

CHASE

MKSK

# LAFAYETTE DOWNTOWN PLANNING

## DOWNTOWN PLAN UPDATE & PLACEMAKING TRAIL PLAN



# ACKNOWLEDGMENTS & CONTACT INFORMATION

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**MKSK**

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# GREATER LAFAYETTE | HEART OF THE MIDWEST



**306,068**

2023 POPULATION  
(READI REGION)

Source: ESRI



**.62%**

POPULATION ANNUAL  
GROWTH RATE

Source: ESRI



**3.4%**

READI REGION  
UNEMPLOYMENT RATE

Source: ESRI



**149,625**

READI REGION LABOR  
FORCE

Source: ESRI

## GREATER LAFAYETTE READI REGION

IS MADE UP OF BENTON, CARROLL,  
FOUNTAIN, MONTGOMERY,  
TIPPECANOE, WARREN,  
AND WHITE COUNTIES.



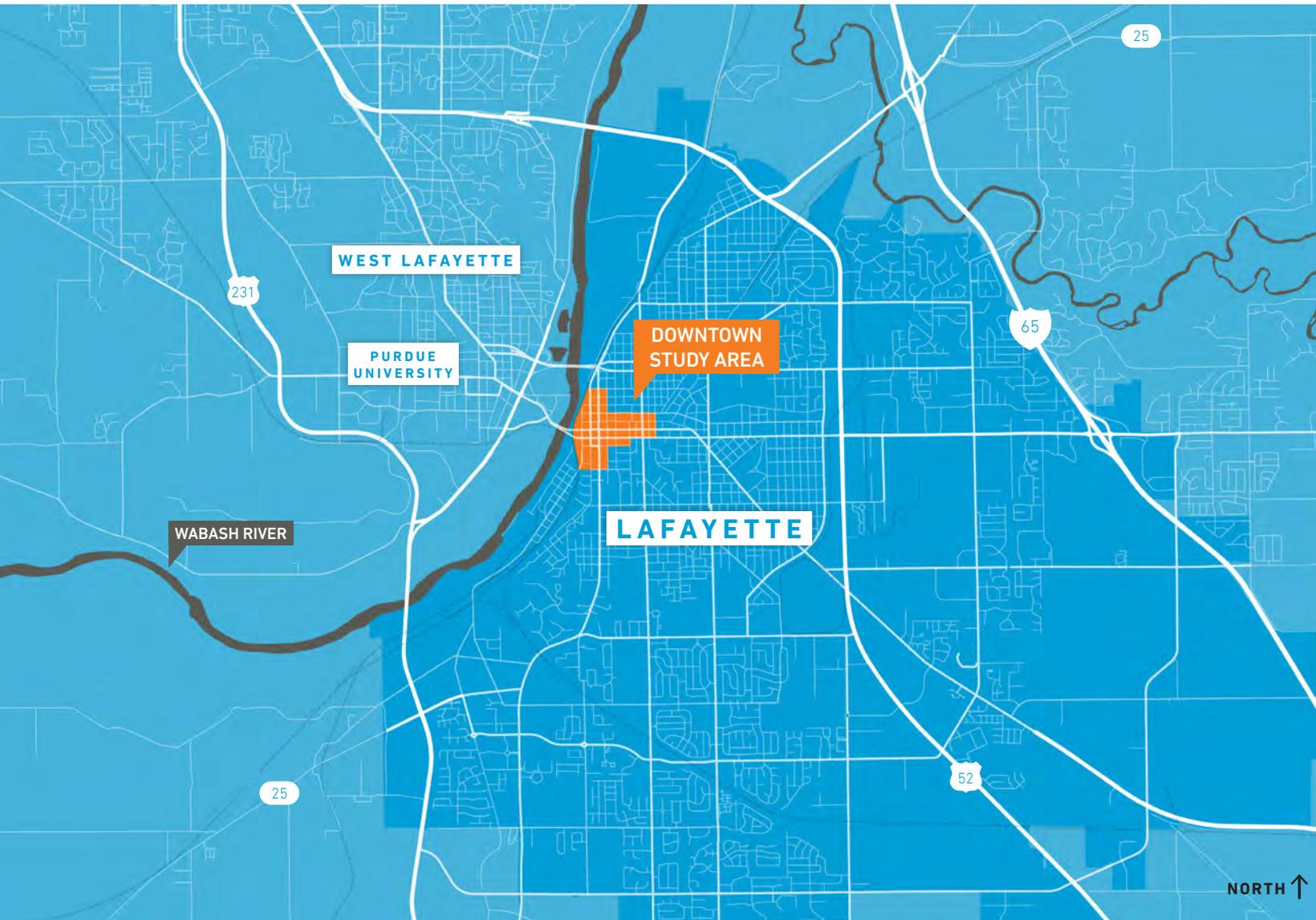
## NATIONAL RANKINGS:

**#1 PLACE FOR CAREER OPPORTUNITIES**  
(SMARTASSET)

**#1 TOP HOUSING MARKET** (WSJ + REALTOR.COM,  
EMERGING HOUSING MARKET INDEX)

**#5 BEST PLACES FOR REMOTE  
WORKERS** (WALL STREET JOURNAL)

# CITY OF LAFAYETTE | CONTEXT & GROWTH



**70,979**  
2023 POPULATION

Source: ESRI

**4.88%**  
DOWNTOWN  
GROWTH

Source: ESRI

# PURDUE UNIVERSITY | A LEADER IN INNOVATION



**52,211**

STUDENT  
ENROLLMENT,  
FALL 2023



**2,265**

BACHELOR DEGREES  
AWARDED IN  
ENGINEERING



**\$1.2B**

INVESTMENT IN  
DISCOVERY PARK &  
RESEARCH PARK



**192**

PATENTS AWARDED  
FOR DISCOVERIES



**157**

INNOVATIONS  
LICENSED FOR  
COMMERCIALIZATIONS

Source: Purdue University & Greater Lafayette Development Plan

# DOWNTOWN LAFAYETTE | AN ECONOMIC HUB



 **5,000+**

DOWNTOWN  
EMPLOYEES

 **500+**

TOTAL  
BUSINESSES

 **1,900+**

DOWNTOWN  
RESIDENTS

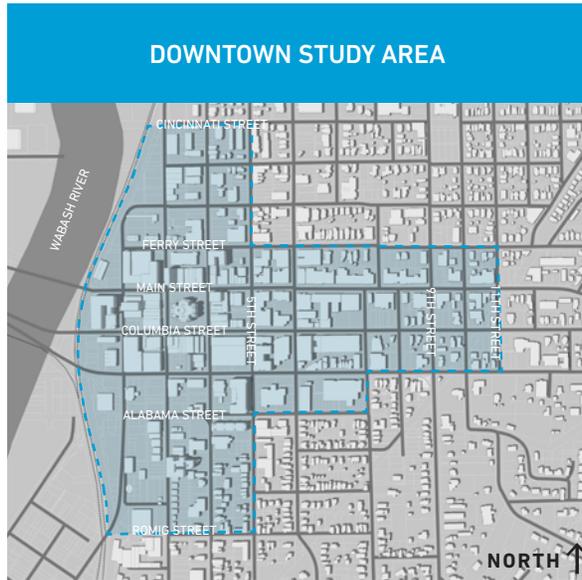


## HOUSING STUDIES

The City of Lafayette conducted studies to identify housing needs and future trends. The studies determined strategic approaches and set local and regional goals to address the housing market and accommodate future growth. The two studies can be found linked here: [READI Region Housing Study \(2023\)](#) and [Tippecanoe County Student Rental Report \(2023\)](#)

Source: ESRI

# STUDY AREA | DOWNTOWN DISTRICTS

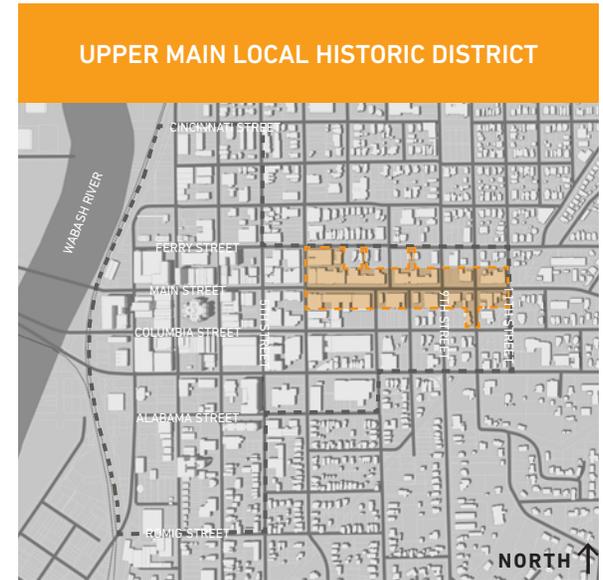


The Downtown Study Area is bounded by the Railroad, Cincinnati Street, 5th Street, Ferry Street, 11th Street, South Street, 7th Street, Alabama Street, and Romig Street.

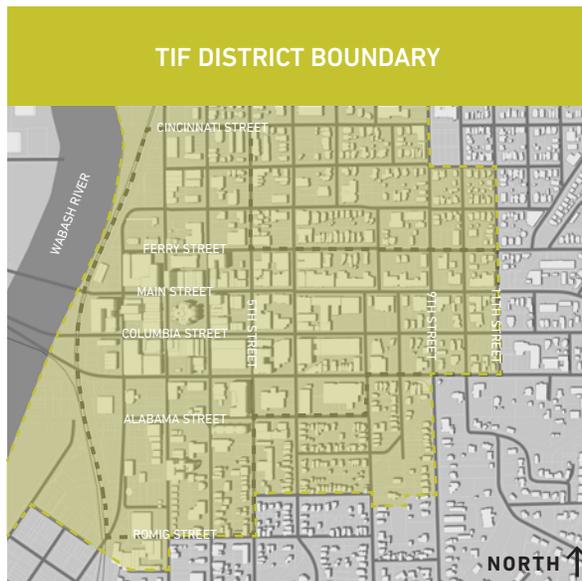
The Downtown Study Area captures property for development opportunities and includes many of the city's cultural, historic, and civic assets.



The Downtown Local Historic District is listed on the National Register of Historic Places. The district is roughly bounded by 2nd, Ferry, 6th and South Streets, approximately nine blocks within the downtown.

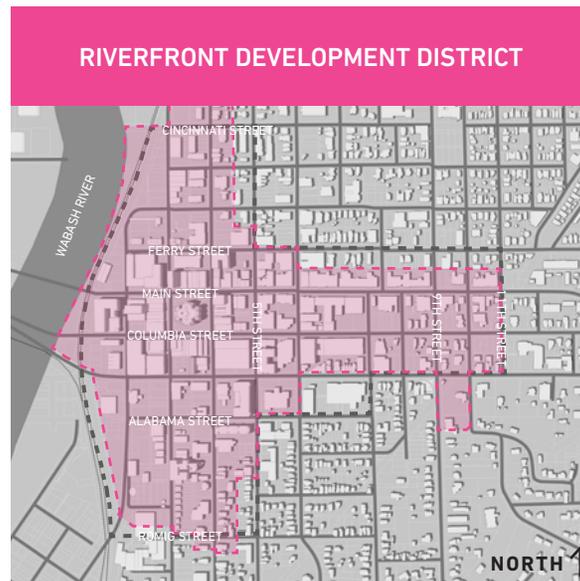


Upper Main Street Historic District is listed on the National Register of Historic Places. The district is roughly bounded by Ferry Street, 6th Street, Columbia Street, and the Norfolk and Western Railroad tracks.



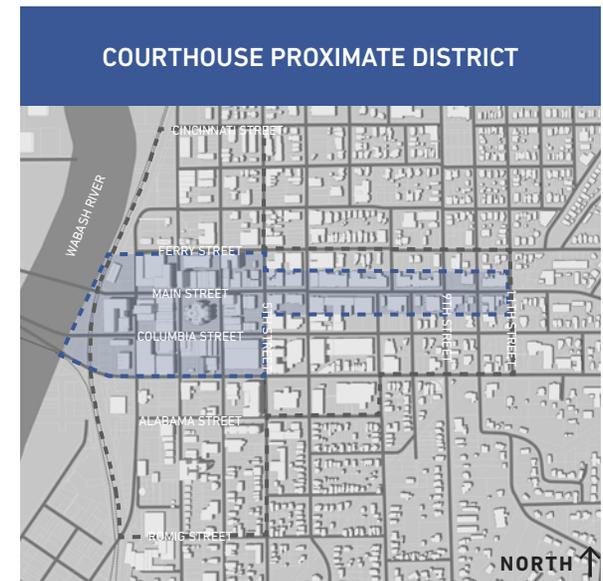
The Central TIF District Boundary is roughly bounded by the Wabash River, Romig Street, 9th Street, and Sagamore Parkway.

The TIF District is a tool that allows cities to capture the increase in property tax revenue that may result from an improvement. The additional revenue is then dedicated to financing the improvement, or for other development activities within the district.



The Lafayette Riverfront Development District is a portion of Downtown Lafayette designated by the Lafayette Common Council. It allows for and authorizes the issuance of a retailer's permit to sell alcoholic beverages to the proprietor of a restaurant that is located within the boundaries of the municipal riverfront development project area.

The original Riverfront District started at mid-stream of the Wabash River in the west and went to 11th Street in the East. Since little development can take place due to the presence of the river and the adjoining railroad corridor, the State of Indiana permits the district to start at the first developable area which is generally considered to be east of the railroad corridor. From there, it runs on both sides of Main Street and beyond approximately 3,000 feet to 11th Street.



The Courthouse Proximate District is the geographic area bounded by South Street, the Wabash River Flood Plain zone, Ferry Street and Fifth Street, and extending east from Fifth Street on both sides of Main Street to the alleys on the north and south sides of the street, to 11th Street except for the building at the southwest corner of Main and 11th Streets, specifically 1021-1023 Main Street.

# EXISTING PLACEMAKING INVENTORY

- GATEWAYS ☆
- GREEN SPACE 📍
- PUBLIC ART 📍
- PUBLIC SPACE 📍
- PATIO 📍
- COMMUNITY AMENITY 📍



# RETAIL, DINING & HOSPITALITY

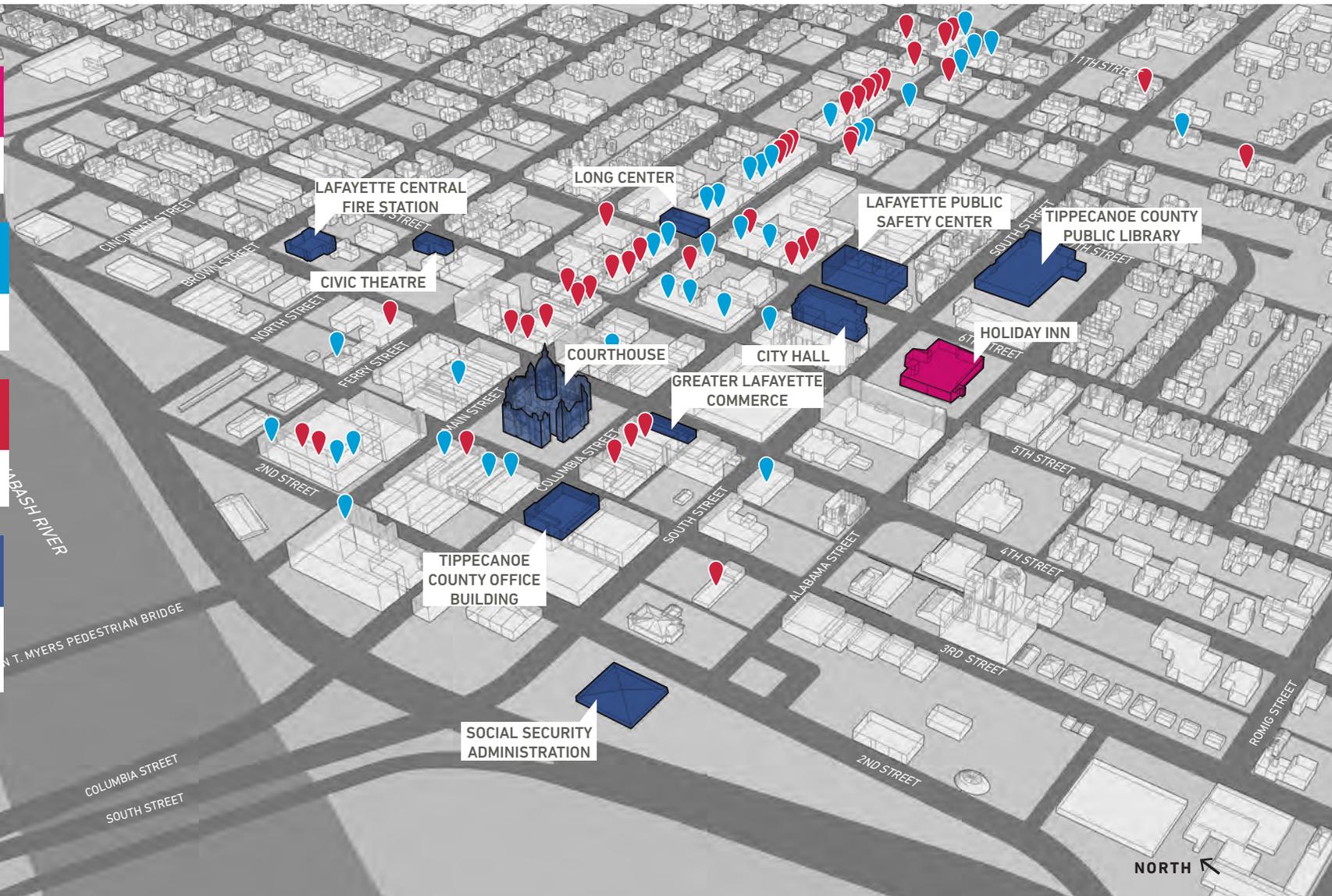


**147**  
HOTEL ROOMS

**30+**  
DINING  
ESTABLISHMENTS

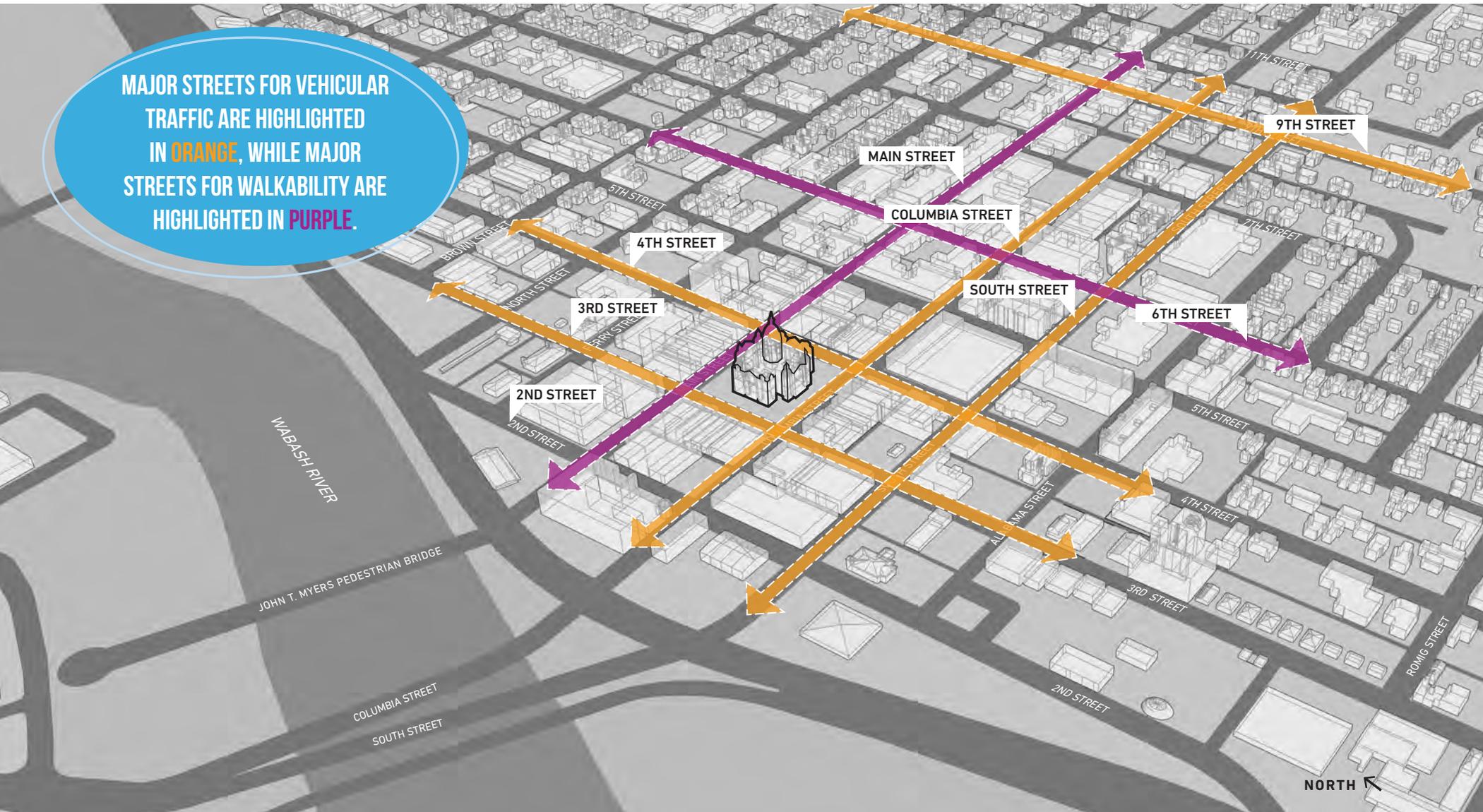
**50+**  
RETAIL  
ESTABLISHMENTS

**10**  
CIVIC &  
INSTITUTIONAL  
BUILDINGS



# TRANSPORTATION | MAJOR STREETS

MAJOR STREETS FOR VEHICULAR TRAFFIC ARE HIGHLIGHTED IN **ORANGE**, WHILE MAJOR STREETS FOR WALKABILITY ARE HIGHLIGHTED IN **PURPLE**.





