



# **TOWN OF ZIONSVILLE REDEVELOPMENT COMMISSION**

## **CREEKSIDE: ZIONSVILLE'S LOW IMPACT DEVELOPMENT COMMERCE PARK**

**INAFSM Annual Conference**  
**September 6, 2017**



# Overview

- **Project Background**
- **Existing Conditions**
- **Project Goals**
- **Concept Planning**
- **Final Project**
- **Summary**
- **Questions & Answers**

# Project Background



# Development Team

- **Developer:** Town of Zionsville Redevelopment Commission
- **Civil Engineer & Lead Consultant:** HWC Engineering
- **Landscape Architect:** Rundell Ernstberger Associates
- **Environmental:** Christopher B. Burke Engineering, LLC
- **Contractor:** Sub-Surface of Indiana, Inc.



# CREEKSIDE CORPORATE PARK: DEVELOPMENT CONCEPT



Creekside Corporate Park : Development Concept

# 2014 Prior to Redevelopment



# 1961 DOW Chemical Company Property



# Pitman-Moore Gun Club

'65, purchases on the of the hitestown r. and Mrs. Members remodel a the proper: a church w church ld be con-

ten acres of ade to the Christian ay 1966 by and Maryl ited about est of the land lay on de of S.R. h officials -range plan- ittee were whether to present facil- ly purchased ljoining the Fourth and or to relo- town.

mony Baptist ship services for the first hurch's new home on S.R. Zionsville, on April 20, acquiring the property, the i had met in the Zionsville



Photo from Wm. Lloyd Riley Collection of the Zionsville Historical Society

The Pitman-Moore Gun Club, off Zionsville Road on the east side, just south of the bridge over Eagle Creek, gave local marksmen a safe place to practice and hold matches. Members of the club also gave local Boy Scouts instructions in gun safety, circa 1960, including the handling and aiming of a gun. They exposed them to the sport of trap shooting, allowing them to shoot 10 rounds in competition between the patrols. Maybe the boy shown here contemplating the sign is one of those scouts. Could that be a gun in his basket?

install them the following weekend. Funds earned were earmarked for the purchase of automobile manuals, tools and equipment.

Charter members were: Ron

consecutive year, Judy Pierce.

In the six-year his of the event, previ winners besides Pi were: Charles DeLa 1959; Jean Stew 1958; Edward Karr; 1957; and Bill C; 1956.

## WOMAN'S CLUB PRESIDENT PROPOSES LOCAL HISTORICAL SOCIETY

When Eleanor D Moore was president The Woman's Club Zionsville, she prop to the club that they form a local histo society. Her sugges met with enthusias she appointed a contee to investigate matter and take toward the formati the Zionsville Histo Society.

Chaired by Imo D the committee was- prised of Mary Gierhart, Doris K Jennie Tudor, M Witherspoon, Be

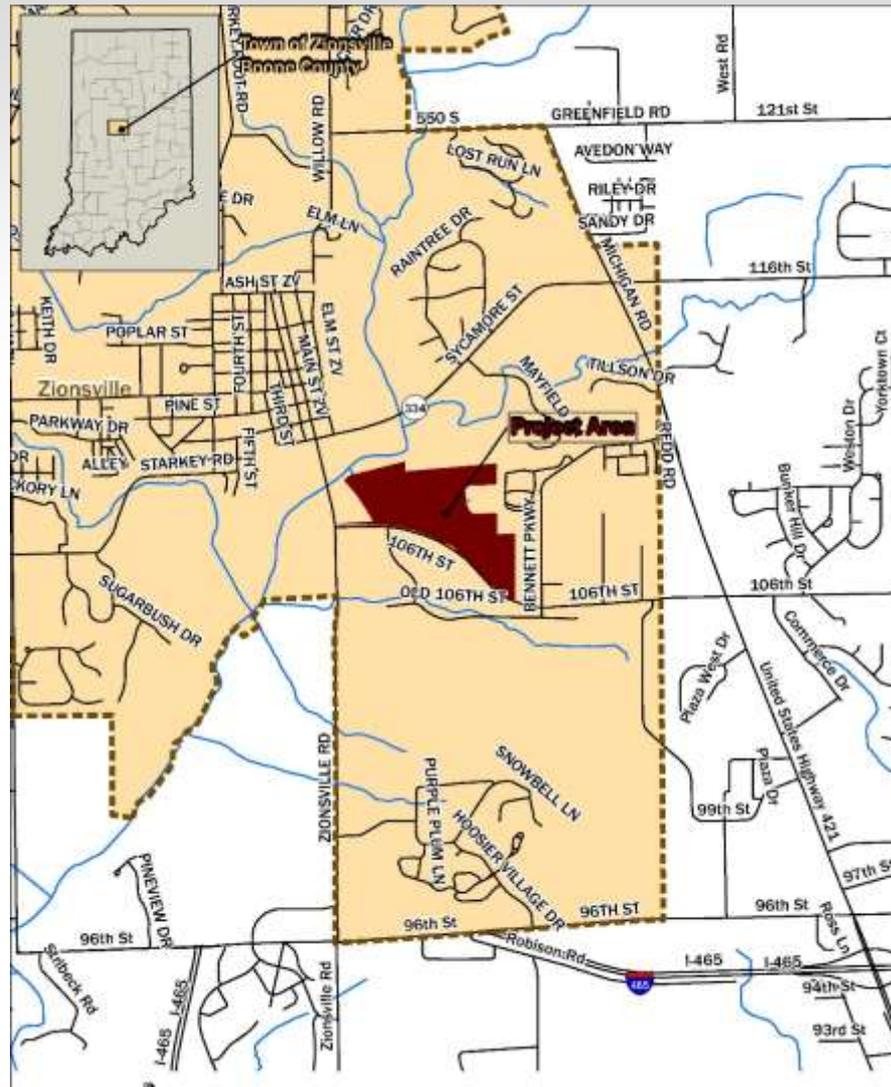
Philliippi, Esther Shelburne and M Sparks.

