DESIGN PROCESS: master plan

- Plaza for Farmers' Market and Rain Garden
- Courtyard/Plaza
- Pedestrian Paths (Typ.)
- On-Street Parking with Storm water Planters (Typ.)

Legend:
- Green / Park / Open Space
- Commercial / Mixed Use Development
- Multi-Family Development
- Single-Family Development
- Community Center
- Mixed Use with Residential
- Irvington Plaza PUD Area

See Figure 61, page 70

See Figure 64, page 72

See Figure 65, page 73
DESIGN PROCESS: master plan

MASTER PLAN PHASING DEVELOPMENT

PHASE 1 BOUNDARY
- Build onto current parking lot close to Washington Street
- Start construction of road connections
- Use leftover parking for temporary spaces
- Make parks and new business the priority with some residential

PHASE 2 BOUNDARY
- Add development onto current parking lot
- Remove buildings for future development
- Complete the roads and parks

PHASE 3 BOUNDARY
- Construct multi-family courtyard apartments
- Construct single-family homes

See Central Plaza Site Plan [Plan 3, page 78]
DESIGN PROCESS: master plan

- Plan completed

2012
- Plan approved
- Super Bowl increases interest in revitalization
- La Plaza announces its move to Irvington

2016
- Phase 1 completed
- First Annual Dance Festival held in Central Plaza
- FIESTA Indianapolis moves to Irvington
- Resident interest grows

2022
- Phase 2 completed
- Final streets and park amenities completed
- Original buildings removed

2025
- Phase 3 completed
- More residents arrive
- Strong business network formed
- Annual Restaurant Tour starts
DESIGN PROCESS: master plan

STREET SECTIONS

Figure 45: Street section of Washington Street / US 40 near Irvington Plaza, (Kiley Avenue west to Catherwood Avenue)

Figure 46: Street section of Washington Street / US 40 west of Irvington Plaza, (Catherwood Avenue west to Bolton Avenue)

Figure 47 (left): Acer rubrum (red maple)
Figure 48 (left center): Cercis canadensis (eastern redbud)
Figure 49 (right center): Ginkgo biloba (ginkgo)
Figure 50 (right): Yellow unit pavers for pavement change
DESIGN PROCESS: master plan

Figure 51: Street section of new connected streets within Irvington Plaza Planned Unit Development (PUD)

Figure 52: Street section of collector streets similar to Arlington Avenue and Ritter Avenue

Figure 53 (left): Red concrete unit pavers for pavement changes
Figure 54 (left center): Asphalt paving for streets
Figure 55 (right center): Calamagrostis x acutiflora "Karl Foerster" [feather reed grass]
Figure 56 (right): Cryptomeria japonica [summersweet clematis]
DESIGN PROCESS: sections + perspectives

Figure 57: Community Center in the vacant Indy East Motel

COMMUNITY CENTER SECTION
Figure 58 [see location map, right]

Plaza Space with seating and art display

Rehabilitated former Indy East Motel
DESIGN PROCESS: sections + perspectives

Figure 59: Washington Street / U.S. 40 Streetscape perspective looking west [see location map, right]

Soccer Field
DESIGN PROCESS: sections + perspectives

Figure 60: Roundabout Park perspective looking north [see location map, right]

IRVINGTON PLAZA PUD SECTION, N/S

Figure 61

Pennsy Trail  Apartment-Parking  Courtyard Apartments  Green Space  Commercial
Figure 62: Community Gardens on vacant lots that serve grocery stores, farmers' markets, residents [see location map, below]
Figure 63: Washington Street corridor near the Irvington Plaza redevelopment area [see location map, right]

IRVINGTON PLAZA PUD E/W

Figure 64
LARGE PARK, EAST SIDE OF MASTER PLAN

Figure 65

BONNA AVENUE + PENNSY TRAIL COMMERCIAL

Figure 66
Figure 67: Townhomes with courtyards overlooking the Pennsy Trail on the south side of the master plan [see location map, right]
In Hispanic American communities, the daily lives of people unfold on the public plaza, and the space serves as an integral landscape that reinforces the local culture (qtd. in Arreola 50).
SPATIAL ORGANIZATION
Diagram 31
• Large central open space for community events and festivals
• Smaller spaces programmed to meet business and building owners' needs
• Pedestrian path sight lines maintained

