

NEIGHBORHOOD 6: WOODLAWN AND TENTH STREET



Existing Aerial View Looking North



Woodlawn and Tenth Street Area Map

EXISTING CHARACTER

The area north of East Tenth Street and south of the railroad tracks has been identified for significant future campus expansion. This area is currently characterized by a few large academic buildings, a surface parking lot, several blocks of detached single-family homes, and the campus's CCWP and CHP. The Kelley School of Business, Psychology Building, and Geology Building anchor the eastern end of this precinct and establish a coherent street edge on the north face of East Tenth Street. The strength of this street edge weakens west of North Forrest Avenue as the campus limits transition into the adjacent neighborhood.

The architectural character of the existing academic buildings tends to be Modernist in style with a slight Collegiate Gothic influence. The recently constructed Multidisciplinary Science Building II conveys a more faithful, slightly mannerist and contemporary interpretation of Collegiate Gothic.

The area between East Tenth Street and the railroad tracks functions as a transition zone and threshold between the academic core and areas north of the railroad tracks. The two railroad track crossings at North Walnut Grove and North Fee Lane provide primary connections and support significant north-south pedestrian and vehicular circulation.

The CHP anchors a corridor of primary campus utilities that parallel the railroad tracks. The CCWP also resides on this corridor along North Woodlawn Avenue just north of the railroad tracks.

EXISTING QUALITIES

- Large academic buildings and small-scale detached housing
- Clearly defined corridors along East Tenth Street and the railroad tracks
- Fragmented architectural edge along the north side of East Tenth Street
- Primary campus utility corridor
- Threshold to north campus areas



East Tenth Street and North Fee Lane



Kelley School of Business



Cox Arboretum Gateway at East Tenth Street



Rail Corridor at North Walnut Grove



Proposed Academic Office Building



Kelley School of Business Woodlawn Field "Alumni Walk" North Woodlawn Avenue

Proposed Parking Adjacent to Rail New Mixed-Use Academic Buildings New Residential
Proposed Aerial View of North Woodlawn Avenue and East Tenth Street

DEVELOPMENT OPPORTUNITIES

Development of the Woodlawn and Tenth Street neighborhood will be a substantial endeavor for Indiana University. The new neighborhood will build upon the existing academic infrastructure and significantly increase building density adjacent to the core campus. The resulting development will establish a new, vibrant mixed-use precinct with a unique personality based on the fundamental planning principles and enduring qualities of the core campus.

The new neighborhood will define several new campus edges that will embody the unified monumental qualities exemplified along the North Indiana Avenue and East Third Street corridors. A significant portion of the proposed North Woodlawn Avenue corridor will pass through this neighborhood and rely on its structures and landscape to define much of its character. The established East Tenth Street edge will be maintained and extended west to North Fess Avenue. A new campus edge along North Indiana Avenue with moderately-scaled student housing quads will ease the transition to the adjacent residential neighborhood.

Development of this neighborhood should emulate the memorable spaces, architectural character, and design sensibilities of the core campus. A mix of academic, residential, and student life functions will commingle to promote interaction, a sense of community, and neighborhood vitality. New memorable spaces will complement the structured environment and encourage both interaction and reflection.

DEVELOPMENT OBJECTIVES

- Establish a new vibrant mixed-use academic residential neighborhood.
- Increase development density adjacent to the core campus.
- Emphasize North Woodlawn Avenue as a primary ceremonial circulation corridor.
- Continue a strong campus edge along East Tenth Street.
- Emulate proportions, scale, and character of the core campus.
- Define a unique neighborhood personality compatible with the core campus.
- Leverage the railroad corridor for future campus utility improvements and commuter rail service.



Proposed View of North Woodlawn Avenue and the Alumni Walk



Proposed North Woodlawn Avenue Corridor

BUILDING INITIATIVES

New Mixed-Use Academic Buildings

Many new mixed-use academic buildings are envisioned for the Woodlawn and Tenth Street neighborhood. New academic structures will reflect the height, proportions, and density defined by the Kelley School of Business, Multidisciplinary Science Building II, and the Geology Building. Building configurations must support fundamental open space initiatives and facilitate social interaction. Ground levels should open onto new quads and the North Woodlawn Avenue corridor.

