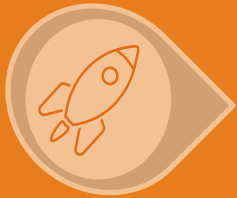


Old JB Redevelopment Master Plan 2nd Public Meeting



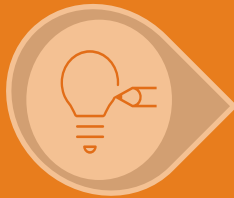
Blanchet Terrace
Luce Park
Brighton Avenue
East Chestnut Avenue
Division Street
East Park Place
East Park Place
East High Street
East Market Street
East Market Street
West Park Place
Division Street
Garfield Street
Park Street
East Chestnut Street
Fulton Street
Market Street
East Market Street
Ohio River



PHASE 1:
Launch



PHASE 2:
Discovery



PHASE 3:
Imagine



PHASE 4:
Listen



PHASE 5:
Final Planning



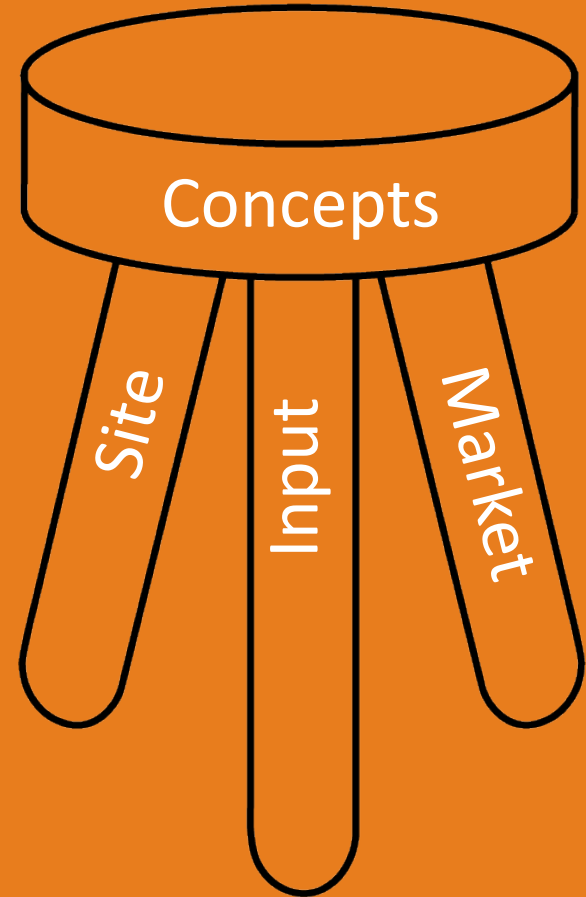
PHASE 5:
Strategize



PHASE 6:
Communicate

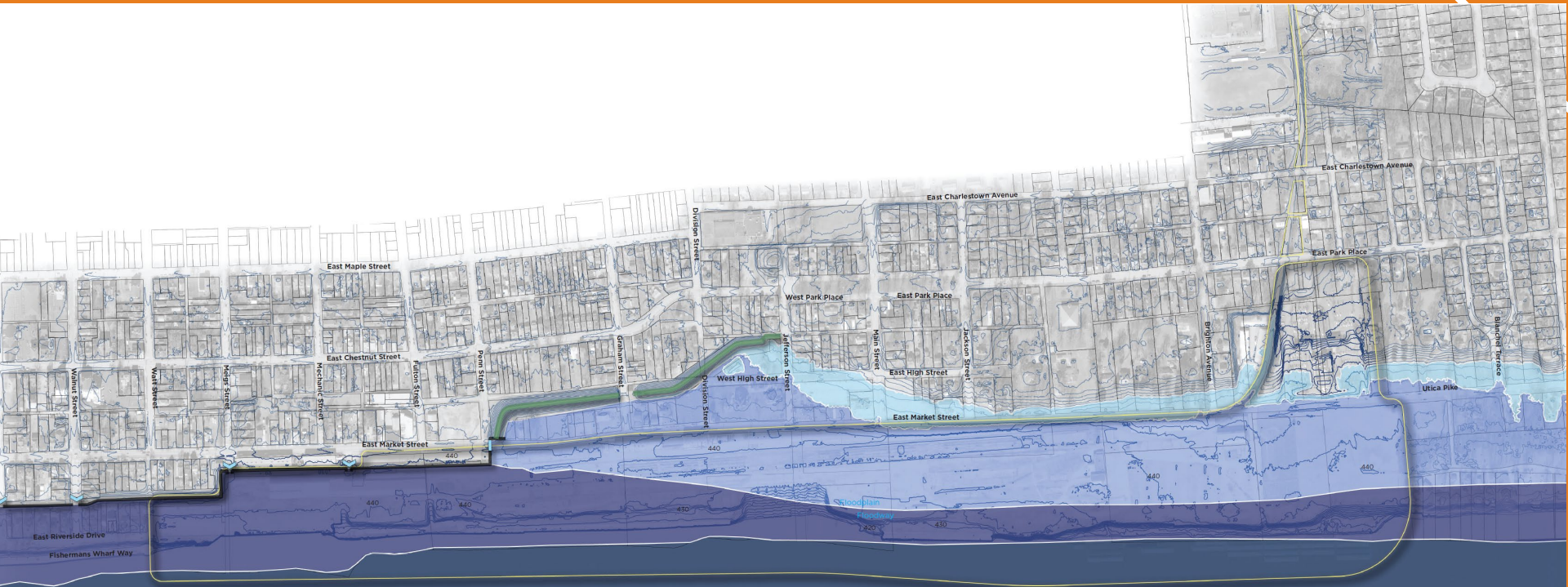
Tonight's Presentation

- 1) Public Meeting 1 Recap
- 2) Market Analysis
- 3) Preliminary Concepts



Meeting One Recap





Ohio River

- Legend**
- Floodway
 - 100 year Floodplain
 - 500 year Floodplain
 - Access Point
 - Floodwall
 - Levee

Source: Data provided by the City of Alexandria and Neumann
 OHM Advisors does not warrant the accuracy of the data used for the
 map. The information is provided in respect to the information provided
 as of the date of the map's creation.
 OpenStreetMap, 2022; State Plane Indiana East EPS: 1201 Feet
 Published November 9, 2022



UTILITY CONSTRAINTS

City utilities pass through the site. Constraints of other residential areas with flood gates/sump stations will need to continue to flow through the site and will need to be indicated. This is the opportunity for the updates and improve this residential sewer work. The other utilities will need to confirm how large a utility sewer to match how large a utility sewer to the future use on the site.

