

# Old JB Redevelopment Master Plan

## 1<sup>st</sup> Informational Meeting

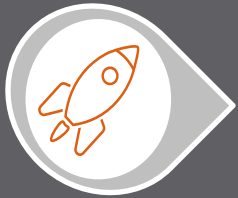


Ohio River

## Tonight's Informational Presentation

1. Welcome
2. Introductions
3. Project area
4. Timeline
5. Guiding Principles
6. Inventory
7. Analysis
8. What are we missing?
9. Next meeting in April/May – preliminary concepts

## Process Timeline



**PHASE 1:**  
Launch



**PHASE 2:**  
Discovery



**PHASE 3:**  
Imagine



**PHASE 4:**  
Listen



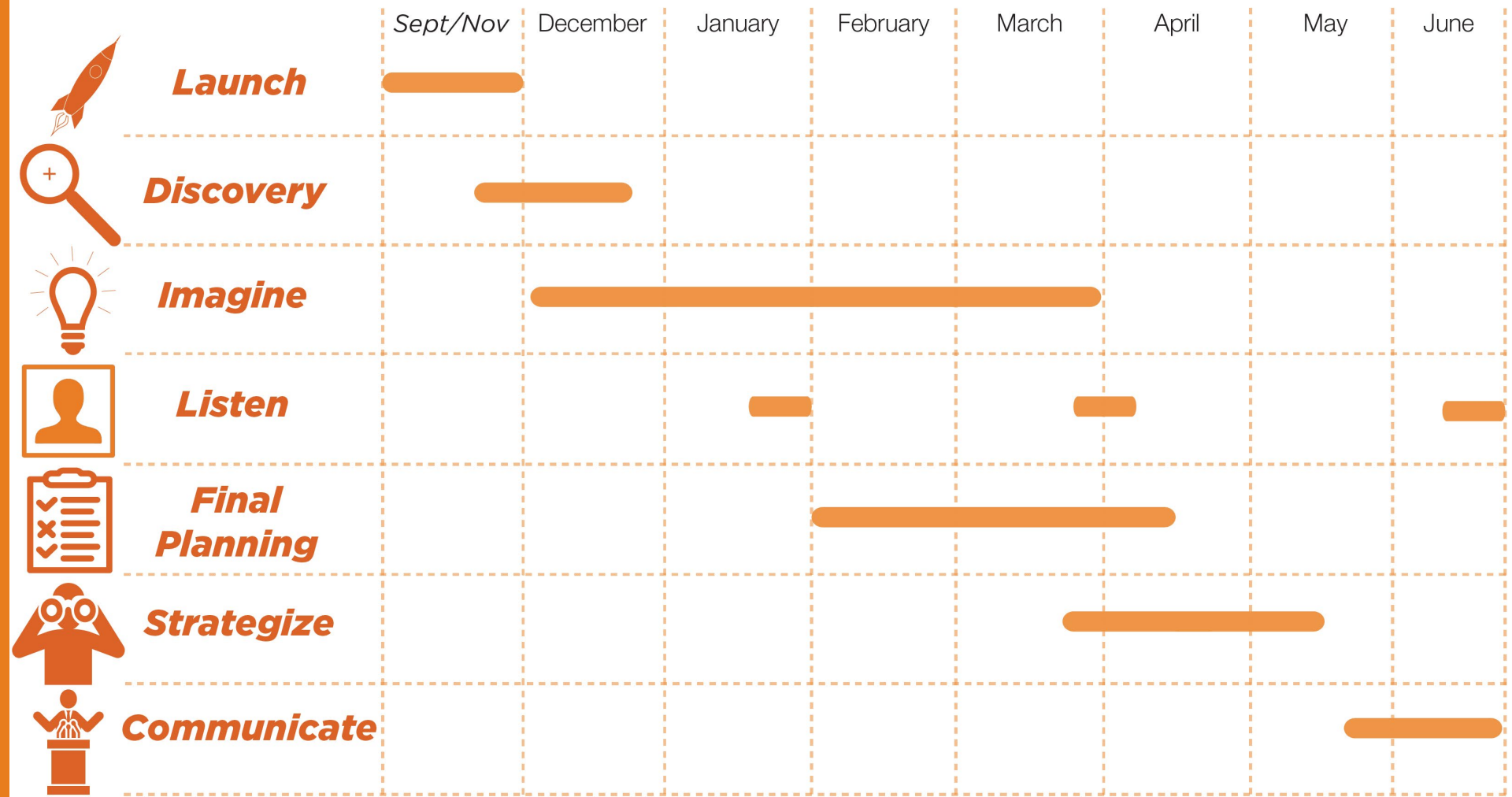
**PHASE 5:**  
Final Planning



**PHASE 5:**  
Strategize



**PHASE 6:**  
Communicate





## Guiding Principles:

- **Market-driven** planning – market analysis is underway
- **City** living – not a suburban development
- **Connecting** the community to the riverfront – Ohio River Greenway
- **Walkable** environment
- **Reconnect** everyone with the Ohio River – first time in 189 years!
- **Family** friendly development