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# DEVELOPMENT SITES

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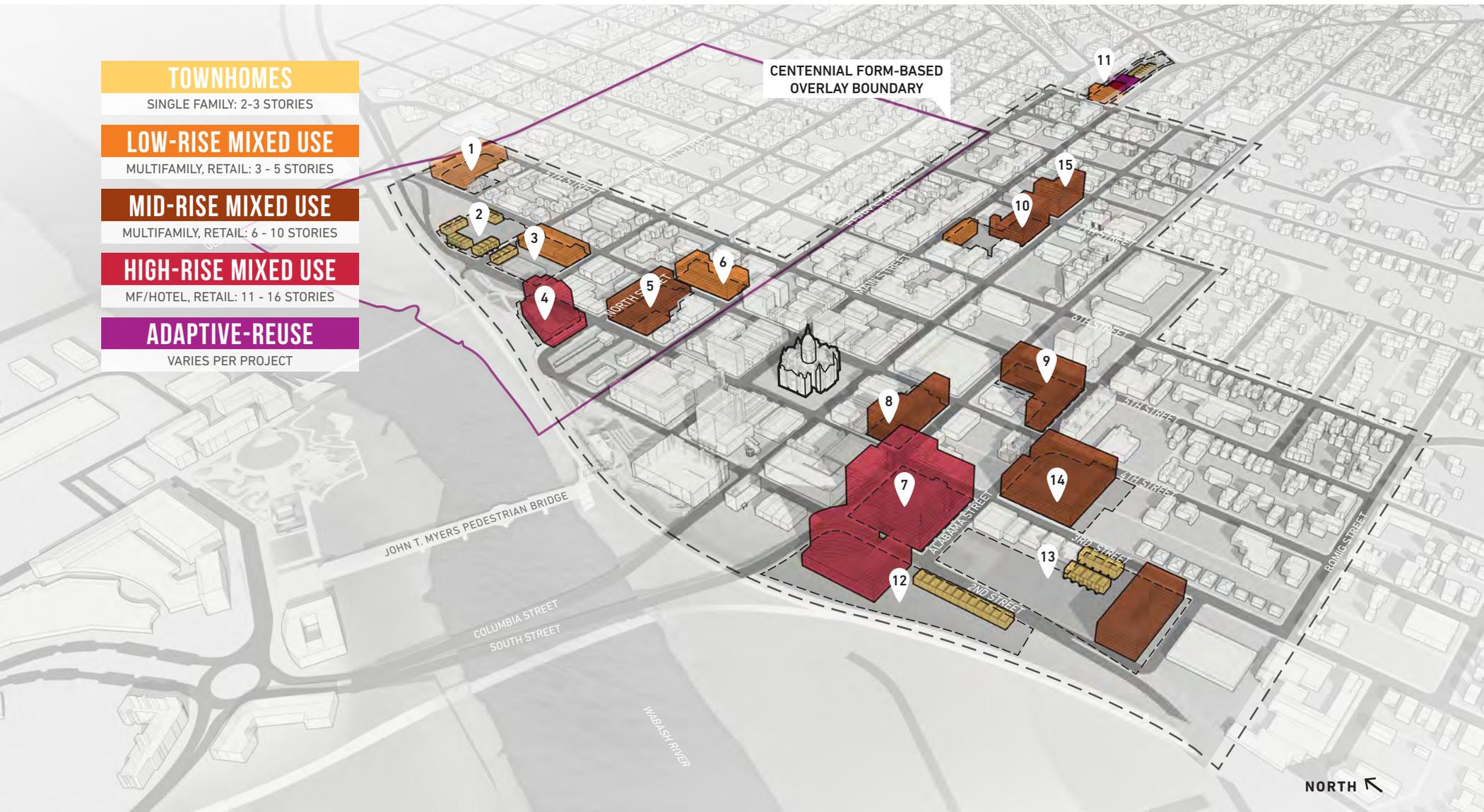
2021  
COM  
MUN  
ITY

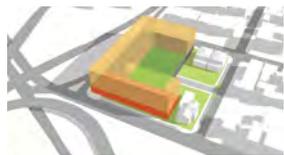
*McCord Candies*  
SODA FOUNTAIN • LUNCHES & MORE

2021  
100% OWNED  
COM  
MUN  
ITY  
LAFAYETTE

# 2018 PLAN RECAP | DEVELOPMENT POTENTIAL

- TOWNHOMES**  
SINGLE FAMILY: 2-3 STORIES
- LOW-RISE MIXED USE**  
MULTIFAMILY, RETAIL: 3 - 5 STORIES
- MID-RISE MIXED USE**  
MULTIFAMILY, RETAIL: 6 - 10 STORIES
- HIGH-RISE MIXED USE**  
MF/HOTEL, RETAIL: 11 - 16 STORIES
- ADAPTIVE-REUSE**  
VARIES PER PROJECT





**SITE 1**  
**407 UNION STREET**  
 Existing: Vacant Lot  
 Proposed Typology:  
 Multifamily, Retail



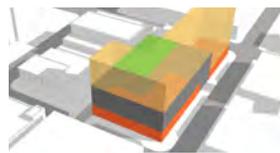
**SITE 7**  
**53 S. 2ND STREET**  
 Existing: Parking, Bank  
 Proposed Typology: Hotel,  
 Retail



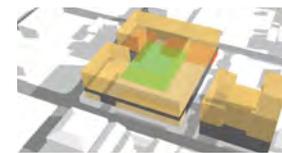
**SITE 13**  
**260 S. 3RD STREET**  
 Existing: Industrial  
 Proposed Typology:  
 Multifamily, Retail



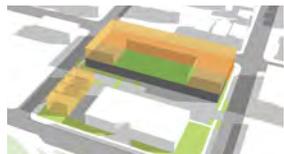
**SITE 2**  
**601 N. 3RD STREET**  
 Existing: Church & Parking  
 Proposed Typology:  
 Townhomes



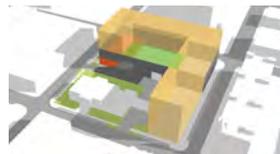
**SITE 8**  
**324 SOUTH STREET**  
 Existing: Parking, Retail  
 Proposed Typology:  
 Multifamily, Retail or Hotel



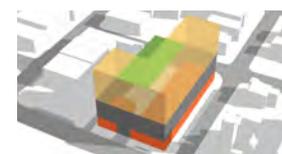
**SITE 14**  
**109-115 S. 3RD STREET**  
 Existing: Parking, Retail  
 Proposed Typology:  
 Multifamily, Retail



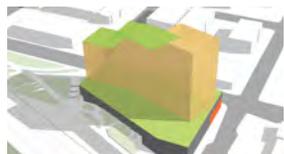
**SITE 3**  
**501 N. 3RD STREET**  
 Existing: Church & Retail  
 Proposed Typology: MF,  
 Townhomes, Retail



**SITE 9**  
**437 SOUTH STREET**  
 Existing: Parking  
 Proposed Typology:  
 Multifamily, Retail



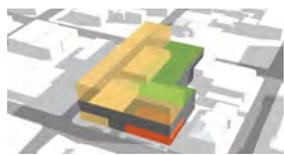
**SITE 15**  
**31 N. 7TH STREET**  
 Existing: Parking  
 Proposed Typology: MF,  
 Retail



**SITE 4**  
**500 N. 3RD STREET**  
 Existing: Parking  
 Proposed Typology:  
 Multifamily, Retail



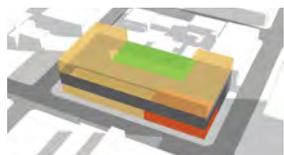
**SITE 10**  
**631 MAIN STREET**  
 Existing: Parking  
 Proposed Typology:  
 Multifamily, Retail



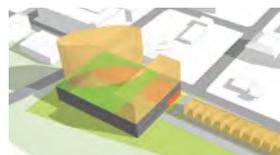
**SITE 5**  
**316 N. 4TH STREET**  
 Existing: Parking, Vacant  
 Proposed Typology:  
 Multifamily, Retail



**SITE 11**  
**1116-1210 MAIN STREET**  
 Existing: Res., Commercial  
 Proposed Typology: MF,  
 Retail, Reuse, Townhomes



**SITE 6**  
**331 N. 4TH STREET**  
 Existing: Parking, Commercial  
 Proposed Typology:  
 Multifamily, Retail



**SITE 12**  
**10 S. 2ND STREET**  
 Existing: Civic, Parking  
 Proposed Typology: MF,  
 Retail, Townhomes

## 2018 PLAN | PROJECT STATUS

### SITE 9

ELLSWORTH APARTMENTS CONSTRUCTED ON SITE

### SITE 14

NOVA APARTMENTS  
 CONSTRUCTED ON PARCELS ADJACENT TO SITE

# OPPORTUNITY SITES | DEVELOPMENT POTENTIAL

## TOWNHOMES

SINGLE FAMILY: 2-4 STORIES

## LOW-RISE MIXED USE

MULTIFAMILY, RETAIL: 3 - 5 STORIES

## MID-RISE MIXED USE

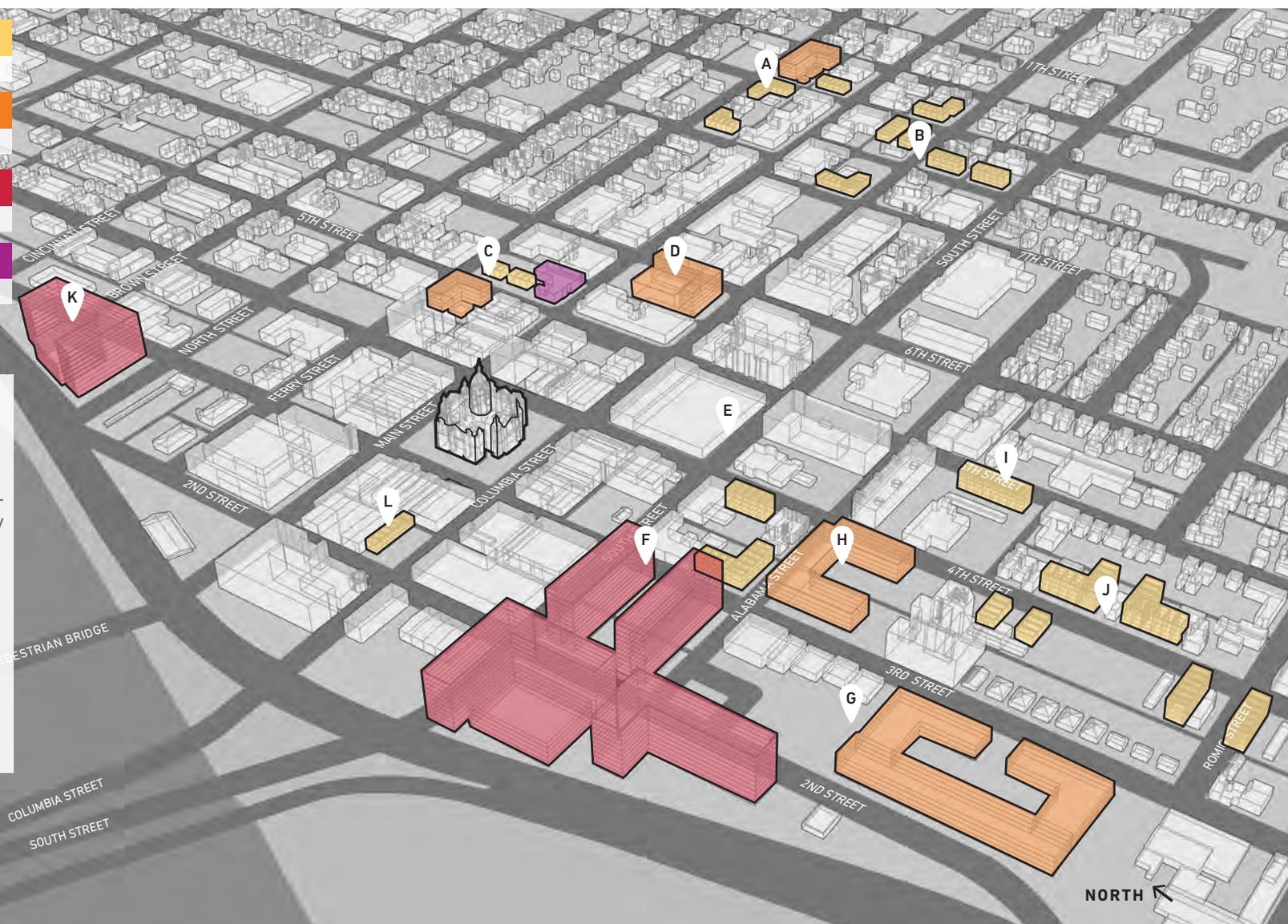
MULTIFAMILY, RETAIL: 6 - 10 STORIES

## ADAPTIVE-REUSE

VARIES PER PROJECT

## DEVELOPMENT TYPOLOGIES

This plan update includes several infill-specific project types: townhome, low- and mid-rise mixed-use and multi-family development, and specialized, adaptive reuse development. With knowledge of the market, projects implemented since the 2018 Downtown Plan, and best practices regionally and across the country all contributed to an aspirational but grounded development strategy for the remaining downtown sites.





### SITE A

Existing: Commercial  
Proposed Typology:  
Residential, Mixed-Use  
Retail



### SITE F

Existing: Institutional/  
Commercial  
Proposed Typology: Mixed-  
Use Retail/Residential



### SITE J

Existing: Commercial/  
Residential  
Proposed Typology:  
Residential



### SITE B

Existing: Parking/  
Commercial  
Proposed Typology:  
Residential



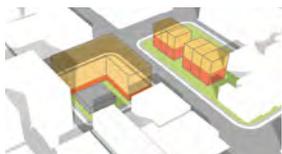
### SITE G

Existing: Institutional/  
Commercial  
Proposed Typology: Mixed-  
Use Retail/Residential



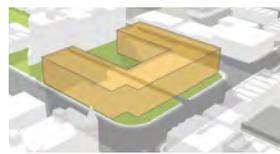
### SITE K

Existing: Parking/  
Railroad  
Proposed Typology: Mixed-  
Use Retail/Residential



### SITE C

Existing: Parking/  
Commercial  
Proposed Typology:  
Residential, Mixed-Use  
Retail



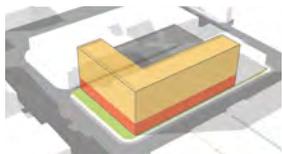
### SITE H

Alternative 1  
Existing: Parking  
Proposed Typology:  
Residential



### SITE L

Existing: Commercial  
Proposed Typology:  
Residential



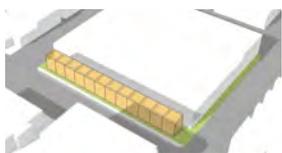
### SITE D

Existing: Parking/  
Commercial  
Proposed Typology: Mixed-  
Use Retail/Residential



### Alternative 2

Existing: Parking  
Proposed Typology:  
Residential



### SITE E

Existing: Vacant  
Proposed Typology:  
Residential



### SITE I

Existing: Commercial  
Proposed Typology:  
Residential

# DEVELOPMENT TYPOLOGIES

## TOWNHOMES



SINGLE FAMILY  
2-3 STORIES

## LOW-RISE MIXED USE



MULTIFAMILY, RETAIL  
3 - 5 STORIES

## MID-RISE MIXED USE



MULTIFAMILY, RETAIL  
6 - 10 STORIES

## ADAPTIVE-REUSE

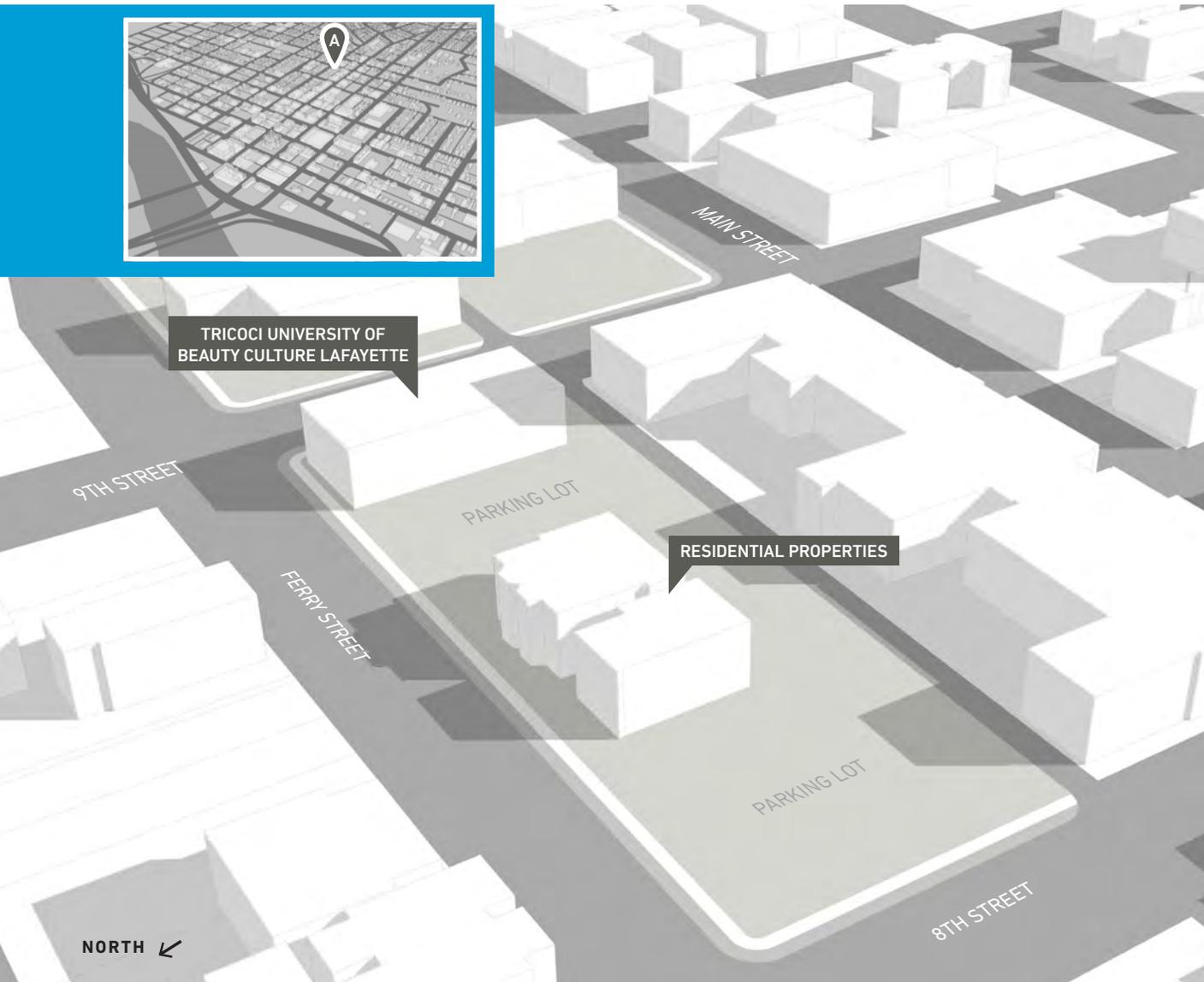
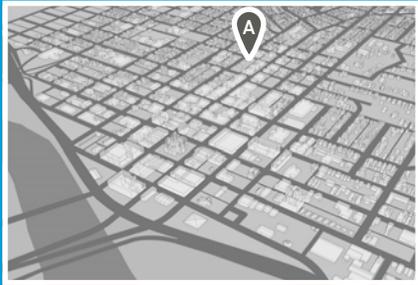


VARIES  
PER PROJECT



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# SITE A | EXISTING CONDITIONS



## LOCATION

SE & SW Corners of Ferry Street & 9th Street

**Acreage:** 2.17

**Existing:** Chai Tae Kwon Do Martial Arts School, Tricoci University of Beauty Culture Lafayette, Residential Properties, Parking Lots