Central Space
Programmed Spaces
Pedestrian Path Connection

ELEMENT ORGANIZATION
Diagram 32
• Orange winding and curved paving
• Paving becomes basis for organization of elements within each of the spaces
• Paving becomes other elements [seat walls, planters, water feature, etc.]
CIRCULATION

- Paths north / south and east / west connecting to pedestrian paths
- Small paths through programmed spaces
- Buildings open to the plaza, allowing pedestrian circulation between exterior and interior

CANOPY

- Large Gingko biloba trees for shade
- Sun pocket in central area
- Trellis that allows some shade and sun

SIGHT LINES

- Strong sight lines into plaza from outside
- Node and element visibility
SITE PLAN PROGRAM

Plan 3
Total Area: 1.54 acres
Plaza: 0.75 acres

Large, central, open space for community events and festivals
Proposed re-location for La Plaza, Inc. in northeast building
Murals by community artists on multiple buildings representing the
Irvington culture and history
Buildings open up to the plaza via large sliding, glass doors

Activity Areas Programmed to Meet Building Uses:

La Plaza: Outdoor learning space and corridor for career
or college fairs and workshops
Tutoring Services: Outdoor tables and seating area
Restaurant: Outdoor seating and waiting area
Café: Outdoor seating
Clothing Store: Racks for clothing on sale
Book Store: Shelves for books on sale
Art Gallery: Outdoor art display
Dance Studio: Dance Performance area and seating on
mounds / seat walls
Offices: Break area
Craft Store: Tables for making crafts

Rain Garden and Water Feature for storm water management
Interactive Water Feature with thin flowing sheet of water,
collected from rain water
Shade over the majority of the space and a central sun pocket
Mounds for extra seating and viewing the water feature
Pedestrian paths maintained (north to south and east to west)
Plaza paving continues onto the sidewalk and across Washington
Street / U.S. 40
MATERIALS

- Bright paving colors
- Orange tiled curves with artistic forms by local artists
- Consistent light features with bollards and tall lanterns
- Seat walls and benches that rise from the paving pattern
- Trellis with climbing plants as part of the canopy
DESIGN PROCESS: site scale plan

Figure 75: Trellis with climbing plants for shade and an overhead plane. Photo of the Fifth Street Bridge in Atlanta, Georgia (McColley)

Figure 76: Table and chairs for the outdoor seating areas, also repeated in other places in the master plan. (Outdoor)

Figure 77: Decorative light bollard for the plaza and matching lanterns for overhead lighting. (Natural Beauty)

Figure 78: Similar benches in brighter colors that appear to flow from the orange paving curves.
DESIGN PROCESS: site scale plan

TREES AND PLANTS

- Large canopy trees cover the plaza for shade, cooling, and wind deflection
- Ornamental trees add space formation and color in the spring and space formation
- Planting areas include shrubs, perennials, and groundcover

Figure 79: Cercis canadensis (eastern redbud) used as an ornamental tree (Dirr)

Figure 80: Amelanchier canadensis (serviceberry) used as an ornamental tree (Kemper)

Figure 81: Ginkgo biloba (ginkgo) used for the canopy trees in the Central Plaza (Ginkgo biloba)

NORTH TO SOUTH PLAZA SECTION

Figure 82
RAIN GARDEN PLANTS

- Majority of plants are native; none are weedy; all are tolerant of wet conditions
- Plants help filter and retain storm water

Figure 83: Cephalanthus occidentalis (buttonbush) for the rain gardens

Figure 84: Cornus sericea (redosier dogwood) for the rain gardens and color variation during different seasons

Figure 85: Calamagrostis x acutiflora 'Karl Foerster' (feather reed grass) for the rain garden

Figure 86: Clethra alnifolia (summersweet clethra)

Water Features, Seat Walls and Light Bollards
Mound
Rain Garden
Art Display
Art Gallery
DESIGN PROCESS: construction documentation

Plan L-1: Overall Layout Plan. For construction details, see pages 94 and 95.
DESIGN PROCESS: construction documentation

CENTRAL PLAZA DETAIL LAYOUT PLAN

Plan L-3: Detailed Layout Plan
[For construction details, see pages 92 and 93]
Plan L-4: Enlarged Planting Plan
[For schedule and plant photos, see pages 90 and 91]

Plan L-3: Site Planting Plan
[For schedule and plant photos, see pages 90 and 91]
## CENTRAL PLAZA PLANTING SCHEDULE