Kelley School of Business Addition

An addition to the Kelley School of Business along East Tenth Street will enhance the existing street character and provide a new front door to the business school.

RENOVATION INITIATIVES

Geology Building Renovation

The Geology Building on East Tenth Street needs major renovation. It is recommended that the building be renovated and updated for continued academic use.



Proposed View of the Kelley School of Business Expansion



Woodlawn Field



Cox Arboretum Gateway

Student Housing

Several new student housing quads will define the western edge of the new neighborhood. These facilities will be based on the formal composition and character of Collins Quad and offer a diverse, unique student living environment. Student life resources and retail venues will be integrated into the quads to promote a sense of community and social interaction.

Parking Facilities

The site directly west of the existing steam plant will be reserved for a potential long-term parking structure. A new parking structure at this location can serve the parking needs of the new academic expansion along North Woodlawn Avenue, Multidisciplinary Science Building II, and the proposed academic office building at North Walnut Grove and East Eleventh Street. Access to this garage is envisioned to be off of North Woodlawn Avenue and East Twelfth Street, capturing much of the traffic from the north and west without causing additional congestion along East Tenth

Street. If commuter rail service is established in Bloomington, this parking facility can support that function as well.

OPEN SPACE INITIATIVES

New Academic Quads

The academic expansion north of the Woodlawn and Tenth Street neighborhood will define a new quad that will serve as a vibrant and active home to several primary University programs. Building uses will include a mix of academic, support, research, and residential. A large, central quad will be the heart of this neighborhood, and it will serve as the primary ceremonial outdoor space for the adjacent development.

Woodlawn Field

Woodlawn Field currently serves as a scenic gateway and internal campus edge at the corner of the Woodlawn and Tenth Street neighborhood. Its adjacency to the Wildermuth Intramural Center and HPER allows it to support both recreational and educational activities. Unfortunately, the current field arrangement does not fully utilize the potential

of the site. Woodlawn Field is envisioned to be retrofitted with a series of lighted field turf playing surfaces to improve durability and facilitate more class activities, recreation, and intramural sports. A new playing surface and additional lighting will extend the hours of operation and reduce maintenance costs.

STREETSCAPE INITIATIVES

North Woodlawn Avenue and Alumni Walk

North Woodlawn Avenue will become a ceremonial north-south circulation corridor that will establish a front door to the new Woodlawn and Tenth Street neighborhood. Setbacks, pedestrian scale, and streetscape character along this corridor will be based on the East Third Street edge along the southern boundary of campus. The new corridor will support pedestrian circulation and provide a transit route linking the parking resources of Intercollegiate Athletics with the Historic Core. The streetscape will be memorable and feature special paving, shade and flowering trees, pedestrian-scale lighting, site furniture, and other amenities that create a unique identity. Donor opportunities

will be included such as small-scale plazas, masonry seat walls, columns, public art, specialty site furnishings, and engraved paving along the walkway.



Proposed Pedestrian Corridor to Multidisciplinary Science Building II

INFRASTRUCTURE INITIATIVES

Chilled Water System

Chiller capacity from the CCWP is insufficient to serve any of the new facilities in this neighborhood. Because the piping infrastructure to serve the proposed buildings does not currently exist, planning and analysis is required to determine the proper size of the piping. A satellite chilled water production facility may be needed. The McCalla School (Fine Arts Annex) will stand alone and will not be supported by Indiana University utilities.

Steam and Condensate System

Capacity from the CHP is adequate, but new steam and condensate infrastructure is required to serve the proposed buildings in this neighborhood. Analysis is required to ensure that piping is sized correctly to serve this neighborhood.

Electrical System

Power distribution to serve the new buildings in this neighborhood will be generated by new circuits added to the Switching Center.

Telecommunications System

All new structures west of North Walnut Grove will require new underground telecommunications infrastructure.

