

NEIGHBORHOOD 8: NORTHEAST AREA



Aerial View of Northeast Area



Carillon Tower



Northeast Area Map

EXISTING CHARACTER

The Northeast Area is characterized by a mix of low-rise graduate housing, mid-rise apartment buildings, Greek housing, open space, and recreational amenities. Much of the housing located in this area is antiquated and lacks a convenient connection to the core campus. A few residential structures in this area, including the newly renovated Campus View Apartments, maintain student demand and long-term viability.



Campus View Apartments



Student Recreational Sports Center



Jordan River Headwaters

The Student Recreational Sports Center (SRSC) anchors the southern border of the Northeast Area, just north of the railroad tracks. The building opened in 1992 and is a heavily used, recreational asset to students, faculty, and staff. Unfortunately, its isolated location greatly limits access and frustrates regular patrons.

Fraternity and sorority houses form the western edge of the neighborhood, defining an active, socially-oriented district along North Jordan Avenue.

The Hilltop Garden and Nature Center is a cherished open space that occupies over 5 acres on the eastern edge of the Northeast Area. Its value to the University and Bloomington community extends far beyond its cultivated gardens and open space. The facility includes several distinct gardens, greenhouses, and an activity center that provides classes, workshops,

and volunteer opportunities. It provides hands-on education in gardening and horticulture and promotes positive interaction between the University and community members. It is considered a wonderful asset to both the University and the greater Bloomington community.

EXISTING QUALITIES

- Low density residential area
- Isolated from the core campus
- Large open spaces with recreational fields

DEVELOPMENT OPPORTUNITIES

The long-term vision for the Northeast Area neighborhood is a multi-use recreational district that is centrally located for all students and builds upon the SRSC. Most of the student housing in the Northeast Area will be decommissioned as new housing is developed closer to the campus core. This will transform the character of the Northeast Area from a primarily residential enclave into a more naturalized area with consolidated recreation facilities.

Development and promotion of Hilltop Garden and Nature Center also plays into the long-term vision for the area. A continued emphasis on engaging the Bloomington campus student body and outreach programs that encourage interaction with the greater city of Bloomington community will remain a priority. These

initiatives will help expand environmental education, foster land stewardship, and promote the center as a cultural resource. Student-managed initiatives related to environmental sustainability on campus and local food cultivation will be encouraged. Future growth of the center's organic farming initiatives could lead to greater local food security, improved nutrition, and revenue generation through local produce distribution.

DEVELOPMENT OBJECTIVES

- Gradually redistribute student housing from this area to other neighborhoods.
- Strengthen the SRSC as a recreational commons and gathering space.
- Consolidate recreational sports into a new park complex adjacent to the SRSC and convenient to all students.
- Enhance and restore the headwaters of the Jordan River.
- Preserve and promote the Hilltop Garden and Nature Center.
- Expand and preserve campus woodlands with connections to Griffy Reservoir.

BUILDING INITIATIVES

SRSC Expansion

As the existing residential facilities along North Union Street are decommissioned and demolished, most of the Northeast Area will be converted to open space and recreational uses. The lone building initiative in this neighborhood

is an expansion of recreational sports at the SRSC. In order to maintain strategic growth and enhance student amenities, the center will develop additional fitness, wellness, and natatorium facilities. Improved food service and gathering spaces will also be developed to enhance student life and encourage interaction.

OPEN SPACE INITIATIVES

Recreational Sports Fields

With its adjacencies to the SRSC, and its relatively flat land, the Northeast Area is a prime location for a central recreation and intramural sports park. The area is within walking distance of nearly 14,000 students and can serve as a gateway between the core campus, Research Park, Indiana University Golf Course, and Griffy Reservoir.

A first priority recreation expansion initiative will be the development of a four- or five-field softball complex on open land directly adjacent to Tulip Tree Apartments. Additional multi-use recreation and intramural field initiatives can be pursued with the demolition of Banta, Bicknell, Hepburn and Nutt Apartments, and the realignment of North Union Street.

