

Jeffboat Redevelopment Framework



Ohio River

The Vision

A first-class, vibrant, mixed-use development that reconnects the neighborhood with the Ohio River through a public-private partnership.

VISION + PLAN

PLAN DISTRICTS

The Redevelopment Framework is defined by a series of districts, each with an established program and mix of uses that complement each other and collectively create the overall framework. Through the planning process, adaptability to changing market conditions was identified as an important feature. The redevelopment districts created as part of this plan establish a variety of flexible development "blocks". These blocks can be parceled to an individual, or multiple, land developers. While the Framework identifies building forms and overall development densities (based on market data), the specific mix of uses can be integrated into the overall plan on a project-by-project basis as the market dictates.

The redevelopment districts are united by a green space network, centrally organized by The Crescent, which serves as the hub of activity. The Redevelopment Framework districts outlined to the right and further detailed on the following pages align with the market assessment conducted as part of the planning process and community and stakeholder aspirations.

- Gateway Park District
- Marina District
- Residential Districts
- Entertainment District
- Office District

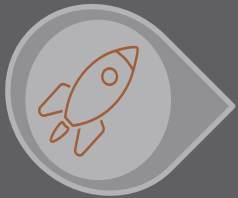


Current Condition





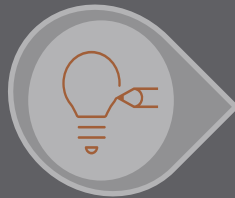
Process



PHASE 1:
Launch



PHASE 2:
Discovery



PHASE 3:
Imagine



PHASE 4:
Listen



PHASE 5:
Final Planning



PHASE 5:
Strategize



PHASE 6:
Communicate

- **Public and Stakeholder Input** – gathering data
- **Market Analysis** – what uses are viable in Jeffersonville
- **Preliminary Sketches** – ideas put to paper
- **Concepts** – uses and features placed on the site
- **Redevelopment Framework** – reimagining it as a mix of uses

An aerial, blue-tinted photograph of a waterfront park. A prominent curved walkway with a railing runs along the water's edge. In the background, a city skyline is visible across a body of water. The text "Public Input" is overlaid in the center in a large, white, sans-serif font.

Public Input



Public Input

- 3 public meetings
- 300+ comments + ideas shared
- 300+ engaged participants



Top Themes:

- 38% Public Access to the Riverfront
- 37% Green Space and Recreation
- 21% Hold onto the History
- Complement Downtown



An aerial, blue-tinted photograph of a waterfront park. A prominent curved walkway with a railing runs along the water's edge. In the background, a bridge spans the water, and a city skyline is visible under a cloudy sky. The text 'Market Analysis' is overlaid in the center in a large, white, bold font.

Market Analysis



MARINA

150 WET SLIPS

140 DRY DOCK STORAGE





RESTAURANT + RETAIL

16,000 - 20,000 SF RESTAURANT

15,000 - 20,000 SF RETAIL SPACE

30,000 SF DESTINATION
VENUE



RESIDENTIAL

440 TOTAL UNITS

406,760 SF TOTAL RENTABLE SQUARE FOOTAGE



OFFICE

**120,000 -
160,000 SF** CLASS A OFFICE -
NEW CONSTRUCTION

9,300 SF CLASS B OFFICE -
ADAPTIVE REUSE
(BUILDING #242)

24,000 SF FLEX SPACE
(BUILDING #316)



HOSPITALITY

90 TOTAL KEYS

21,353 ROOM NIGHTS (65%
OCCUPANCY)



An aerial photograph of a waterfront redevelopment project, overlaid with a semi-transparent blue filter. The scene shows a large body of water with a bridge in the distance and a city skyline. In the foreground, a curved pedestrian walkway with a railing runs along the water's edge. To the right, there are modern buildings and landscaped areas with trees and walkways. The overall atmosphere is one of urban renewal and waterfront development.

Redevelopment Framework

Guiding Principles

ACTIVATE THE WATERFRONT + CONNECT PEOPLE TO THE RIVER



Future design and development should capitalize on the waterfront destination while taking care to plan for the unique physical site considerations.