Water System

Water mains are old and undersized for the new loads that will come from the new buildings in this neighborhood. Analysis is required to ensure that piping is sized correctly to serve this neighborhood.

Stormwater System

Storm sewer mains are old and undersized for the new loads that will come from the new buildings in this neighborhood. Analysis is required to ensure that piping is sized correctly to serve this neighborhood. In addition, the storm sewer mains downstream of this neighborhood may also be undersized. Close coordination with the City Utilities Department is required once this area undergoes transformation. As new buildings are developed, infiltration facilities should be incorporated to increase the quality of the stormwater flowing further downstream.

The existing buildings should also be analyzed to determine whether infiltration facilities can be incorporated as surrounding development occurs.

Detention from this neighborhood can be handled in the underground facility proposed in the Jordan Avenue Corridor.

Sanitary Sewer System

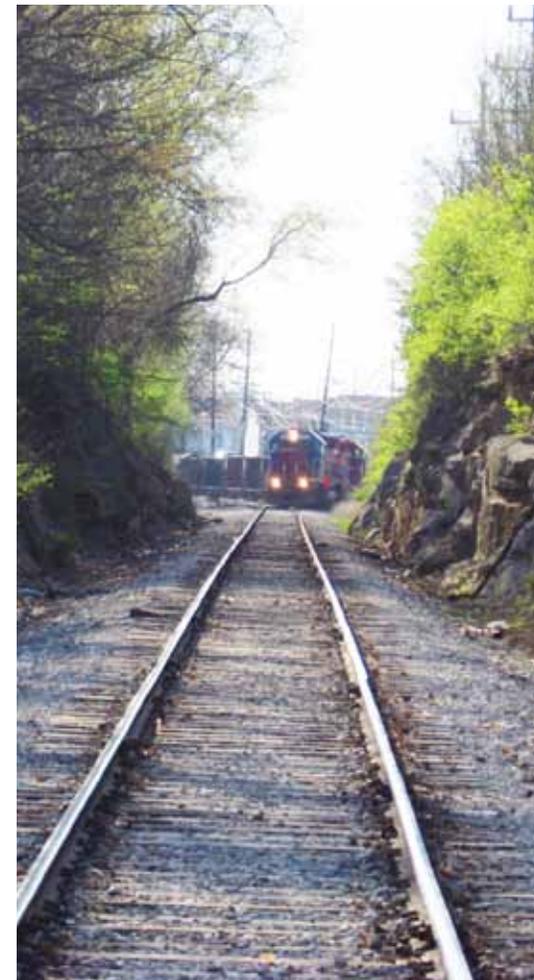
Sanitary sewer mains are old and undersized for the new loads that will come from the new buildings in this neighborhood. Analysis is required to ensure that piping is sized correctly to serve this neighborhood. In addition, the sanitary sewer mains downstream of this neighborhood may also be undersized. A significant increase in sanitary sewer flows will occur in this neighborhood due to the increase in building area. Consequently, the existing mains will need to be upsized and may need to be relocated to accommodate the footprints of the proposed buildings. The existing sewer that cuts across Woodlawn Field will be rerouted to North Woodlawn Avenue to allow for the

construction of the proposed underground detention facility. Close coordination with the City Utilities Department is required once this area undergoes transformation.

Railroad and Infrastructure Corridor

The railroad corridor will continue to support primary campus utilities and service-oriented structures. The existing steam plant will stay in operation at its current location for at least 23 years, based on existing service agreements. Land banks will be established for future power/steam and chilled water plants north of the railroad corridor west of North Walnut Grove.

The rail corridor has great potential as a future front door to the University as the likelihood of commuter rail service increases. A new rail station can be located near North Woodlawn Avenue and support the new ceremonial circulation corridor. Any new commuter rail service infrastructure and associated facilities will need to be carefully coordinated and must not undermine the utility infrastructure.



Existing Railroad Corridor

ARCHITECTURAL GUIDELINES

New construction in the Woodlawn and Tenth Street neighborhood will define a new mixed-use academic and residential precinct for Indiana University. This new precinct must represent the core principles and enduring values of the University while projecting a forward-thinking and progressive image of the University's future. Architectural designs must assimilate the sophisticated character and durable qualities of the academic core with bold aesthetic ideas that embody new spirit and academic vision. Building façades should convey unique identities that are emblematic of the programs they contain and distinguish Woodlawn and Tenth Street from other University neighborhoods.