## Guiding Principles:

- Review **adjacent** land uses
- **Access:** vehicular, biking, and pedestrian routes
- **Understanding** the Ohio River and Jeffboat's history
- **Mix** of private, semi-public, and public **spaces**
- **Water's Edge** – bringing people near the water







WHARF EDGE



SEA WALL CONDITION



BUILDING STRUCTURE



VIEW TO DOWNTOWN



ACCESS TO RIVER'S EDGE



EXISTING BUILDINGS



Source Data provided by the City of Cincinnati and Mapping - OHM Advisors  
 does not warrant the accuracy of the data used in the map. The information  
 presented is based on the most current data available. OHM Advisors  
 is not responsible for any errors or omissions. Date: 10/15/2024  
 Coordinate System: NAD 83 State Plane Indiana East 1015 1001 Feet  
 Publication: November 3, 2024



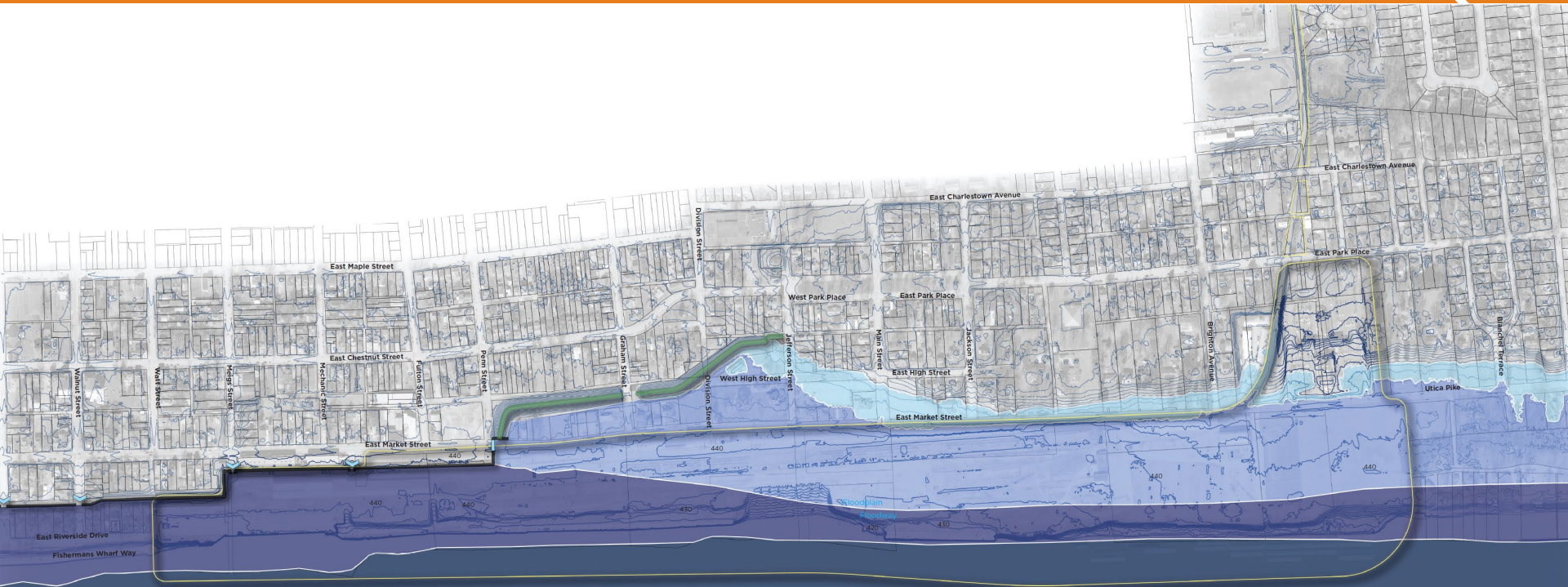


US HIGHWAY 64

US HIGHWAY 65

US HIGHWAY 71

- Legend**
- - - Circulation Elements
  - - - Existing Bike Routes
  - Existing Sidewalks
  - Missing Sidewalks
  - Existing Roadways
  - Access Point
  - Floodplain
  - - - Levee
  - 📍 Parks and Places