Jordan River Headwaters

As part of the reclamation of the Northeast Area for open space, the headwaters of the Jordan River should be preserved and returned to a more natural state. Riparian and stream bank



Hilltop Garden and Nature Center - Garden Center



Hilltop Garden and Nature Center



Redbud Hill Apartments



Evermann Apartments



Tulip Tree Apartments

restoration, and the re-introduction of native species can highlight the renovations to the river corridor and engage the surrounding recreation facilities. A retention system at the headwaters of the river will allow for temporary stormwater storage during large storm events. Stormwater retention and control is essential to the overall health of the Jordan River and the downstream corridor that winds through campus.

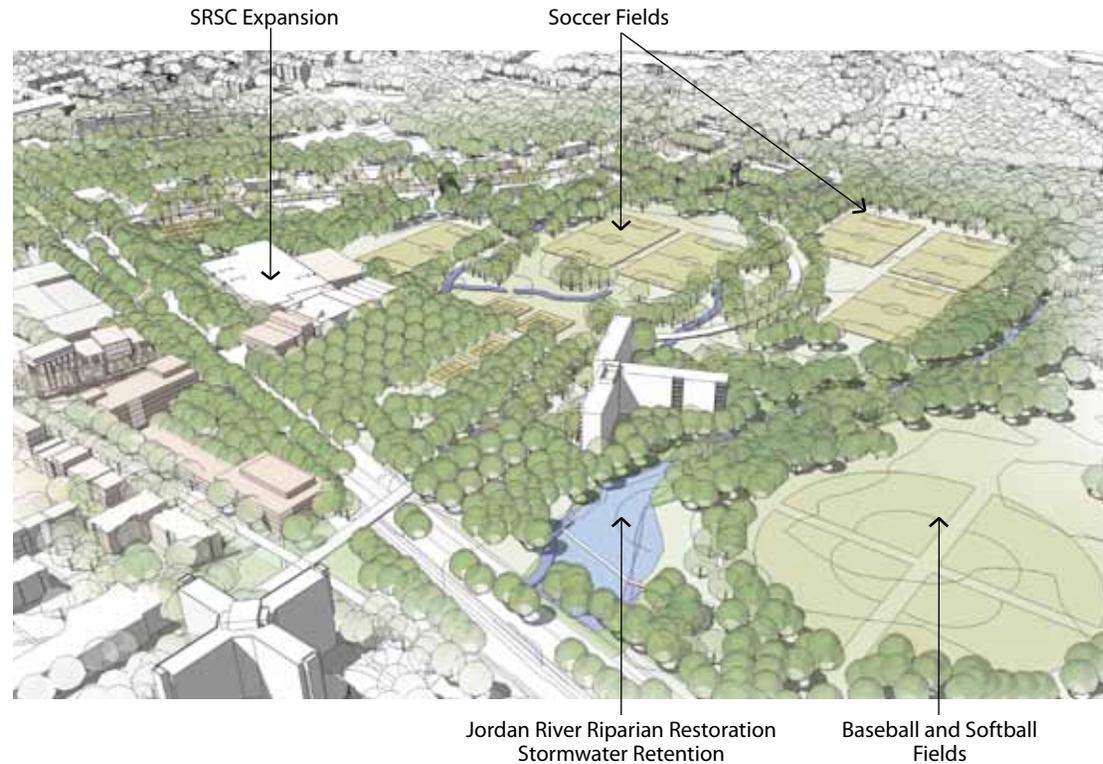
Hilltop Garden and Nature Center

Hilltop Garden and Nature Center is a model of agricultural education and a sustainable

food production asset to the campus and the surrounding community. The center and associated programs are envisioned for long-term development, enhancement, and expansion.

East Seventeenth Street Woods

The existing East Seventeenth Street woods are a regional asset and habitat link to the woodlands surrounding Griffy Reservoir. The woods will be maintained and enhanced with additional wildlife and habitat corridors between the headwaters of the Jordan River, the East Seventeenth Street woods, and Griffy Reservoir.



Proposed View of Future Recreation Fields Looking Northwest

STREETSCAPE INITIATIVES

As development of the Northeast Area is implemented, streetscape character improvements should be incorporated. Residential area streetscapes should be reconstructed to adopt the Residential Typical streetscape prototype with all other areas developed with the Campus Typical prototype.