<table>
<thead>
<tr>
<th>Symbol</th>
<th>Scientific Name</th>
<th>Common Name</th>
<th>Quantity</th>
<th>Size</th>
<th>Condition</th>
<th>Notes</th>
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<td>GB</td>
<td>Ginkgo biloba</td>
<td>ginkgo</td>
<td>7</td>
<td>4'</td>
<td>B&amp;B</td>
<td>60' on center or in specified boxes</td>
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<tr>
<td>AC</td>
<td>Amelanchier canadensis</td>
<td>serviceberry</td>
<td>9</td>
<td>24'</td>
<td>B&amp;B</td>
<td>15' on center or in specified boxes</td>
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<td>CC</td>
<td>Cercis canadensis</td>
<td>eastern redbud</td>
<td>6</td>
<td>24'</td>
<td>B&amp;B</td>
<td>15' on center or in specified boxes</td>
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<tr>
<td>MS</td>
<td>Magnolia x soulangiana</td>
<td>saucer magnolia</td>
<td>3</td>
<td>24'</td>
<td>B&amp;B</td>
<td>15' on center or in specified boxes</td>
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<tr>
<td></td>
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<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>CA</td>
<td>Clethra alnifolia</td>
<td>summersweet clethra</td>
<td>8</td>
<td>6'</td>
<td>4' pot</td>
<td>6' on center</td>
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<tr>
<td>CL</td>
<td>Cornus alba</td>
<td>tatarian dogwood</td>
<td>8</td>
<td>12'</td>
<td>2 gal</td>
<td>7' on center</td>
</tr>
<tr>
<td>CO</td>
<td>Cephalanthus occidentals</td>
<td>buttonbush</td>
<td>6</td>
<td>12'</td>
<td>2 gal</td>
<td>6' on center</td>
</tr>
<tr>
<td>CS</td>
<td>Cornus sericea 'cardinal'</td>
<td>redosier dogwood</td>
<td>10</td>
<td>12'</td>
<td>2 gal</td>
<td>10' on center</td>
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<tr>
<td>FI</td>
<td>Forsythia x intermedia</td>
<td>border forsythia</td>
<td>11</td>
<td>12'</td>
<td>2 gal</td>
<td>11' on center</td>
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<tr>
<td>IV</td>
<td>Ilex verticillata</td>
<td>common winterberry</td>
<td>7</td>
<td>12'</td>
<td>2 gal</td>
<td>6' on center</td>
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<td>VD</td>
<td>Viburnum dentatum</td>
<td>arrowwood viburnum</td>
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<tr>
<td>VP</td>
<td>Viburnum plicatum var. tomentosum</td>
<td>doublefile viburnum</td>
<td>1</td>
<td>18'</td>
<td>3 gal</td>
<td>7' on center</td>
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<td>CAKF</td>
<td>Calamagrostis acutiflora 'Karl Foerster'</td>
<td>feather reed grass</td>
<td>107</td>
<td>6'</td>
<td>2 gal</td>
<td>2.5' on center</td>
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<td>IW</td>
<td>Impatiens walleriana</td>
<td>impatiens</td>
<td>212</td>
<td>3'</td>
<td>1 gal pot</td>
<td>0.75' on center</td>
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<td>HC</td>
<td>Hemerocallis 'Christmas Is'</td>
<td>Christmas is daylily</td>
<td>28</td>
<td>3'</td>
<td>1 gal pot</td>
<td>2' on center</td>
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<tr>
<td>HJ</td>
<td>Hemerocallis 'James Marsh'</td>
<td>james marsh daylily</td>
<td>30</td>
<td>3'</td>
<td>1 gal pot</td>
<td>2' on center</td>
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<td>Hemerocallis 'Tiger Time'</td>
<td>tiger time daylily</td>
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<td>NA</td>
<td>Narcissus 'After All'</td>
<td>after all daffodil</td>
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<td>bulb</td>
<td>0.75' on center</td>
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<tr>
<td>NI</td>
<td>Narcissus 'Icelandic Pink'</td>
<td>icelandic pink daffodil</td>
<td>51</td>
<td>N/A</td>
<td>bulb</td>
<td>1' on center</td>
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<tr>
<td>N</td>
<td>Narcissus</td>
<td>daffodil</td>
<td>53</td>
<td>N/A</td>
<td>bulb</td>
<td>1' on center</td>
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<tr>
<td>JP</td>
<td>Juniperus procumbens 'Nana'</td>
<td>japanese garden juniper</td>
<td>10</td>
<td>3'</td>
<td>1 gal pot</td>
<td>0.75' on center</td>
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Table 1: Planting Schedule