CREATE CONNECTIONS

Further connections to neighborhood. Opportunity connects the site and the neighborhood which increases accessibility to the Jeffersonville community. The connection is the linked access through the Corps of Engineers flood protection wall. There is also east to upgrading the flood gates to allow for outdoor access and openings during flood events.

OLD JB BUILDINGS

Existing buildings on site to be reused. There are opportunities to reuse 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 led and 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 utilization rate of moving goods and workers along the site, but there is a need of investment as the site enters new uses. Costs will include underground utilities, curbs, and sidewalks that create 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 multimodal trail that directly connects the neighborhoods with the site. This could be a further step to extend the Ohio River Greenway.



FISHERMAN'S WHARF

What currently ends at the property. Opportunity exists to continue the wharf at a lower level of elevation to the grade to the higher level of the old wharf.

OHIO RIVER GREENWAY

Greenway currently ends at the property. Opportunity create an scenery through the site to further the Jeffersonville to the larger greenway network. This may be done through owned and off-road pathways through the site.

VIEWS TO LOUISVILLE

RIVERS EDGE

Improve the edge condition of Ohio River. The existing poor condition of the bermed river wall is a goal 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. Reusing the rail and infrastructure will be a cost constraint.

BARGE LAUNCH

Boat launch into the Ohio River. Opportunity to build this barge launch and use the ADA grade connections with the river to our advantage.

TOPOGRAPHY LEVELS

Site has levels of flat ground. Opportunity uses the River's Edge for the new, old-ground for the expansion, and the land along C Market Street to create a water parkway and invitation to the site.

SITE FEATURES

Existing troughs and rail features. Opportunity to use the old/ former constructed infrastructure like the troughs and rail line to suggest the form and layout of new features on the site.

FLOODWAY - FLOODPLAIN

Constraints of being a flood zone. The site is heavily constrained by floodway which will flood and floodplain which can have a tendency to flood high water levels. Floodway typically can't be built (although this rule is debated) and the floodplain has restrictions on construction and elevation.

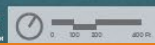
HEADQUARTERS BUILDING

Project includes ACEL HQ. Opportunity exists to think broadly about the American Connected Edge Line headquarters as a part of the project plan.

FUTURE DEVELOPMENT

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

MAPS: DATA PROVIDED BY THE CITY OF JEFFERSONVILLE. INFORMATION ON THE DATE AND TIME OF THE DATA IS NOT GUARANTEED. THE CITY OF JEFFERSONVILLE IS NOT RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF USING THIS INFORMATION. THE CITY OF JEFFERSONVILLE IS NOT RESPONSIBLE FOR ANY DAMAGE TO PERSONS OR PROPERTY AS A RESULT OF USING THIS INFORMATION.



Guiding Principles:

- **Market-driven** plan – market analysis tells us what works here
- **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 the site's history
- **Mix of spaces**
- **Water's Edge** – bringing people near the water

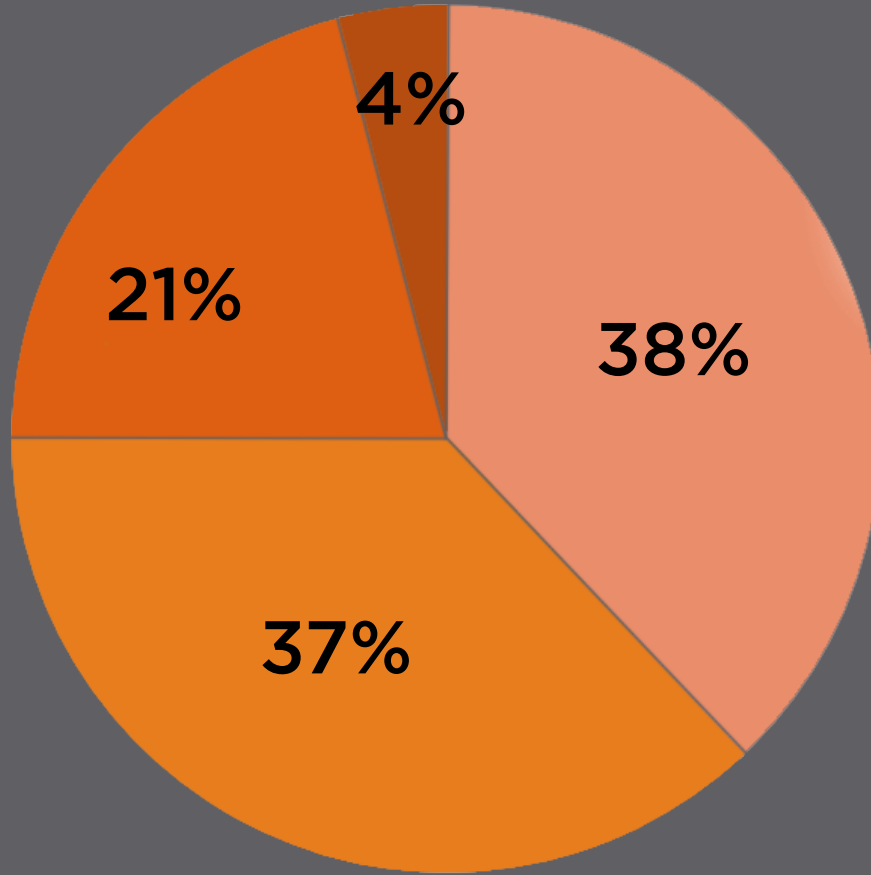
Public Input

What have we done right and what are we still missing?