*The Zionsville Times*, in the 18, 1962, edition, noted that proposal to form the historical



# Existing Conditions

# Vicinity Map

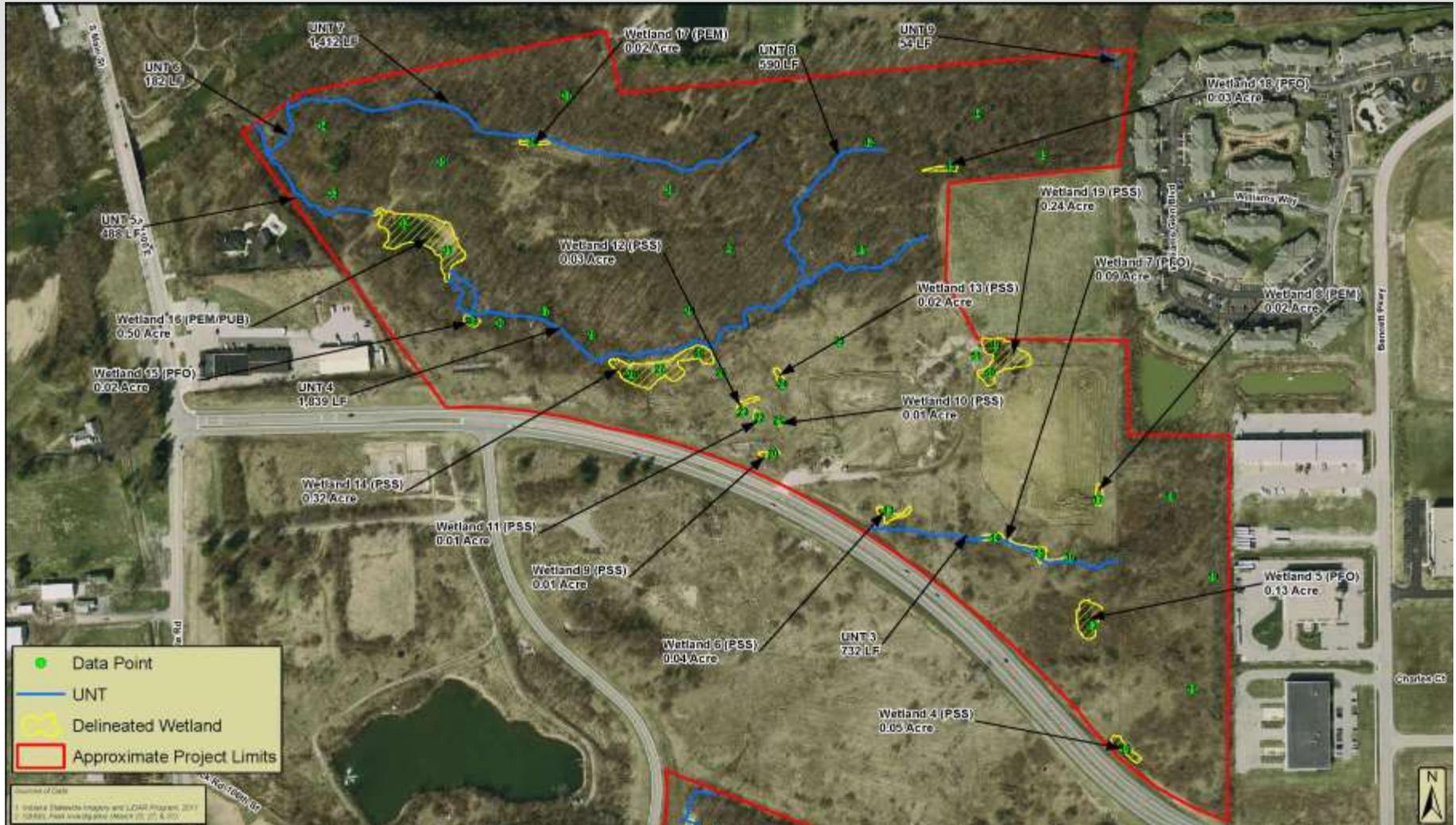


# 2014 Prior to Redevelopment





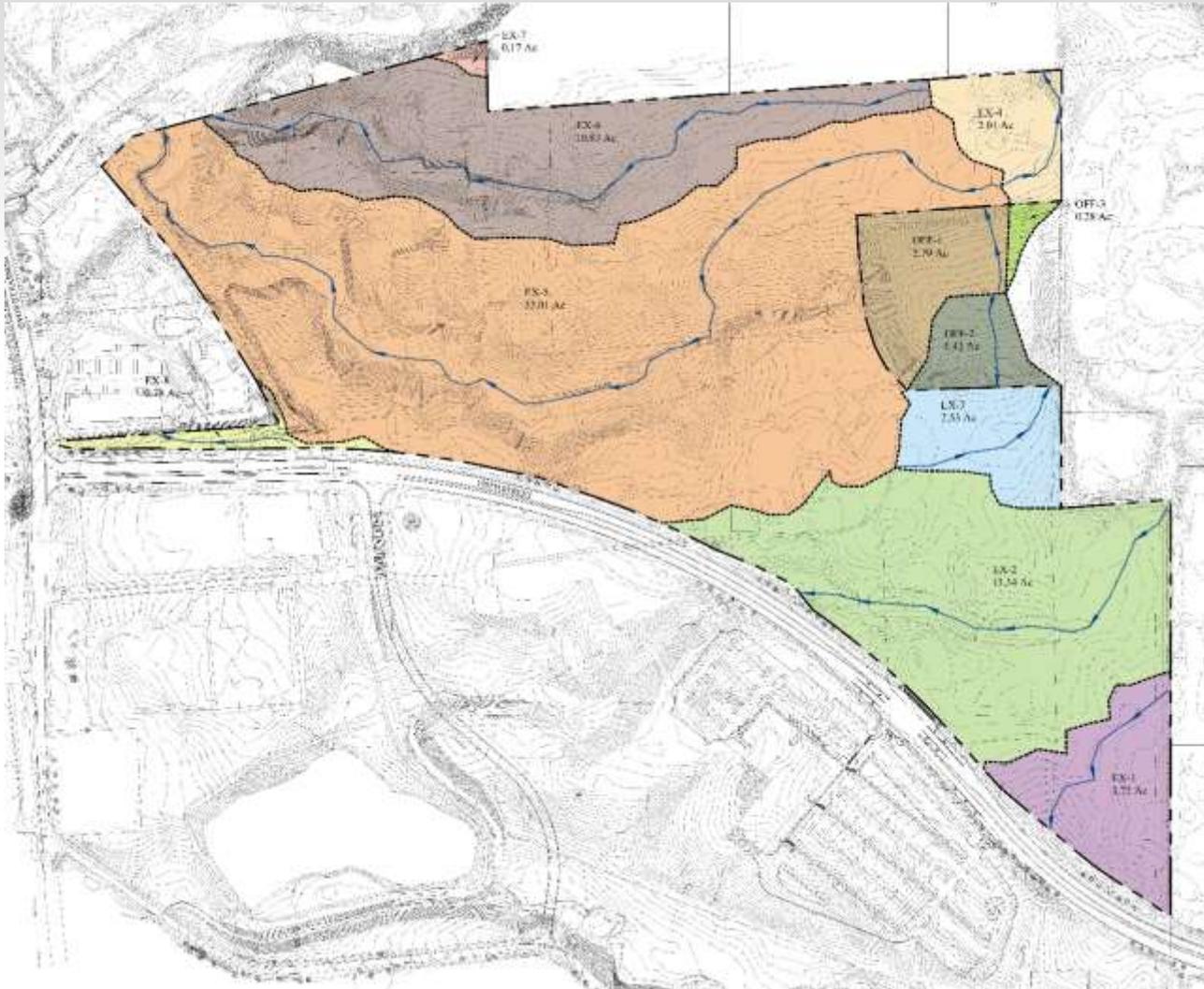
# Wetlands – Stream Inventory Map



# Existing Topography & Watersheds



# Existing Topography & Watersheds



# Project Goals



# Project Goals

## Economic Development - Commerce Park

- Maximize Development Acreage (66 acres)
- Build initial supporting site infrastructure to support 14 future Lots.
- The project includes: Roadway and extension of sanitary sewer, water main, utilities and amenities.

