

# Killbuck Creek Corridor Community Development Plan

Killbuck Creek is a rich natural resource corridor located in Anderson, Indiana in the central part of the state. One of the prime uses of the corridor has long been sand and gravel extraction. Indiana Mineral Aggregates Association has been leading an effort to improve the environmental reputation of this industry, which has been targeted as being environmentally destructive. Irving Materials, Inc., an IMAA member, is currently extracting mineral resources from several sites within the project's study area with the intent of reclaiming the mined sites as commercial, industrial, residential or mixed-use sites. The mission of this project is to demonstrate the possibility of reclaiming this portion of the corridor and creating from it a new space which not only thrives on its own but serves the greater community of Anderson. The main goals to achieve this include creating a vital neighborhood, maximizing sense of place and sense of community, and increasing connectivity and accessibility to and within the site.

## 1. Project Summary

### Assignment:

**Phase I:** Select a portion of the Killbuck Creek corridor for redevelopment to optimize environmental response, sense of place, and sense of community. Include recommendations for all abandoned or under-utilized areas and recommendations for all sites whose present use will expire within the next 10-20 years (including all present mining operations). Develop a *Detailed Master Plan* of the site, including all Program elements.

**Phase II:** Develop a *Site Design* of one major industrial, commercial, or mixed-use component.

### Program:

**Land Uses:** Include at least the following minimums of each of the following:

- **Single-Family Housing:** Absolute minimum of 100 units.
- **Multifamily Housing:** High density, absolute minimum of 100 units.
- **Office/Business:** Light Industry: Minimum of 50,000 SF (one- or two-story).
- **Commercial:** Minimum of 50,000 SF (one- or two-story).

### Parking:

- **Single-Family Housing:** One on lot space per house if road width as per City regulations; 2 off street if roads reduced by 10'.
- **Multifamily Housing:** One per dwelling unit.
- **Office/Business:** Light Industry: 4 parking spaces per 1000 SF of floor space for underemployed tenants according to Anderson Zoning Guide for determined uses.
- **Commercial:** 4 parking spaces per 1000 SF of floor space for underemployed tenants.

### Services/Utilities:

All units to access City of Anderson municipal sewerage system service capacities as needed along all surrounding roadways and adjacent street "Stake" (that access property).