INFRASTRUCTURE INITIATIVES

Chilled Water System

The SRSC expansion will be served by the existing heat recovery chiller (HRC) or an additional HRC in the SRSC.

Electrical System

If power distribution is required for field lighting for new playing fields, service is likely to be generated from Substation D located north of the SRSC. Substation D is original 40-year-old equipment and has reached the end of its useful life. Substation D will need replacement in the next 5 to 10 years.

There are five high voltage overhead circuits parallel to the railroad. There are 69kV and 15kV circuits on the south side of the railroad, and 3-15kV circuits on the north side. Duke Energy owns three circuits, and the University owns two. The 69kV circuit can be buried, but that will be very costly. Duke Energy is installing circuit 1230 (15kV) on poles along the north side of the railroad during the summer of 2009 to serve the new electric load created by the Data Center. Indiana University is designing the relocation of circuit 211, placing it underground to provide additional protection to the power distribution to the Data Center.

Telecommunications System

New telecommunications duct bank is needed on East Law Lane.

Water System

Water for irrigation and restrooms associated with the recreational fields must be extended from CBU mains located in North Jordan Avenue, East Lingelbach Lane, and East Law Lane.

Stormwater System

As proposed 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 the proposed buildings will be accounted by the in-line detention facilities located in the East of Jordan neighborhood. Another large in-line detention facility will be constructed north of East Law Lane in the Jordan River basin. This detention facility will help to control the quantity of flow heading downstream during large rainfall events.

Sanitary Sewer System

The SRSC expansion will require an upsizing of the sewer heading south out of the building towards East Law Lane. Sanitary sewers for restrooms associated with the recreational fields must be extended from gravity mains located in

or near North Jordan Avenue, East Lingelbach Lane, and East Law Lane. A lift station may be required, and planning should determine the optimum location to serve all future facilities.

ARCHITECTURAL GUIDELINES

Anticipated new construction and renovations in the Northeast Area will be limited to the expansion of the SRSC and selective minor renovations to existing housing facilities that are intended to remain long term.

Expansion of the SRSC will require careful planning to ensure that new construction is appropriately configured to not undermine the existing building's design aesthetic and functionality. Designed by noted architect Edward Larrabee Barnes, the SRSC is an elegant structure that expresses a simplicity and clarity consistent with much of Barnes' work. The building's design is highly appropriate for its use and represents a rational contemporary design approach and modern efficiency. The building's exterior is simply fenestrated and embellished

with sophisticated modern details. Its scale and materiality are expressive of its internal function and appropriate for its remote campus setting.

Additions to the SRSC must promote the spirit of the original design while maintaining the facility's coherent circulation pattern and functional layout. Development initiatives must efficiently assimilate with the existing plan and emulate the existing structure's clarity and simplicity. New construction must be scaled appropriately for its programmed use and be externally expressive of its interior function. New designs must respectfully embrace the established aesthetic but are not required to repeat existing configurations or assemblies. New structures should leverage opportunities to provide internal and external social gathering spaces that complement both new and existing recreational components.

Objectives

- Expand the SRSC respectful of the original design.

- Maintain the rational planning and clear layouts.
- Provide new internal and external social spaces.

Primary Materials

- Façades: Precast concrete or limestone
- Glazing: Clear low E with aluminum framing
- Site Walls: Loose laid limestone