The architectural character, material palette, refined detailing, and sophisticated landscaping approach exemplified in the academic core will be a model for redevelopment of this area. Buildings will be configured to fully define new quads and open spaces while conveying elegant proportions and architectural complexity consistent with the core campus. New quads

must support a sophisticated, vibrant, and interactive pedestrian-oriented environment modeled on the Wells and Collins prototypes. The scale and character of new spaces must promote unique spatial personalities and support social interaction within a comfortable environment.

New structures will support mixed-use programs and incorporate retail and dining venues at the lower levels. These program elements must convey transparency and engage the surrounding environment and streetscape setting. Building configurations must be carefully defined to promote outdoor spaces and interactive social settings.

Objectives

- Establish a new progressive architectural character based on core campus values.
- Respect and reinforce new neighborhood edges.
- Define new open spaces and promote social interaction.
- Promote ground-level transparency and street-level engagement.

Primary Materials

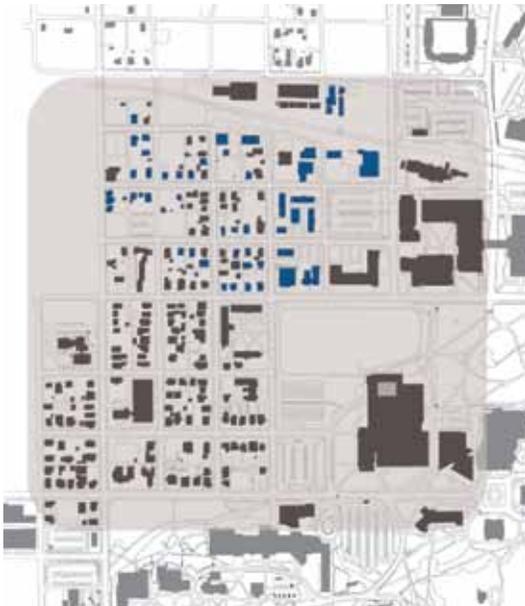
- Façades: Variegated limestone – panelized or random ashlar
- Roof Shapes: Flat roofs with appropriate architectural roof shapes
- Glazing: Clear low E glazing with aluminum framing; operable sashes at student housing
- Streetscape: Dry laid limestone site walls



Multidisciplinary Science Building II



View of the Woodlawn and Tenth Street Neighborhood



Recommended Woodlawn and Tenth Street Demolition Plan

■ Buildings Recommended for Demolition

BUILDING AND RENOVATION INITIATIVES

- 01 New Mixed-Use Academic Building
- 02 Graduate Fine Arts Studios at McCalla School
- 03 New Student Housing
- 04 Kelley School of Business Addition
- 05 Geology Building Renovation
- 06 New Parking Structure
- 07 Central Chilled Water Plant Expansion
- 08 Utility Expansion Land Bank
- 09 New Gathering Space

OPEN SPACE INITIATIVES

- 10 Woodlawn Field Improvements
- 11 New Academic and Residential Quad
- 12 New Pedestrian Underpass

STREETSCAPE INITIATIVES

- 13 North Woodlawn Avenue Corridor - Alumni Walk
- 14 East Tenth Street Streetscape Enhancements

INFRASTRUCTURE INITIATIVES

- 15 New Chiller Capacity and Piping Required for All New Buildings
- 16 New Steam and Water Piping Required for Neighborhood
- 17 Double Existing Circuits
- 18 New Service from Duke Energy to Support CCWP
- 19 Existing Duke Energy Dunn Street Substation
- 20 New Telecom Duct Bank Conduit Capacity
- 21 Sanitary Sewer Improvements Required

KEY

- Existing Building
- Building Opportunity
- Parking Opportunity
- ✳ Gateway Opportunity



Woodlawn and Tenth Street Plan

E Seventh St