### Streets:

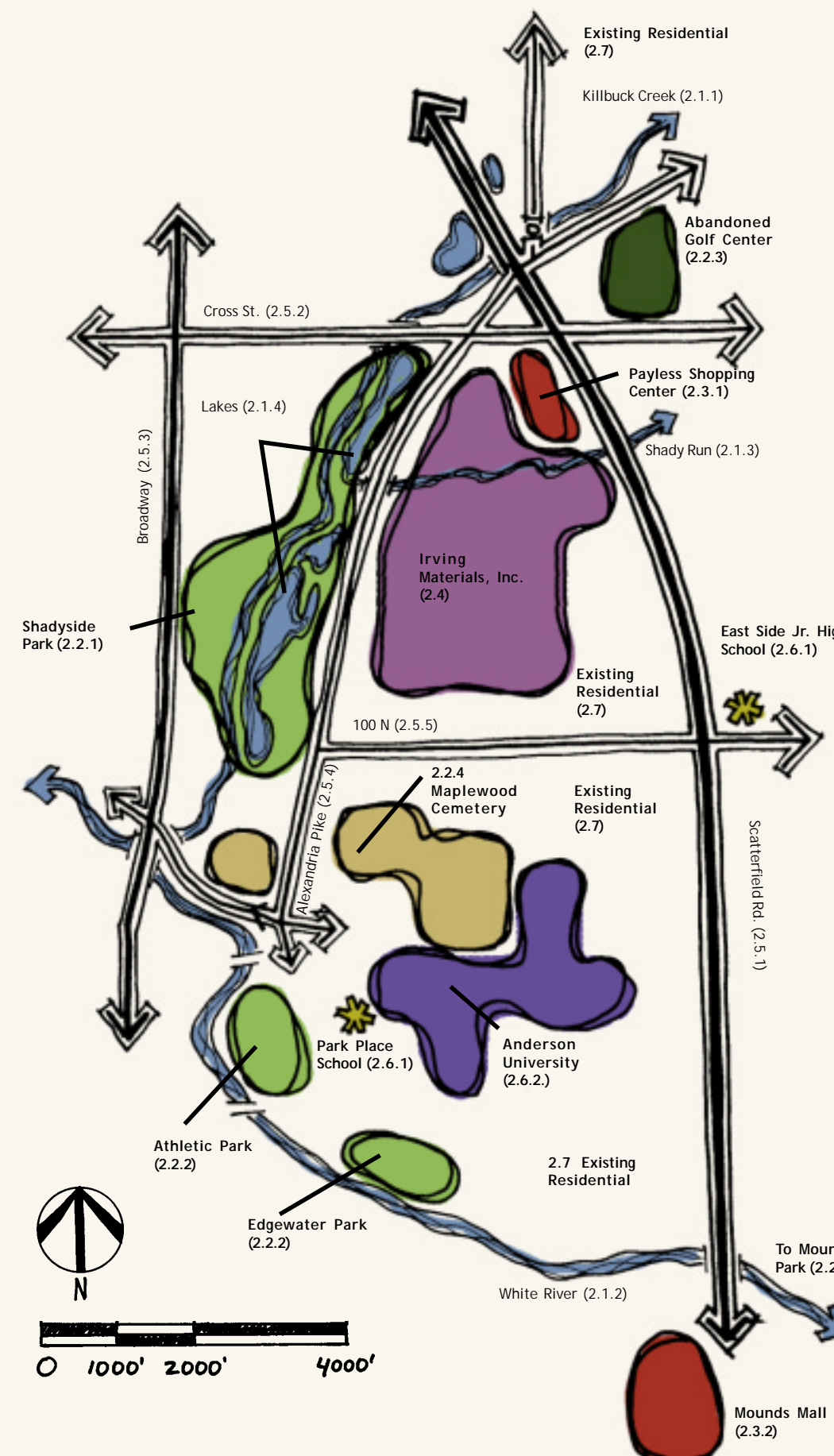
- Offsets where streets cross is prohibited.
- All streets meet at right angles.
- Property line corners have minimum 20' radius at all street intersections.
- Streets must fit to contours of the land.
- Max. street gradient = 8% min. street gradient = 0.4%.
- All collectors 66' ROW (minimum, local streets 50' ROW (can decrease to 40' with additional off street parking, marginal access streets 40' ROW. Call-de-se-tur-nant 100' ROW.
- Minimum turning radii of 100' for streets with residential land use, 200' for streets with commercial land use.
- All service access (commercial and industrial) shall be minimum of 20' ROW.
- Scatterfield shall be considered a "Marginal Access Street."

### Blocks:

- Not to exceed 1500' in length.
- Blocks of sufficient width to permit two tiers of lots of appropriate depth.

### Lots:

- Side lines perpendicular to street.
- Avoid irregular lots.
- No lots fronting onto two streets except lots with additional depth backing onto arterials or limited access streets.



## 2. Site Inventory and Analysis

### 2.1 Water

A number of water features within the study area function as public amenities as well as natural habitats for both local wildlife and migratory species.

- 2.1.1 Killbuck Creek - Connects various parks and residential neighborhoods.
- 2.1.2 White River - Internal link to residential areas and parks, including Mounds State Park, as well as links to other communities outside Anderson.
- 2.1.3 Shady Run - Seasonal creek.
- 2.1.4 Lakes - Public lakes provide recreational opportunities such as fishing and canoeing.

### 2.2 Public Space

- 2.2.1 ShadySide Park - Includes such amenities as sports facilities, playgrounds, sculpture, memorials, hike/bike trails, and various water features including wetlands.
- 2.2.2 Other Anderson Parks - Various smaller parks as well as Mounds State Park are nearby.
- 2.2.3 Abandoned Golf Center - Opportunity to reclaim this area.
- 2.2.4 Maplewood Cemetery

### 2.3 Commercial Development

Although most of Anderson's commercial development has shifted south to the stretch of Scatterfield Rd. nearest the interstate, a small amount of development exists within the study area.

- 2.3.1 Payless Shopping Center - Includes a large grocery as well as some small strip stores and a walk-in health clinic.
- 2.3.2 Mounds Mall

### 2.4 Industry/Irving Materials, Inc.

This area presents the greatest opportunity for reclamation development. Its present use as a sand and gravel extraction site is expected to expire within the next 10 to 20 years. The nature of the mining process provides an interesting opportunity to introduce new topography and water features to the site.