**History &
Reuse
Buildings**

Land Uses



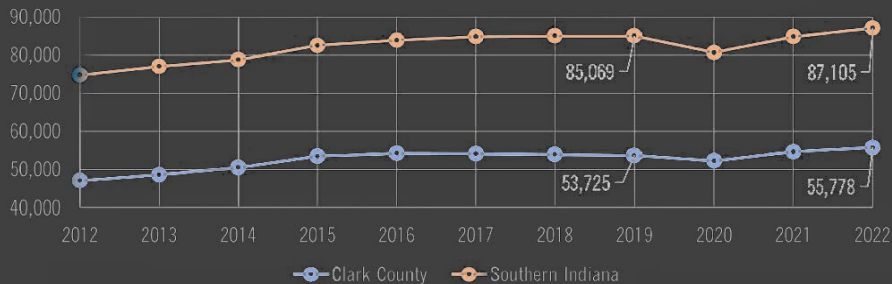
**Greenway
& Open
Space**

Market Analysis

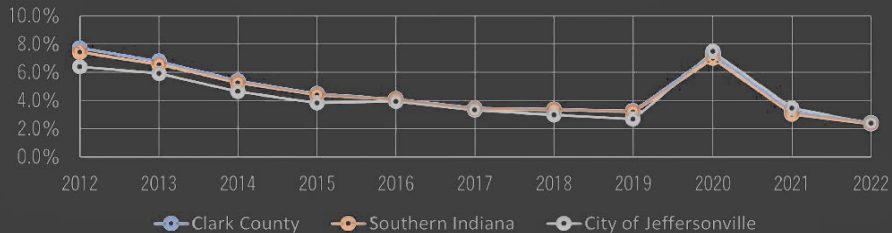


Employment

Quarterly Census of Employment - 2nd Quarter

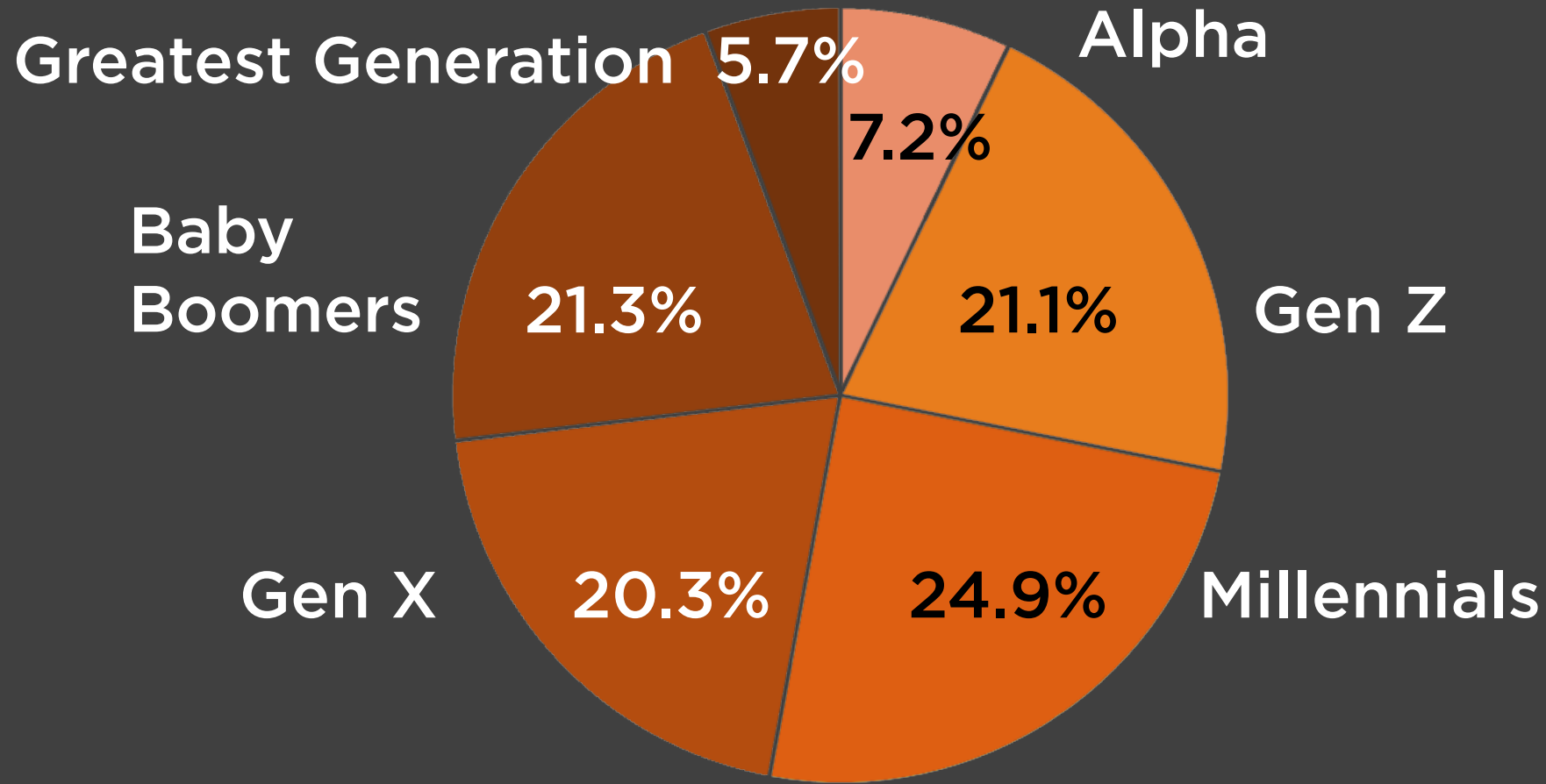


Unemployment Rates



2022 Data





2020 Data

OHM Advisors®



Market Test Development Scenarios

Supply



Demand



Site Characteristics



Opportunities

Full Service Marina



Restaurants & Personal Service Retail



Residential



Office



Hotel