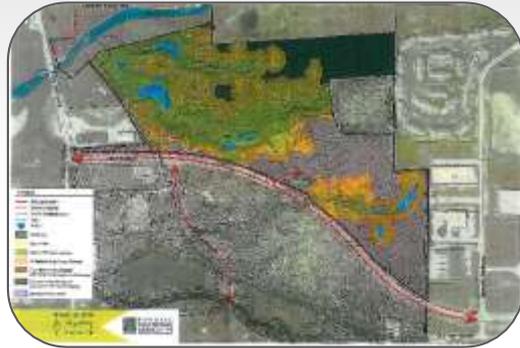
## Drainage

- Low Impact Development & Green Stormwater Infrastructure

## Amenities & Connectivity

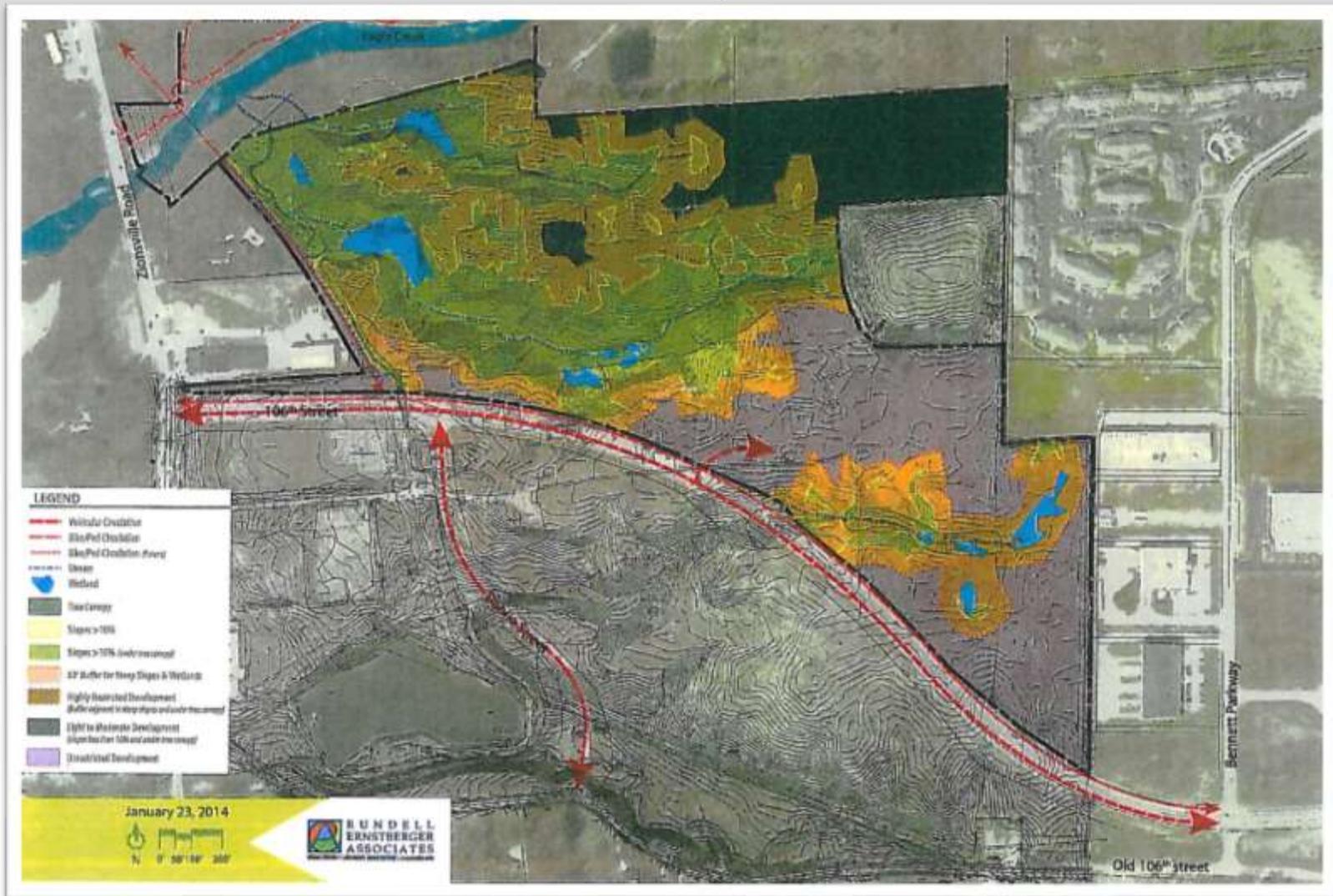
- Trail System
- Pocket Park

## Minimize Construction Cost



# Concept