MARKET-DRIVEN MIXED-USE DEVELOPMENT



Future development on the site provides a mixture of uses, including residential, commercial, sports and entertainment, and various office uses based on market analysis.

UNIFY THE SITE THROUGH MEANINGFUL PUBLIC SPACES



Public spaces that include amenities and programming for all ages and abilities are important for current and future residents and visitors, and guide and support economic investment.

IMPROVE BICYCLE, VEHICULAR, AND PEDESTRIAN CONNECTIVITY



Connections are critical to the economic and social health of the area. As new development and investments take shape, they should enhance the connectivity to and within the site.

CELEBRATE THE SITE'S SHIPBUILDING PAST



The industrial character of the site has played a role in the lives of generations of Jeffersonville residents. New development should pay homage to the past while blazing a path toward a sustainable future.

IMAGINE THE RIVERFRONT AS A PUBLIC-PRIVATE PARTNERSHIP



Transformational public infrastructure will require public participation to create a unique, destination-based project with a profound sense of place.

Opportunities and Constraints

UTILITY CONSTRAINTS

City utilities pass through the site

Construction of other wastewater systems with flood prevention stations will need to continue to flow through the site and will need to be installed. This is the opportunity to evaluate and improve this associated sewer work. The other utilities will need to be reworked serving a large industrial use in the future seen on the site.

CREATE CONNECTIONS

Further connections to neighborhood

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

OLD JB BUILDINGS

Existing buildings on site to be re-used

There are structures to reusing buildings due to structural, size, and upgrade costs. This opportunity is to re-use non-cases for those buildings that cater to the community of Jeffersonville and potentially create reuse and reuse. Buildings demolished for reuse are shown in red.

INDUSTRIAL NATURE

Site will need a flood cap

The environmental process has laid out that the site will need to have a 1' flood cap across the site which will have a cost associated for development. It does offer the opportunity to have the cap on the industrial part of the site.

MARKET STREET IMPROVEMENTS

East Market Street needs investment

The roadway has been a fundamental part of the community for the customer side of moving goods and workers along the site. But more to be used of investment on the site needs new work. Costs will include regrading utilities, sidewalks, and landscaping that creates better building offers to be used 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 neighborhoods with the site. This could be a further step to extend the Ohio River Greenway.

FISHERMAN'S WHARF

What currently exists at the property

Opportunity exists to continue the wharf as a new level of connection to the site to the higher level in the Old JB site.

OHIO RIVER GREENWAY

Greenway currently ends at the property

Opportunity create an accessory through the site to further the Jeffersonville to the larger greenway network. This may be a new through way and different pathway through the site.



RIVERS EDGE

Improve the edge condition of Ohio River

The key is to improve the condition of the waterfront (see red & light blue) as part of 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 support a future path through the site at an adjacent grade and connection to the existing road. Planning the fall and for new where will be a cost constraint.

BARGE LAUNCH

Boat launch into the Ohio River

Opportunity keep this barge launch, and create an grade connection with the river to our wharves.

TOPOGRAPHY LEVELS

Site has levels of flat ground

Opportunity uses the River / Edge Park / Area has the background for a scenario, and the flood along of Market Street to create a better connecting and function to the area.

SITE FEATURES

Existing troughs and features

Opportunity to use the site / River connection of the site to the site to create a better connecting and function to the area.

FLOODWAY - FLOODPLAIN

Concerns of being in a flood zone

The site is heavily constrained by the Ohio River / Floodway connection. This is a concern about the high water table in the area. This is a concern about the high water table in the area. This is a concern about the high water table in the area.

HEADQUARTERS BUILDING

Project includes ACEE HQ

Opportunity exists to think beyond about the American Commercial Barge Line headquarters as a part of the project area.

FUTURE DEVELOPMENT

Floodplain versus floodway

Opportunity to use the site and of the site for development which is nearby across the floodway. Re-use may be allowed to get them out of the floodway.

Notes: This plan is preliminary. It is not intended to be used for construction. It is subject to change without notice. The information is provided for informational purposes only. The information is provided for informational purposes only. The information is provided for informational purposes only.