Figure 87: Cercis canadensis (Dirr)  
Figure 88: Ginkgo biloba (Google Image)  
Figure 89: Amelanchier canadensis (Kemper)
Figure 90: Calamagrostis x acutiflora 'Karl Foerster' (Kemper)

Figure 91: Forsythia x intermedia (Dirr)

Figure 92: Impatiens walleriana (Kemper)

Figure 93: Magnolia x soulangiana (Dirr)

Figure 94: Cephalanthus occidentalis (Kemper)

Figure 95: Narcissus 'Icelandic Pink' (Kemper)

Figure 96: Juniperus procumbens 'Nana' (Kemper)

Figure 97: Narcissus 'Afterall' (Kemper)

Figure 98: Hemerocallis 'James Marsh' (Kemper)
DECORATIVE LIGHT BOLLARD INSTALLATION [1]

4' x 6" Black Pipe Bollard with Decorative Light, 12" into Concrete Footer, 8'-0" O.C., Typ.
Concrete Footer, Yellow Integral Color, 8'-0" O.C., Typ.
Concrete Unit Pavers, Herringbone Pattern, Yellow Integral Color, Typ.
2" Sand Setting Bed, Typ.
Compacted Gravel Aggregate, Typ.
Compacted Subgrade, Typ.
#4 Rebar, 8" O.C. Both Ways, 2" CLR, Typ.
Continuous Waterstop Gasket, Typ.
2" x 3" Shear Key, Typ.

CENTRAL PLAZA RAIN GARDEN [2]

15" Overflow Pipe to Catch Basin, 6" Above Grade
Growing Medium
Filter Fabric, Typ.
Gravel Drainage Layer, Typ.
Compacted Subgrade
DESIGN PROCESS: construction documentation

SEAT WALL / RETAINING WALL [3]

- Grass Sitting Mound, Typ.
- \( \frac{3}{8} \) Beveled Radius, Typ.
- 18" Wide Concrete Seat Wall, Typ.
- \( \frac{3}{8} \) Filled Isolation Joint, Typ.
- Concrete Brick Pavers, Herringbone Pattern, Yellow Integral Color Typ.
- 2" Sand Setting Bed, Typ.
- #4 Rebar, 12" O.C. Both Ways, 2" CLR., Typ.
- Compacted Gravel Aggregate
- Wrapped Compacted Gravel, Typ.
- Compacted Subgrade
- 3x4" Shear Key, Typ.
- Continuous Waterstop Gasket, Typ.
- #4 Rebar, 4" O.C. Both Ways, 2" CLR, Typ.

CONCRETE UNIT PAVERS [4]

- Concrete Unit Pavers, Herringbone Pattern, Yellow or Red Integral Color, Typ.
- 2" Sand Setting Bed, Typ.
- Compacted Gravel Aggregate, Typ.
- Compacted Subgrade, Typ.
This revitalization plan for a portion of the Irvington neighborhood makes accommodations for the area's growing Latino population. Because the Latino population is the fastest growing minority in the United States, and the immigrants face many issues, it is necessary to facilitate stronger integration into American society. The design uses inspiration from the Latino culture to create enjoyable spaces for current residents, future residents, and visitors. In addition, Irvington is experiencing revitalization projects, and this framework and master plan connects to the current projects as the next phase of renewal. Successful revitalization of a neighborhood with a growing Latino population requires consideration of the adversity immigrants experience, the rapid increase in the Latino population, cultural characteristics, and the necessity to provide educational and health services to foster upward mobility. Cultural heritage and sustainable design are integral elements throughout all three stages of design to create dynamic and inviting community spaces.