# DEVELOPMENT POTENTIAL



## DEVELOPMENT SUMMARY

**Height:** 2-4 stories  
**Residential:** +/- 84 Units  
**Retail:** 3990 SF

**Projected Number of Residents:** 176  
**Projected Number of Employees:** 6-13



Riverstone Condominiums Portland, Oregon



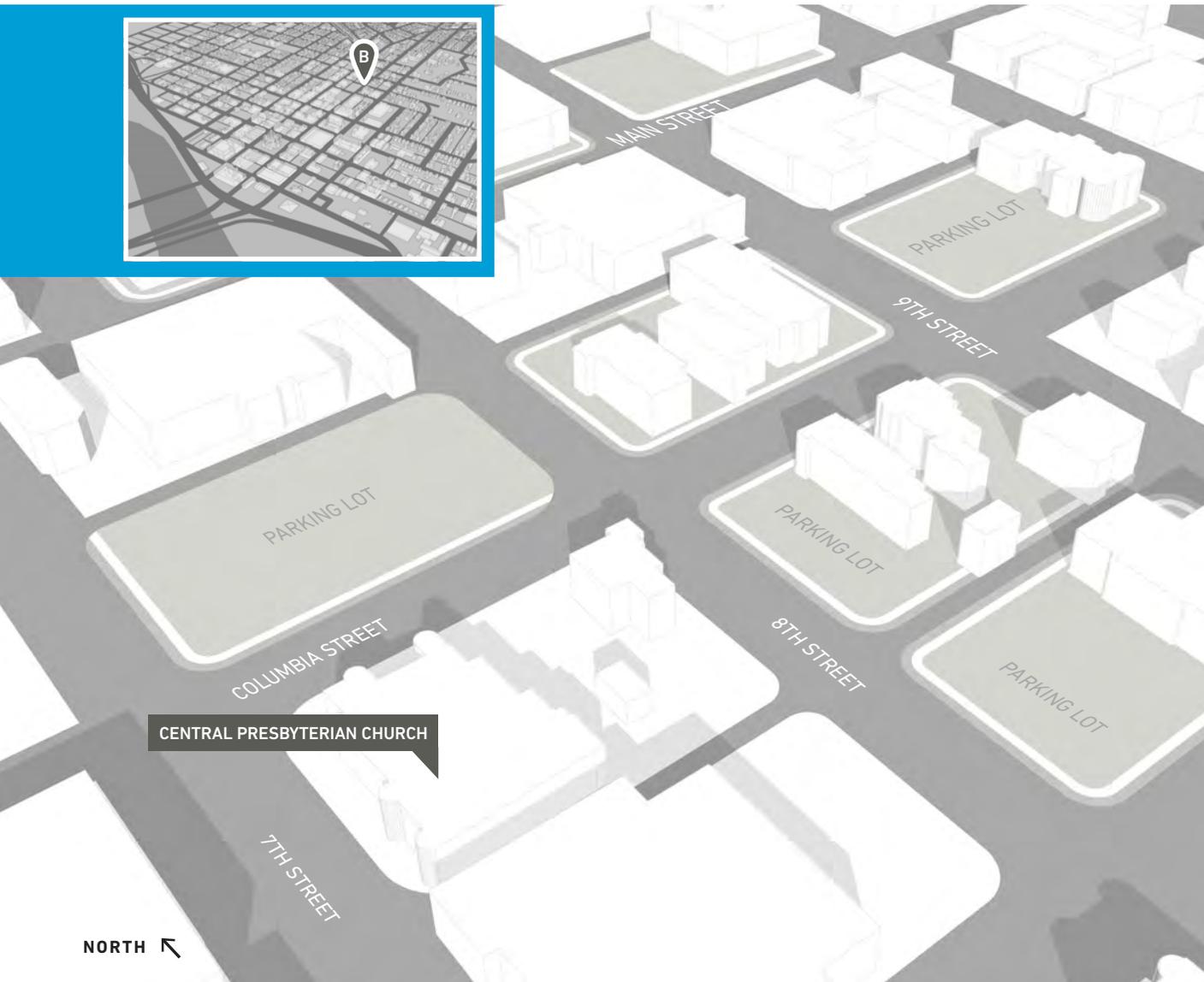
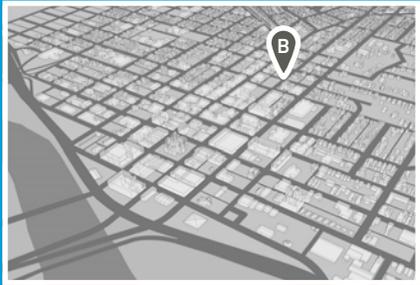
25th and Delaware St Indianapolis, Indiana



The Marshall Minneapolis, Minnesota



# SITE B | EXISTING CONDITIONS



## LOCATION

Intersections of Columbia Street & 8th / 9th Street

**Acreage:** 2.89

**Existing:** Parking Lots, Office/Commercial Storefronts, Residential Properties, Fisher Funeral Chapel and Cremation



# DEVELOPMENT POTENTIAL



## DEVELOPMENT SUMMARY

**Height:** 2-3 stories  
**Residential:** 80 Units

**Projected Number of Residents:** 168



The Mason Columbus, Ohio



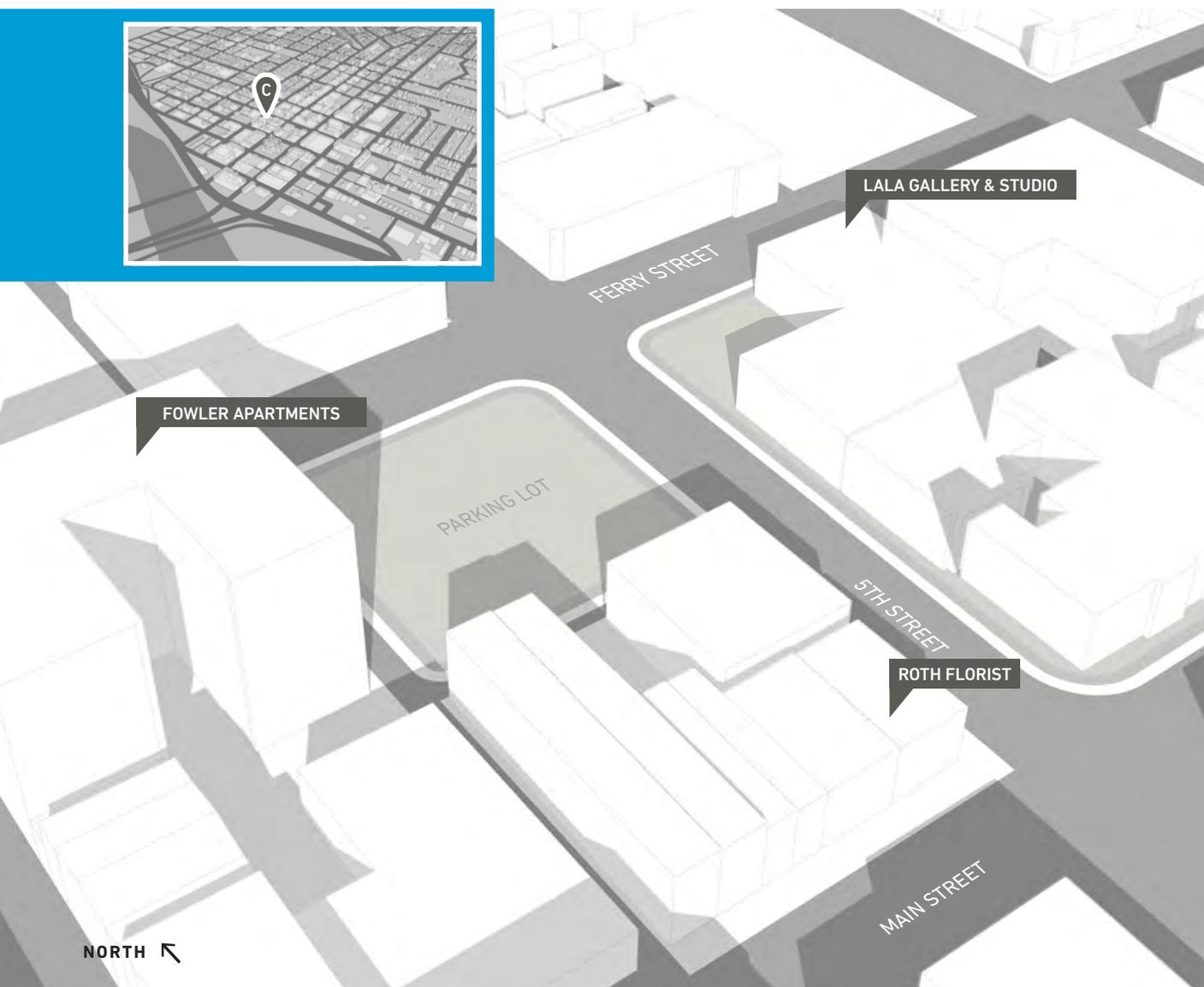
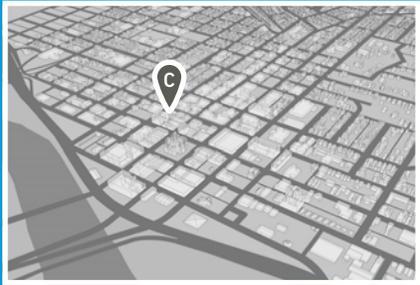
Richmond Hill, Ontario



M West Greenville, South Carolina



# SITE C | EXISTING CONDITIONS



## LOCATION

SE & SW Corners of 5th Street & Ferry Street

**Acreage:** 1.16

**Existing:** Parking Lot, Commercial Storefronts, Lala Gallery and Studio, Indiana Makers Market



# DEVELOPMENT POTENTIAL



## DEVELOPMENT SUMMARY

**Height:** 2-4 stories  
**Residential:** 26 Units  
**Retail:** 13031 SF

**Projected Number of Residents:** 54  
**Projected Number of Employees:** 22-44



The Dexter Cleveland, Ohio



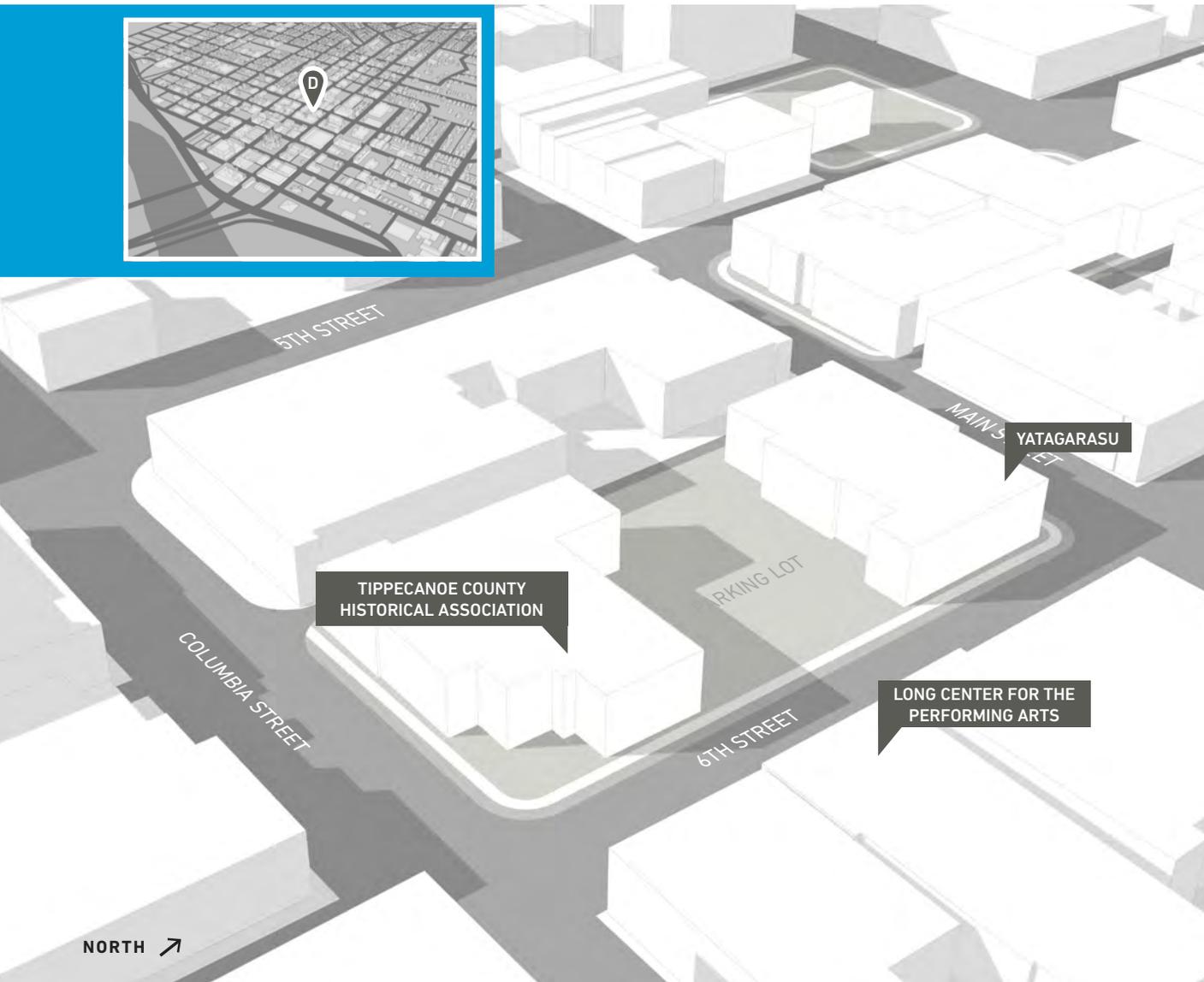
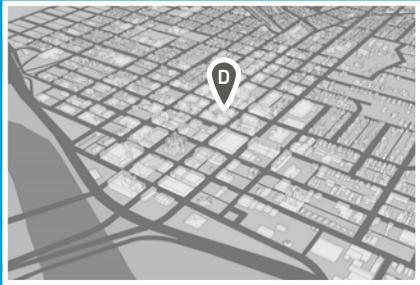
Neighborhood Launch Columbus, Ohio



West Nineteen Townhomes Cleveland, Ohio



# SITE D | EXISTING CONDITIONS



## LOCATION

NW Corner of 6th Street & Columbia Street

**Acreage:** .84

**Existing:** Tippecanoe County Historical Association, Parking Lot, Yatagarasu



# DEVELOPMENT POTENTIAL



## DEVELOPMENT SUMMARY

**Height:** 5 stories  
**Residential:** 40 Units  
**Retail:** 10,668 SF  
**Garage:** 75 spots

**Projected Number of Residents:** 84  
**Projected Number of Employees:** 18-34



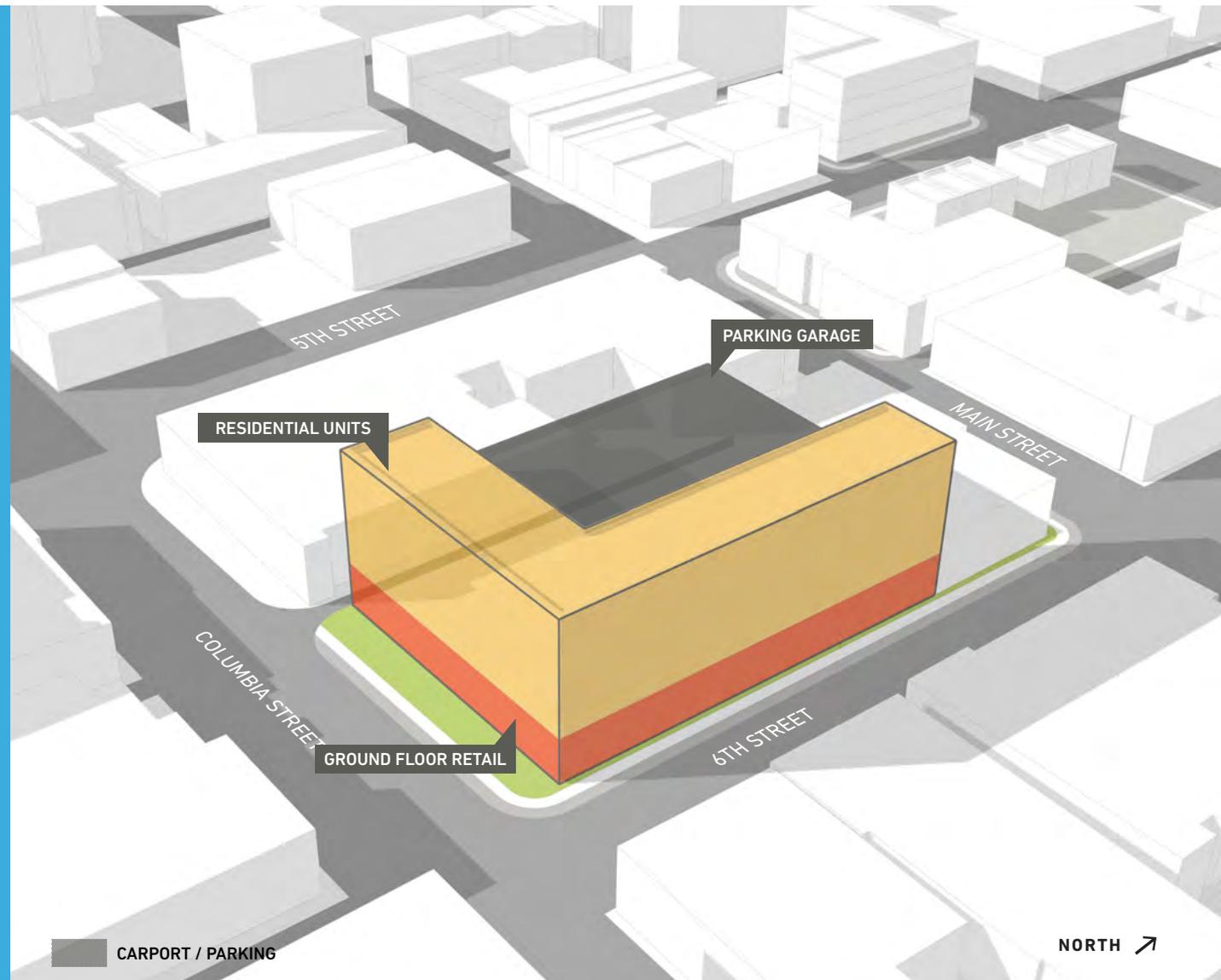
River House Broad Ripple Indianapolis, Indiana



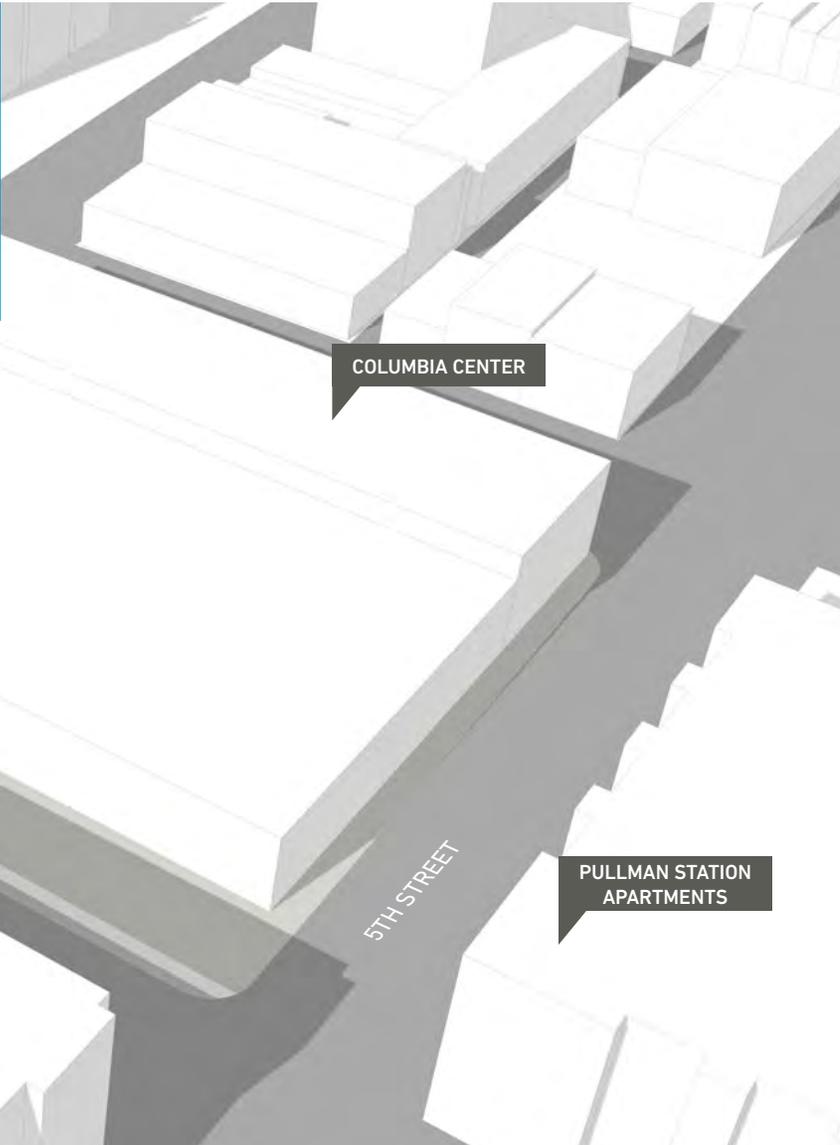
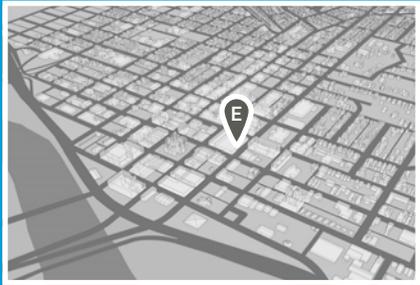
Westley on Broadway Kansas City, Missouri