Planning

# Site Analysis



**HWC**  
ENGINEERING

# Pre-Project Concept Layout



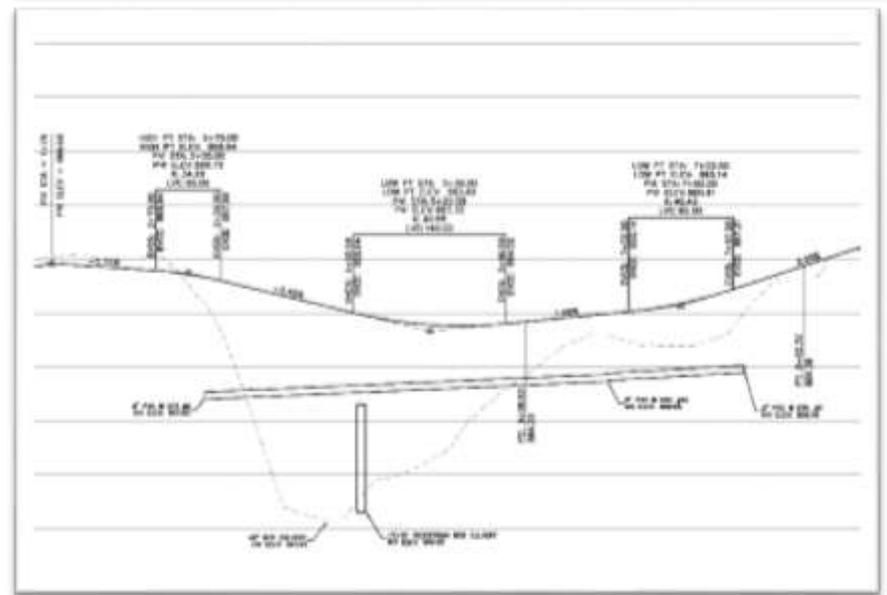
# Schematic/Design Development Concept Layout



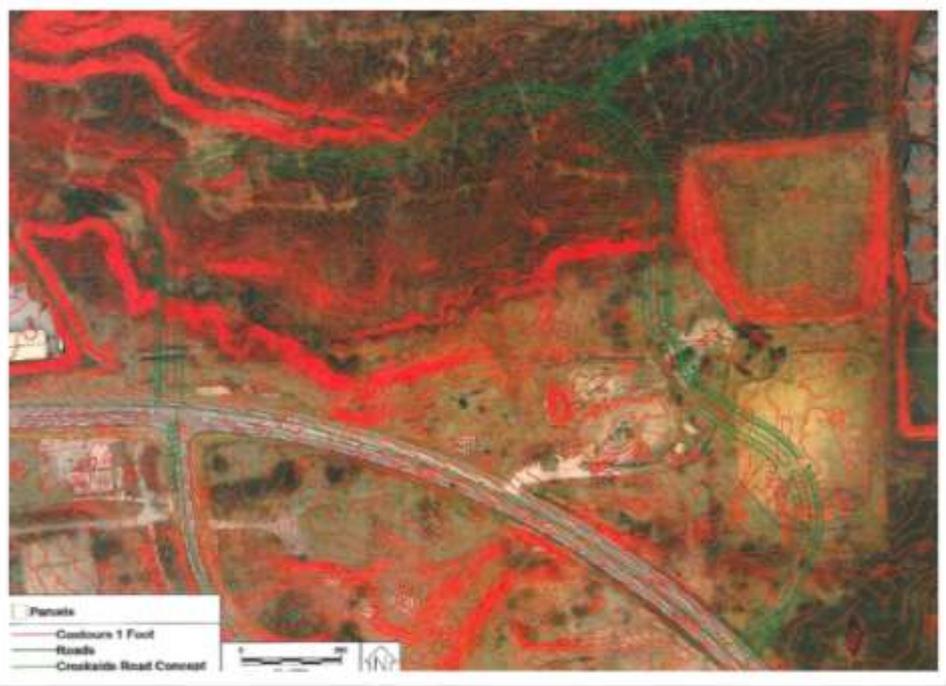
# Schematic/Design Development Review Highlights