### 2.5 Roads

- 2.5.1 Scatterfield Rd. - This roadway includes 4 lanes of heavy traffic and a center turn lane and is probably the area's largest obstacle for pedestrian linkages.
- 2.5.2 Cross St. - Lightly traveled.
- 2.5.3 Broadway - Historically, the central business corridor, although much of the business has shifted to Scatterfield.
- 2.5.4 Alexandria Pike - Very highly traveled residential road.
- 2.5.5 100 N - Very highly traveled residential road.

### 2.6 Education

- 2.6.1 Primary Education - A number of local schools provide an opportunity to link any redevelopment efforts to education.
- 2.6.2 Secondary Education - A small private university provides a number of types of possible target audiences for new development.

### 2.7 Residential

Local community members function as potential site visitors as well as a job base for any new business development.



### Bird's Eye Perspective

This view emphasizes the desired scale of the buildings in relationship to each other as well as to people, vegetation, and topographical elements.

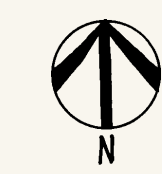
### Mixed-Use Site Plan

This representative plan for the mixed-use area of development showcases such features as streetscapes, outdoor dining, bicycle and pedestrian systems, rooftop gardens, lookout points, and a variety of other.

## 3. Goals and Objectives

### 3.1 Create a vital neighborhood.

- 3.1.1 Increase economic opportunities within area to balance north and south Anderson. In recent years, the economic base has shifted south toward the interstate. New development on the north side of Anderson has the potential to revitalize this area.
- 3.1.2 Encourage people to live and work on site.
- 3.1.2.1 By moving business development slightly off Scatterfield and integrating it into nearby residential neighborhoods, residents within the site have a convenient job base.
- 3.1.2.2 Mixed-use development puts potential employees and business owners directly within the business district and gives them the opportunity to nearly eliminate commuting expenses by walking or biking to work.
- 3.1.2.3 Enhanced mass transit provides another alternative to commuting by car and makes short commutes more practical.
- 3.1.3 Enhance residents' and visitors' quality of life, convenience, and outdoor experience.
- 3.1.3.1 Maximize surface area of "natural" environment. Interaction with natural elements such as vegetation, water, stone, and wildlife have proven health benefits for humans.
- 3.1.3.2 Limit publicly-maintained open space to lands with high community amenity value. Avoid or eliminate private development that limits public significance of publicly-maintained land. Nearly all edges of the lakes are encompassed by public parks or nature preserves. Any private edges include a public right-of-way to allow full access through the network of trails.
- 3.1.3.3 Provide a range of scale of both public and private or semiprivate outdoor spaces. This allows a person to choose from a greater variety of the experience which suits him or her best at any given time.
- 3.1.4 Provide a variety of housing options in order to address the individual resident's desire to own, control their personal property while also being part of a viable community.
- 3.1.4.1 Traditional single-family home development allows a high level of personal ownership including the actual land beneath the home. This option also allows the integration of new development with the existing residential areas which follow this model. Lot sizes vary slightly but remain fairly small in order to stay affordable. The more expensive lots face the central public park and lake.
- 3.1.4.2 Multifamily housing provides a greater density and reduces the amount of personal ownership and responsibility to the interior structure of the house. Interior courtyards serve as a common access point to groups as well as semiprivate recreation space. Amenities such as direct access to the community trails system, professionally maintained landscaping, year-round exterior maintenance, and a private activity center make up for less private ownership.
- 3.1.4.3 Mixed-use development allows second-story apartments over businesses to serve as another housing option. Personal ownership is limited to personal possessions, but the convenience of the location provides a balance.
- 3.1.5 Optimize sense of security.
- 3.1.5.1 Mixed-use development removes the barriers between land uses and allows more "eyes on the street" by mixing residential uses with business uses. This helps prevent the business district from feeling like an empty or dangerous place after regular business hours. The addition of some types of businesses such as restaurants, pubs, dance clubs, and arts and music venues, which tend to keep later business hours, helps keep the streets lively and safer longer.
- 3.1.5.2 Minimize dark, hidden spaces by providing plenty of lighting along travel routes and in public spaces.