PerSei at Pike & Rose Bethesda, Maryland



# SITE E | EXISTING CONDITIONS



LAFAYETTE CITY  
PARKING GARAGE

COLUMBIA CENTER

ELLSWORTH APARTMENTS

PULLMAN STATION  
APARTMENTS

4TH STREET  
SOUTH STREET

5TH STREET

NORTH ↗

## LOCATION

NW Corner of 5th Street & South Street

**Acreage:** 1.67

**Existing:** Columbia Center, Lafayette City Parking Garage



# DEVELOPMENT POTENTIAL



## DEVELOPMENT SUMMARY

### Alternative 1

Height: 2 stories

Residential: 12 Units

Projected Number of Residents: 25

### Alternative 2

Linear Park Green Space



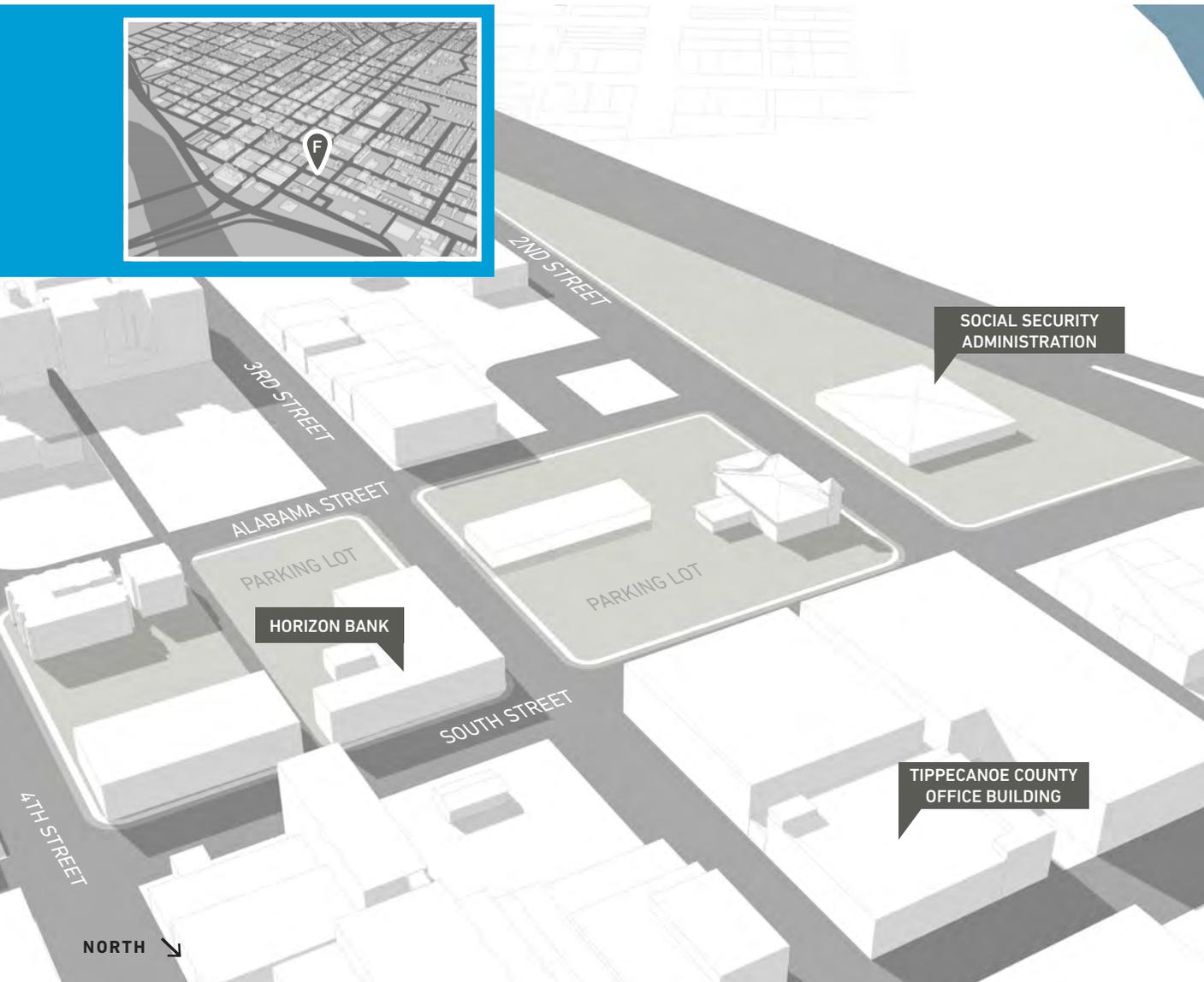
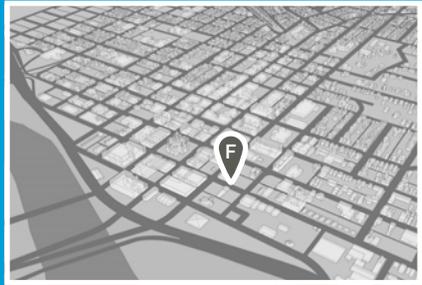
The Artistry Indianapolis, Indiana



Legacy at Jeffery Park Columbus, Ohio



# SITE F | EXISTING CONDITIONS



## LOCATION

SW & SE Corners of South Street & 3rd / 2nd Street

**Acreage:** 6.56

**Existing:** Social Security Administration, Parking Lots, Horizon Bank, Commercial Storefronts, Residential Property



# DEVELOPMENT POTENTIAL



## DEVELOPMENT SUMMARY

**Height:** 4-10 stories  
**Residential:** +/- 626 Units  
**Retail:** 56,613 SF

**Projected Number of Residents:** 1,314  
**Projected Number of Employees:** 97-194



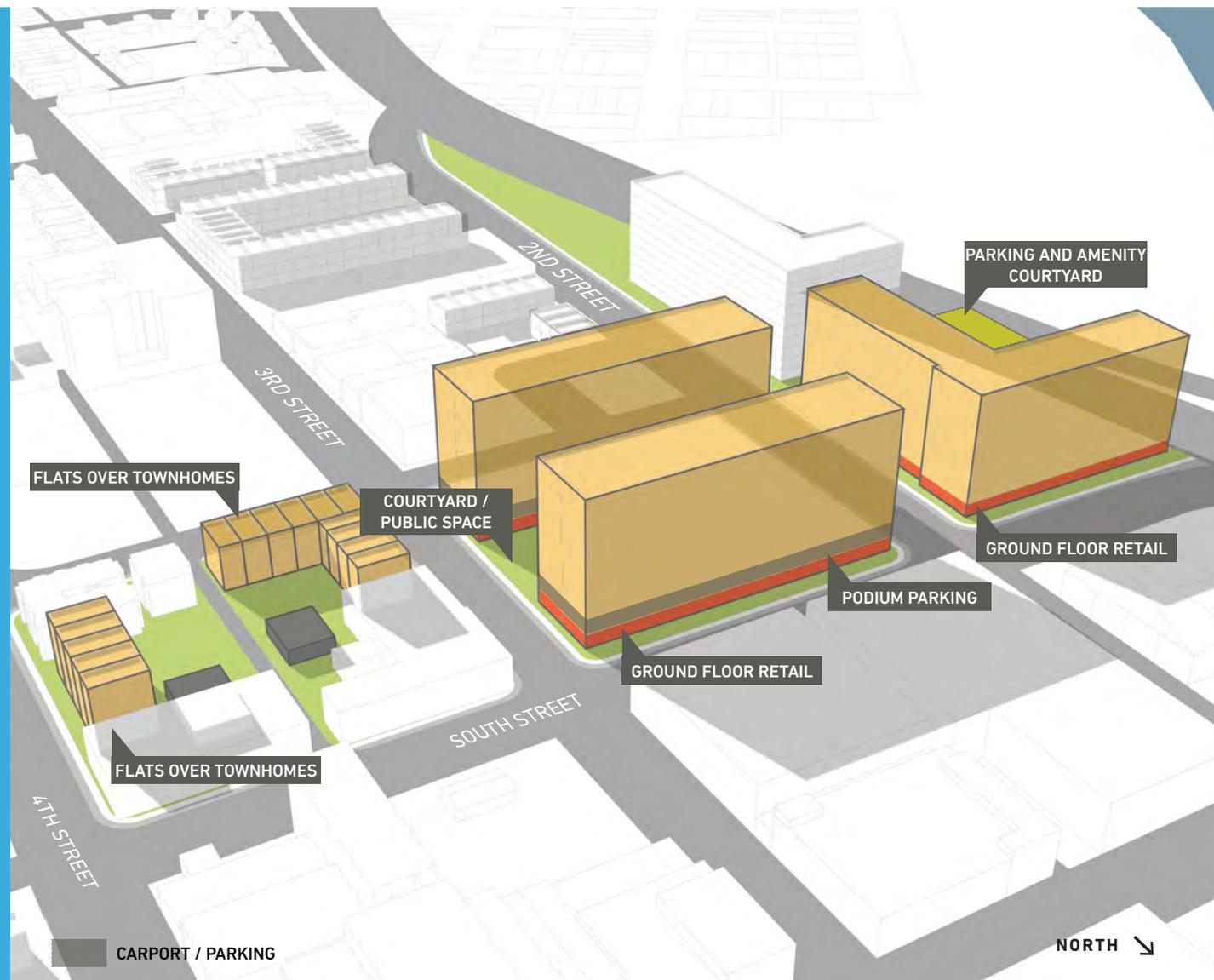
The Intro Cleveland, Ohio



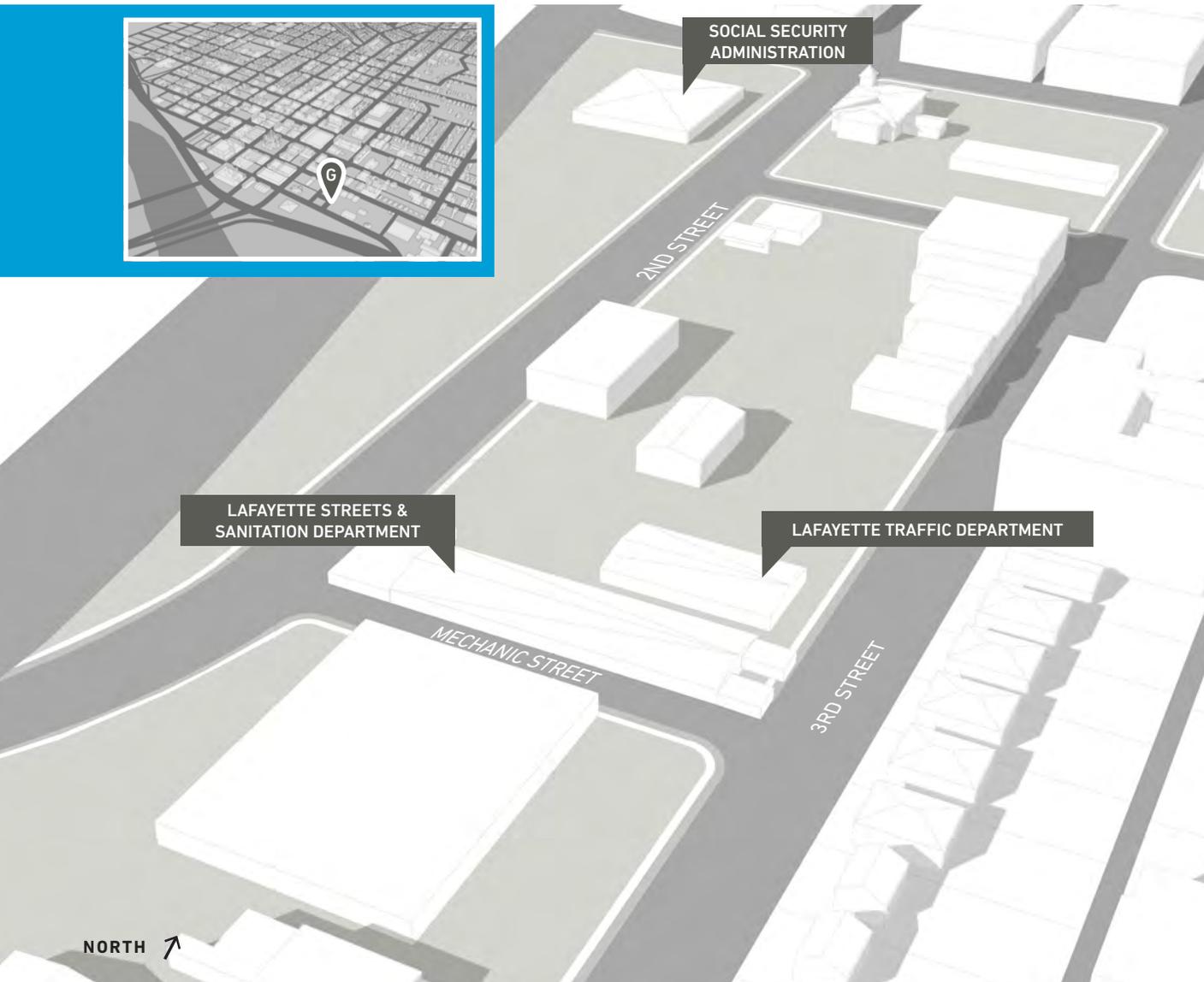
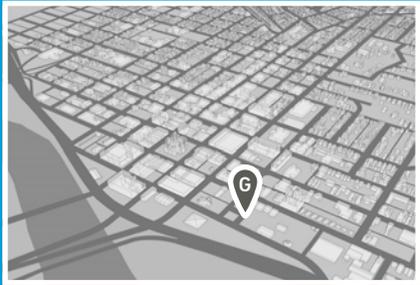
The Maren Washington, DC



Union Tempe Apartments Tempe, Arizona



# SITE G | EXISTING CONDITIONS



## LOCATION

SW Corner of Alabama Street & 3rd Street

**Acreage:** 8.82

**Existing:** Social Security Administration, Lafayette Streets and Sanitation Department, Lafayette Traffic Department



NORTH ↗

# DEVELOPMENT POTENTIAL



## DEVELOPMENT SUMMARY

**Height:** 3-10 stories  
**Residential:** +/- 643  
**Retail:** 22,197 SF

**Head In Parking:** +/-198 Spaces

**Projected Number of Residents:** 1350  
**Projected Number of Employees:** 38-76



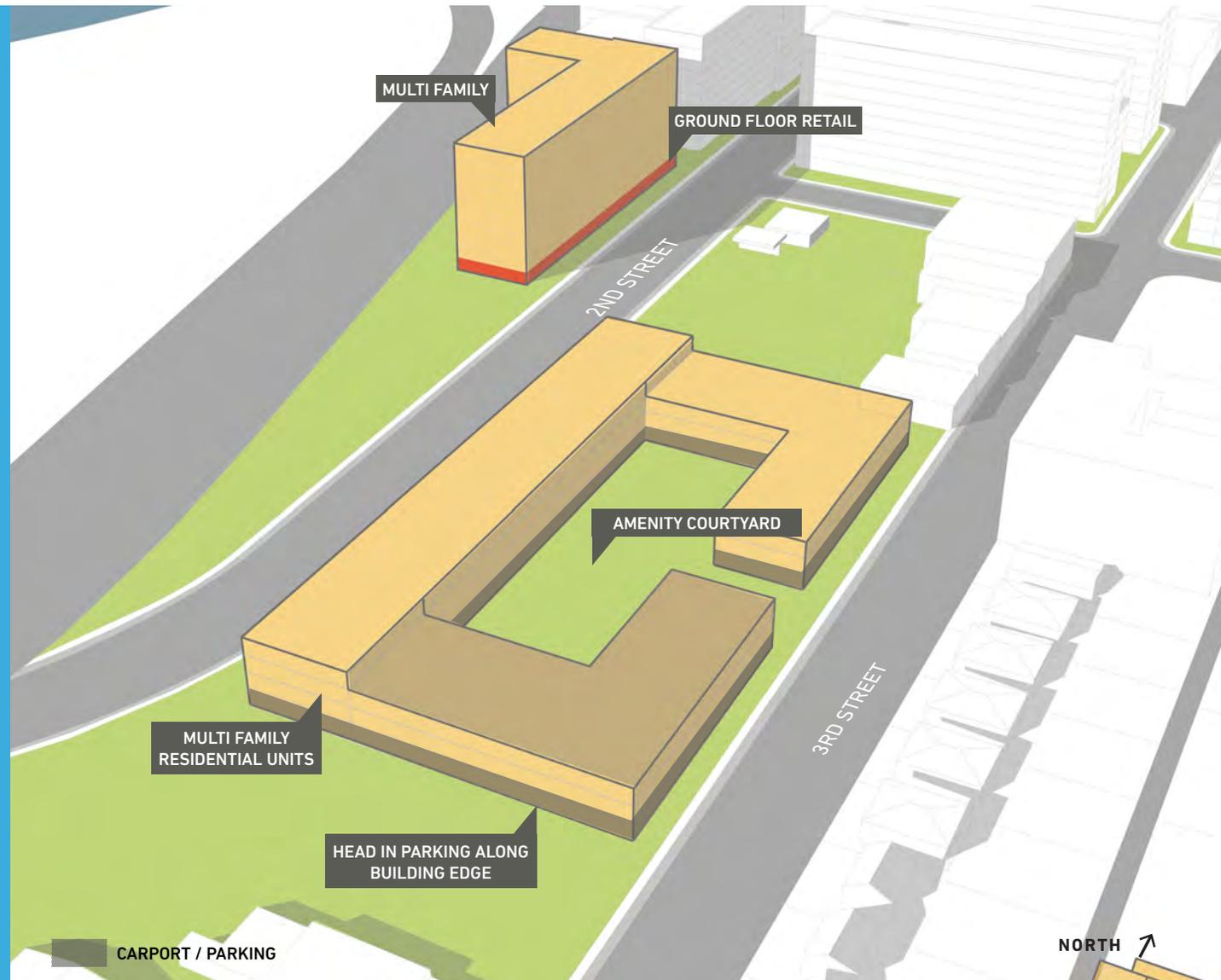
Anthology at 625 H Street Washington, DC



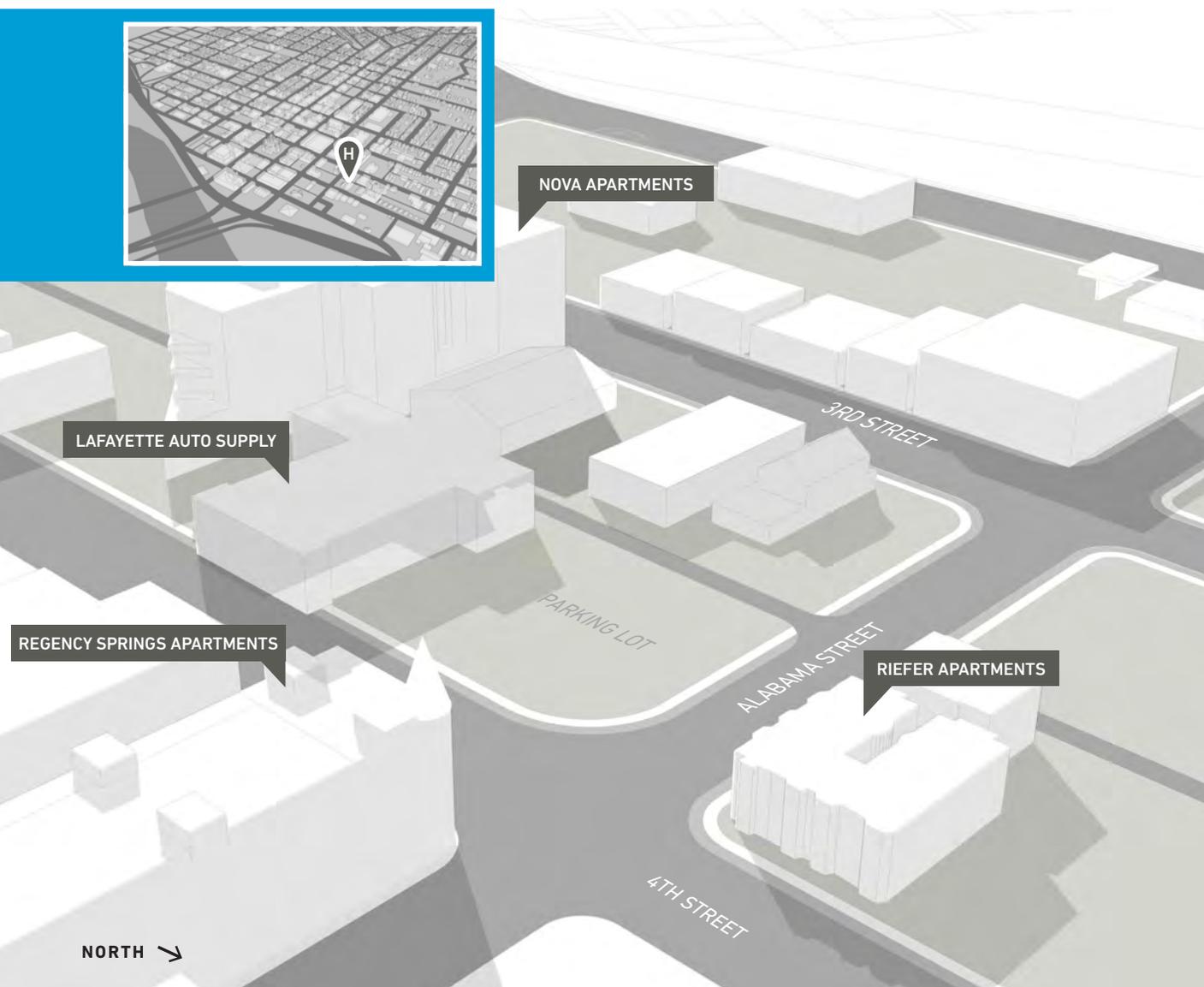
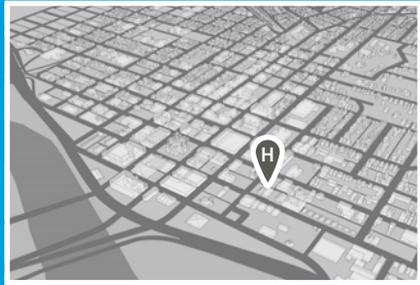
Fenwick Apartments Silver Springs, Maryland