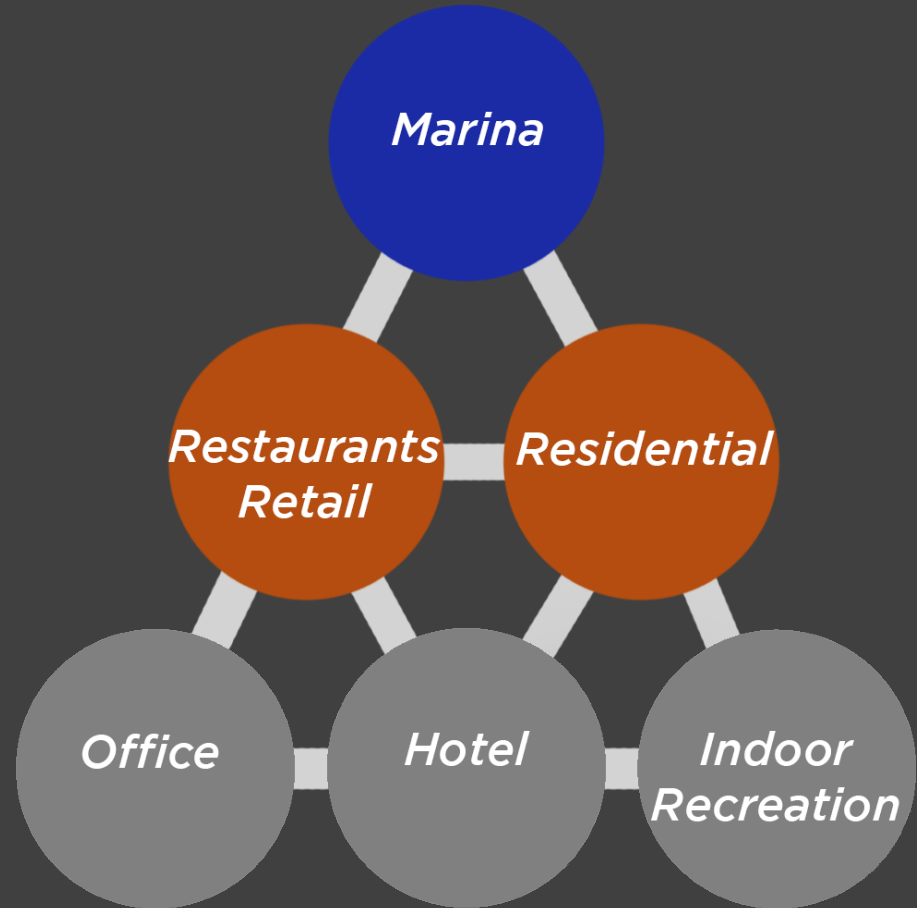
Indoor Recreation



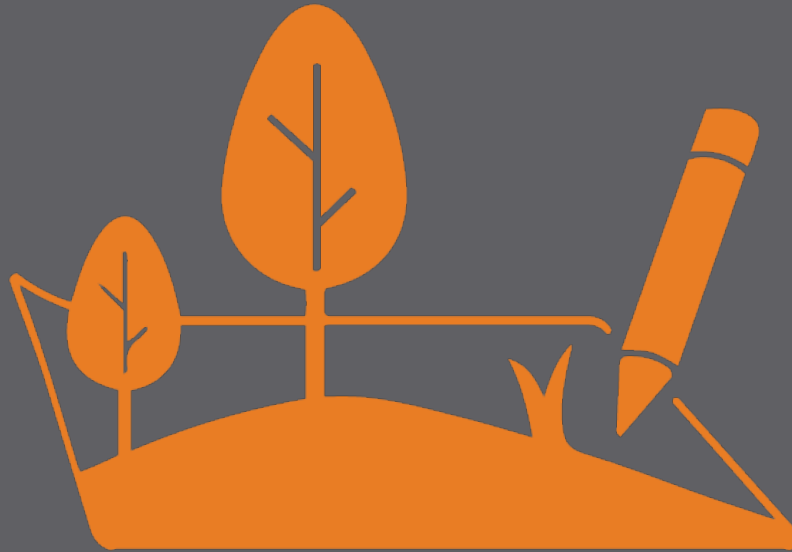
Phase One Development Summary

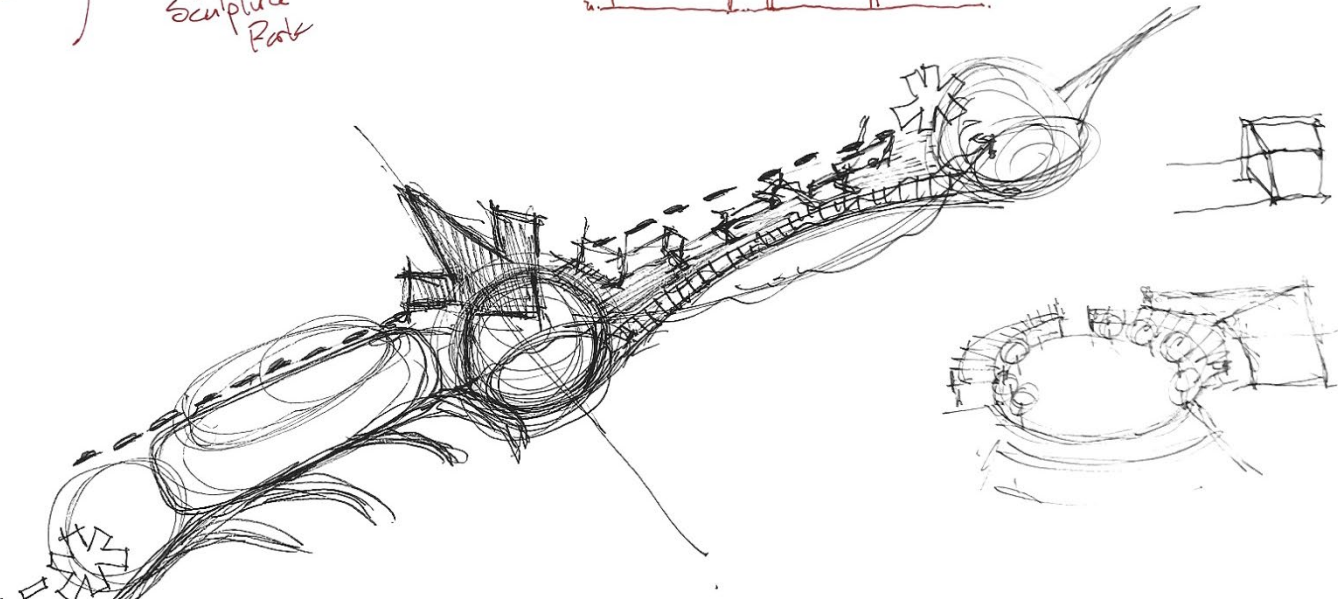
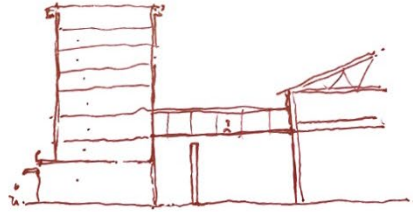
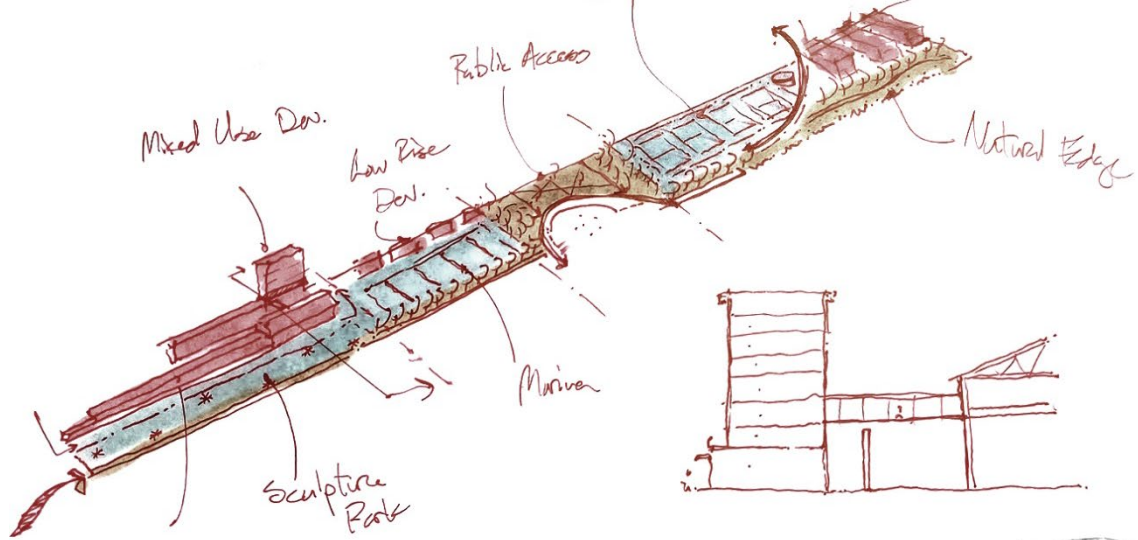
- 150 Marina slips
- 30,000 SF Indoor Rec/"Eatertainment"
- 20,000 SF Restaurants
- 15,000 - 20,000 SF Conv. Retail
- 250 - 300 Apartment Units
- 75 - 150 Lofts/Townhomes
- Two 30,000 - 40,000SF Office Bldgs.
- Placeholder for a Corp HQ Office
- 80 - 100 Room Hotel
- Outdoor rec with connected pathways

