



Binford Village Study

BRAG Celebration & Public Meeting

November 19, 2009





Binford Village Study

- Purpose of the Study
- Project Review / Work to this point
- Key Moves needed
- Streetscape Development
- Possible Scenarios
- Connectivity





Binford Village Study

Project Team

- Indianapolis MPO
- The Schneider Corporation
- The Greater BRAG Community
- Steering Committee





Purpose of the Study

Goal of the Study:

“To design a sustainable, community-friendly, transit supportive destination at 71st Street and Binford that will increase economic development and encourage the development of land in a manner that is supportive of a regional multi-modal network. The destination will reinforce the goals set forth by the BRAG Community and promote development that integrates transit for an improved quality of life.”





Project Review

Project Area



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Project Review

Steps to this point

- Public Introductory Meeting (June 11th)
- Research & Information Gathering (On-going)
- Focus Group Meetings (July 21st)
- Planning Workshops (Sept 22nd & 26th)



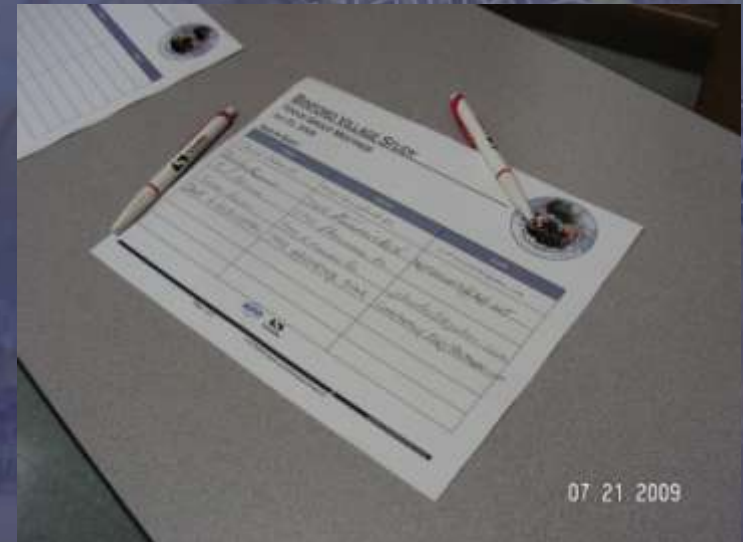


Focus Group Summary

Purpose

Get a clear understanding of the communities desired improvements and key concerns related to this study.

- Focus Groups were a series of 1 hour meetings held on July 21st
- 7 Focus Group Meetings held
- Approximately 100 people attended the meetings





Focus Group Summary

Groups Represented

- Local Government Leaders
- Not-for-profit Organizations (Schools, Churches, Libraries, etc)
- Developers & Builders
- Local Business Owners
- Neighborhood Association Leaders
- Residents (2 Groups)





Planning Workshop Summary

Purpose

Encourage residents to become more involved in the design process.

- Workshop was held on two days September 22nd & 26th near the Farmers Market
- Summary / Wrap-up meeting was held on September 29th.





Planning Workshop Summary

Workshop Activities

- Visual Preference Survey
- Transit Design Case Studies
- Design / Image Study
- Core Station Area Design Table
- Sticky Note Table
- Pedestrian Connections Table





Workshop Summary

Visual Preference Survey

1	A(1)			A(26)			B(5)	13
2	A(32)			A(23)			B(23)	14
3	A(17)			A(21)			B(12)	15
4	A(22)			A(22)			B(11)	16
5	A(20)			A(28)			B(5)	17
6	A(9)			A(18)			B(15)	18
7	A(4)			A(15)			B(18)	19
8	A(11)			A(30)			B(3)	20
9	A(8)			A(26)			B(7)	21
10	A(4)			A(25)			B(8)	22
11	A(26)			A(22)			B(11)	23
12	A(9)			A(1)			B(32)	24





Workshop Summary

Visual Preference Survey Summary

- Participants preferred more landscaping in the design
- Seating or gathering spaces with more landscaping & trees were chosen
- Traditional design was preferred over more modern design in almost all cases
- Informal design was preferred over more formal design
- Back metal finishes were chosen over stainless steel
- Brick or specialty finishes preferred over standard concrete





Workshop Summary

Overall Core Economic Development Area





Key Moves

6 Key moves that will help re-define the area, create the desired mix of uses and accommodate Transit Oriented Development

- Reinforce the Character of the area
- Re-evaluate the Zoning Requirements
- Address design along the Avenues
- Design for Multi-modal access
- Establish Park / Gathering Spaces
- Create Connectivity to the Surrounding Neighborhoods