4101 Laclede St. Louis, Missouri



# SITE H | EXISTING CONDITIONS



## LOCATION

SW Corner of Alabama Street & 4th Street

**Acreage:** 1.62

**Existing:** Parking Lots, Residential Property, Lafayette Warehouse, Lafayette Auto Supply, Nova Apartments



# DEVELOPMENT POTENTIAL



## DEVELOPMENT SUMMARY

### Alternative 1

Height: 5 stories

Residential: +/- 150 Units

Projected Number of Residents: 315

### Alternative 2

Height: 2-3 Stories

Residential: 39 Units

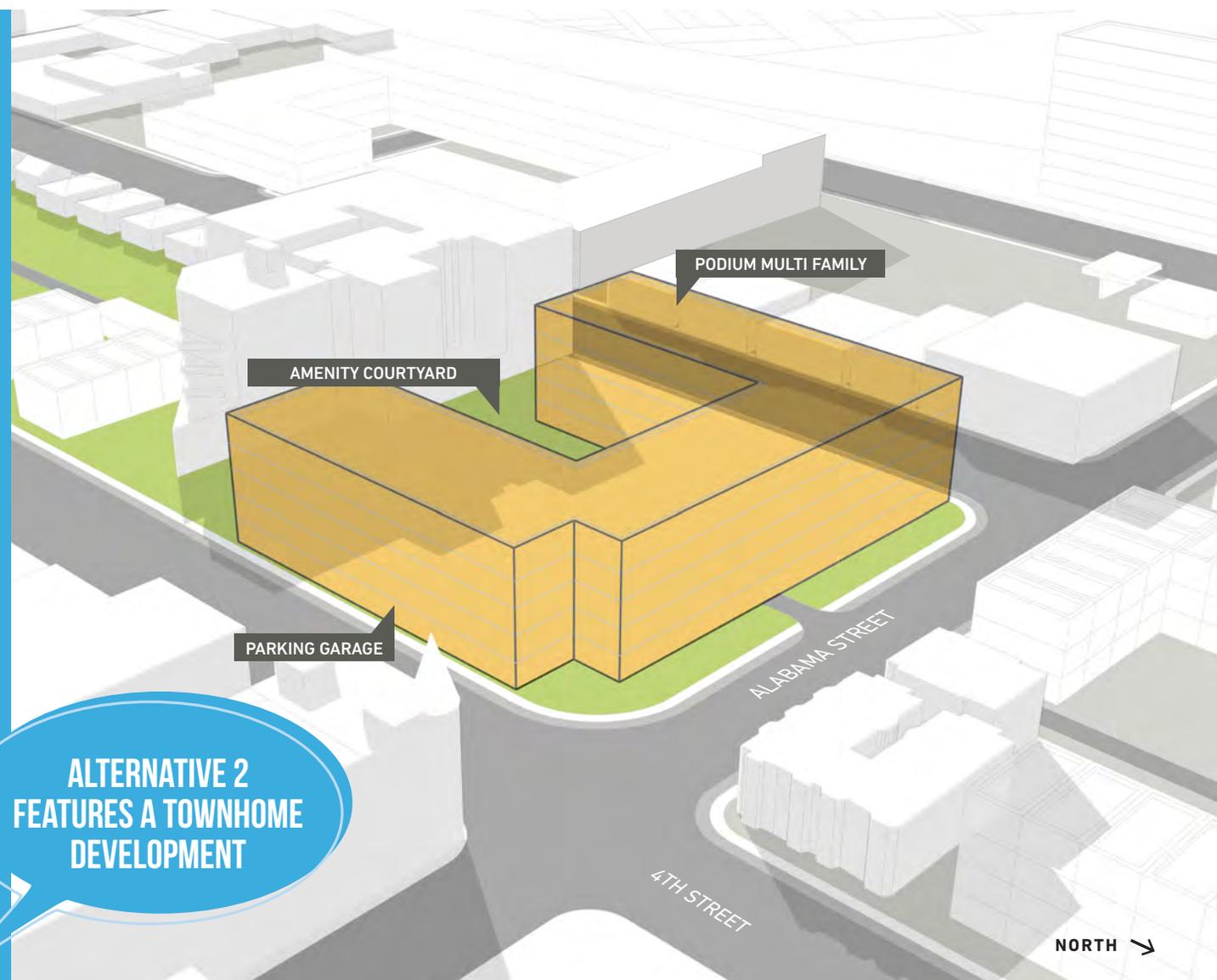
Projected Number of Residents: 82



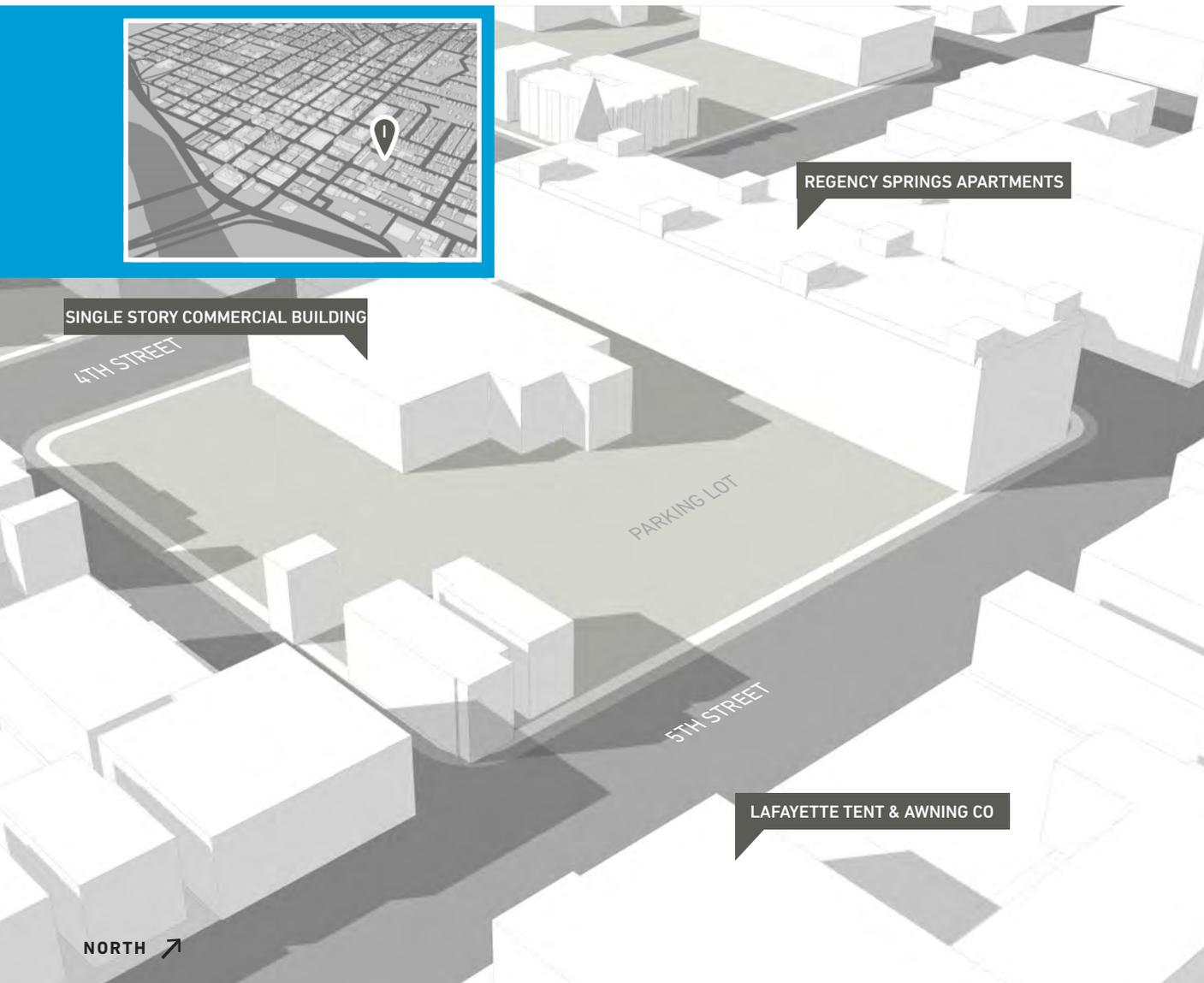
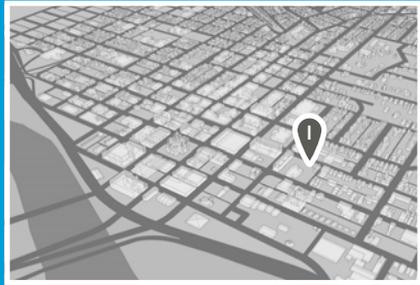
Fourth Crossing Columbus, Ohio



ALTERNATIVE 2  
FEATURES A TOWNHOME  
DEVELOPMENT



# SITE I | EXISTING CONDITIONS



## LOCATION

SW Corner of Alabama Street & 5th Street

**Acreage:** 2.09

**Existing:** Regency Springs Apartments, Commercial/ Office Building, Residential Properties



# DEVELOPMENT POTENTIAL



## DEVELOPMENT SUMMARY

**Height:** 4 stories

**Residential:** 24 Units

**Projected Number of Residents:** 50



Tremont Cleveland, Ohio



Townes at Little River Crossing Virginia



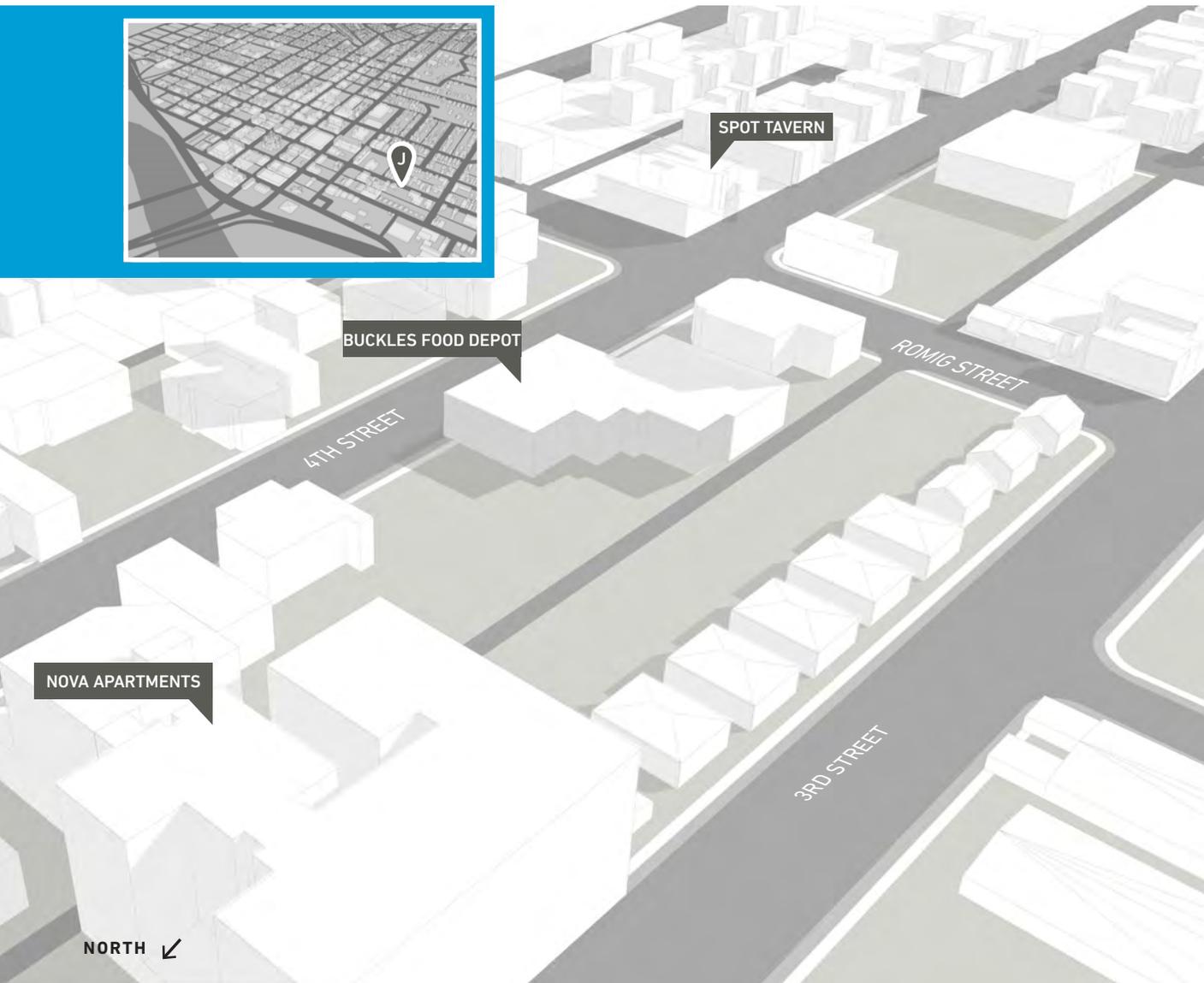
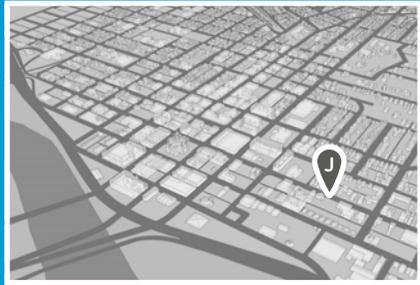
State Street Townhouses Brooklyn, New York



CARPOR / PARKING

NORTH ↗

# SITE J | EXISTING CONDITIONS



## LOCATION

SW Corner of Alabama Street & 5th Street

**Acreage:** 3.39

**Existing:** Clark Liquor Store, Residential Properties, Knights of Columbus, Commercial Storefronts, Nova Apartments



# DEVELOPMENT POTENTIAL



## DEVELOPMENT SUMMARY

Height: 2-4 stories  
Residential: 98 Units

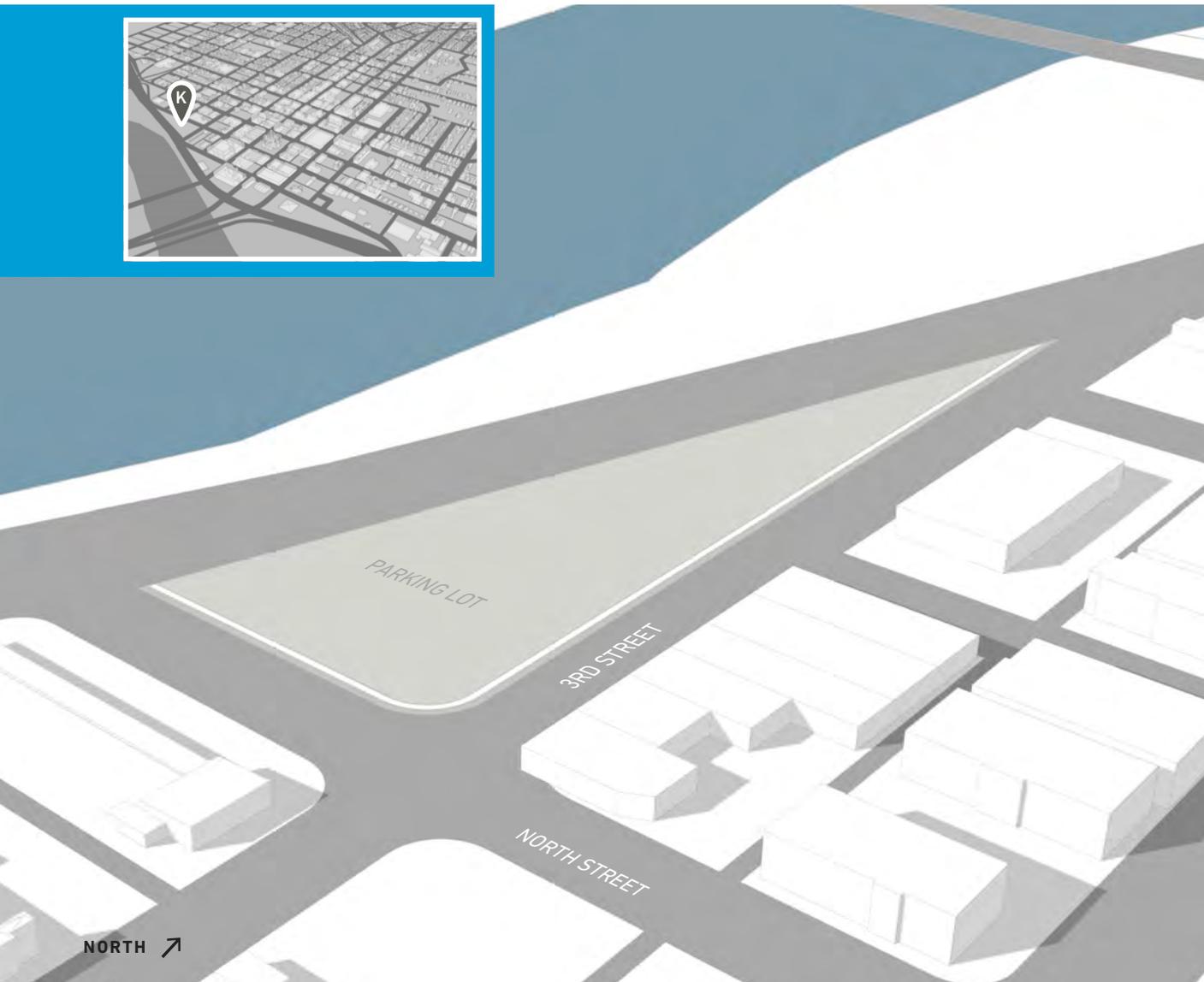
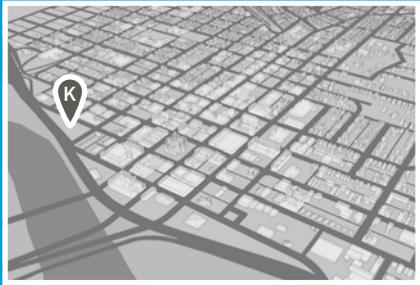
Projected Number of Residents: 206



Maya Townhomes Seattle, Washington



# SITE K | EXISTING CONDITIONS



## LOCATION

NW Corner of North Street & 3th Street

**Acreage:** 1.99

**Existing:** Parking Lot



# DEVELOPMENT POTENTIAL



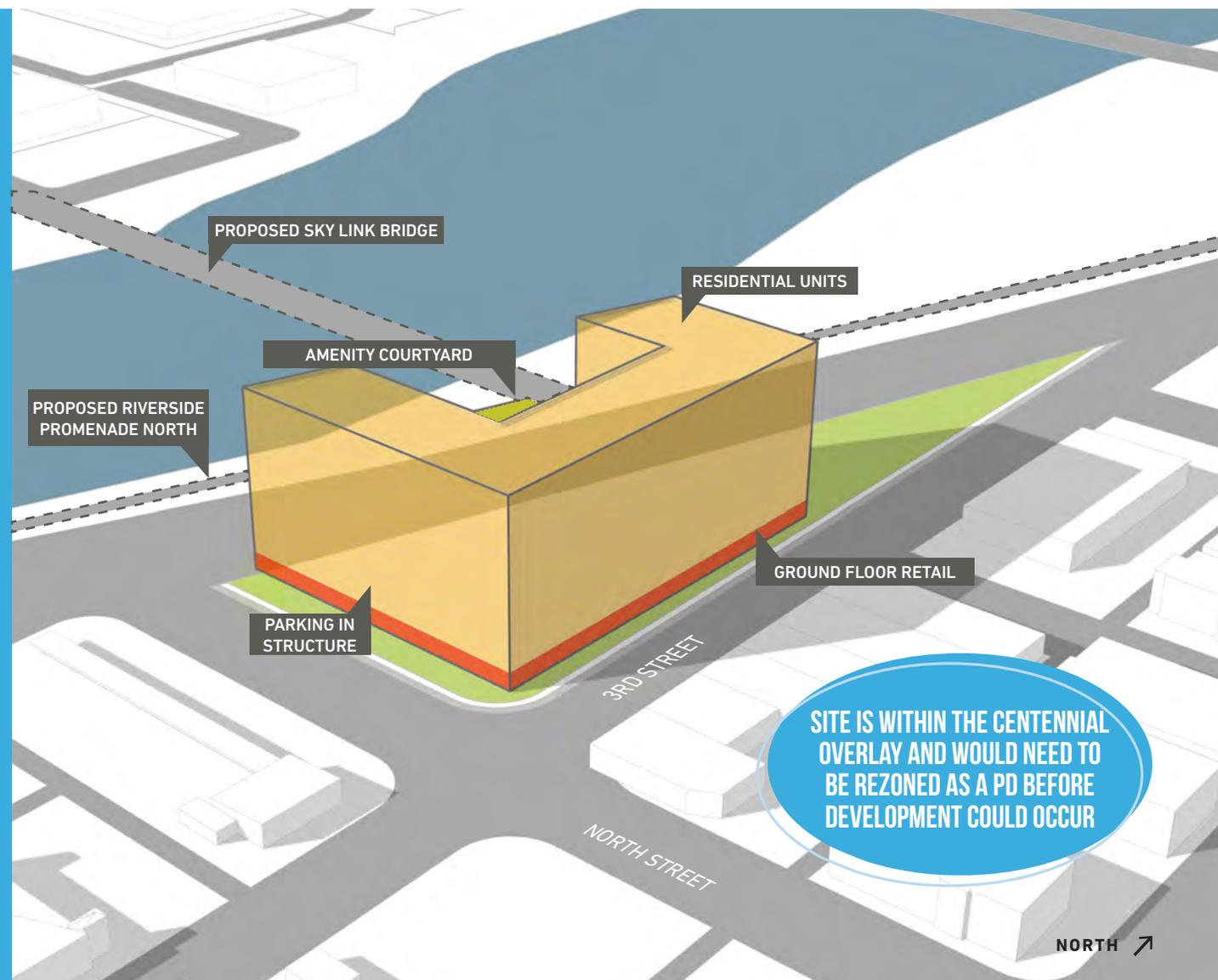
## DEVELOPMENT SUMMARY

**Height:** 10 stories  
**Residential:** +/- 340 Units  
**Retail:** 31,974 SF

**Projected Number of Residents:** 714  
**Projected Number of Employees:** 55-110

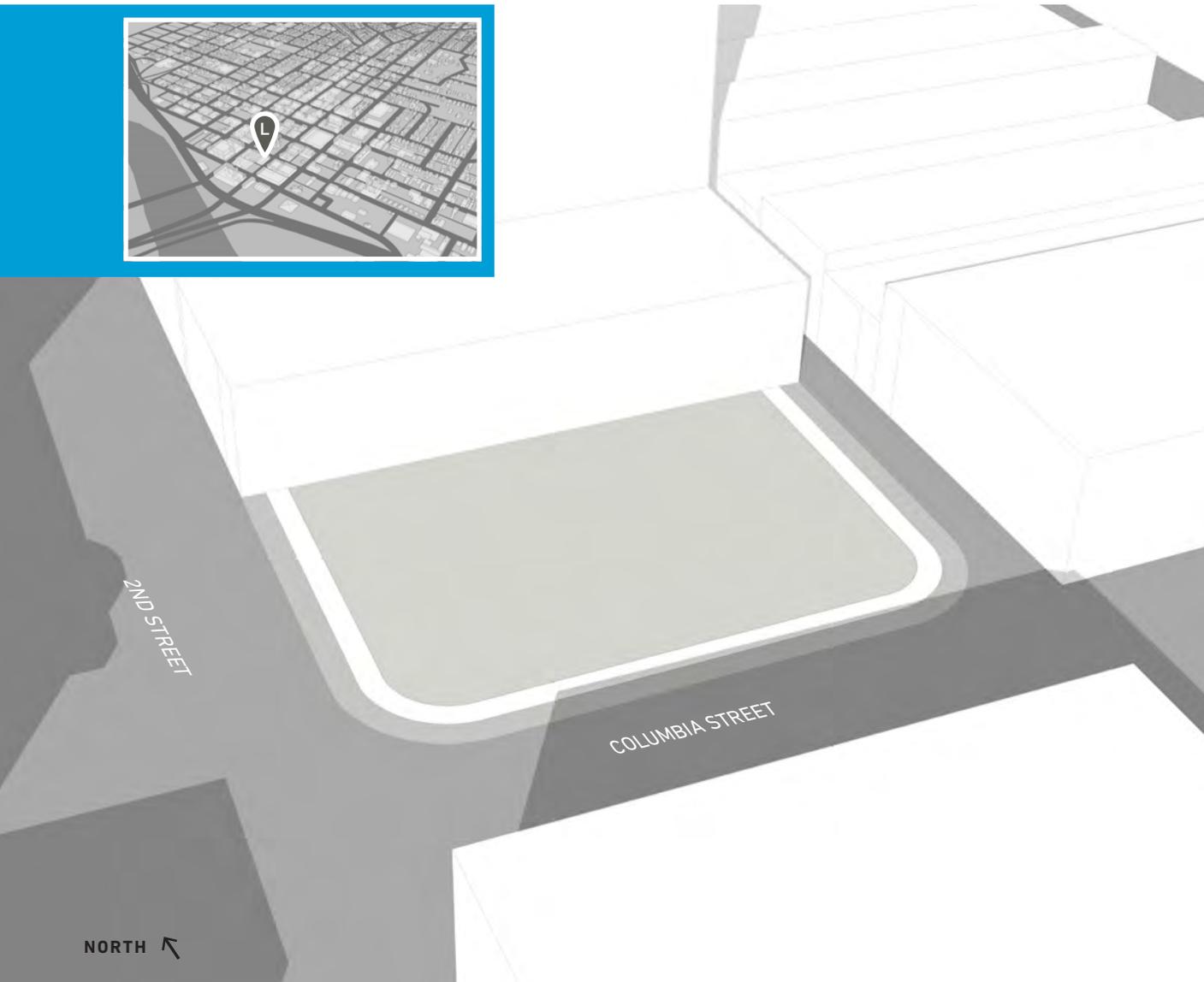
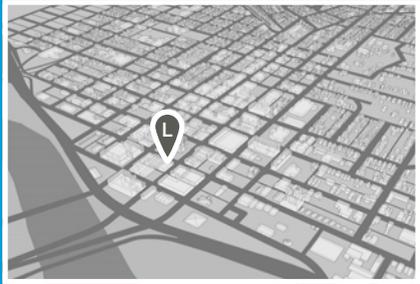
Site K would integrate with the plans for the Sky Link Bridge and Promenade continuation. On the western end of Sky Link Bridge, the bridge deck would connect to downtown West Lafayette at the existing, stone clad historic Brown Street Bridge abutment. From there, the Sky Link Bridge would soar above the Wabash River and existing railroad tracks to its eastern terminus at the future development in downtown Lafayette.