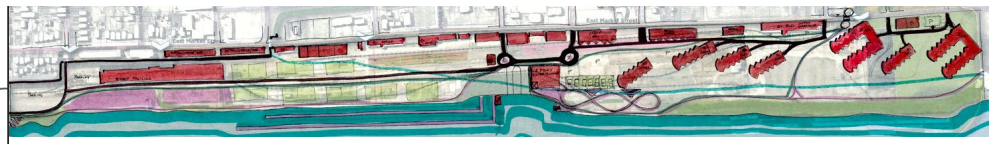
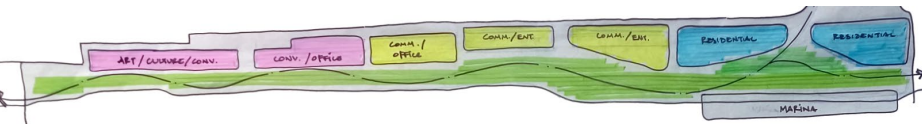
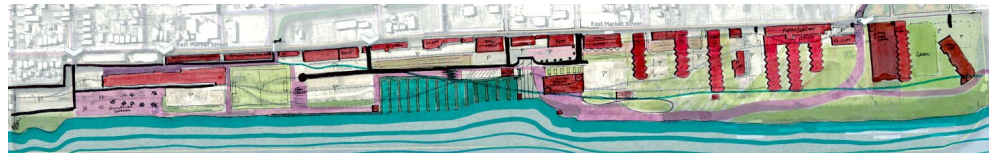
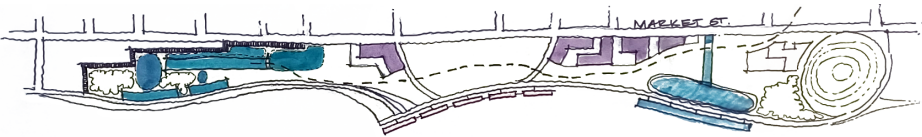
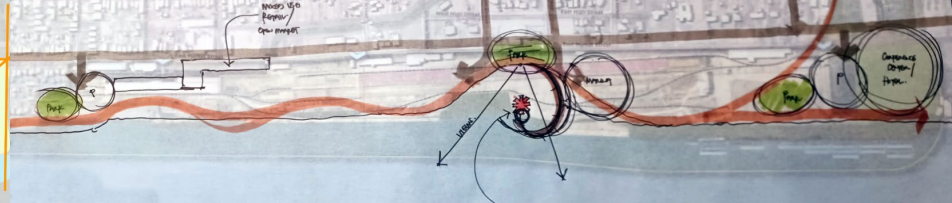
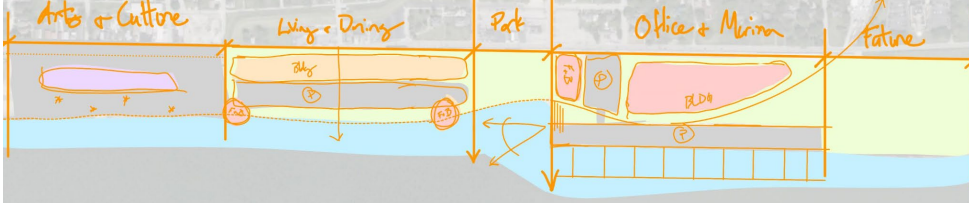
*"The whole is greater than
the sum of its parts."*
Aristotle



Preliminary Sketches







Diagrams



Diagrams:



- Create a mix of uses throughout the site
- Create a full-service **marina**
- Create a world-renowned **art sculpture garden**
- Reuse the existing structures to quickly create opportunities

Diagrams:



