time line for implementation
- Gather public input



HOUSING CHARACTER



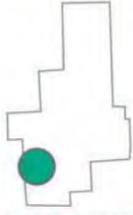
CIVIC ENHANCEMENT

DEPOT STREET PARK



CAPITAL IMPROVEMENT PLAN

PI 1



LOCATION MAP EXISTING SITE

SUMMARY

A destination park in the downtown combined with the redesign of Depot Street could serve as a prominent attraction and added amenity with the Pennsy Trail. The design should include a performance space for concerts, movies, and other events. It should be a flexible space that is also attractive and useful to daily Pennsy Trail users. Designs could reflect the history of the railroad and its influence on the community.

IMPACT

- Provides a destination amenity in the downtown along the Pennsy Trail
- Celebrate the heritage of downtown, and unique aspects of the Pennsylvania Railroad

FUNDING

- Casino funds
- Rainy Day Fund
- Bond
- Building Fund
- EDIT
- TIF
- Private Funds
- Foundations

READINESS

- Develop concepts
- Identification of materials
- Develop budget for project
- Identify time line for implementation
- Gather public input



OVERVIEW OF PARK



VIEW OF EAST ENTRY AND TRAIL



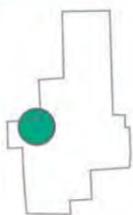
VIEW OF EVENT LAWN



VIEW OF SPLASH PAD AND TRAIL



VIEW OF HANDSHELL



LOCATION MAP EXISTING SITE

SUMMARY

The James Whitcomb Riley Boyhood Home and Museum are owned by the City of Greenfield and operated by the Parks and Recreation Department. The Boyhood Home, birthplace and home of the famed "Hoosier Poet", will take you back to life in the 1850's and '60's. The museum provides an opportunity to view many original works of Mr. Riley and also Will Vawter, renowned artist and the illustrator of many of the Riley books. The Riley Home and Museum also boast a gift shop, herb and flower gardens and a gazebo. Currently, "Elizabeth Anne's kitchen" behind the Museum is used as a small community meeting space. Enlarged this building and meeting space would provide opportunities for the Riley House and Museum to offer greater services for events and activities.

IMPACT

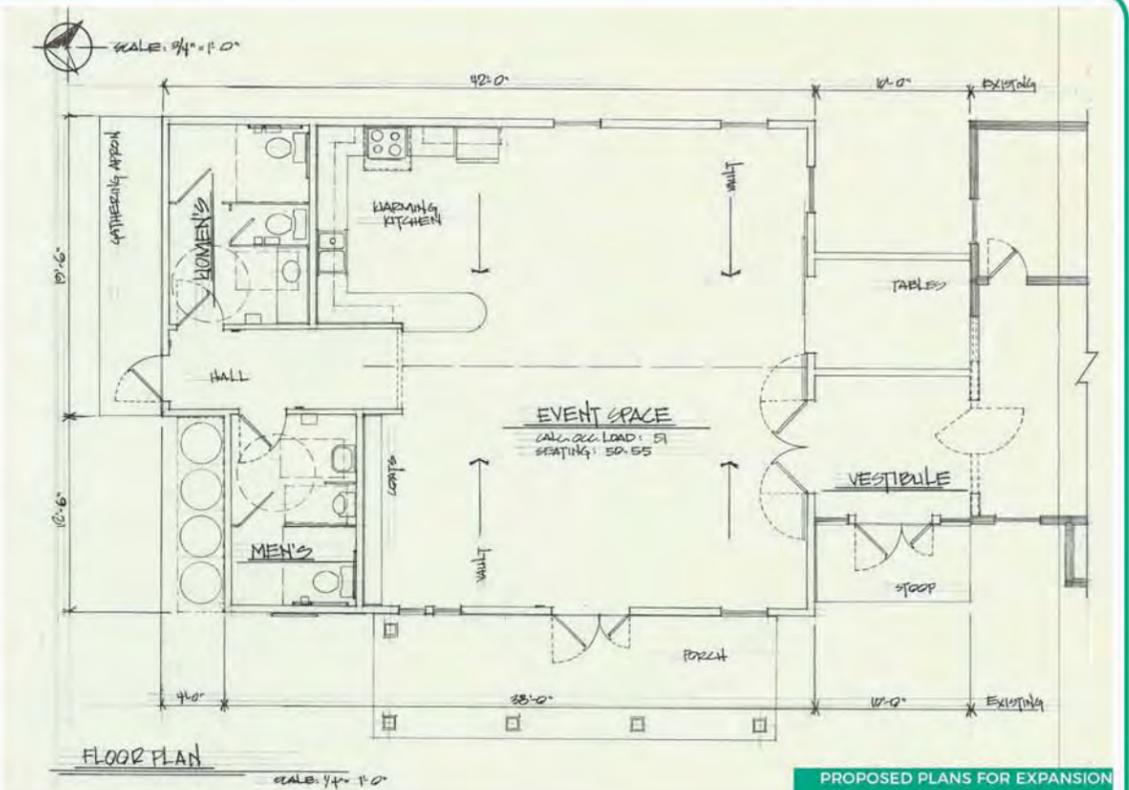
- Reinforce Riley House and Museum as a destination
- Provide greater opportunities for the use of and activities of the Riley House and Museum.