The future development on Site K would be located to the west of the proposed Riverside Promenade North.



**SITE IS WITHIN THE CENTENNIAL OVERLAY AND WOULD NEED TO BE REZONED AS A PD BEFORE DEVELOPMENT COULD OCCUR**

# SITE L | EXISTING CONDITIONS



## 201 MAIN STREET

NE Corner of Columbia Street & 2nd Street

**Acreage:** .20

**Existing:** Chase Bank Drive Thru, Gazebo



# DEVELOPMENT POTENTIAL



## DEVELOPMENT SUMMARY

**Height:** 5 stories  
**Residential:** 30 Units

**Projected Number of Residents:**



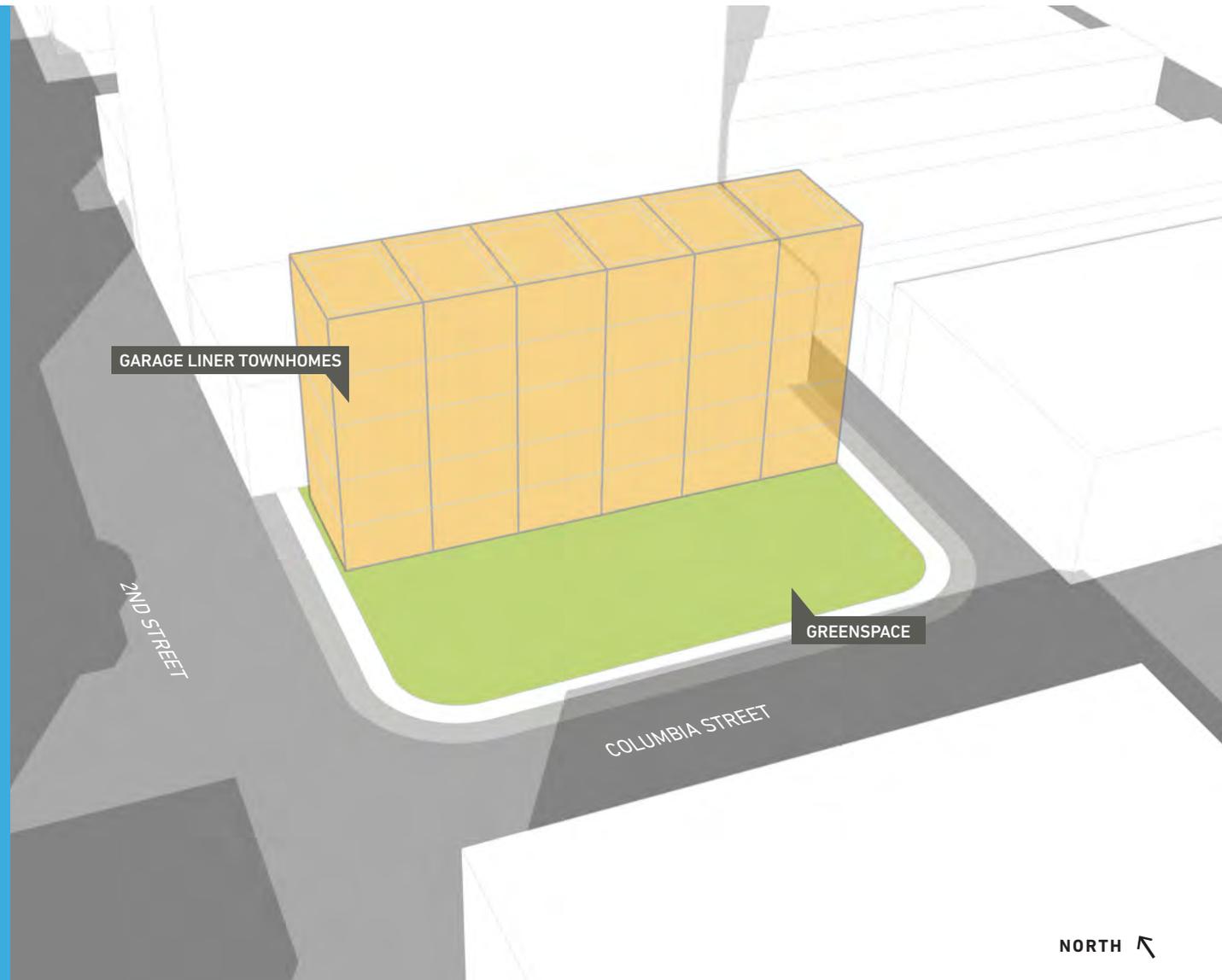
Union Towns Reston Station Reston, Virginia



Hattontown Square Herndon, Virginia



OSU South Gateway Garage Columbus, Ohio



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# PLACEMAKING TRAIL

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# PURPOSE

**CREATE PUBLIC SPACES** FOR DOWNTOWN VISITORS, WORKERS, AND RESIDENTS

**TELL THE STORY** OF DOWNTOWN THROUGH ARTISTIC EXPRESSIONS OF CULTURE AND PLACE

**SUPPORT OPPORTUNITIES FOR COMMERCE AND ECONOMIC DEVELOPMENT** THROUGH PLACE-BASED INVESTMENTS

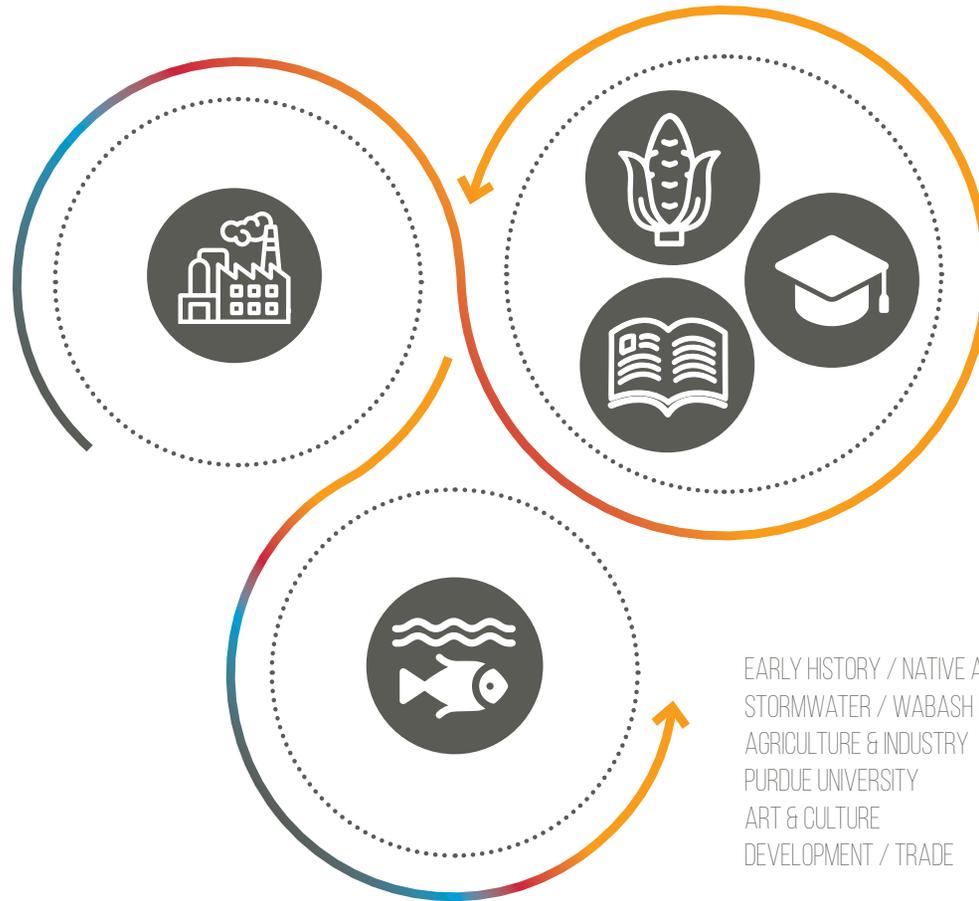
**LEVERAGE EXISTING PUBLIC ART** WITH INVESTMENTS IN PLACEMAKING INTERVENTIONS AT KEY NODES

**WEAVE A TRAIL** THROUGH DOWNTOWN AS A CULTURAL EXPRESSION OF PLACE



# THEMES & STORIES

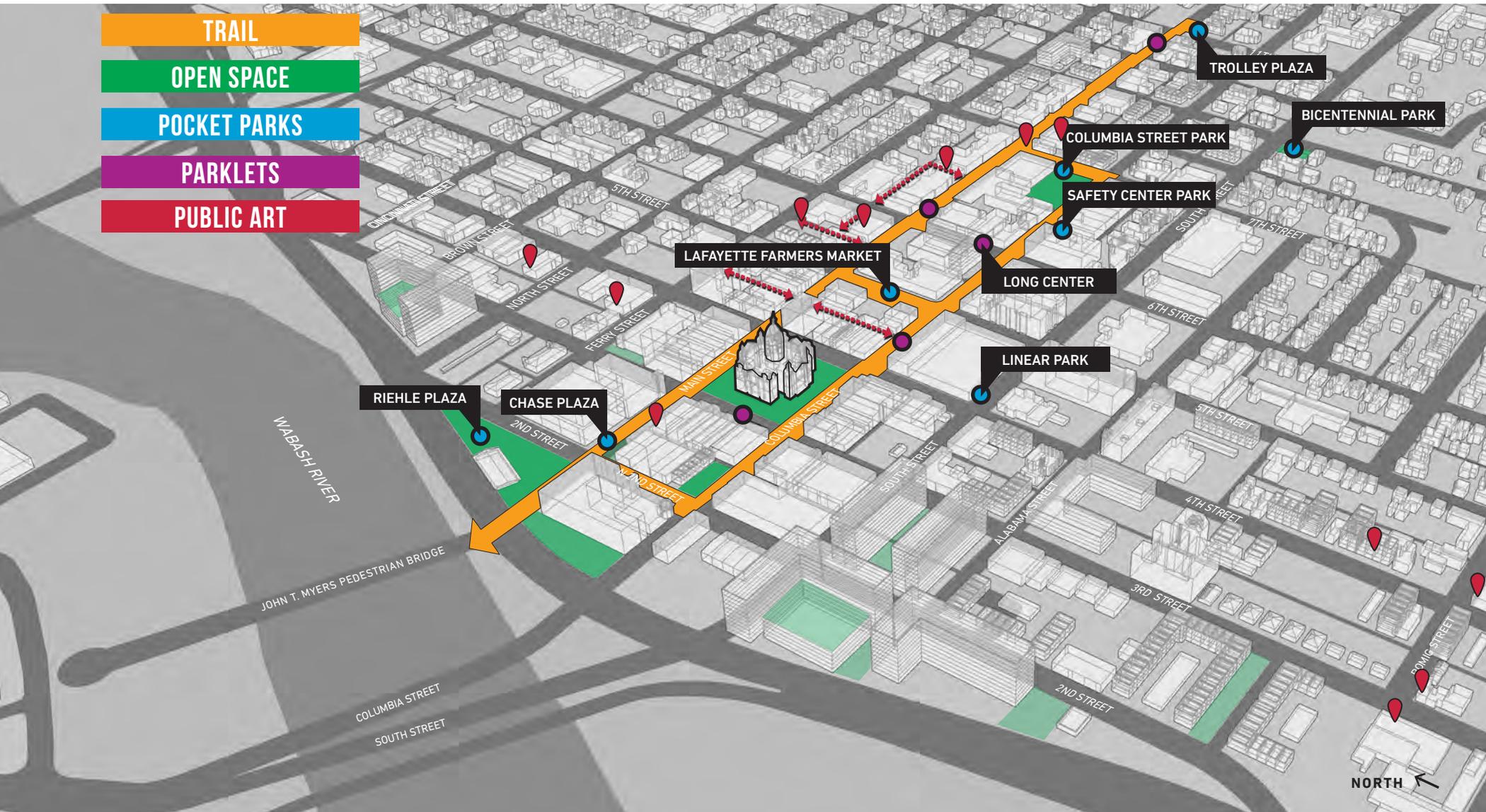
A TRAIL THAT WEAVES TOGETHER  
LAFAYETTE'S MANY STORIES



# PLACEMAKING TRAIL



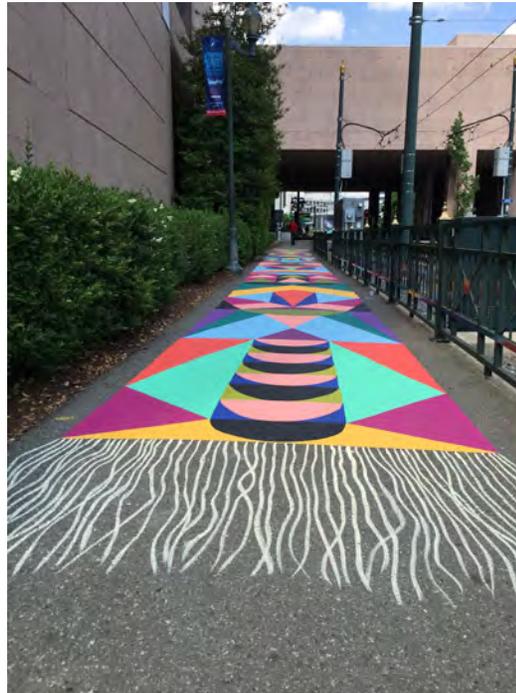
- TRAIL
- OPEN SPACE
- POCKET PARKS
- PARKLETS
- PUBLIC ART



# NAVIGATION & WAYFINDING



QR CODES ARE EASILY DEPLOYED ANYWHERE ON A SITE!



## WAYFINDING COMPONENTS

- Trail navigation and wayfinding is an opportunity to develop the brand for downtown Lafayette
- Digital trail QR codes can be incorporated into signage or other site elements
- Signature wayfinding kiosks located at key sites like Pocket Parks or the Lafayette Farmers Market
- Historical interpretation signage located at significant sites

