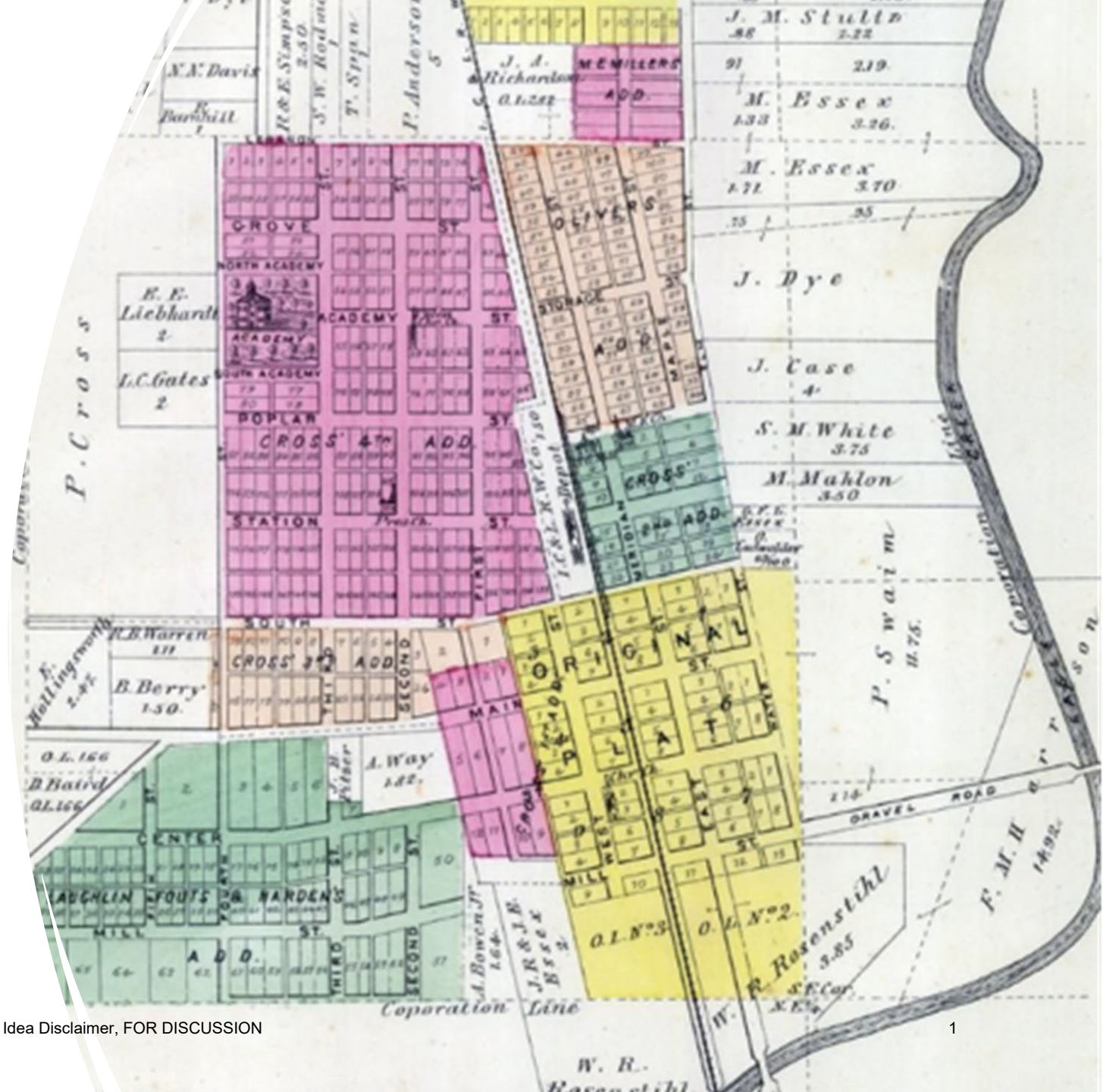


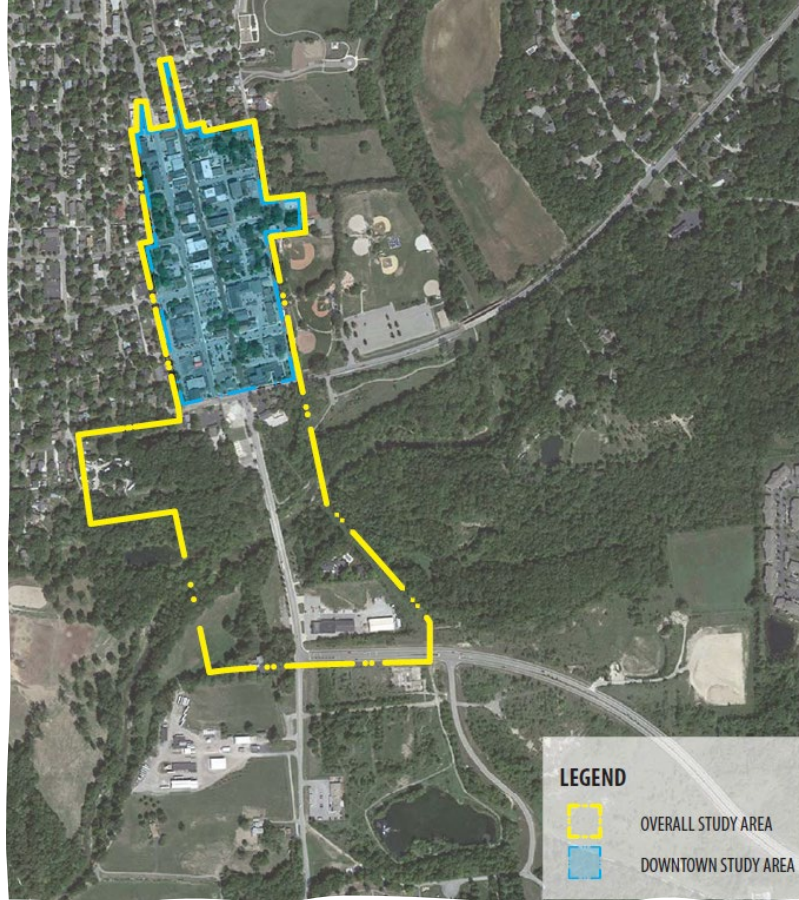
South Village

an evolving master plan
a concept to “extend the bricks”



Idea Disclaimer

Today is about sharing words, ideas, and images to get your feedback.
This is not the final product.



Scan me!

The Planning Path

- LEFT** 2012 Economic Development Plan
- MIDDLE** 2014 Downtown Zionsville Market Study + Parking Analysis
- RIGHT** 2021 Zionsville Gateway Area Master Plan

FIRST – what I have learned from you...

1. You hated the scale of former apartment projects in the area.
2. You are a detailed oriented group.
3. You are concerned about future (and current) traffic issues with more people.
4. You are concerned about future parking with more people
5. You want to improve pedestrian safety.
6. You don't like angled parking.
7. You like an aesthetic that would compliment the historic village (aka not modern).

and as a result....

1. A Sycamore Street extension is off the table.
2. A direct connection to 2nd Street from the south is off the table.
3. Engineers are evaluating a RAB at 1st and Sycamore.
4. Engineers are evaluating two levels of street crossing for pedestrians.
 - Pedestrian stop light
 - Pedestrian “on call” flashing signal
5. A new land use code for the area will tackle aesthetics, scale, street design, and more.