- Concerns of western roadway connection/entrance at 106<sup>th</sup> Street
- Roadway Bio-swales & Street Cross Sections

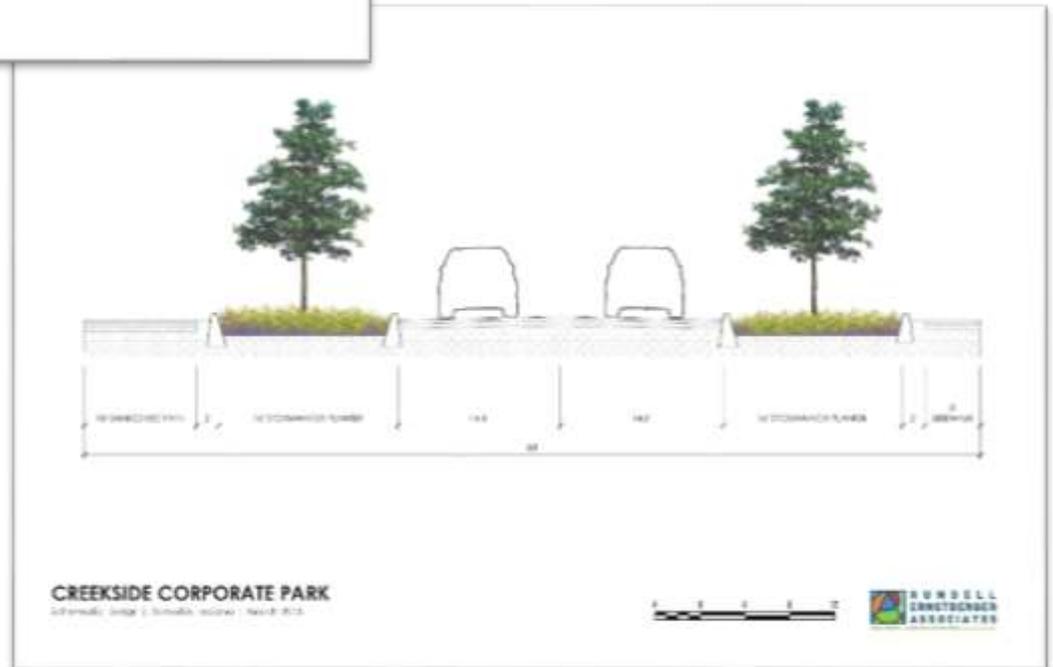
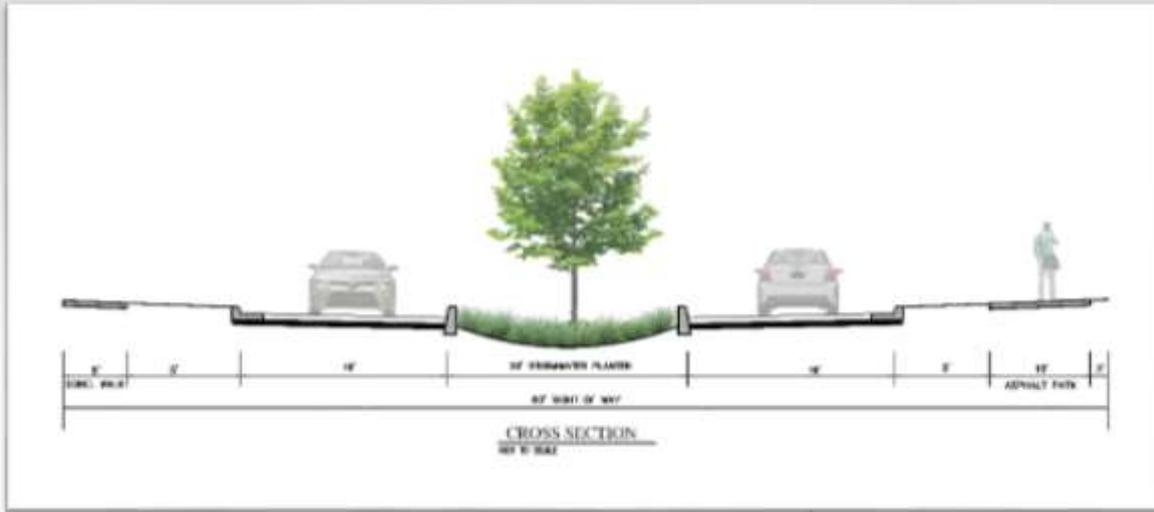
# Western Ravine Street Crossing Review