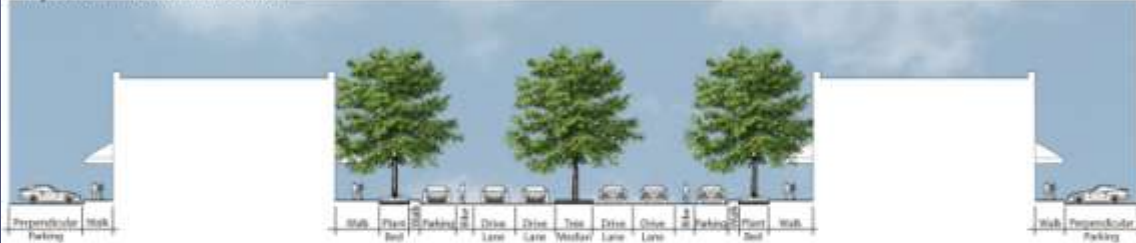


Streetscape Development

Existing 71st Street Elevation



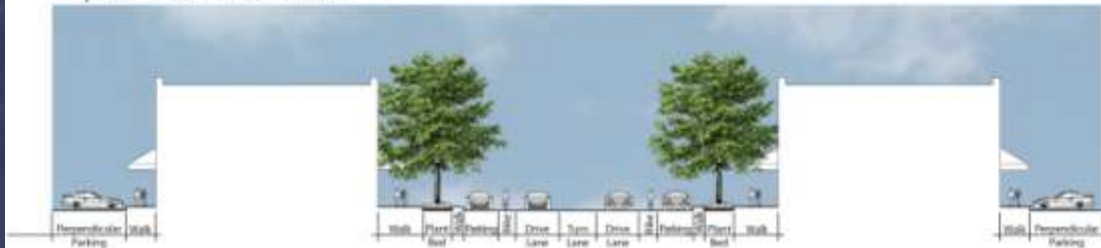
Proposed 71st Street Elevation



Existing Graham Road Elevation

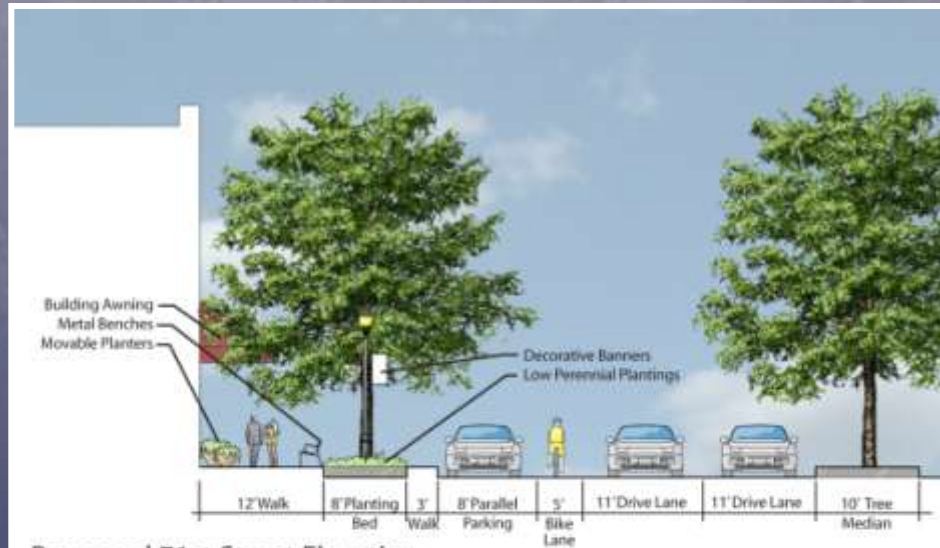


Proposed Graham Road Elevation

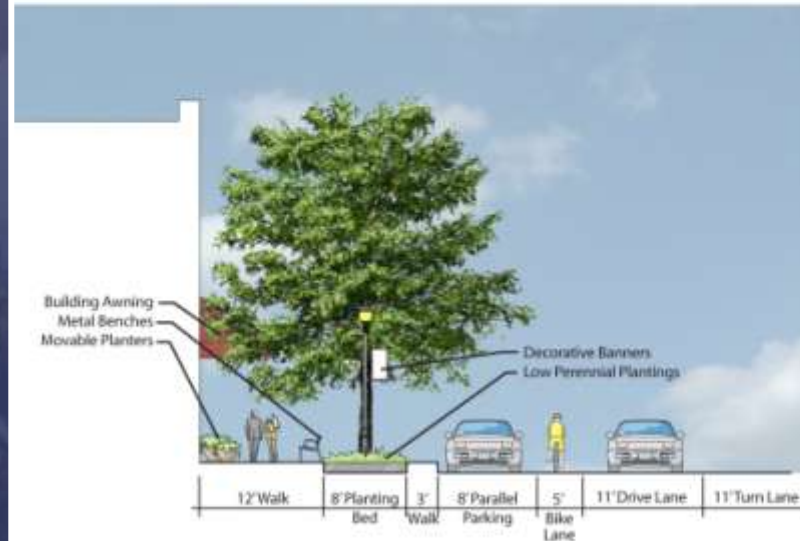




Streetscape Development



Proposed 71st Street Elevation



Proposed Graham Road Elevation

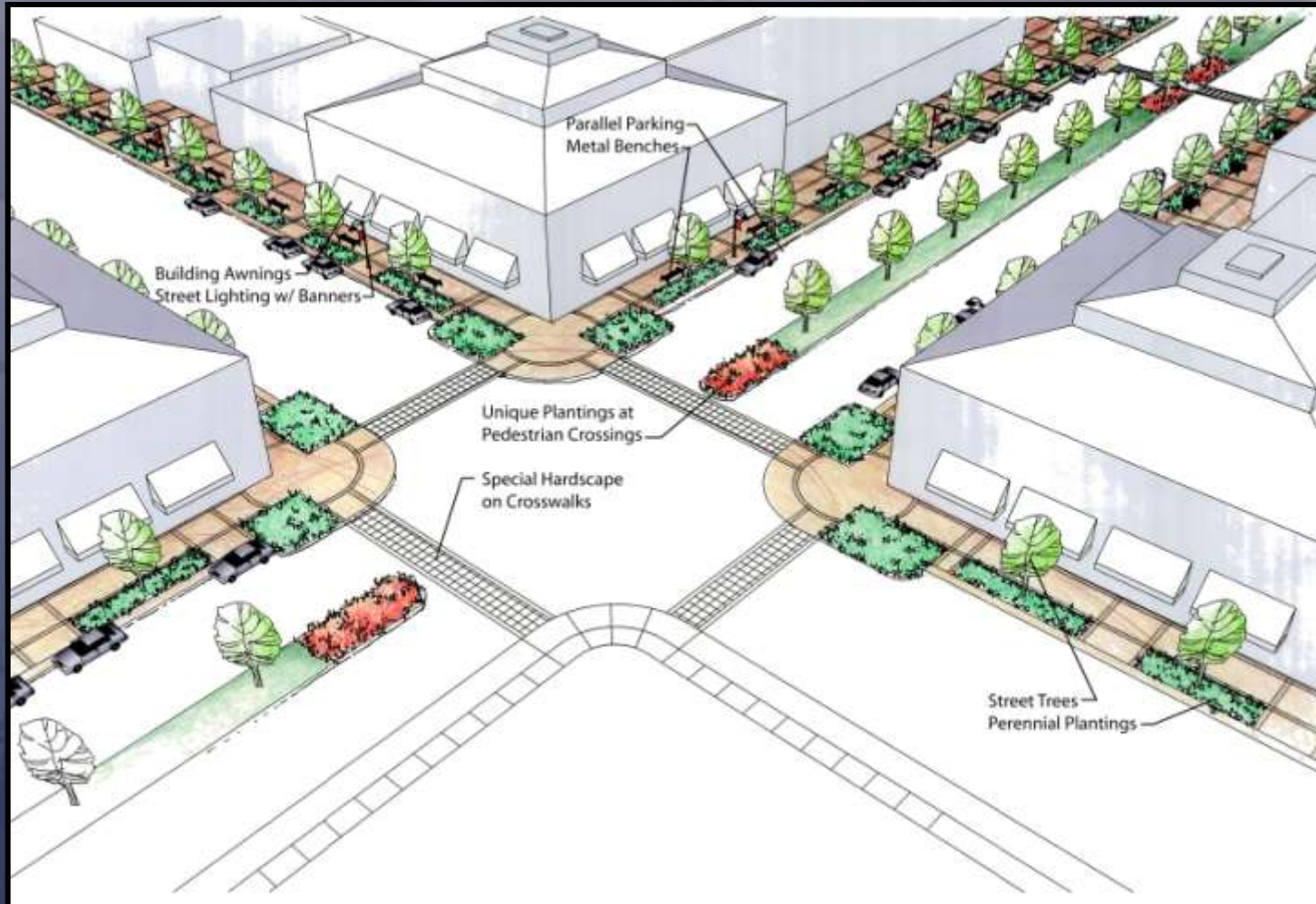


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Streetscape Development



Streetscape Development





Potential Design Scenarios

Existing Building Massing





Potential Design Scenarios



Disclaimer

The conceptual drawings shown are meant only to convey a design idea or be used as an example to illustrate the design concepts discussed to date. This drawing in no way indicates what is planned for the future development of the area. No decisions have been made regarding future development or layouts in the area. This drawing is simply one possibility of many that exist for the area.





Potential Design Scenarios



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Potential Design Scenarios



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Connectivity





Next Steps (Binford Village Study)

Continue Development of Land Use Design

- Develop a Land Use Strategy (mix of uses, densities, parking, public facilities, connections, and zoning)
- Establish Urban Design Standards
- Establish Overall Design Character
- Identify Sustainable Design Applications

Funding Source Identification

Develop an Implementation Plan

Continued coordination with project stakeholders

Create a Binford Village Report





How you can Get Involved

- Sign-in providing contact information
- Leave a Comment in the Comment Box
- Talk to the Steering Committee
- Visit the Project Website
<http://www.binford71.org/> or www.indympo.org





Thank you for your Time and Input

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