Jeffboat Redevelopment Framework



Source: Data provided by the City of Jeffersonville and Neame; OHM Advisors does not warrant the accuracy of this data and/or the map. This document is intended to depict the approximate spatial locations of the proposed features within the community and all use is strictly at the user's own risk.
 Coordinate System: NAD 83 State Plane Indiana East FIPS 1201 Feet
 Published November 9, 2022.



Entertainment District



- A. Mixed Use
- B. Ex. Loft
- C. Office
- D. Mixed Use
- E. Office
- F. Office
- G. Entertainment
- H. Hotel
- I. Residential
- J. Parking Garage
- K. Townhomes
- L. Waystation
- M. Overlook
- N. Amphitheater
- O. Plaza
- P. Park



Conceptual Rendering





Conceptual Rendering



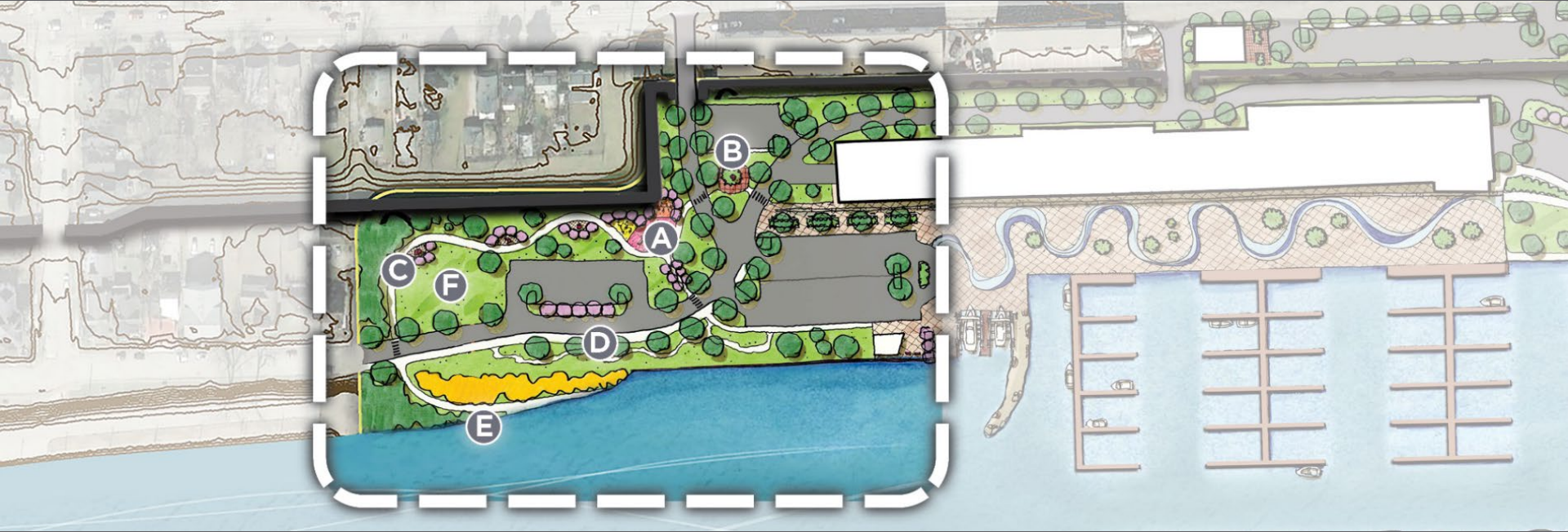
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Gateway Park District