### 3.2 Maximize sense of place and sense of community.

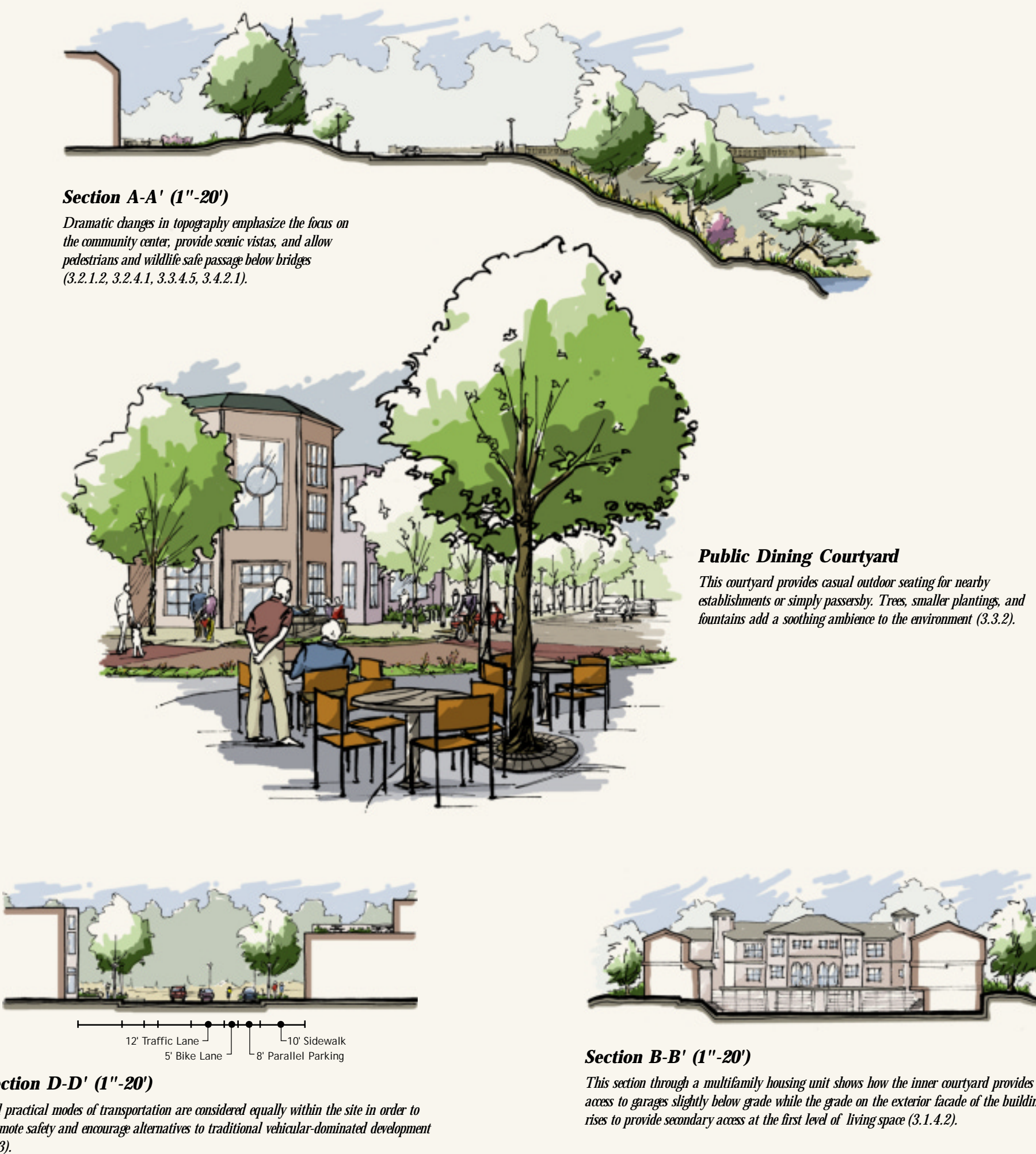
- 3.2.1 Increase site character through landscape enhancement. Introduction of water, and to some in areas where enhancements can be achieved with low site impact.
- 3.2.1.1 Excavated areas of the site provide the opportunity to introduce lakes as a site amenity with little additional impact.
- 3.2.1.2 Excavated materials can be used to reshape the landscape of the site to include more dramatic topography. Notable changes in elevation create a greater variety of opportunities to experience the site both visually and physically.
- 3.2.2 Optimize sensory characteristics of the place.
- 3.2.2.1 Introduce a variety of plant species that provide year-round visual and olfactory interest.
- 3.2.2.2 Use a variety of materials such as stone, brick, metal, and glass which each have different visual characteristics as well as textural characteristics in relation to the sense of touch.
- 3.2.2.3 Moving water in fountains, rustling leaves and grasses, as well as many species of wildlife add audio texture to the site.
- 3.2.3 Create and enhance experiential storylines along vehicular, bicycle, and pedestrian routes.
- 3.2.3.1 Travel routes meander through site in order to visually highlight various site elements. Gradual curves prevent a monotonous horizon.
- 3.2.3.2 "T" Intersections serve as points of arrival. Views at these points emphasize facades, vistas, natural edges, and destinations.
- 3.2.3.3 Various other points of interest such as lookout points, plazas, gardens, sculpture, fountains, and store windows add to the storyline.
- 3.2.4 Create a neighborhood identity.
- 3.2.4.1 Key architectural features such as the community center, the three bridges, and park pavilions should complement each other in design and materials.
- 3.2.4.2 Site features such as signage, benches, lamps, trash receptacles, and pavers should be consistent throughout the site.
- 3.2.4.3 Local history should be emphasized in sculptures and kiosks. Even materials such as stone can reinforce the historical context of the site's previous land use as mining site.
- 3.2.4.4 Local artwork and music should permeate the site.
- 3.2.5 Optimize sense of belonging and community esteem.
- 3.2.5.1 Keeping the work force local helps create the sense of ownership in the community.
- 3.2.5.2 Using local materials and services in the construction and maintenance phases of development also helps residents take pride in their community.
- 3.2.5.3 Provide plenty of public gathering space for special community events.
- 3.2.5.4 The location of the proposed community center is strategically centralized and highly visible.

