

WHARF EDGE



SEA WALL



BUILDING STRUCTURE



VIEW TO DOWNTOWN



ACCESS TO RIVER'S EDGE



EXISTING BUILDINGS



UTILITY CONSTRAINTS

City utilities pass through the site. Constraints of older combined sewers with flood gates/pump stations will need to continue to flow through the site and will need to be evaluated. This is the opportune time to update and improve this needed sewer work. The other utilities will need to switch from serving a large industrial user to the future uses on the site.

CREATE CONNECTIONS

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

OLD JB BUILDINGS

Existing buildings on site to be reused. There are constraints to reusing buildings due to structural, age, 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

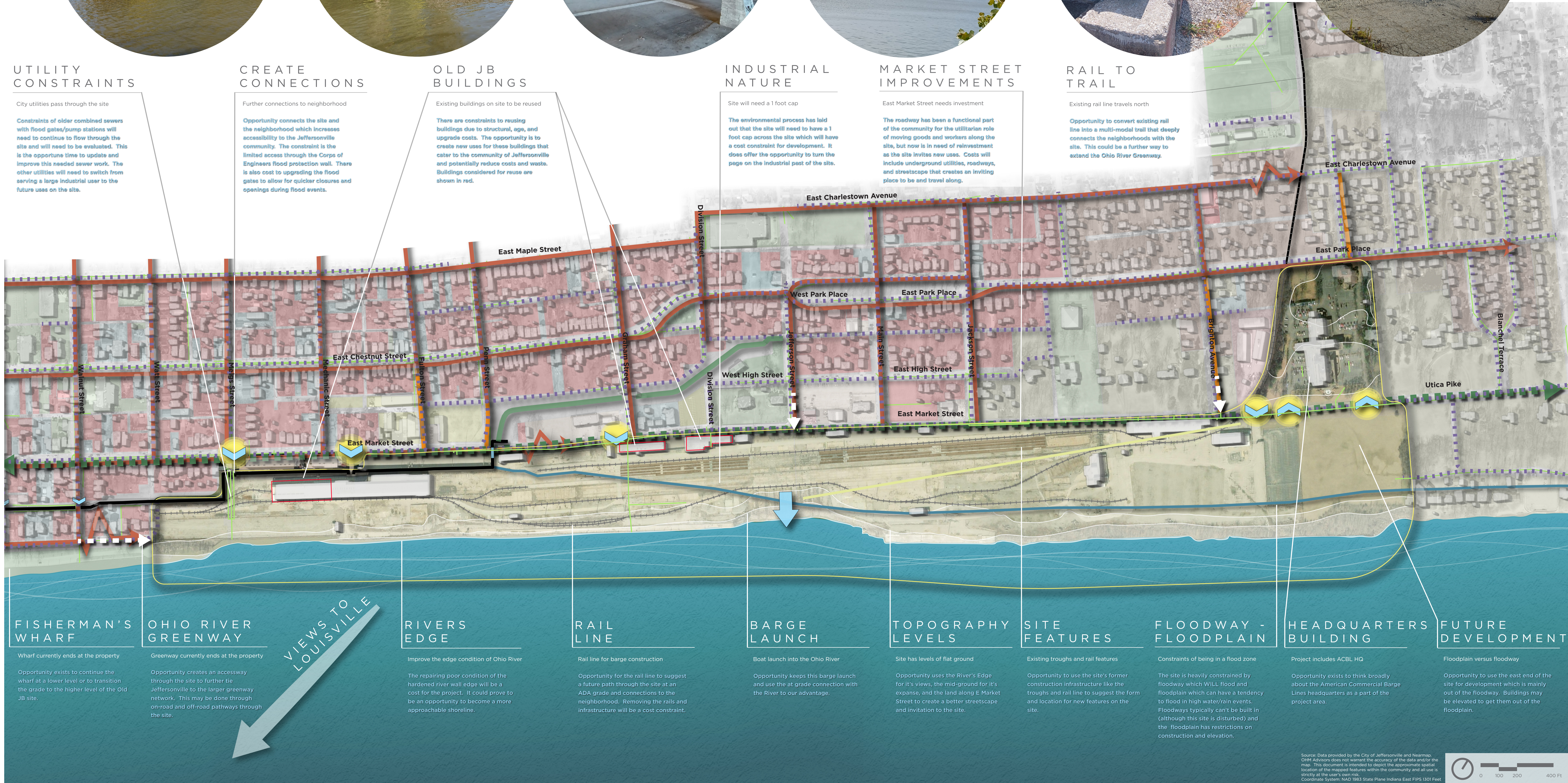
Site will need a 1 foot cap. The environmental process has laid out that the site will need to have a 1 foot cap across the site which will have a cost constraint for development. It does offer the opportunity to turn the page on the industrial past of the site.

MARKET STREET IMPROVEMENTS

East Market Street needs investment. The roadway has been a functional part of the community for the utilitarian role of moving goods and workers along the site, but now is in need of reinvestment as the site invites new uses. Costs will include underground utilities, roadways, and streetscape that creates an inviting place to be and travel along.

RAIL TO TRAIL

Existing rail line travels north. Opportunity to convert existing rail line into a multi-modal trail that deeply connects the neighborhoods 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 at a lower level or to transition the grade to the higher level of the Old JB site.

OHIO RIVER GREENWAY

Greenway currently ends at the property. Opportunity creates an accessway through the site to further tie Jeffersonville to the larger greenway network. This may be done through on-road and off-road pathways through the site.



RIVERS EDGE

Improve the edge condition of Ohio River. The repairing poor condition of the hardened river wall edge will be a cost 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 at an ADA grade and connections to the neighborhood. Removing the rails and infrastructure will be a cost constraint.

BARGE LAUNCH

Boat launch into the Ohio River. Opportunity keeps this barge launch and use the at grade connection with the River to our advantage.

TOPOGRAPHY LEVELS

Site has levels of flat ground. Opportunity uses the River's Edge for it's views, the mid-ground for it's expanse, and the land along E Market Street to create a better streetscape and invitation to the site.

SITE FEATURES

Existing troughs and rail features. Opportunity to use the site's former construction infrastructure like the troughs and rail line 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 constrained by floodway which WILL flood and floodplain which can have a tendency to flood in high water/rain events. Floodways typically can't be built in (although this site is disturbed) and the floodplain has restrictions on construction and elevation.

HEADQUARTERS BUILDING

Project includes ACBL HQ. Opportunity exists to think broadly about the American Commercial Barge Lines 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 mainly out of the floodway. Buildings may be elevated to get them out of the floodplain.

Source: Data provided by the City of Jeffersonville and Nearmap. 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 mapped features within the community and all use is strictly at the user's own risk. Coordinate System: NAD 1983 State Plane Indiana East FIPS 1501 Feet



SYNTHESIS - SITE CONSTRAINTS AND OPPORTUNITIES

OLD JB REDEVELOPMENT MASTER PLAN

JEFFERSONVILLE, INDIANA Clark County, IN

DRAFT