The research determined how Latino neighborhoods are defined and important cultural characteristics, how Latinos transformed the urban fabric and accommodating the cultural impacts, how to connect to current programs and community services, the implementation of sustainable design solutions, and current revitalization methods used in similar locations. The Latino population in Indianapolis continues to increase, and although no barrio exists, some areas of Indianapolis are home to large percentages of Latinos (Littlepage 2), including the Irvington neighborhood. According to the 2000 Census, the Indianapolis Latino population was 3.9% (Indiana Department of Workforce Development), but by the 2010 Census, the population grew to 10.65% in Indianapolis (U.S. Census Bureau). Additionally, the elementary school within the site, Indianapolis Public School 57, George W. Julian Elementary, has a 37.5% Latino student population (Indiana Department of Education). Latino urban transformations throughout the country include colorful and bright paint colors, murals, Latino-serving businesses, the Spanish language, and the wide use of plazas and parks. In Irvington, the majority of Latino businesses are east of Arlington Avenue near the existing Irvington Plaza shopping center, and the master plan preserves these businesses and suggests facade treatments and streetscape improvements to enhance the aesthetic value. In addition, most of the new designed development is adjacent to these businesses, strengthening social and business networks. In order to connect to current programs helping the Latino population, the master plan includes a location for La Plaza, Inc., outdoor space for career or college fairs and workshops, and health and educational services adjacent to the Central Plaza. Sustainable design solutions throughout all levels of design include compact and mixed-use development, storm water management features, urban agriculture, increased green space, limited parking, and rear access to buildings. Revitalization methods used in the master plan include a phased development plan to increase support and income for future phases, mixed-use development, affordable housing units, and building placement to increase business network opportunities.
After starting the analysis and design work, the scope of work changed. The original master plan site was the current framework plan area, and the site-scale plan was originally the existing Irvington Plaza shopping center area. The final framework plan, 350 acres, provides design guidelines, connects streets, and suggests specific areas to improve to increase the street activity and aesthetic value of the neighborhood. The new master plan site, 84.5 acres, is a portion of the framework plan that shows, in more detail, the urban design guidelines through building footprints, parking arrangements, square footage of designated land use, streetscape improvements, and an increase in public park and plaza space. The final site plan area became a 1.54-acre area, which is the Central Plaza in the master plan between Ridgeview Avenue and Kenmore Avenue on Washington Street. The plaza uses the dance concept through material choices and programmed activities, and suggestions for building uses were made to increase the activity in the plaza during all seasons and times of day.

Throughout the project, the designer increasingly realized the importance of integrating and accommodating new cultural groups into design and revitalization projects. The United States population experiences changes through immigration, and currently the Latino population is the fastest growing minority, making it important to create a sense of place, to design communities with growing Latino populations to be more inviting to future immigrants, and to enhance cultural awareness for current residents and visitors. Design and cultural elements from other ethnic groups can provide educational and appealing amenities for residents and visitors, and can improve the overall neighborhood's quality of life.
## COMPREHENSIVE PROJECT TIMELINE

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<th>Part 1 of Proposal</th>
<th>Methodology</th>
<th>Introduction and Abstract</th>
<th>Appendices</th>
<th>Presentations &amp; Preparation</th>
<th>Revisions of WHOLE Proposal</th>
<th>Site Visits</th>
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**Binder of Work**
- Progress Presentations
- Site Visits
- Approval from Research Office
- Advisor Meetings
- Interviews and Surveys
- Site Analysis
- Concept Development
- Final Master Plan Development
- Site Scale Plan
- Engineering/Detail Plan
- Supplemental Drawings
- Production
- Written Report
- Final Board and Powerpoint
- Presentations
- **Final Report and Printing**
  - 4/10
  - 4/17
  - 4/24

**Design and Final Production**
- 4/11
- 4.15
- 5/1
- 5/7

**Production**
- 4.18
- 4.35
- 5.2

**Project Development**
- Spring Break
- Conceptual Design, Schematic Design
- Preliminary Design Review
- Design Development, Master Plan, Detailed Plan development, design refinement
- Final Written Reports and Final Board Production
- Final Board

**Research and Final Preparation**
- 4.25
- Final Written Reports and Final Board Preparation

**Mid-year Final Written Report**
- 4.24
- 5.1
- 5.7

**Data Management and Market Research**
- 3.28
- 4.16
- 5.11

**Engineering and Construction**
- 3.27
- 4.6
- 5.6

**Design Review**
- 3.30
- 3.19
- 5.7

**Site Plan and Drawings**
- 2.33
- 3.13
- 4.1

**Construction Planning**
- 2.26
- 3.6
- 4.10

**Site Assessment and Drawings**
- 2.13
- 3.6
- 4.10

**Financial Planning and Reporting**
- 1.57
- 4.11
- 5.6

**Market Analysis and Planning**
- 1.38
- 4.11
- 5.6

**Preparation for Final Submission**
- 1.24
- 4.11
- 5.6

**Preparation of Final Submission**
- 1.23
- 4.11
- 5.6

**Preparation of Site Plan**
- 1.23
- 4.11
- 5.6
APPENDIX B: design concerns and considerations

DESIGN CONSIDERATIONS

• Irvington is a Historic District, making it essential to consider historical character and significance.