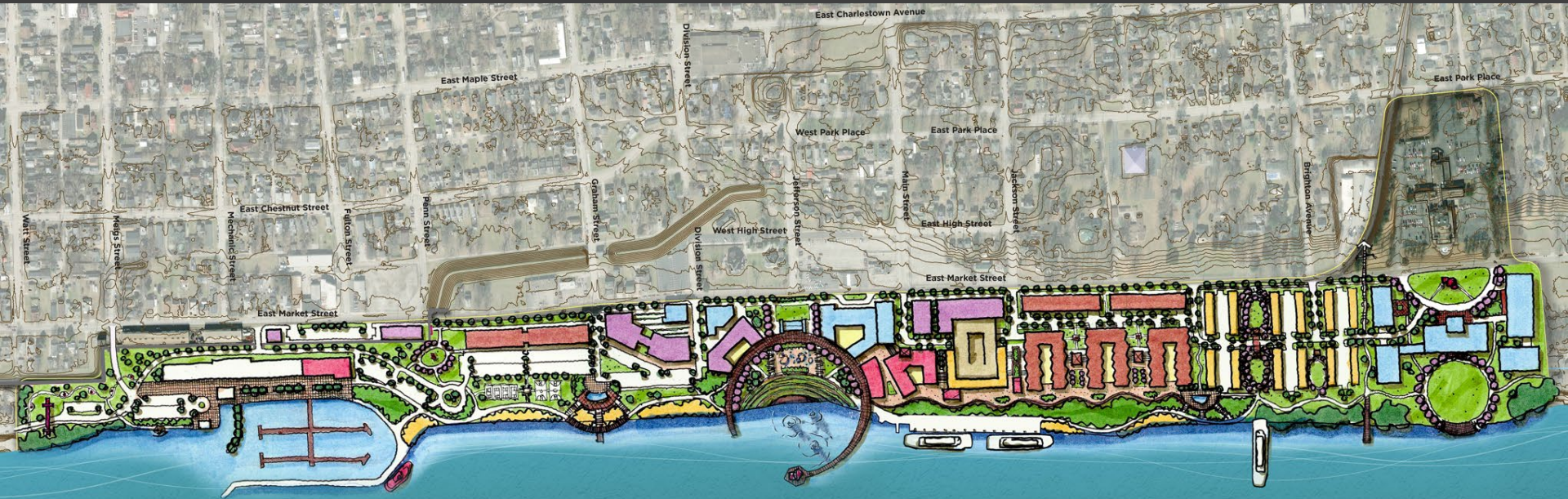
- **Extend** Main Street, Meigs, and Jefferson
- Create a better **streetscape** along East Market
- Reroute the Ohio River **Greenway** through the site
- Create a safe **route** for car drivers, bicyclists, and pedestrians