- A. Playground
- B. Sculpture Garden
- C. Historic Artifacts

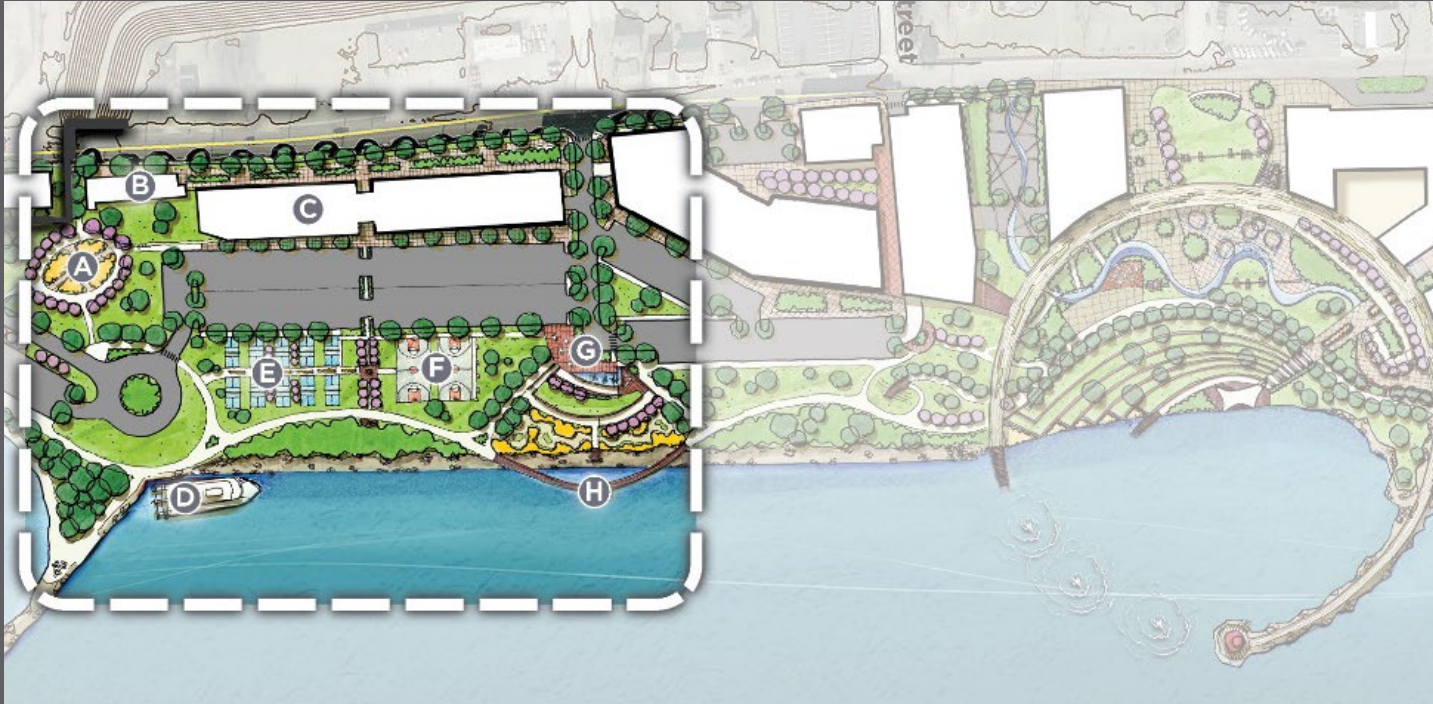
- D. Bike Path
- E. Kayak Launch
- F. Event Lawn

Marina District



- A. Marina
- B. Boat Storage
- C. Plaza
- D. Boat Launch
- E. Boat Lift
- F. Dock Store
- G. Retail
- H. Retail