Keeping the conversation going

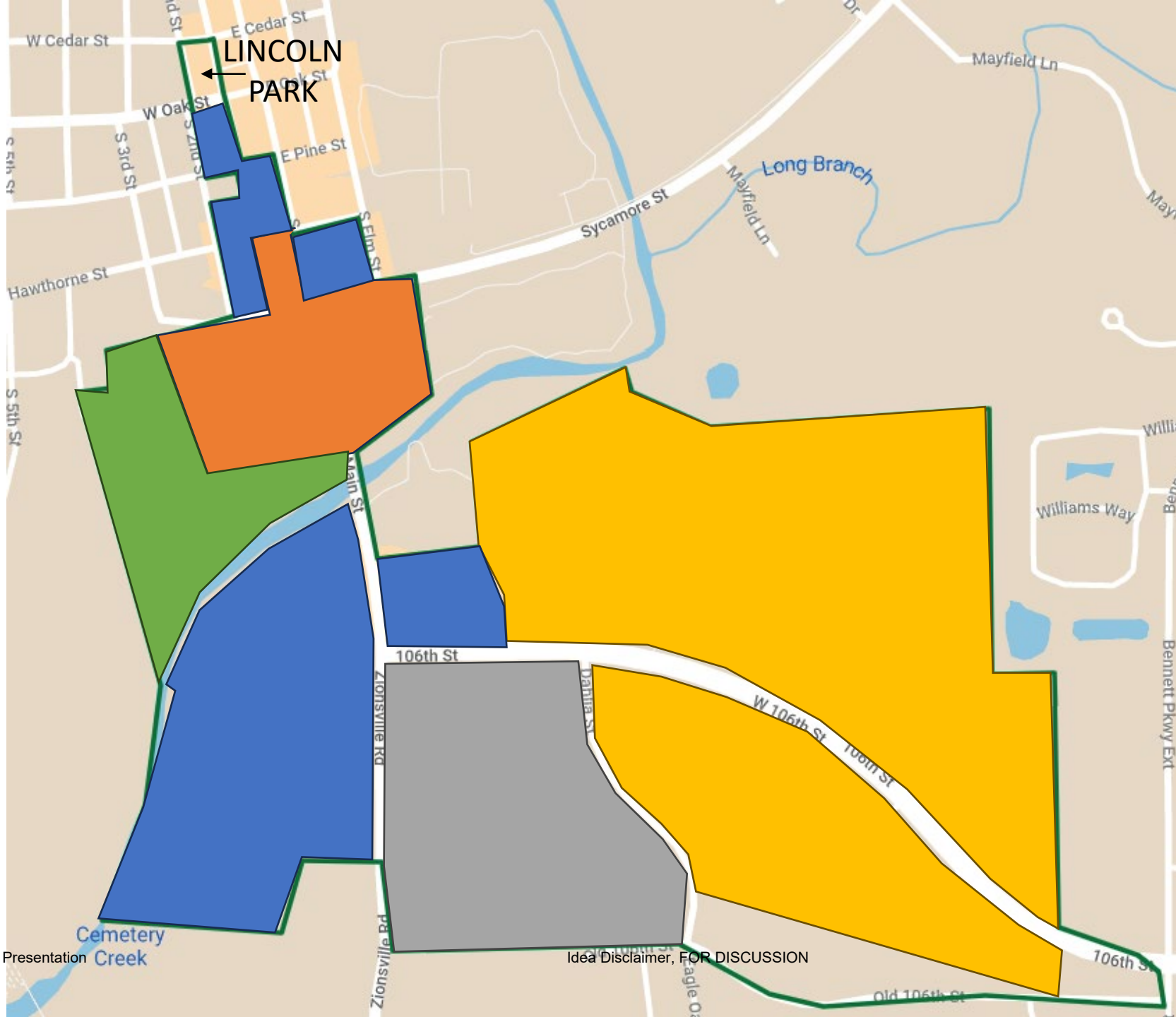
WHERE? Proposed Area



160 ACRES

40% CONSERVED
TREE CANOPY AND
GREEN SPACE

WHY? The Proposed Area



REASONS

- Zionsville Gateway Area Master Plan
- The Cove PUD
- Creekside Corporate Park PUD
- DOW PUD
- Economic Development Plan

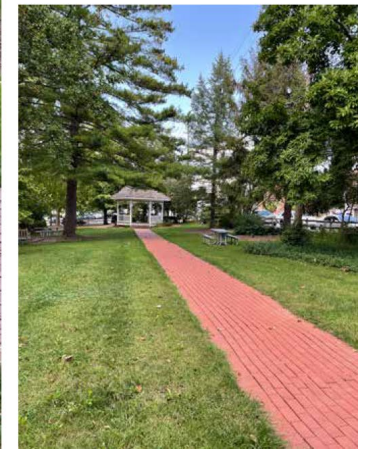


Protecting the bricks



Why now?

- READI Grant
- Parks 5-Year Master Plan
- Existing Property Owners at the Table
 - Zionsville Gateway Area
 - The Cove
 - Economic Development Plan

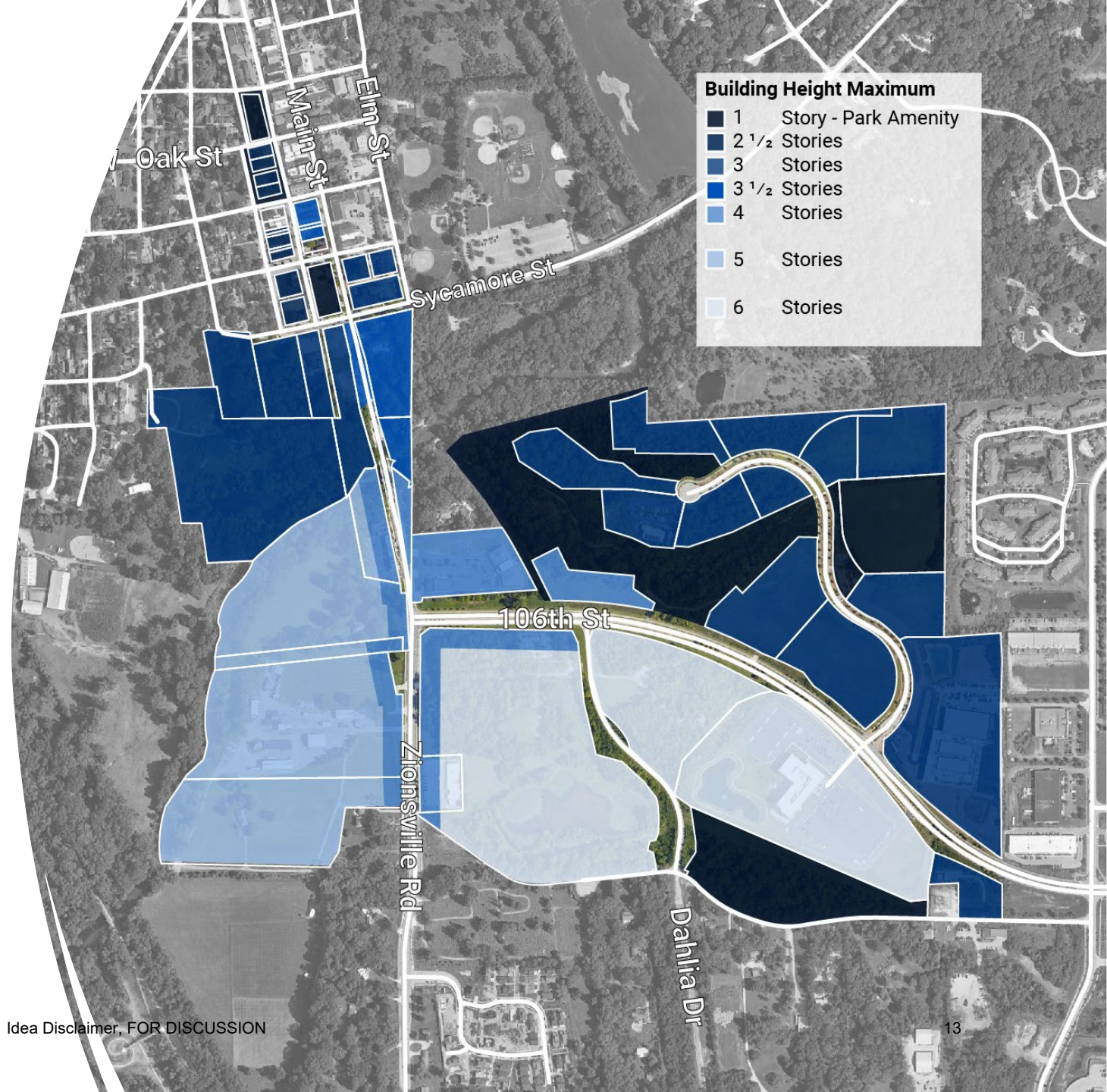


What are priorities being discussed?

- **Harmonize** with the Brick Street Business District
- **Create and protect land areas for development** south of the iconic commercial area
- Design to **meet the cultural and economic needs** of the community.
- **Stabilize** an area that has fallen into disuse and provide an energetic focus to the South Village area.
- The combination of retail shopping and entertainment is intended to provide a **destination**.
- Office development in the area is intended to **attract the very best corporate citizens** to the community.
- Residential development is intended to **create a 24/7 environment and increase the economic vitality and versatility** of Zionsville.

What about scale?

- Height shall be measured from the primary public street intersection to the top of coping or top of street façade. Additional height may be added based on selected roof type/pitch and/or mechanical screening.
- Half-Stories shall be stepped back a minimum of ten feet from the front façade.
- Half-Stories shall only be 50% of occupiable space from the floor area below.



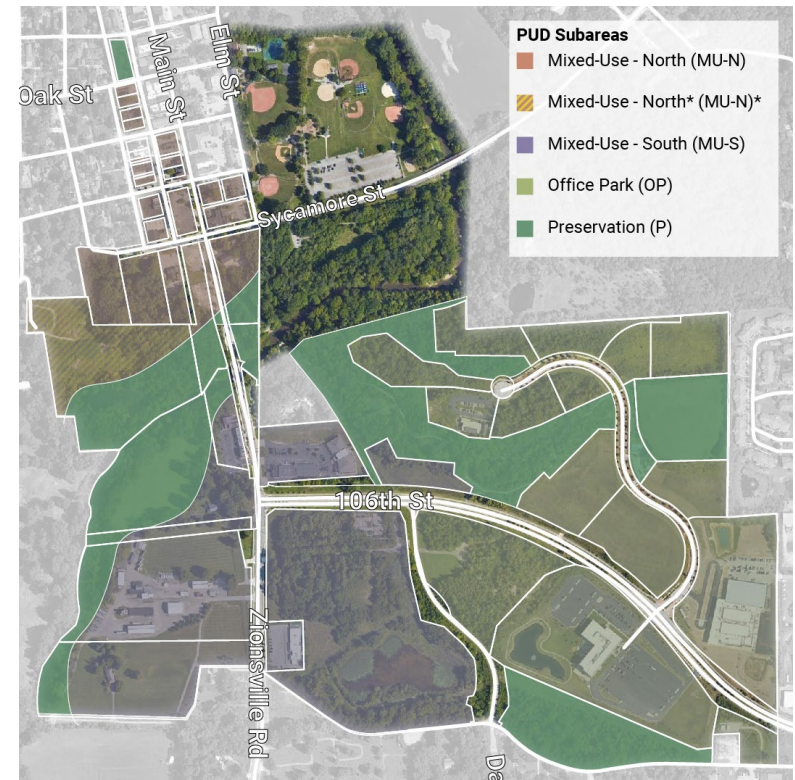
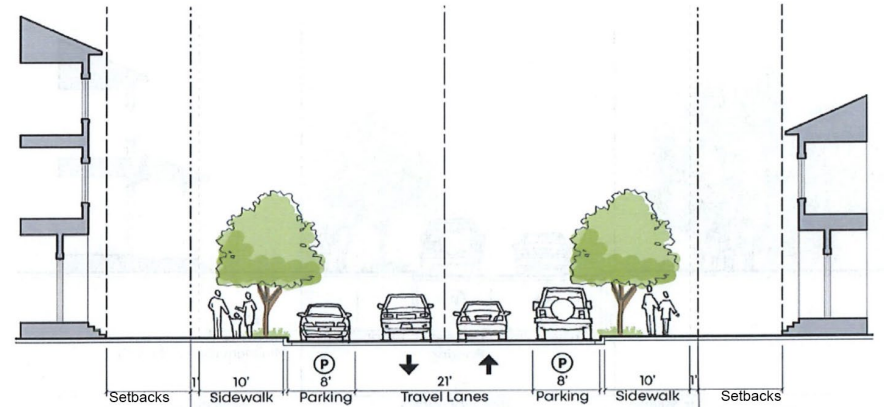
Harmonize with the Brick Street Business District



Create and protect land areas for development south of the iconic commercial area



Main St Enhancements + Greenspace DELV
Idea Disclaimer, FOR DISCUSSION



Design to meet the cultural and economic needs of the community.



Stabilize an area that has fallen into disuse and provide an energetic focus to the South Village area.



The combination of retail shopping and entertainment is intended to provide a destination.



Office development in the area is intended to **attract the very best corporate citizens** to the community.



Residential development is intended to create a 24/7 environment and increase the economic vitality and versatility of Zionsville.



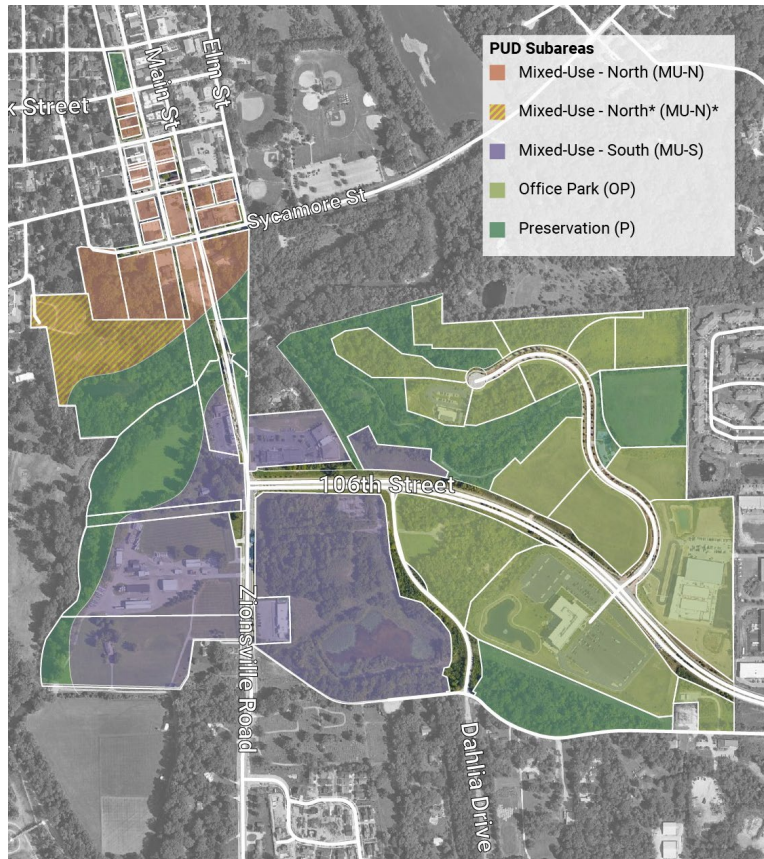
Residential development is intended to create a 24/7 environment and increase the economic vitality and versatility of Zionsville.





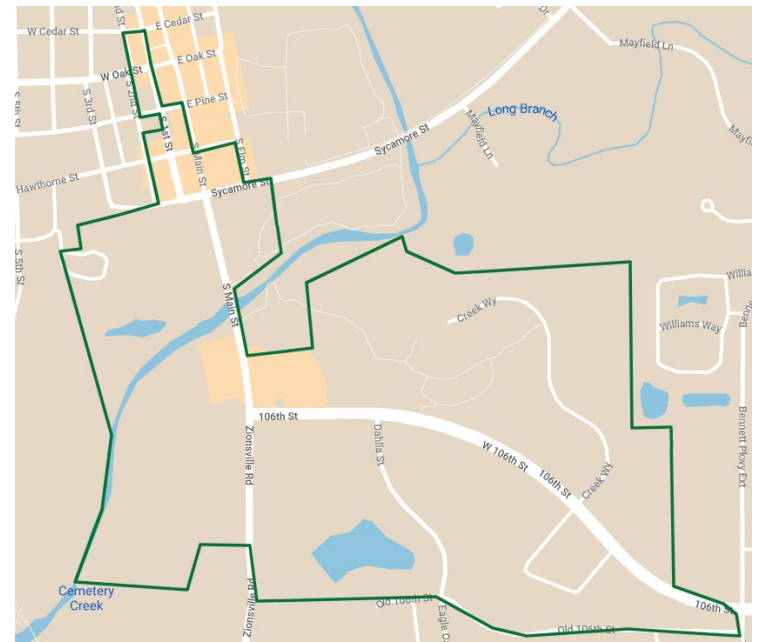
3/3/24 RDC Presentation

Main St Enhancements + Greenspace



- PUD Subareas**
- Mixed-Use - North (MU-N)
 - Mixed-Use - North* (MU-N)*
 - Mixed-Use - South (MU-S)
 - Office Park (OP)
 - Preservation (P)

Idea Disclaimer, FOR DISCUSSION



3 things to close

The time for a town-led comprehensive vision is now
Health, safety, and welfare
Design is context sensitive