• Irvington Plaza is a large commercial development with vacant buildings and large expanses of parking, which could be used for re-development.

• Businesses owned by Latinos line Washington Street.

• Irvington is currently experiencing revitalization and streetscape improvements, focusing on Washington Street / U.S. 40

DESIGN CONCERNS

• Representing the Latino culture and neighborhood residents effectively.

• Creating pedestrian paths and connections on Washington Street / U.S. 40.

• Incorporating the Latino culture while maintaining and representing the other populations.

• Ensuring that no residents are displaced through development.
RESIDENTIAL OPTIONS IN IRVINGTON

- Various options from Single- to Multi-family units
- Different types mixed together in various areas of the neighborhood

Figure 1-A: Audubon Court
Condominiums on the southeast corner of Washington Street and Audubon Road (McColley)

Figure 2-A: Two-family housing on University Avenue in the primarily single-family residential area south of Washington Street (McColley)
Figure 3-A: Single-family Housing at Rotter Avenue and Julian Avenue south of Washington Street (McColley)

Figure 4-A: Single-family Housing and adjacent Two-family housing on Dewey Avenue (McColley)
APPENDIX C: site photos

VACANT AND UNDER-UTILIZED LAND

• Vacant commercial and residential buildings throughout the framework plan boundaries
• Vacant land and large amounts of surface parking

Figure 5-A: Vacant commercial building on the northeast corner of Ritter Avenue and Washington Street (McColley)

Figure 6-A: Bonna Avenue in a residential area east of Audubon Road. The sidewalks and streets are in bad condition, and the Pennsy Trail is not yet constructed. (McColley)
Figure 7-A: Irvington Plaza shopping center on the south side of Washington Street near Kiley Avenue. Large amounts of parking and many vacant storefronts exist. (McColley)

Figure 8-A: Vacant lot on Good Avenue in a residential area south of Bonna Avenue (McColley)
COMMERCIAL AREAS AND LATINO INFLUENCE

- Various places throughout the site have commercial areas, like Washington Street and parts of Bonna Avenue
- Locally-owned and national chains are mixed together

Figure 9-A: Commercial area on Washington Street west of Audubon Road. This area is in the middle of a revitalization project, and landscape treatments will begin in July 2011. (McColley)

Figure 10-A: Neighborhood commercial area and parking at Bonna Avenue and Audubon Road (McColley)
Figure 11-A: Tienda Morelos is a Latino-owned grocery store on the northwest corner of Ritter Avenue and Washington Street (McColey).

Figure 12-A: La Escolera is a Latino-owned restaurant on the northwest corner of Bolton Avenue and Washington Street (McColey).
APPENDIX C: site photos

SOUTH SIDE OF WASHINGTON STREET

Washington Street and Kitley Avenue, South Side

Irvington Plaza

Washington Street and Sheridan Avenue

Latino Businesses

Washington Street and Catherwood Avenue

Fairly Vacant Streetscape
APPENDIX C: site photos

Irvington Plaza

Latino Businesses

Commercial Area

Washington Street and Arlington Avenue
APPENDIX C: site photos

SOUTH SIDE OF WASHINGTON STREET

Single- and Two-Family Housing

Courtyard Apartments

Vacant Land at Bolton and Washington Street

Apartments

Commercial Development

Newly Renovated Apartments at Audubon and Washington
<table>
<thead>
<tr>
<th>Vacant Indy East Motel</th>
<th>Commercial Development at Bolton Avenue</th>
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</thead>
<tbody>
<tr>
<td>Two-Family Homes</td>
<td>Commercial Development (Mainly ATT)</td>
</tr>
<tr>
<td>Marion County Public Library</td>
<td>Multi-Family Residential and Commercial</td>
</tr>
</tbody>
</table>
APPENDIX C: site photos

Commercial Development

George W. Julian Elementary School 57
Washington Street and Irvington Street
APPENDIX D: community organization leaders

PHONE CONVERSATION WITH AMANDULA HENRY [FEB. 1, 2011]
Irvinton Development Organization Corridor Director

Worked with Huiztilin Elizondo from Business Ownership Initiative to speak with businesses and Latino owners.