# TRAIL ELEMENTS



## NAVIGATION



DIGITAL TRAIL



WAYFINDING



HISTORICAL INTERPRETATION

## PROGRAM



POP-UP EVENTS / VENDORS



PEDESTRIAN ONLY TIMES



POP-UP GAMES / PLAY

## BUILT ENVIRONMENT



HARDSCAPE IMPROVEMENTS



MOVABLE FURNITURE

## ART & CULTURE



DIGITAL ART



PUBLIC ART

## NATURAL ENVIRONMENT

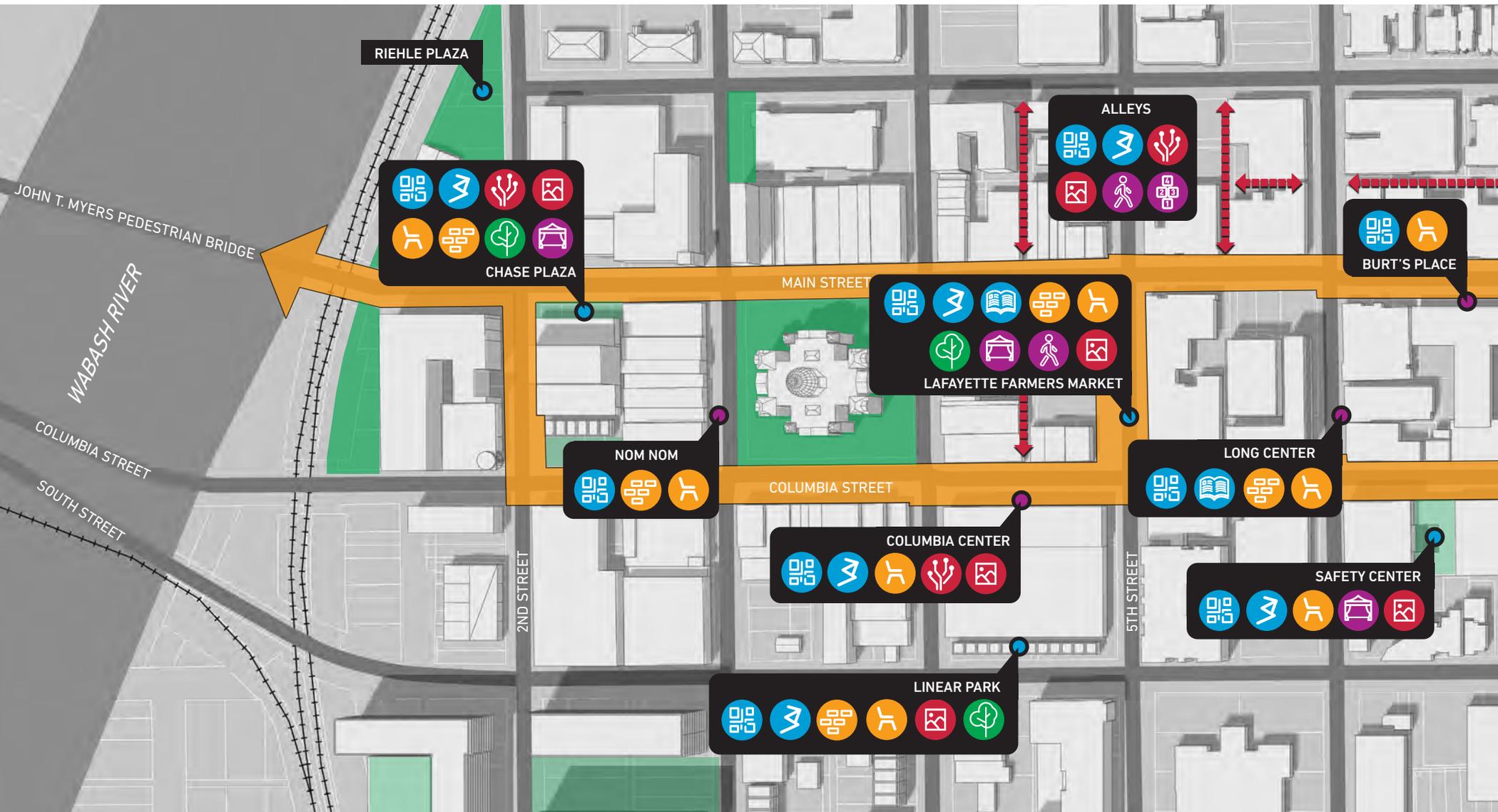


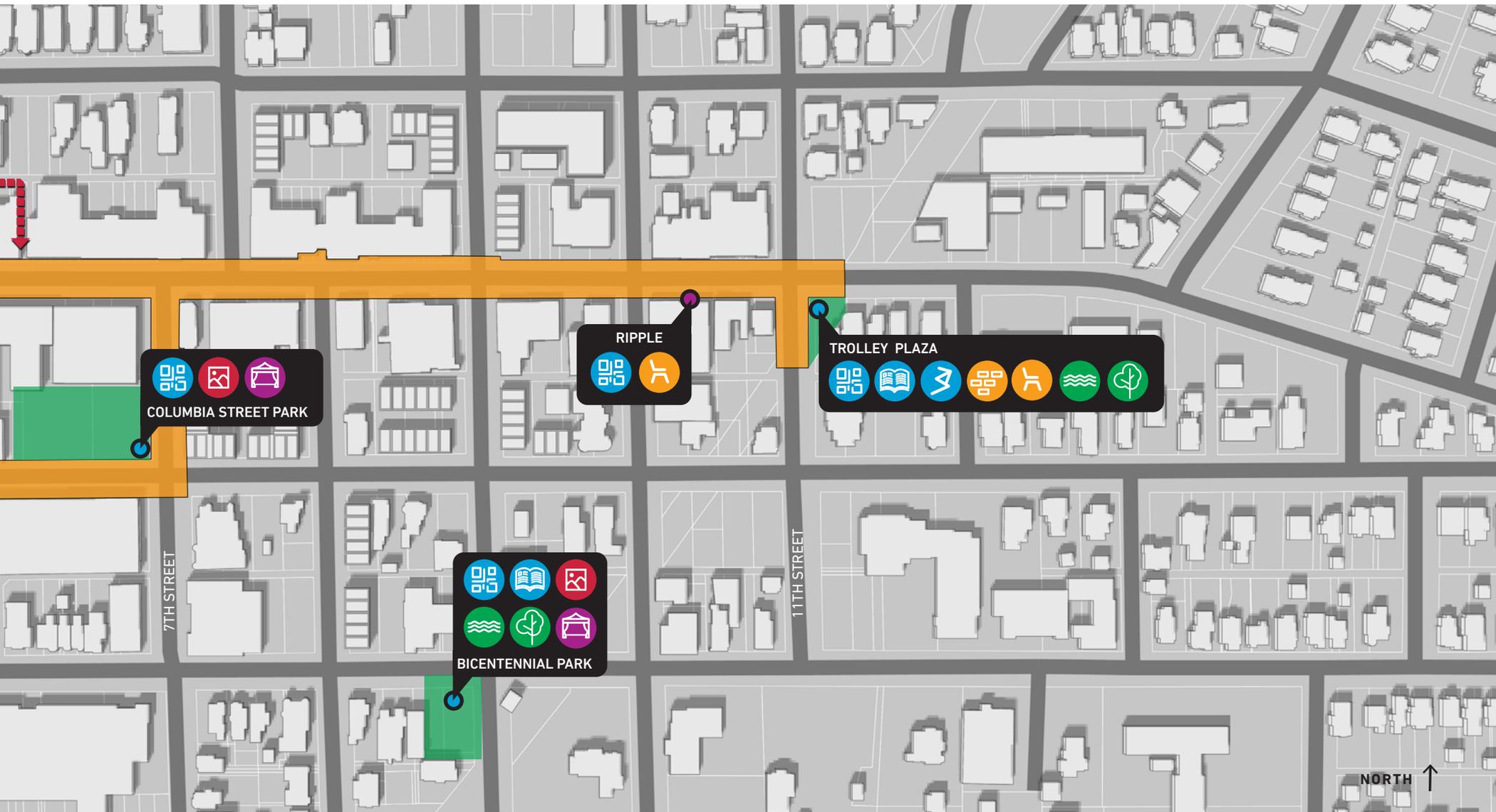
STORMWATER MANAGEMENT



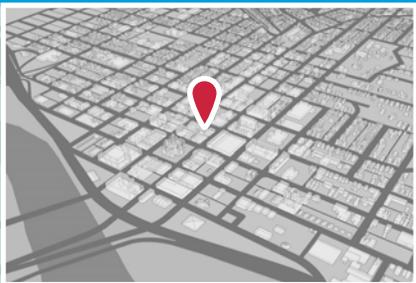
STREETScape PLANTING

# PLACEMAKING TRAIL



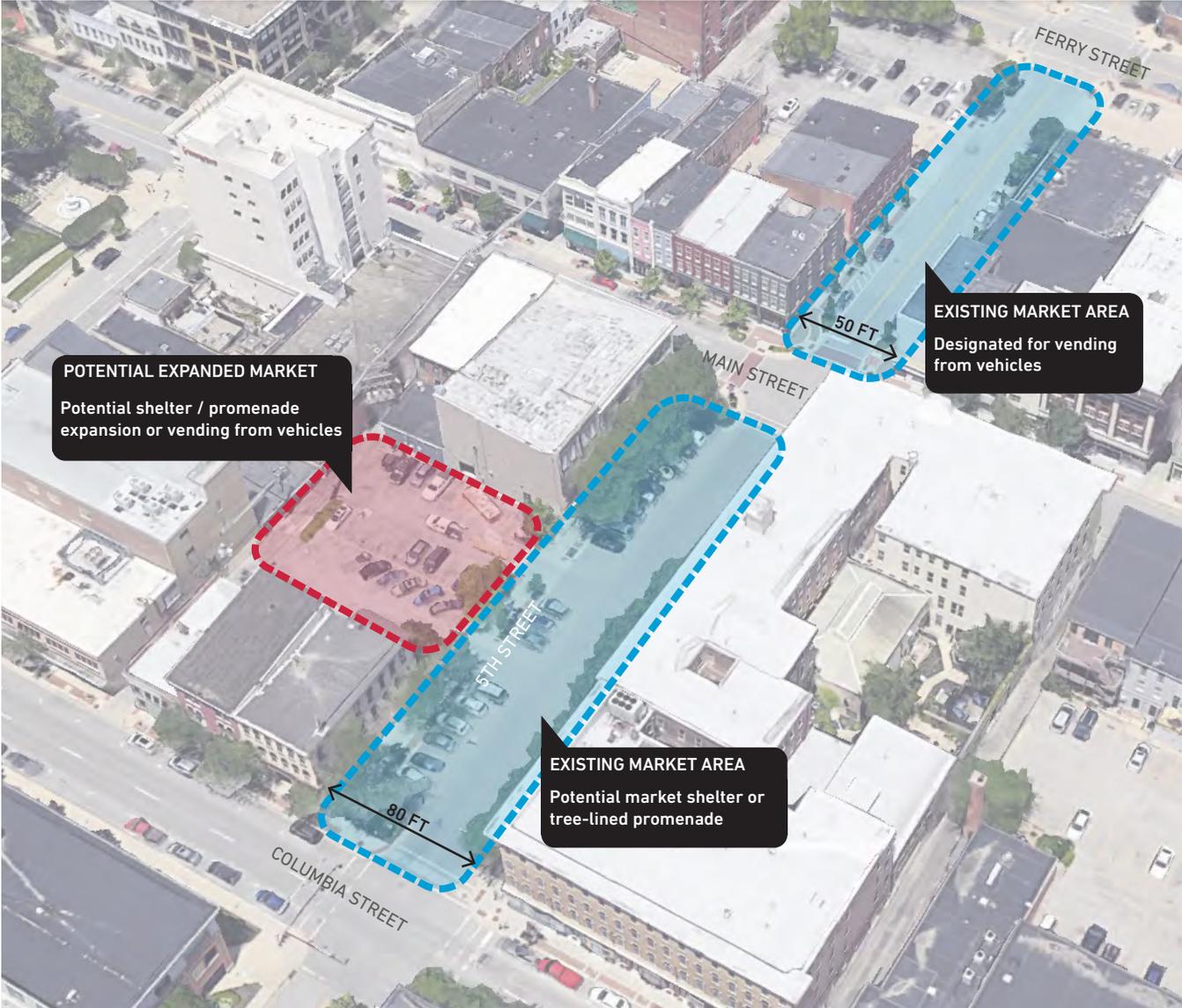


# LAFAYETTE FARMER'S MARKET

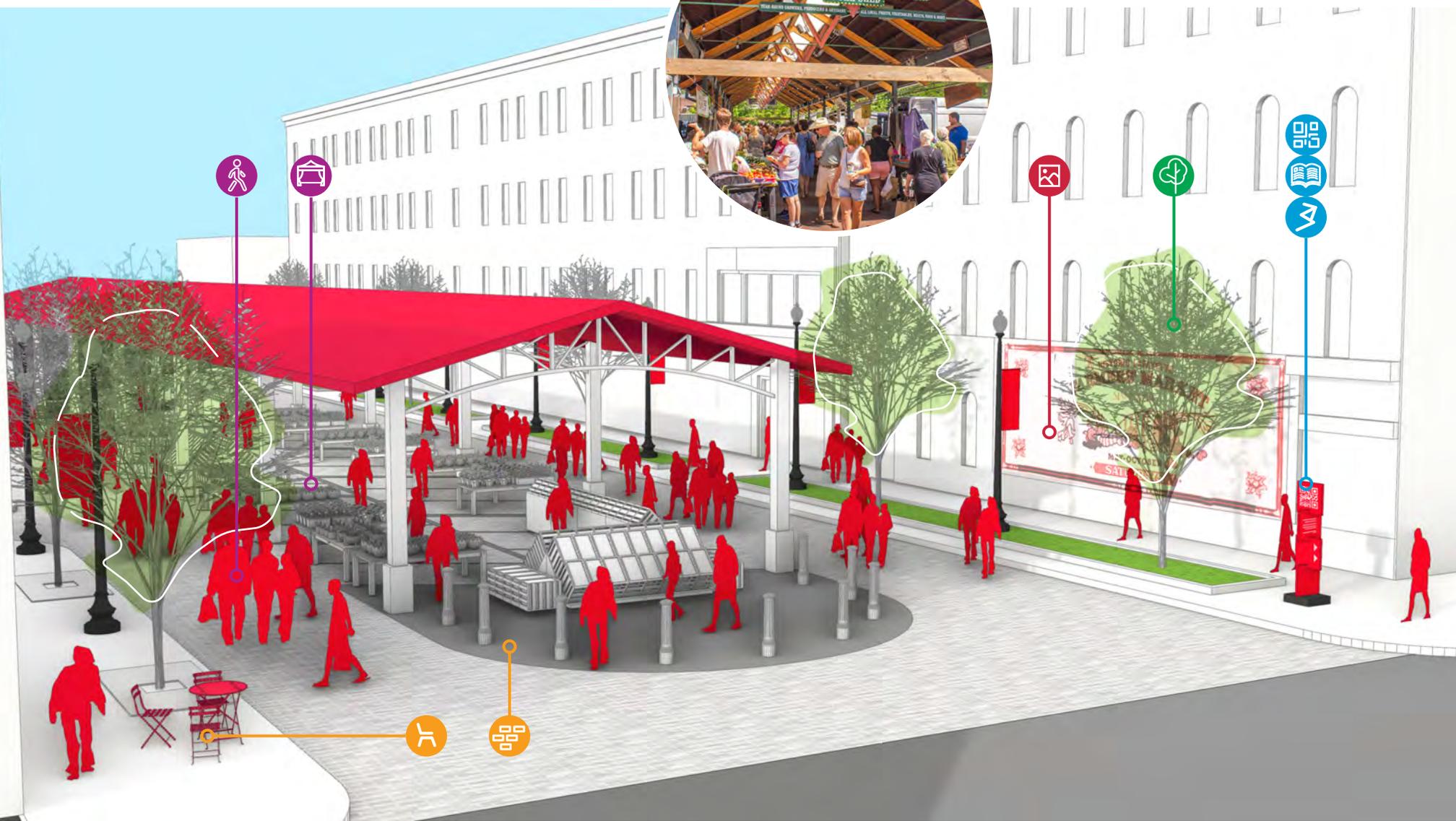


## AN ENHANCED MARKET

- The 80-foot Right of Way between Columbia and Main Streets provides an opportunity for a permanent market shelter or tree-lined promenade.
- Allows for daily parking
- Potential to expand market into adjacent parking lot



# SHELTER OPTION



# LAFAYETTE FARMER'S MARKET



# PROMENADE OPTION



# LAFAYETTE FARMER'S MARKET





**EXISTING CURB IS EXTENDED TO ACCOMMODATE BOTH PARKING AND OUTDOOR PATIO SEATING.**

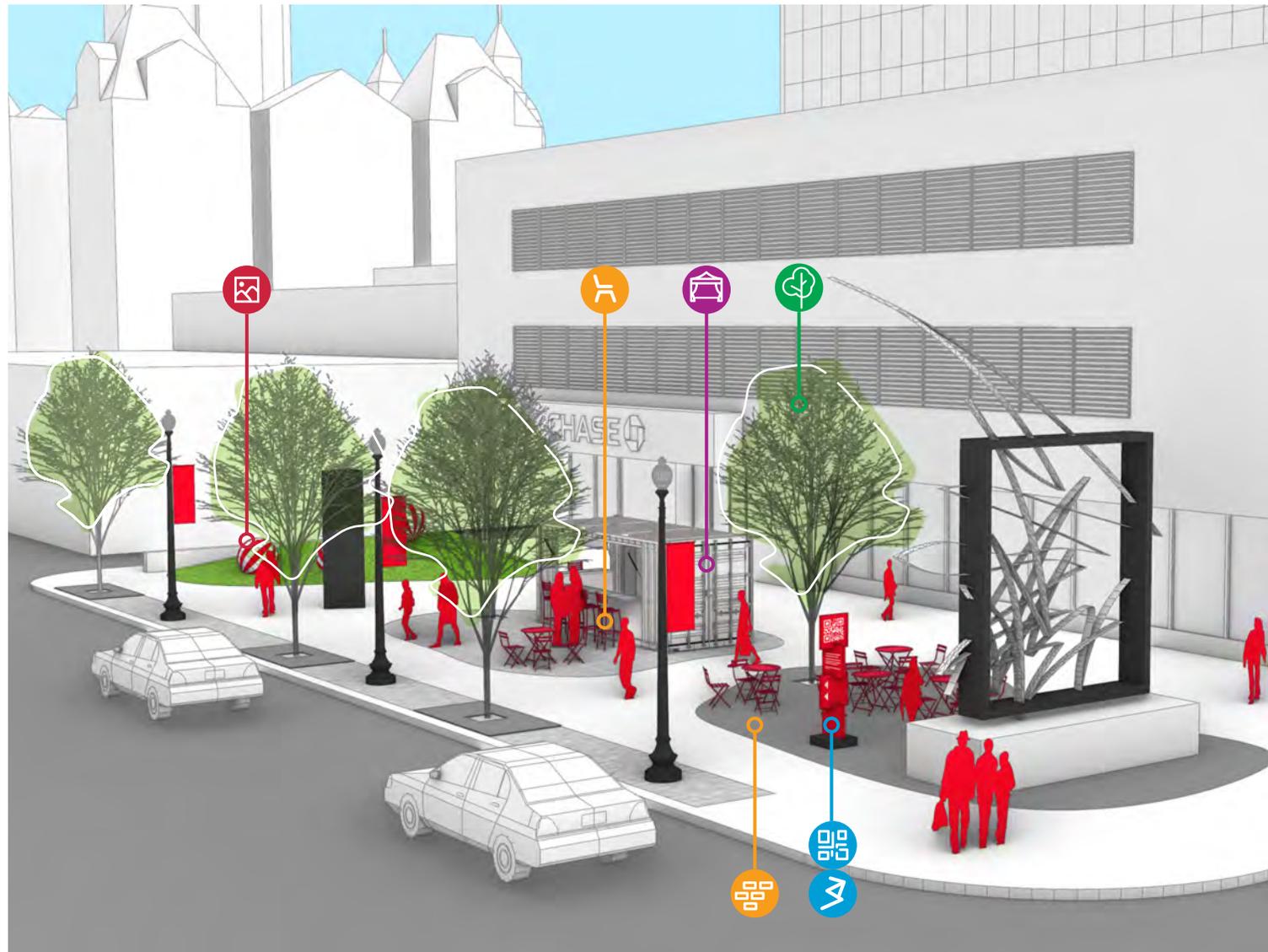
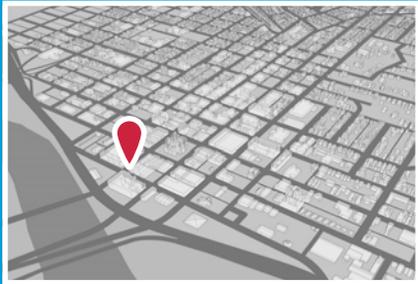
# POCKET PARKS



## POCKET PARK COMPONENTS

- Pocket parks are public amenities that support social interaction and celebrate the history and environment of Lafayette
- Flexible spaces for daily use or pop-up events
- Well-connected with wayfinding and interpretive information

# CHASE PARK

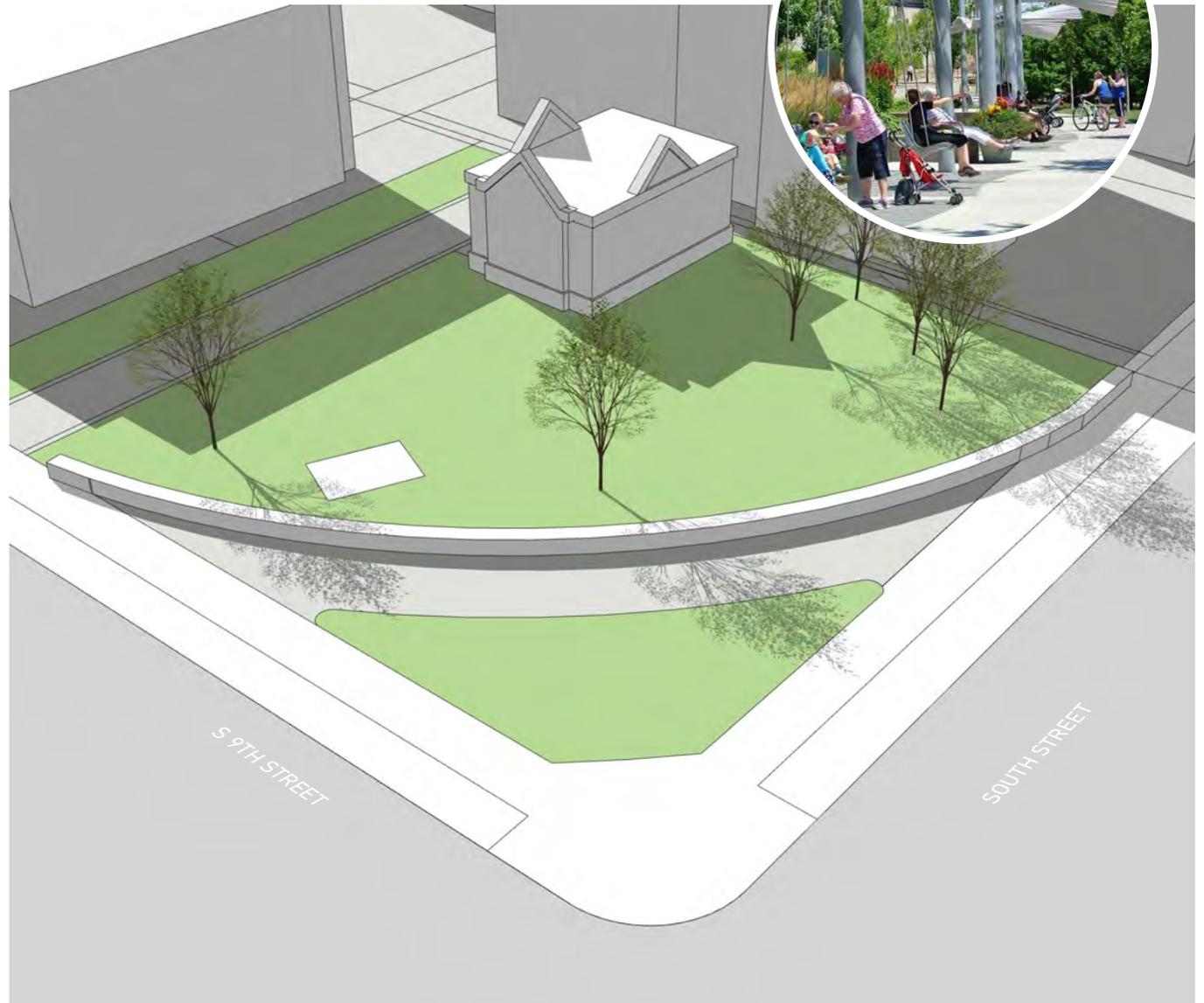


# BICENTENNIAL PARK

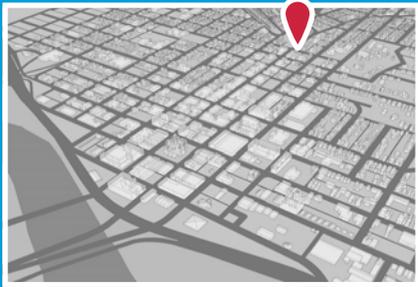


## A NEW PUBLIC FEATURE

- An opportunity for a signature public feature or public art piece
- A significant piece that works with the pump station and other infrastructure on site
- A place to celebrate Lafayette's history
- A place to exhibit stormwater infrastructure such as permeable paving and rain gardens



# TROLLEY PLAZA

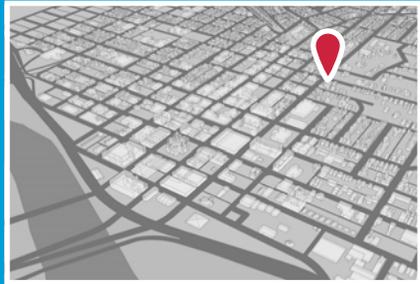


## CONNECTING TO THE PAST

- An opportunity to exhibit the history of Lafayette's trolley lines
- As the terminus of the Placemaking Trail, it draws a connection between downtown and the broader community
- The location also highlights Lafayette's investment in stormwater infrastructure with permeable pavers and other features