# Conceptual Road Centerline Site Walk



# Conceptual Street Cross Sections



# Regional Detention: Wet Pond and/or Rain Gardens



# Individual Lot Detention: Wet Pond and/or Rain Gardens





# Final Project

# Creekside Layout



Creekside Corporate Park : Development Concept



# Roadway & Bio-Swales Post-Construction



# Roadway During Construction



**HWC**  
ENGINEERING

# Roadway During Construction



# Rain Gardens



# Future Lot Development – LID



# Amenities

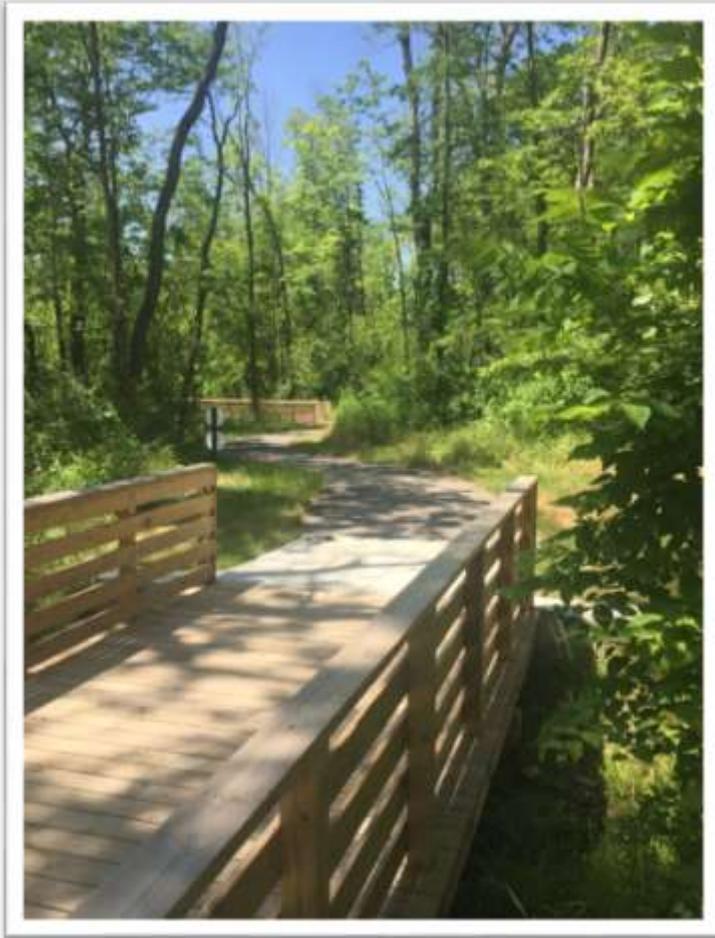
## Trail System

- **3,800 ft of paved trails within Creekside Corporate Park**
- **6 wood pedestrian bridges totaling 450 ft in length**
- **Gravity Block retaining walls to minimize disturbance in steeper terrain**

# Trail Map



# Trails Post-Construction



# Trails Post-Construction



# Amenities

## Pocket Park

- Centrally located within Commerce Park and near primary trailhead
- Shelter with Picnic Table
- Fitness Equipment and fall rated workout surface
- Half Basketball Court