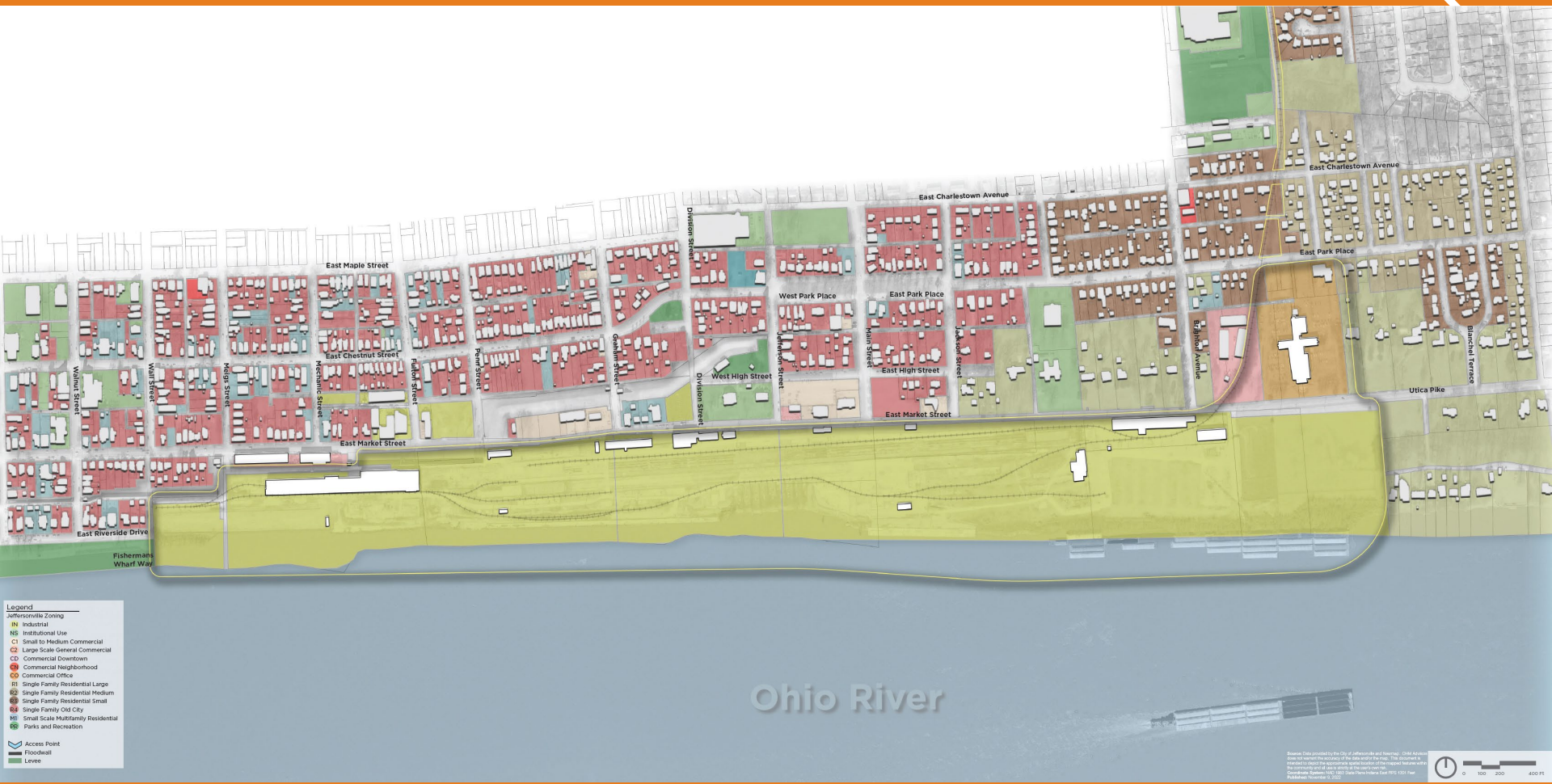
**Legend**

- Flood Levels
- Floodway
- 100 year Floodplain
- 500 year Floodplain
- Access Point
- Floodwall
- Levee

# Ohio River

Source: Data provided by the City of Jeffersonville and Neuman OHM Advisors does not warrant the accuracy of the data and/or the map. This document is intended to depict the approximate spatial location of the proposed project and does not constitute a final engineering or design. 1900 State Street, New Albany, IN 47150-1501  
 Prepared November 9, 2022





