Located near the Ohio River, 15 miles north of downtown Louisville.
LOCATION
+ Adjacent to the Charlestown State Park & the River Ridge Commerce Center
+ 1027 acres total
+ Near I-65 & I-265

SITE CONTEXT
LOCATION

+ Adjacent to the Charlestown State Park & River Ridge Commerce Center

+ 1027 acres total

+ Near I-65 & I-265
ARCHITECTURAL SIGNIFICANCE
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“The first large scale defense project to be built in small town America, and viewed by government agencies and the national press as a kind of laboratory experiment.”
How can the abandoned industrial site of the former Indiana Army Ammunition Plant be redesigned as a sustainable mixed-use development that creates business in Charlestown, Indiana?

How can the history of this site be incorporated into a design that is tailored to the contemporary population?
PROGRAM ELEMENTS

LAND USES
- RESIDENTIAL
- COMMERCIAL
- OFFICE

DESTINATIONS
- MUSEUM
- HOTEL
- PERFORMANCE VENUE

CIRCULATION
- LIGHT-RAIL TRANSIT
- PEDESTRIAN WAYS
- ROADWAYS

OPEN SPACE
- PUBLIC PARKS
- STORMWATER MANAGEMENT
NAVY YARD AT NOISETTE

North Charleston, SC

Redevelopment of the former Charleston Naval Base began in the 1990s.

3,000 acre site will include a mix of uses – including residential, commercial, and industrial.
Brownfield Redevelopment

PARK DUISBURG-NORD

Duisburg, Germany

Industrial wasteland transformed into a successful park in the 1990s.

Former factory buildings converted to recreational and cultural uses.
ARCHITECTURAL SIGNIFICANCE
INVENTORY

VEGETATION
Sparse; evergreen and deciduous trees

EXISTING
CIRCULATION
Roads & railroads

SOILS
Urban, little variation

VIEWS
In & out of site

TOPOGRAPHY
Generally flat
INVENTORY

EXISTING CIRCULATION
Roads & railroads

VEGETATION
Sparse; evergreen and deciduous trees

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Urban, little variation

VIEWS
In & out of site

TOPOGRAPHY
Generally flat
OPPORTUNITIES

A  HISTORIC POWER PLANT
B  EXISTING RAILROAD
C  EXISTING RAILROAD TERMINAL
D  EXISTING RAILROAD TERMINAL
E  MAIN ENTRANCE
F  CHARLESTOWN STATE PARK
G  RIVER RIDGE COMMERCE CENTER
H  DOWNTOWN CHARLESTOWN

CIRCULATION ANALYSIS
CONSTRANTS

A  HISTORIC POWER PLANT
B  RIVER RIDGE COMMERCE CENTER
C  DOWNTOWN CHARLESTOWN
D  EXISTING ROADS
ARCHITECTURAL PRESERVATION

The proposed roadways build on the existing grid pattern in order to preserve the existing architecture.
SUSTAINABLE PRESERVATION

Building on the existing grid pattern of streets, this conceptual design achieves the following:

Architecture preservation
Light-rail transit system
Sustainable stormwater management
Residential, commercial, and office mix
LAND USE MAP

RESIDENTIAL
265 acres

MIXED USE
171 acres

COMMERCIAL
57 acres

OFFICE
28 acres

OPEN SPACE
412 acres

LIGHT-RAIL TRANSIT
79 acres
PHASING PLAN

PHASE 1
344 acres

PHASE 2
243 acres

PHASE 3
440 acres
PHASE ONE COMPONENTS

A  Performance Park
B  Transit Stop
C  Brewery
D  Entertainment District
E  Hotel
F  Artist Commune
G  364 Residential Lots
H  Parking Garage
I  Transit Stop
J  Museum Park
K  Wet Pond
PHASE ONE

DENSITY

WALKABILITY

PHASE ONE
PHASE ONE: MASTER PLAN
PHASE ONE: MASTER PLAN
ENTERTAINMENT DISTRICT
ENTERTAINMENT DISTRICT
ENTERTAINMENT DISTRICT
PHASE ONE COMPONENTS

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