FUNDING

- Casino funds
- Rainy Day Fund
- Bond
- Building Fund
- EDIT
- TIF
- Private Funds
- Foundations

READINESS

- Develop concepts
- Identification of materials
- Develop budget for project
- Identify time line for implementation
- Gather public input



FLOOR PLAN

PROPOSED PLANS FOR EXPANSION



PROPOSED ELEVATIONS FOR EXPANSION

RILEY HOME MUSEUM EXPANSION



CAPITAL IMPROVEMENT PLAN

PI 2



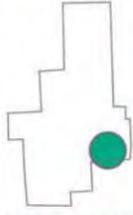
CIVIC ENHANCEMENT

MEMORIAL BUILDING RENOVATION



CAPITAL IMPROVEMENT PLAN

PI 3



LOCATION MAP



EXISTING SITE



EXISTING STRUCTURE

SUMMARY

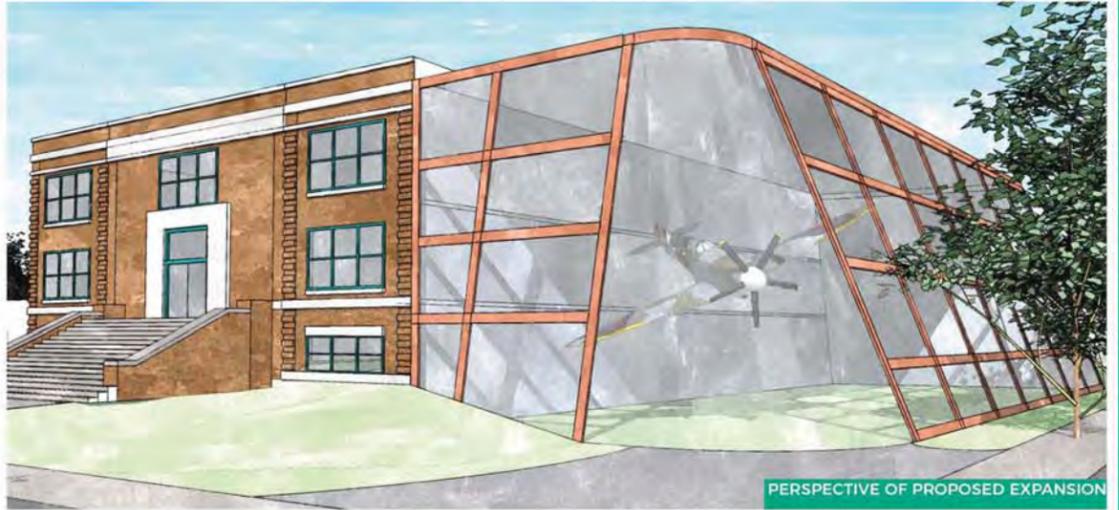
The construction of a new infill addition on the east side of the Memorial Building will provide the additional square footage for veterans affairs programming as well as the opportunity to incorporate accessibility into the historic building. The Memorial Building is a valuable Greenfield landmark with a straightforward, timeless aesthetic anchoring the northern end of East Street and American Legion Place. The Space is still used for its intended purpose of a veteran wellness and community recreation space with Veteran service offices and a gym programmed by the Greenfield Parks Department. A building expansion represents the opportunity to improve the use the building and add the long overlooked accessibility issue that our veterans face with the current steep entry steps. a. The old and new would serve to preserve and recreate a local, downtown destination in Greenfield. Connecting the East Street trail with the Riley Literary Trail would also connect this wellness space to the hospital. This could be beneficial to creating targeted physical and mental health programs between the two facilities.

IMPACT

- Provides a dedicated and accessible facility for veterans affairs
- Emphasizes the history of Col H. Weir Cook, born in Hancock County, IN
- Provides streamlined facilities, back-end support, information and mission sharing, and a way for the 5400 Veterans in Hancock County to have one place to go to meet their needs.
- Facilitates increasing membership in local veteran's organizations and in training leaders in the Veterans community that help build out the missions of each organization.
- Provide additional and meaningful gathering space in the community

FUNDING READINESS

- Casino funds
- Rainy Day Fund
- Bond
- Building Fund
- EDIT
- TIF
- Private Funds
- Foundations
- Develop concepts
- Identification of materials
- Develop budget for project
- Identify time line for implementation
- Gather public input



PERSPECTIVE OF PROPOSED EXPANSION



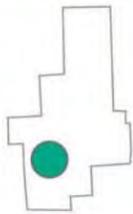
ELEVATION OF PROPOSED EXPANSION

CITY HALL RENOVATION



CAPITAL IMPROVEMENT PLAN

PI 4



LOCATION MAP



EXISTING SITE



Images from 2013 Downtown Revitalization Plan

SUMMARY

Redesign of the facade promoting a pedestrian-friendly scale, quality design character and materials, and reintroduction of the street "edge" where there is currently an expansive void will be reestablished. Filling in this corner at the heart of the City with a building of public prominence will alone serve as an attractive gateway to the city's core. The roughly 25'x43' space could be a prime incubation space for building businesses. The additional space created should be dedicated to retail or other establishment that generates a sense of activity

IMPACT

- Serve as an attractive gateway to the city's core.
- Creates a friendly and welcoming gateway to downtown and Greenfield

FUNDING

- Casino funds
- Rainy Day Fund
- Bond
- Building Fund
- EDIT
- TIF

READINESS

- Develop concepts
- Identification of materials
- Develop budget for project
- Identify time line for implementation
- Gather public input



SECOND FLOOR CITY HALL EXPANSION

FIRST FLOOR CO-WORKING SPACE

graphic from 2013 Downtown Revitalization Plan

START-UP



FACADE



CO-WORKING