- Legend**
- Jeffersonville Zoning
  - IN Industrial
  - IS Institutional Use
  - C1 Small to Medium Commercial
  - C2 Large Scale General Commercial
  - CD Commercial Downtown
  - CB Commercial Neighborhood
  - CO Commercial Office
  - R1 Single Family Residential Large
  - R2 Single Family Residential Medium
  - R3 Single Family Residential Small
  - R4 Single Family Old City
  - R5 Small Scale Multifamily Residential
  - PR Parks and Recreation
  - Access Point
  - Floodwall
  - Levee

Ohio River

Source: Data provided by the City of Jeffersonville and Jeffersonville, OH. Accuracy is based on the accuracy of the data used for this map. This document is intended to report the approximate general location of the reported features within the community and does not constitute a warranty of accuracy. For more information, please contact the City of Jeffersonville Planning Department at 502.833.1234. Prepared November 1, 2022.



## UTILITY CONSTRAINTS

City utilities pass through the site. Constraints of older overhead sewers with flood gates/booster stations will need to continue to flow through the site and will need to be evaluated. This is the opportunity time to update and improve this needed sewer work. The other utilities will need to establish flow serving a large industrial user in the future use on the site.

## CREATE CONNECTIONS

Further connections to neighborhood. Opportunity connects the site and the neighborhood which increase accessibility to the Jeffersonville community. The constraint is the build access through the Census of Engineers flood protection wall. There is also cost to upgrading the flood gates to allow for quicker closure and openings during flood events.

## OLD JOB BUILDINGS

Existing buildings on site to be reused. Constraints are associated to reusing buildings due to structural, sign, and upgrade costs. The opportunity is to create new uses for these buildings that cater to the community of Jeffersonville and potentially reduce costs and waste. Buildings considered for reuse are shown in red.

## INDUSTRIAL NATURE

Site will need a 1 foot cap. The environmental process has laid out that the site will need to have a 1 foot cap across the site which will have a cost constraint for development. It does offer the opportunity to turn the cap into the landscaped part of the site.

## MARKET STREET IMPROVEMENTS

East Market Street needs investment. The roadway has been a functional part of the community for the different role of moving goods and markets along the site, but now is in need of rehabilitation as the site begins new uses. Costs will include underground utilities, drainage, and sidewalks that creates an inviting place to be used and travel along.

## RAIL TO TRAIL

Existing rail line travels north. Opportunity to convert existing rail line into a multi-modal trail that directly connects the neighborhood with the site. This could be a further way to extend the Ohio River Greenway.



## FISHERMAN'S WHARF

Wharf currently ends at the property. Opportunity exists to continue the wharf to lower level and transition the grade to the higher level of the Old JB site.

## OHIO RIVER GREENWAY

Greenway currently ends at the property. Opportunity create an extension through the site to further the Jeffersonville to the larger greenway network. This may be done through mixed and shared pathways through the site.



## RIVERS EDGE

Improve the edge condition of Ohio River. The rapidly poor condition of the riverfront river wall is open to the air for the project. It could prove to be an opportunity to become a more approachable shoreline.

## RAIL LINE

Rail line for barge construction. Opportunity for the rail line to suggest a future path through the site as an amenity and connection to the neighborhood. Review by the rail and future users will be a cost constraint.

## BERGE LAUNCH

Boat launches into the Ohio River. Opportunity keeps this barge launch and use the 10 grade connection to the river to create a barge.

## TOPOGRAPHY LEVELS

Site has levels of flat ground. Opportunity uses the River's Edge for site users, the site ground for a barge launch, and the level along C Market Street to create a water treatment and filtration to the site.

## SITE FEATURES

Existing troughs and wet features. Opportunity to use the site's former constraints on the nature like the troughs and wet features to suggest the form and location for new features on the site.

## FLOODWAY - FLOODPLAIN

Constraints of being in a flood zone. The site is heavily controlled by the floodway which will flood and floodplain which can have a tendency to flood in high water table events. Floodway typically runs low with (although this site is elevated) and the floodplain has restrictions on construction and elevation.

## HEADQUARTERS BUILDING

Project includes ACRL HQ. Opportunity exists to think broadly about the American Commercial Design User headquarters as a part of the project area.

## FUTURE DEVELOPMENT

Floodplain versus floodway. Opportunity to use the east end of the site for development which is mostly out of the floodway. Buildings may be allowed to get them out of the floodplain.

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