# Amenities- Pocket Park

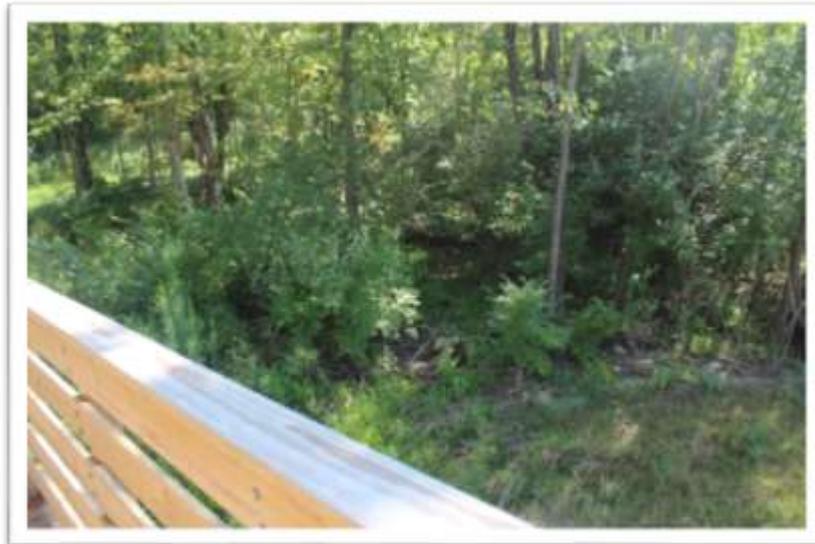


# Amenities

## Conservation –

**Roughly 30% of the site or 20 acres of preserved open space with high quality streams and wetlands**

- **Preserved 3,300 LF of Little Eagle Creek head water streams**
- **Preserved 0.91 acres of wetlands onsite and avoided wetlands along Little Eagle Creek floodplain**
- **Over 7.6 acres of riparian corridor further protected within the development through Deed Restriction.**





# Summary

# Project Goals

## Economic Development - Commerce Park

- Internal roadway configured to maximize development acreage, preserved property not suitable for development and protection of natural resources
- First lot sold and now developed.
- Remaining Lots are currently under contract with developer

## Amenities & Connectivity

- Extensive Trail System & Pedestrian Connectivity (3,800 LF Paved Trails) completed
- Pocket Park (Shelter, Exercise Equipment, Basketball Court) completed

## Minimize Construction Cost

- Scope Evaluation and Cost Estimating during Schematic/Design Development Phases indicated risk of exceeding project budget range
- Revisions to land plan reduced infrastructure costs and maximized development acreage.
- Further refinements to street cross sections, bio-swales and trail system resulted in the full project scope bidding within project budget and released into construction

# Project Goals - Low Impact Development

- **Low-impact development (LID)** is a term to describe a land planning, and engineering design approach to manage stormwater runoff as part of green infrastructure. LID emphasizes conservation and use of on-site natural features to protect water quality.
  - Creekside Corporate Park has conserved 1/3 of the overall property protecting it's high quality natural environmental features turning that acreage into an amenity for future tenants.
    - The roadway infrastructure utilizes green stormwater infrastructure to enhance water quality treatment prior to discharging into head water streams of Little Eagle Creek through the site.
    - Zoning Ordinance has been written to require future Lots to utilize green stormwater infrastructure.





**CREEKSIDE**  
CORPORATE PARK

**CONTACT**

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**TOWN OF ZIONSVILLE REDEVELOPMENT COMMISSION UNVEILS CONCEPTUAL MASTER PLAN FOR CREEKSIDE CORPORATE PARK AT ZIONSVILLE**

The Town of Zionsville Redevelopment Commission (RDCC) is pleased to announce the unveiling of the conceptual Master Plan for 66 acres of its Creekside Corporate Park - a park designed to spark economic development and tax base diversity. The RDCC's May 23, 2013 real estate closing on the property was made possible by a partnership between the Zionsville Community Schools and the Town of Zionsville.

**CREEKSIDE CORPORATE PARK**  
Owned by the Zionsville Redevelopment Commission

- ▶ 40+ Developable Acres
- ▶ Public Incentive Opportunities
- ▶ Low Impact Development
- ▶ Off-street Trail System
- ▶ Direct Access to the Village
- ▶ All Utilities Available
- ▶ Zoned PUD
  - Office
  - Research/Development
  - Retail/Restaurant (single parcels)
- ▶ 25+ Acres Greenspace/Ravines
- ▶ Easy Access to:
  - Dining
  - Shopping
  - Transportation
  - Recreation
  - Entertainment
  - Financial Services

For More Information, Please Visit:  
 • creeksidecorporatpark.com  
 • zionsvilledev.com  
 Or Call:  
 • Wayne DeLong: (317) 873-5108

**ZIONSVILLE**  
A COMMUNITY OF OPPORTUNITY

UNDER CONSTRUCTION | DOWNLOAD ZONING REGULATIONS | DOWNLOAD DEVELOPMENT LAYOUT | PARKLET MAP | CREEKSIDE BROCHURE

<https://www.creeksidecorporatpark.com>



Drone Construction Video: <https://youtu.be/62zqQz4bkgE>

# Questions & Answers

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