### 3.3 Increase connectivity and accessibility to site and within site.

- 3.3.1 Link existing network of residential roads and pedestrian routes to site.
- 3.3.2 Connect internal open space system with other Anderson parks and open spaces.
- 3.3.3 Enhanced mass transit helps connect important areas of the community.
- 3.3.4 Maximize pedestrian and bicycle safety and accessibility.
- 3.3.4.1 Bike lanes and storage facilities make accessing the site by bicycle safer and more convenient.
- 3.3.4.2 Changing colors and textures of pavers within intersections helps make intersections safer for everyone.
- 3.3.4.3 Extending the width of the sidewalk at intersections reduces the amount of distance that pedestrians must travel across lanes of traffic.
- 3.3.4.4 A network of lake and bike trails permeates the site and connects to sidewalks and bicycle lanes in business and residential areas.
- 3.3.4.5 Running trails below bridges increases safety and connectivity.

### 3.4 Maximize ecological opportunities.

- 3.4.1 Minimize environmental impact of development.
- 3.4.1.1 Reduce surface parking by building parking structures. Greater initial costs are far outweighed by increased amount of land for other uses. Less surface pavement allows more water to penetrate the site and replenish the water table.
- 3.4.1.2 Provide water storage ponds to minimize polluted runoff from developed areas into streams and lakes.
- 3.4.1.3 Rooftop gardens provide additional private outdoor spaces and help keep the city "green."
- 3.4.2 Increase site's potential as a natural wildlife habitat.
- 3.4.2.1 Bridges create safe corridors below for wildlife.
- 3.4.2.2 Increased natural edges promote wildlife habitats.
- 3.4.3 Maximize educational opportunities within the site.
- 3.4.3.1 A proposed center for environmental education, located just northeast of the site, features wetland demos and habitat restoration. The center is open to the public and connected to the greenway. It also features programs that integrate into local schools and university initiatives.
- 3.4.3.2 Kiosks along trails provide information about native species of wildlife and the ecosystems they comprise.



### Section D-D' (1\"/>

All practical modes of transportation are considered equally within the site in order to promote safety and encourage alternatives to traditional vehicular-dominated development (3.2.3).

### Section B-B' (1\"/>

This section through a multifamily housing unit shows how the interior courtyard provides access to groups, slightly below grade while the park on the exterior facade of the building rises to provide secondary access at the first level of living space (3.1.4.2).



**First Place: 2002 American Society of Landscape Architects National Student Design Competition**  
Graduate Individual Design Category

**Designed by Andrew Albright**  
Master of Landscape Architecture Program  
LA603 Community and Urban Design Studio, Fall 2001  
Professor John Motloch