Proposed View of Northeast Area



Northeast Area Demolition Plan

■ Buildings Recommended for Demolition

BUILDING INITIATIVES

01 SRSC Expansion

OPEN SPACE INITIATIVES

02 Baseball and Softball Fields

03 Soccer Fields

04 Jordan River Riparian Restoration/Stormwater Detention

05 East Seventeenth Street Woods Habitat Improvement

06 Hilltop Garden and Nature Center Expansion

07 Pedestrian Railroad Crossing

STREETScape INITIATIVES

08 East Law Lane Extension and Streetscape Enhancements

09 Street Extension and Streetscape Enhancements

INFRASTRUCTURE INITIATIVES

10 Lighting Power Distribution from Substation D

11 Water and Sewer Extensions Required for Fields

12 Replacement for Substation D

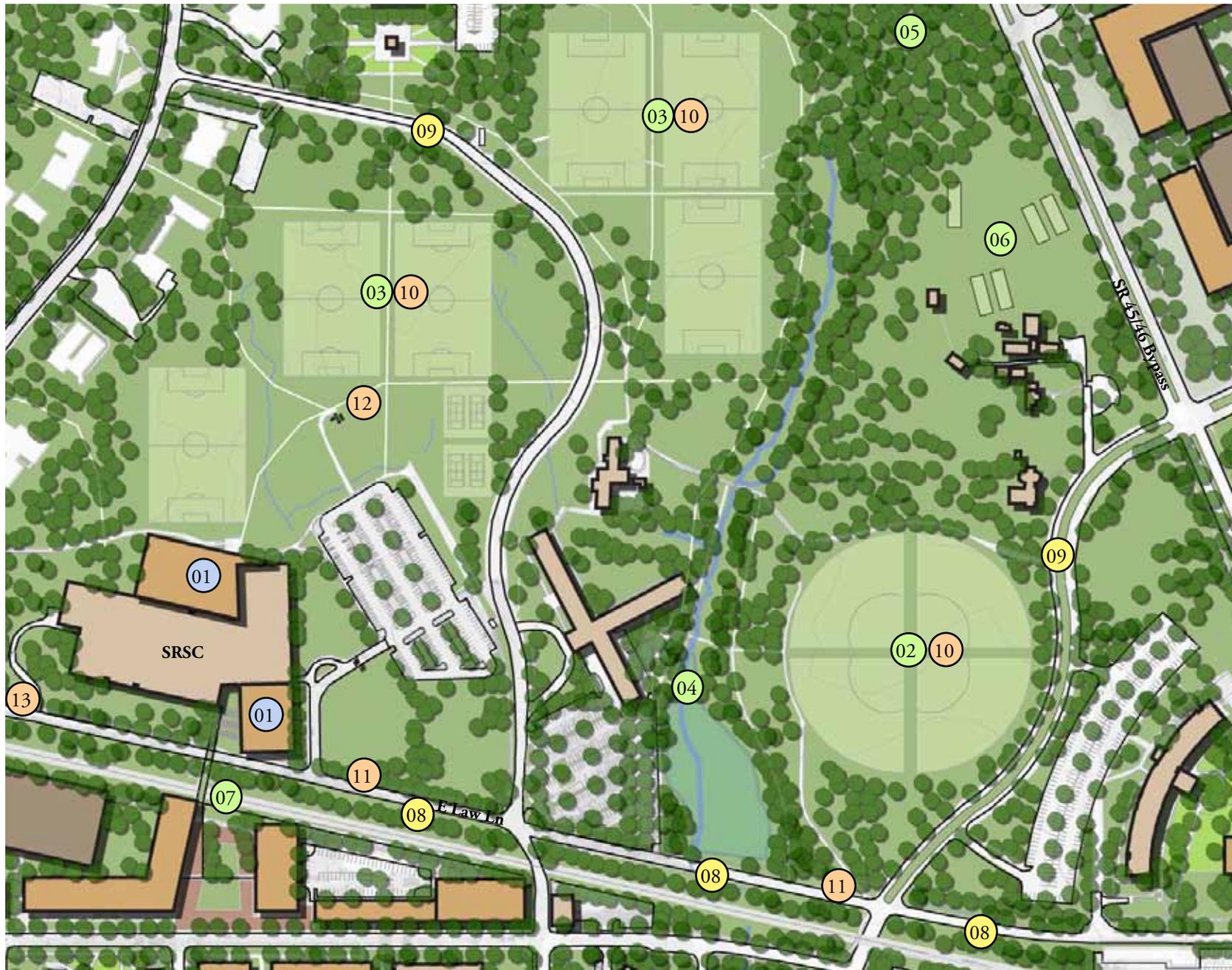
13 New Telecom Duct Bank Conduit Capacity

KEY

■ Existing Building

■ Building Opportunity

■ Parking Opportunity



Northeast Area Plan