Preliminary Concepts



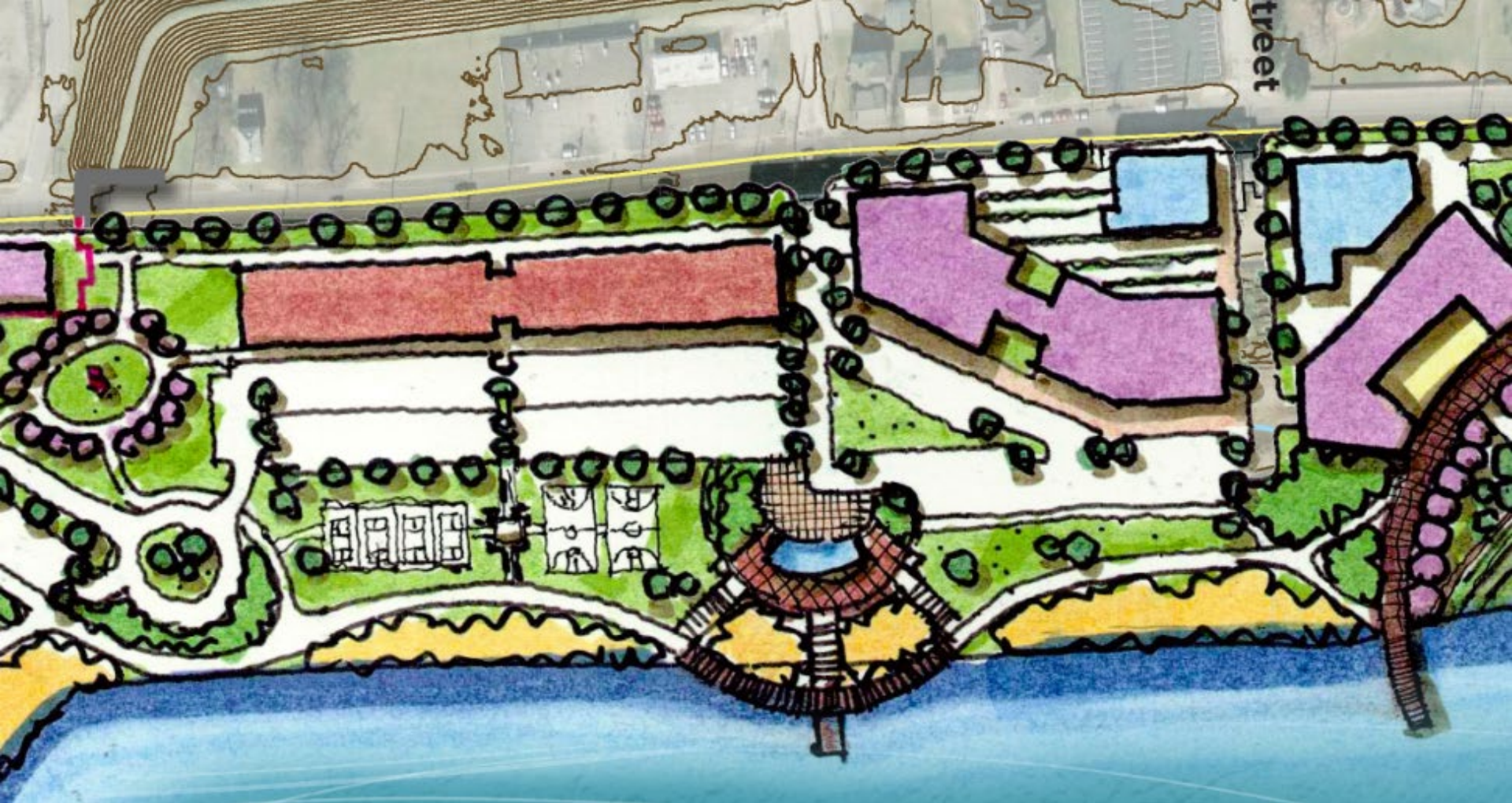
Preliminary Concept A





East Market Street





street





on Street

East Market Street







Preliminary Concept B





East Market Street

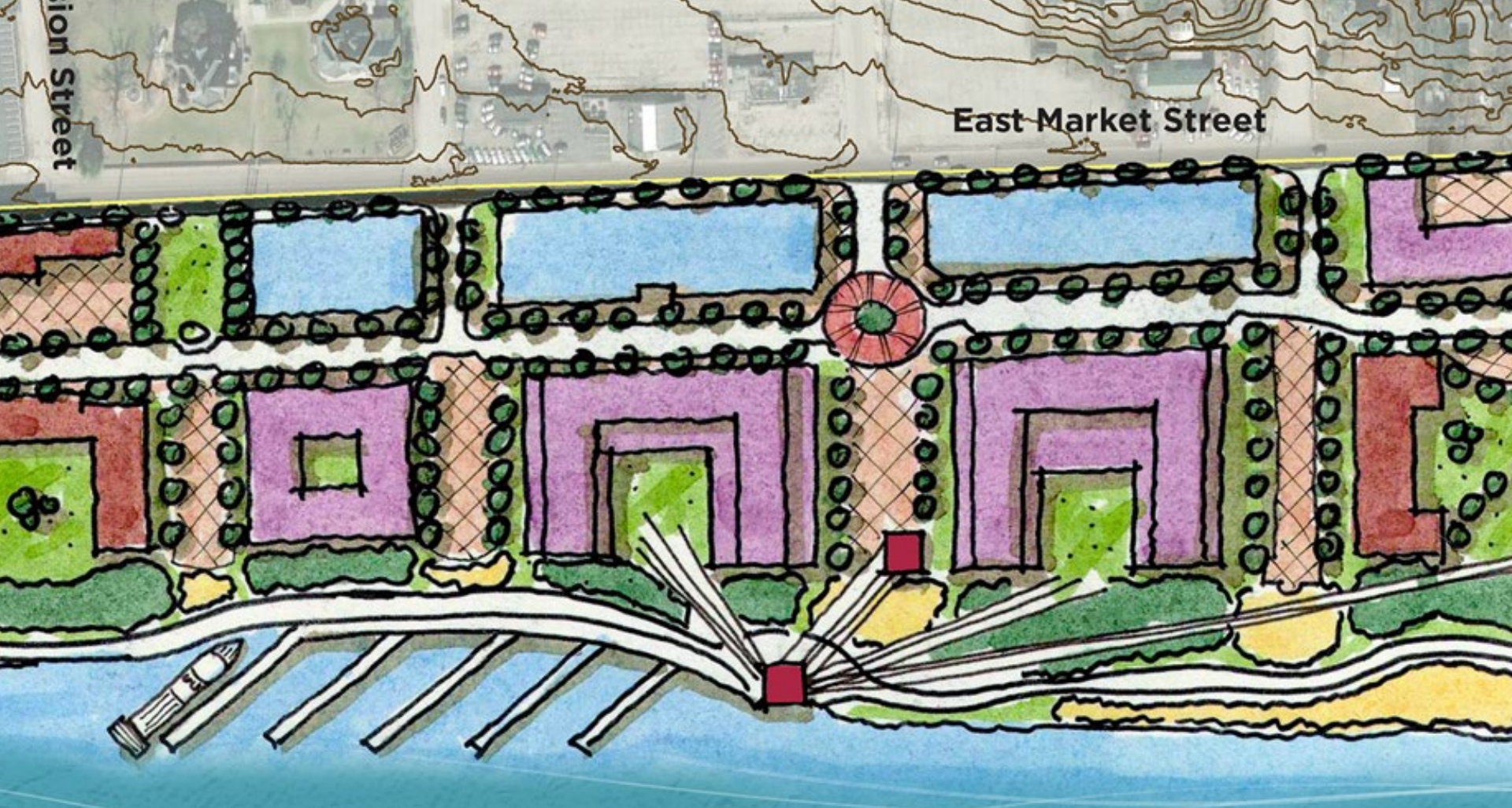
Street





on Street

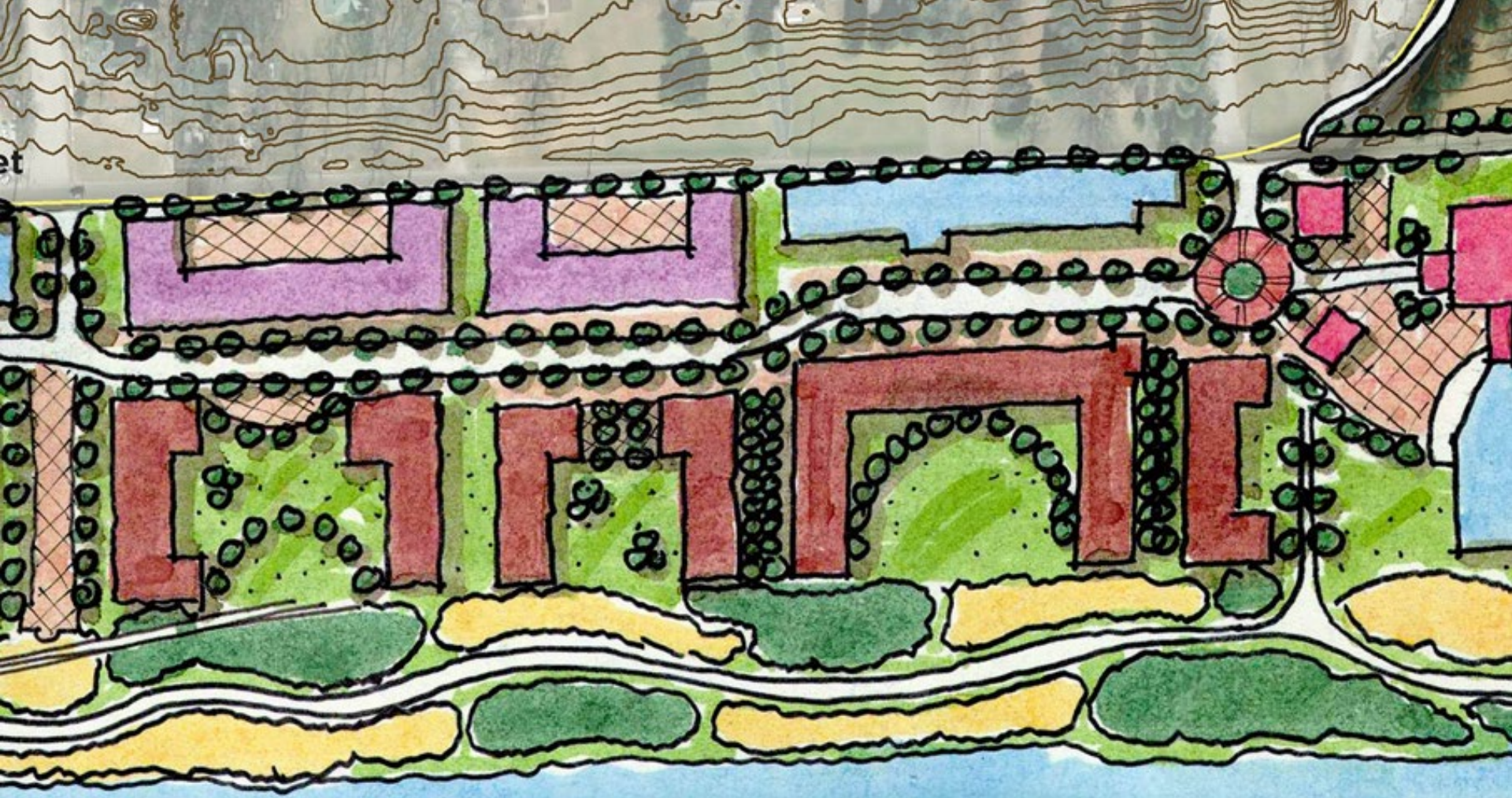




ion Street

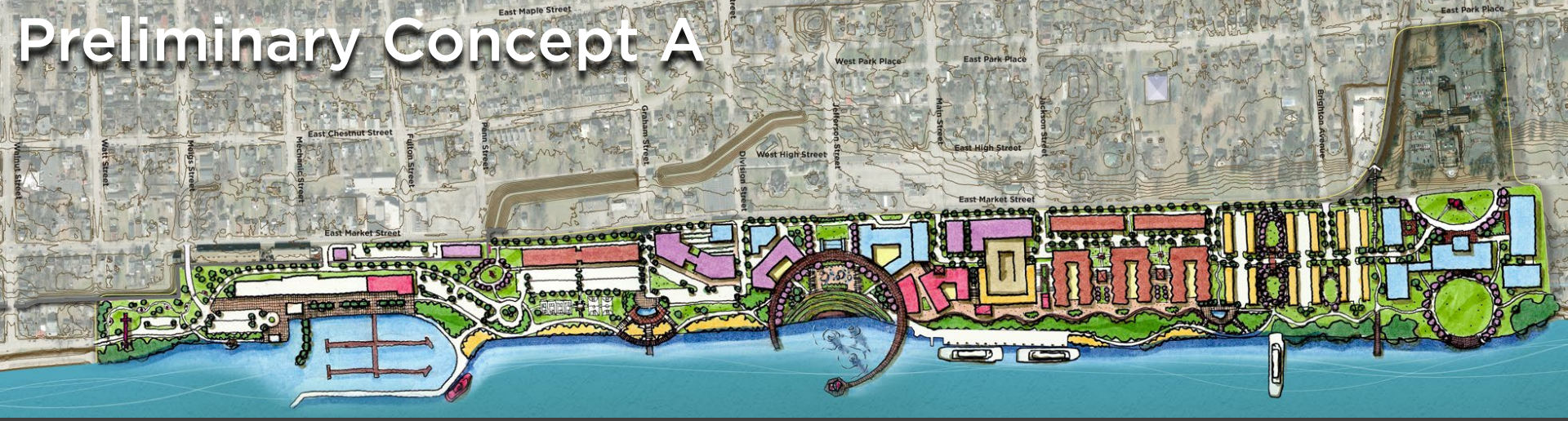