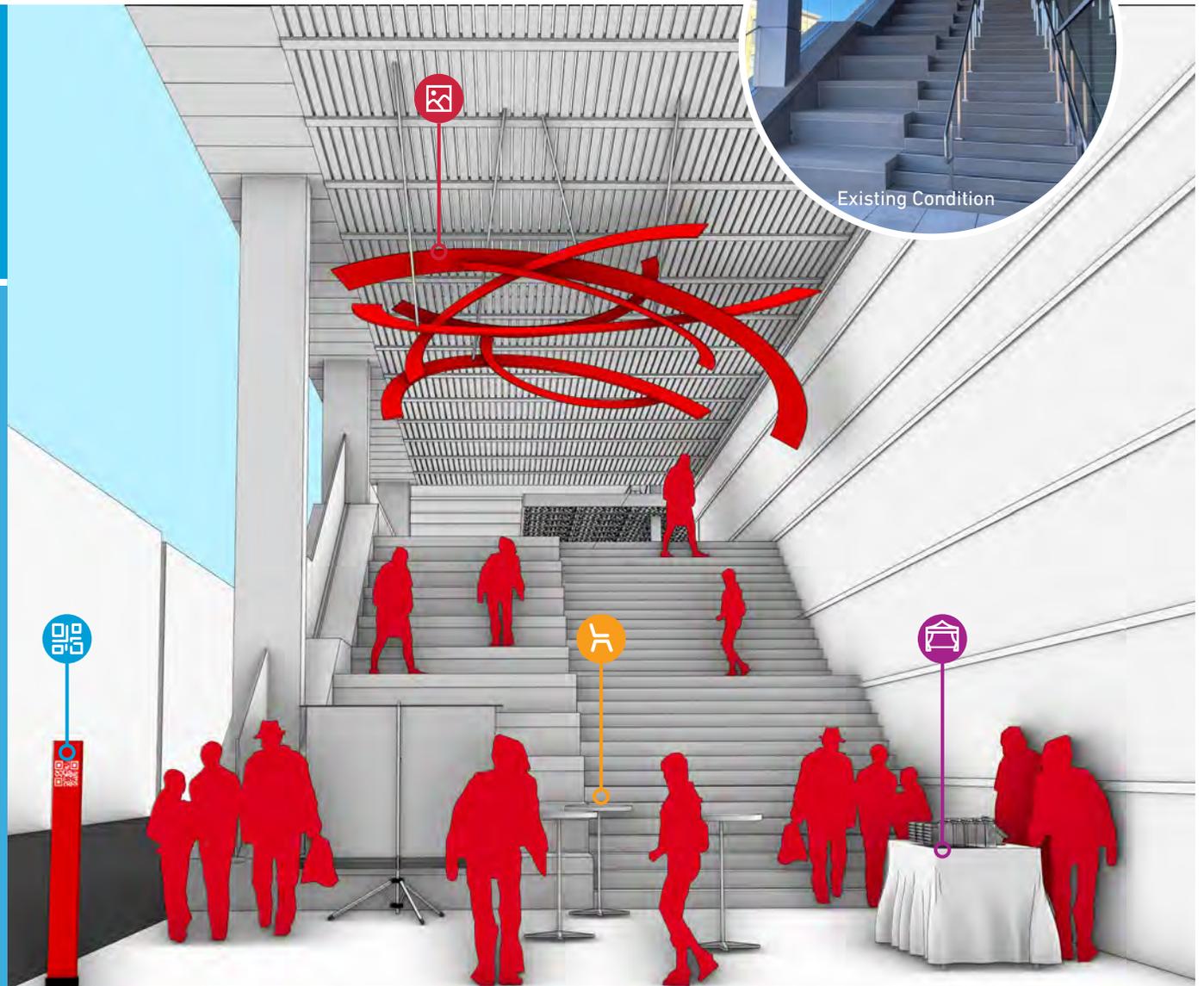


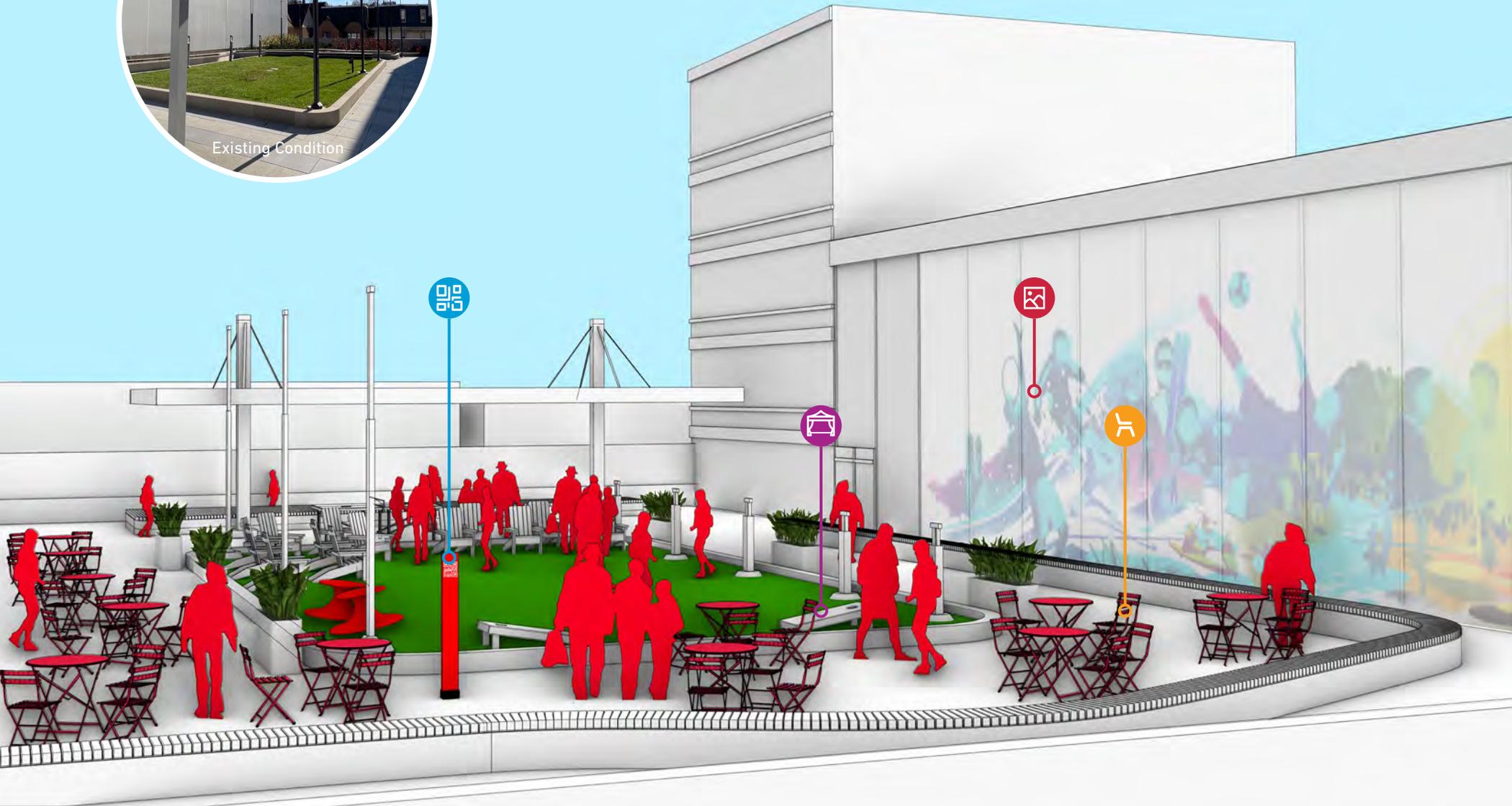
# SAFETY CENTER



## A NEW PLACE TO GATHER

- Outdoor community meetings
- Meet and greet with public safety officials
- Small musical performances
- Outdoor movies or ice cream social





# PARKLETS & STREATERIES



## PARKLETS & STREATERIES

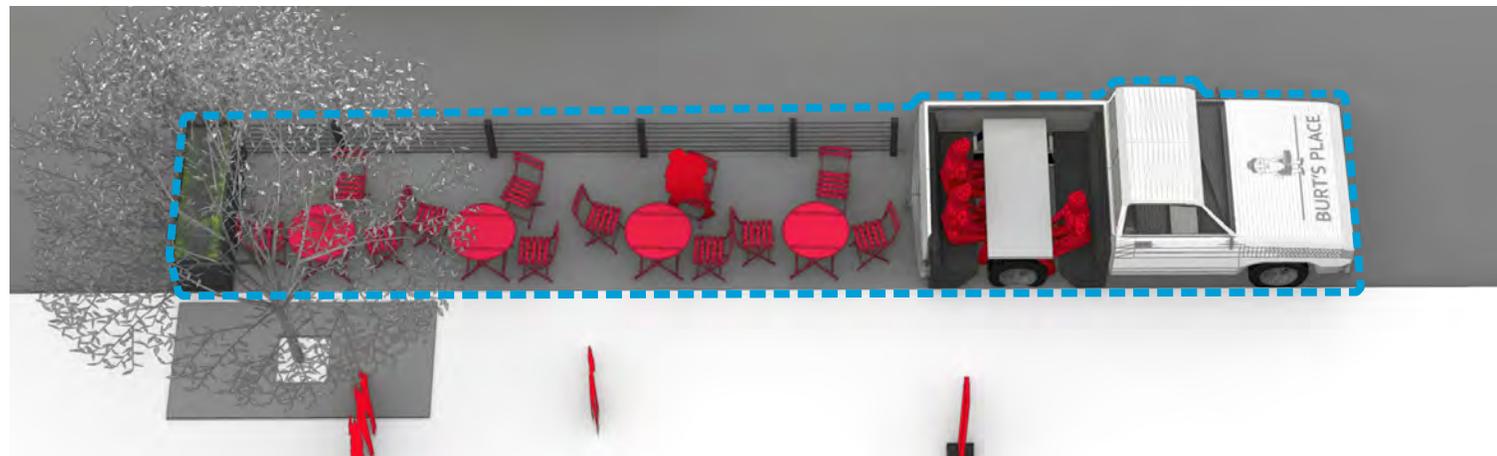
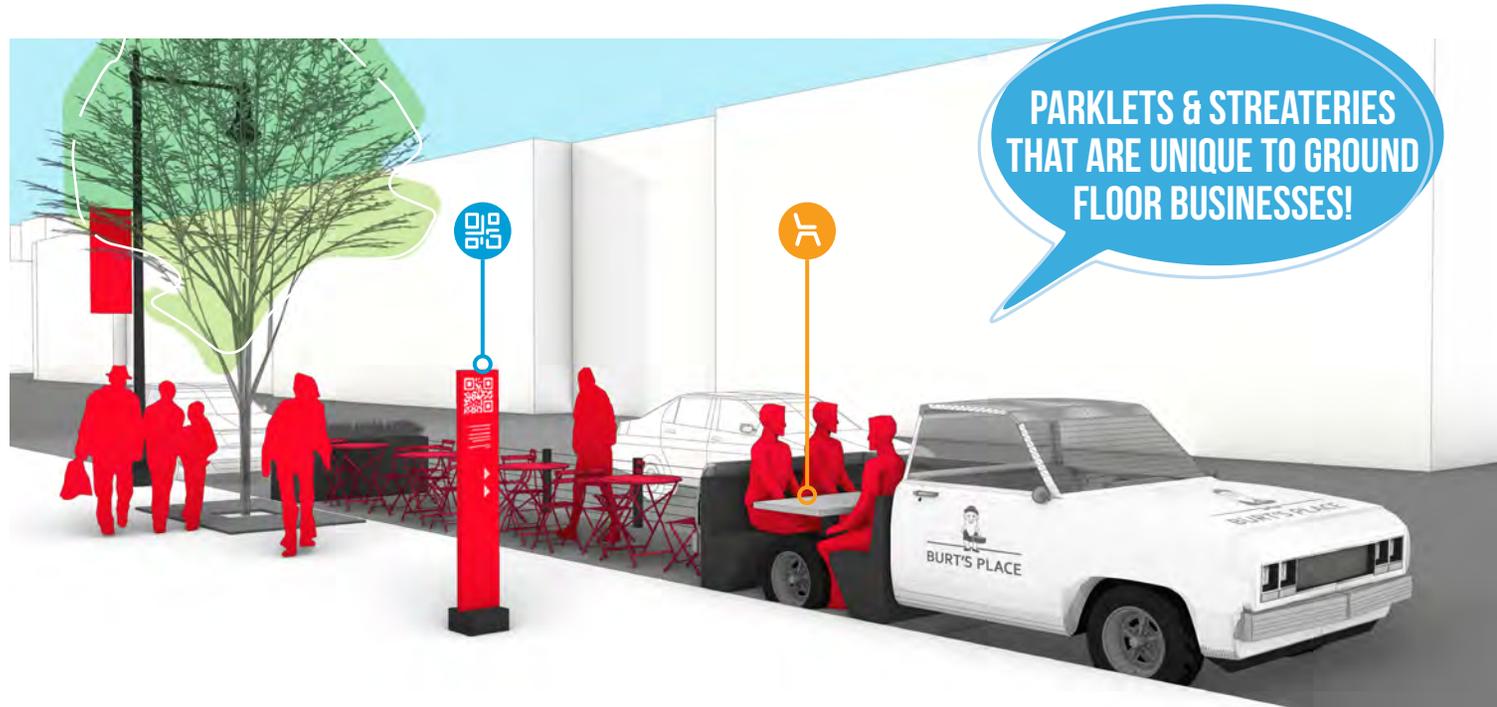
- Parklets and streateries support Lafayette's downtown businesses with additional seating, planting, and public art space
- Permanent "bump-outs" can be installed where feasible
- Temporary deployable parklets or streateries can be designed for the specific needs of ground floor tenants and businesses

# STREATERIES

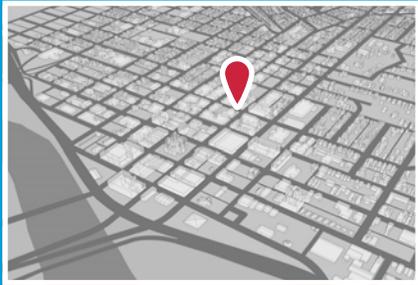


## UNIQUE OUTDOOR DINING

- An opportunity to provide seating areas that support ground floor businesses
- Activation of the sidewalk with additional outdoor dining

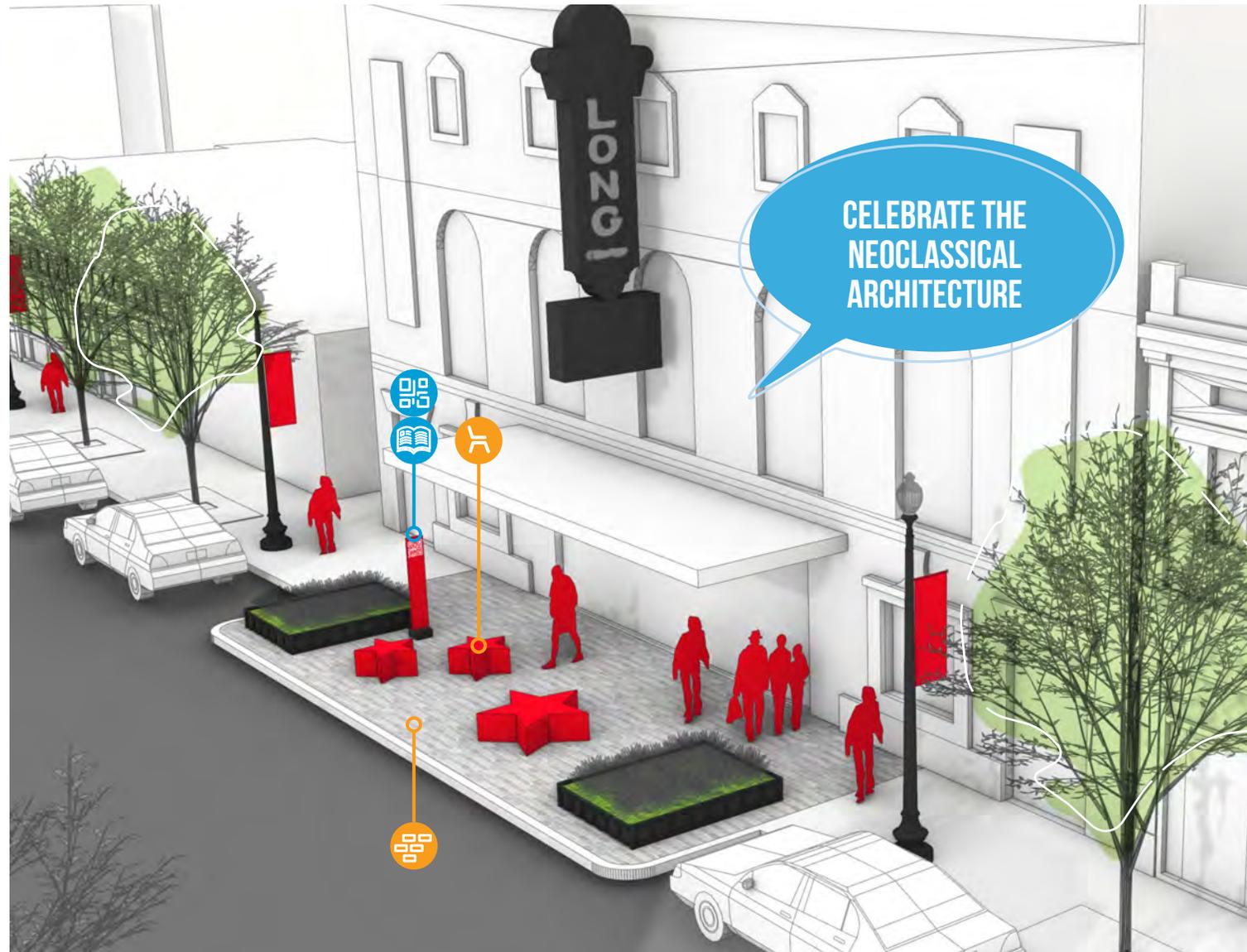


# LONG CENTER



## A NEW FRONT DOOR

- Permanent hardscape improvements
- Signature design elements that celebrate the Neoclassical architecture of the theater

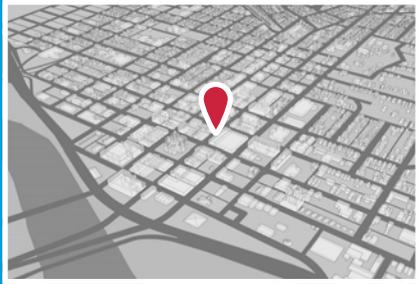




Existing Condition



# COLUMBIA CENTER



## A LINEAR PARK

- Activation of Columbia Street side of the building
- Provide sitting areas for daily use by tenants and public
- Feature public art at intersections



Existing Condition





# LAFAYETTE CITY GARAGE



## ACTIVATE THE EXISTING

- An opportunity to add a linear greenspace lining the existing parking garage
- Activation on South Street
- Murals can be installed on the exterior walls of the existing parking garage
- Installations/Seating
- A place to exhibit stormwater infrastructure such as permeable paving and rain gardens
- Explore burying the overhead powerlines



Existing Condition





# PUBLIC ART



## PUBLIC ART

- Rotating or temporary art installations
- Kinetic art
- Interactive or immersive art
- Art that tells a story about Lafayette

# ALLEYS

## ALLEYS

- Provide gateways into the alleys
- Program the alleys with games or interactive art
- Close off alleys to vehicles or provide pedestrian only times
- Draw connections through the alleys as part of the Placemaking Trail



Petite Vie – Place Royale, Quebec City



Marche des Enfants-Rouges – Paris



Laneway Housing – Vancouver

# IMPLEMENTATION MATRIX

## ENABLING STEPS

- Present the Lafayette Downtown Plan Update and Placemaking Trail Plan to the Mayor and Redevelopment Commission to formally introduce the results of this plan. Schedule subsequent presentations before Greater Lafayette Commerce, Historic Preservation Commission, The Arts Federation Board of Directors, Wabash River Enhancement Corporation, and/or any other support organizations that can help with the implementation of this project.
- Convene an ad hoc implementation committee focused on reviewing the development and placemaking recommendations within this plan and establishing timelines and priorities as well as projects that could be funded immediately as well as projects that would take longer to complete.
- Meet with the Indiana Art Commission to discuss how improvements proposed in this plan could elevate the Arts and Culture District and understand if there is additional funding available.

## LAND USE AND DEVELOPMENT

- Meet with the Tippecanoe County Area Plan Commission to review planning recommendations and discuss any potential land use or zoning changes and/or optimization of policies to attract development.
- Convene one-on-one meetings with existing and prospective developers and/or investors/ property owners to review the opportunities highlighted within the plan and discuss potential next steps for development projects.
- Begin creating a land assemblage/acquisition strategy to aid the development community as meetings occur about potential projects.

- Convene a meeting among the Mayor, Economic Development staff, and Public Works staff to discuss preparing Site G for a City-led developer RFP. Draft an RFP and short list of potential developers to propose on that site as well as understand what further public infrastructure would need to be modified to effectuate development.
- Evaluate updating the Courthouse Proximate District, including modification of boundaries, ordinance changes, and potential creation of design guidelines.

## PLACEMAKING AND INFRASTRUCTURE

- Select a consultant and artist team to advance concepts to implement the Bicentennial Plaza Project.
- Engage with the City Engineer and Public Works to evaluate the potential to align proposed public art and infrastructure improvements with the City's Capital Projects Plan.
- Engage with the Mayor and Public Safety to propose short-term public art and activation strategies for the new Public Safety Building.
- Meet with Purdue University officials on the recent Purdue Gateways Bench program to determine how outreach and management of that program was created. Mirror the public art and placemaking trail program off that program to solicit private donations.
- Determine eligibility for State and Federal grant programs including future Next Level Trails, Safe Routes to Schools, READI, National Endowment for the Arts and Humanities, as well as local and regional philanthropic programs to further fund the implementation of this project.
- Evaluate the use of the Lafayette Consolidated TIF to fund placemaking and infrastructure improvements Downtown.



- Determine the potential steps and local support for establishing an Economic Improvement District (EID) in Downtown Lafayette to further support and endow placemaking and infrastructure improvements. In addition, explore if current or potential new state legislation could aid in this type of funding.
- Engage a branding consultant to further update downtown's brand and integrate the proposed placemaking trail improvements into a more robust marketing strategy.
- Work with city engineering to identify placemaking projects occurring on city-owned property or in the public right of way and determine next steps. In addition, identify placemaking initiatives on privately owned property and discuss opportunities for partnerships.
- Prepare a public launch of placemaking projects with an informational exhibit staffed by city economic development and volunteers to talk through the recommendations of this plan and include renderings of potential placemaking trail improvements.

LAFAYETTE, INDIANA

2024