Went to talk to Latino business owners: La Hacienda, the shopping strip by Irvington Plaza, Custom Plus Auto

• La Hacienda:
  • Owner was not interested in a façade grant because his cousin paints the building
  • Multiple La Haciendas in the city, all with different owners, but they agree to have the same name
  • Left the owner the information about the grants during the visit

• Irvington Terrace Neighborhood:
  • Trees planted along Washington Street with the neighborhood group
  • Asked businesses to adopt trees [for example, La Hacienda]

• Custom Plus Auto: [At Catherwood Avenue and Washington Street]
  • Bilingual signage
  • Owner is leasing the building
  • Second generation Latino, from Los Angeles, California
  • Very interested in encouraging more business

• La Escollera:
  • Limited English
  • Owns several small businesses in Indianapolis
  • Owner was not in the restaurant during visit
  • Wanted outdoor dining in the past
  • Obtained an alcohol permit 2-3 years ago

• Tienda Morelos:
  • Managers on location, several stores in the city
  • A woman [limited English] and her sons [bilingual] manage the stores
  • Fresh items [meat, spices, fruits, veggies]
  • Very clean and welcoming
  • Demonstrations would be nice to have — Amandula

• Other Observations:
  • Challenge to find minority families

• Irvington:
  • “Feels like a place”
  • “Has organizational development”
  • “Feels like its own town”
  • Streetscape Improvements:
    • Phase 1 construction starts July 2011, Bolton Avenue to Irvington Street
      Tree medians and planters, decorative lighting, intersection treatments, creating focus on Washington Street
    • Phase 2 construction starts in 2012, Gateway, Irvington Street to Emerson Avenue
E-MAIL CONVERSATION WITH TAMMY STEVENS [FEB. 1, 2011]
Keep Indianapolis Beautiful & Irvington Terrace Neighborhood

- **Irvington Terrace Neighborhood:**
  - Interest in integrating the Latino population into their efforts
  - Most recently with beautification of Washington Street eastern corridor
  - Work with community south of Washington Street and west of Irvington Plaza to create a Crime Watch and community clean ups
  - **Creation of Latino mural on Taller Mecanicos with high school students**
  - Want suggestions on how to reach the Latino population

PHONE CONVERSATION WITH ROBERT UHLENHAKE [JAN. 28, 2011]
Indianapolis Metropolitan Planning Organization

- Provided names of neighborhood organizations: Irvington-Pennsy and Irvington Terrace
- Gave meeting dates and times for the neighborhood groups
- Discussed tree plantings along Washington Street east of Arlington done by Irvington Terrace
- Provided other resources for researching Irvington's history

PHONE CONVERSATION WITH ANNE-MARIE TAYLOR [JAN. 27, 2011]
Indianapolis Neighborhood Resource Center

- Said that this project presents an opportunity to work with the Irvington Development Organization for future plans
- Provided contact information of other leaders within the city and Irvington area who could help
- Stated that a group is currently working to integrate and incorporate the Latino community
APPENDIX E: brief irvington history

GENERAL HISTORY AND IMPORTANT FACTS

• Founded in 1870 by abolitionist lawyers, Jacob Julian and Sylvester Johnson
• Named for author Washington Irving
• Straddles the National Road / US 40 / Washington Street and known for tree-lined streets, parks, historic homes
• Designed as an independent, planned suburban town
• Annexed by Indianapolis in 1902
• Butler University [1875 to 1928] defined the area as a cultural and arts destination
• Added to National Register of Historic Places in 1987

• Demographics:
  • 11,464 Residents
  • 5600 Households
  • 63.5% Owner-occupied households
  • 9.7% Vacancy rate
  • $48,621 is median income
  • $103,686 is median home value
  • 1938 is average year for house construction

• Landmarks:
  • Ellenberger Park (Designed by George Kessler in 1909)
  • Irvington United Methodist Church
  • Irving Circle (Statue of Washington Irving)
  • Irvington Presbyterian Church (1928)
  • Kin Hubbard Memorial
  • Our Lady of Lourdes Church and School
  • The Benton House
  • Bona Thompson Memorial Center
  • Irving Theatre (1913)
  • Irvington Masonic Lodge
  • Kile Oak Tree
  • Within the Framework Plan Area

DETAILED HISTORY

• Historic District is based off the original neighborhood:
  • 2800 buildings, 1600 land parcels
  • Southern Border: Northern edge of B&O Railroad
**APPENDIX E: Brief Irvington History**