Residential District



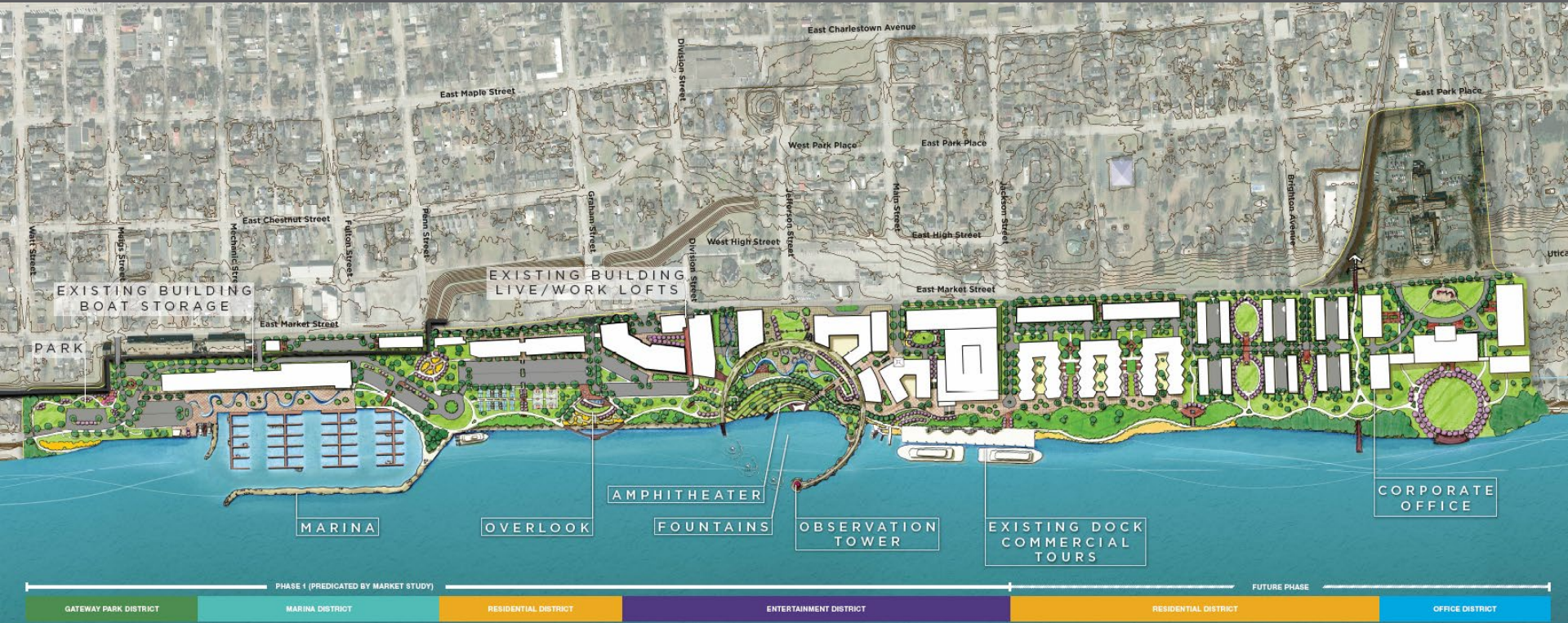
- A. Sculpture
- B. Visitor's Center
- C. Residential
- D. Boat Restaurant
- E. Pickleball
- F. Basketball
- G. Overlook
- H. Greenway

Future Residential District



- I. Residential
- J. Residential
- K. Overlook
- L. Residential
- M. Art Features

Districts



Source: Data provided by the City of Jeffersonville and Neamco, LLC. Aerial photos not warrant the accuracy of the data used in this map. This document is intended to depict the approximate general location of the proposed features within the community and is not a warranty, at the user's own risk. Coordinate System: NAD 1983 State Plane Indiana East FIPS 1201 Feet. Published November 9, 2022.





Economic Impact + Next Steps

Phase I Economic Impact

\$530M

PHASE
ONE

\$400M

FUTURE
PHASES

\$930M

TOTAL
INVESTMENT



DEVELOPMENT
CONSTRUCTION IMPACTS

3,784

JOBS

\$73,000,000

10 - YEAR TOTAL TAX REVENUE
(ESTIMATED)



NEW BUSINESS
EMPLOYMENT IMPACTS

1,750

JOBS

\$65,000,000

10 - YEAR TOTAL TAX REVENUE
(ESTIMATED)



NEW HOUSING
TENANCY IMPACTS

440

NEW CLARK CO. HOUSEHOLDS

\$40,000,000

10 - YEAR TOTAL TAX REVENUE
(ESTIMATED)

Getting it Done

- **Create Partnerships** – Relationships with developers and the City
- **Begin Engineering Design** – Further refinement and design detail
- **Work on Entitlements** – Next steps with city and agencies
- **Funding Strategies** – Agreements, grants, and partnerships
- **Initial Project Initiatives** – Activate the site with small projects



Activities + Questions