East Market Street



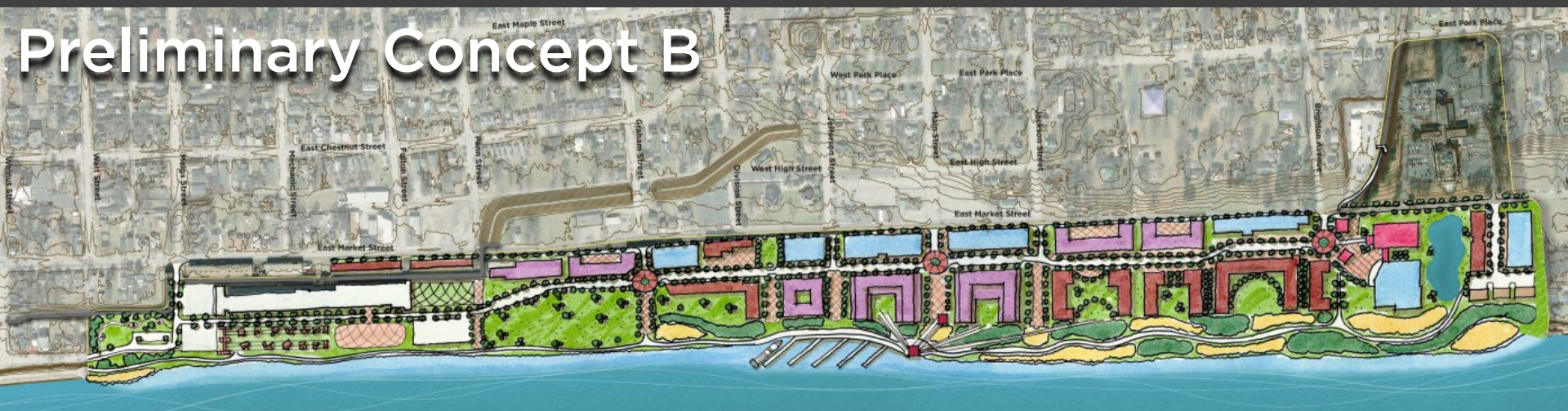




Preliminary Concept A



Preliminary Concept B



What excites you the most about the preliminary concepts?

What have we missed?

What would you be most interested in seeing first?





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Share your vision with us, and together,
we'll create great places for people.