- **Northern Border:** Pleasant Run Parkway South Drive
- **Eastern Border:** Arlington Avenue
- **Western Border:** Emerson Avenue

**The Beginning:**

- John Ellenberger leased 320 acres in 1853 and bought 180 acres
- Ellenberger Park became part of the 180 acres
- Jacob Julian and Sylvester Johnson purchased the 320 acres and divided into two-acre lots with George Kessler's Plans
- Guidelines required sidewalks and trees, and certain buildings were not allowed
- Two-acre lots were divided in 1872 and more additions were made

**Tolerance:**

- Tolerance of ethnic diversity early in history
- African-Americans could own land, when in most areas they could not, and early Census records show African-American residents from the beginning
- Irvington Baptist Church (1915) on Good Avenue [Congregation formed in 1887]
- Neighborhood was a leader in the Boy and Girl Scouts

**Aesthetics:**

- Romantic Era landscape design
- More blocks of brick streets than any other place in the city
- Every American architecture style from 1870-1950

**Butler University:**

- Most Butler buildings are gone, except for Bona Thompson Center

**Art:**

- Home to the only historic art movement in central Indiana
  - Took place in early 1900's
  - Group of artists met, practiced, exhibited art in Irvington
- Many homes and studios of artists still remain
- Large history of art, especially in 1920's and 1930's

(Irvington Historic Preservation Commission)
ZONING

- C-1: Office-Buffer Commercial (5 Audubon Road and Bonna Avenue)
- C-2: High-Intensity Office-Apartment-Commercial (High rise residential and office)
- C-3: Neighborhood Commercial (Washington Street and Bonna Avenue)
- C-4: Community Regional Commercial (Washington Street, shopping centers, major retail)
- CS: Special Commercial
- D-4: Dwelling District Four (2.6 units/acre)
- D-5: Dwelling District Five (4.5 units/acre)
- D-6: Dwelling District Six (6-9 units/acre)
- D-P: Planned Unit Development (Assisted living and apartments for elderly)
- PK-I Park District (Irving Circle)
- SU-1: Special Use, Religious
- SU-9: Guardian’s Home (Now Irvington Community Charter High School)
- SU-37: Special Use-Library (Marion County Public Library)

HISTORIC DISTRICT PLANS

- Encourage neighborhood-serving businesses
- Maintain the zoning on Washington Street
- Make the district more pedestrian friendly
- In-fill compatible buildings that enhance Irvington’s character
- Preserve maintenance of historic structures
- In-fill new single-family homes on vacant lots
- Preserve brick streets and street patterns
- Improve bike and pedestrian amenities
- Support art, public transportation, utility burial
- Create a tree-lined streetscape
- No demolition of buildings for parking
- Discourage: Big-box stores, drive-thru restaurants, surface parking, auto-related businesses

- SUB-Area A: Washington Street Corridor (1-3 stories)
  - Encourage neighborhood-based commercial development
• Include all types of residential units
• Place retail and pedestrian oriented businesses at the street level
• Locate parking behind buildings
• Limit commercial uses to Washington Street and along Pennsy Trail

• **SUB-Area B: Neighborhood Residential**
  • Dominant land use is single- and two-family residential
  • Maintain residential zoning for all residential parcels
  • Discourage construction and conversion to commercial, retail, industrial
  • Encourage new homes on vacant lots
  • Add residential, light commercial or educational uses in vacant commercial area on Bonna Avenue

• **SUB-Area C: Pennsy Trail Corridor**
  • Create trail-friendly businesses
  • Do not allow commercial to encroach into residential areas
  • Encourage trail access points and related amenities
  • Land east of Good Avenue, south of Bonna Avenue should be a park, trailhead, recreation, or residential if redeveloped

• **Washington Street and Thoroughfare Recommendations:**
  • No additions to the right-of-ways
  • Maintain locations of all streets
  • No widening of streets or right-of-ways
  • Implement traffic calming measures on Washington Street
  • Repair alleys in fair to poor condition
  • Repair sidewalks as needed (some have limestone curbs and name ceramics)
  • Use salvaged materials and create places for stockpiling
  • Discourage new curb cuts
  • Avoid street trees that interfere with traffic or pedestrian movement [that branch less than seven feet above the ground]


*Fall Creek Place*. Fall Creek Place Neighborhood Association, 2010. Web. 14 March 2011.


APPENDIX G: references


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Photos: