



Chapter 13

Key Focus Area Plan

This chapter presents recommendations regarding land use, development and improvements for four key focus areas within New Carlisle and its growth areas. The Key Focus Area Plans build upon the generalized recommendations established in the Land Use and Development Plan and provide more detailed and site-specific recommendations for these unique and important parts of the Town.

IDENTIFICATION OF KEY FOCUS AREAS

Many factors entered into the selection of the Key Focus Areas. They are economic generators for New Carlisle and are among the most intensely developed portions of the community. They include important transportation connections that link New Carlisle to the surrounding region. These areas are highly visible to passing motorists which means they contribute greatly to the perception of New Carlisle by residents as well as visitors. Finally, each area has issues which, if addressed, could significantly improve their function and aesthetics.

ORGANIZATION OF THE KEY FOCUS AREA PLANS CHAPTER

Each of the four Key Focus Areas is discussed in detail on the following pages including:

- » Identification of planning influences and existing conditions;
- » Key concepts for improvement and redevelopment;
- » Identification of catalyst redevelopment sites; and
- » Land use recommendations.

CATALYST SITES: EVALUATION CRITERIA

Catalyst sites are those parcels where redevelopment would have a positive catalytic impact on the surrounding area. In the identification of catalyst sites, certain criteria are considered. Catalyst sites are determined based on the sites exhibiting some or all of the following characteristics:

- » Under-utilized buildings or land
- » Vacant buildings or land
- » Structural soundness of buildings
- » Size of property
- » Ownership (e.g., unified private ownership or Town-owned)
- » Visibility and access
- » Current zoning and adjacent zoning
- » Surrounding land uses

THE KEY FOCUS AREAS INCLUDE: (NOTE THAT THESE MAY CHANGE DURING PHASE TWO)

- » **Michigan Street Corridor,
NARRATIVE WILL GO HERE.**

- » **Gateways into the Town,
NARRATIVE WILL GO HERE.**

- » **Downtown,
NARRATIVE WILL GO HERE.**

- » **New Potential Transit-Oriented-Development near the South Shore Train Station,
NARRATIVE WILL GO HERE.**

MICHIGAN STREET CORRIDOR

NARRATIVE WILL GO HERE.

KEY CONCEPTS & RECOMMENDATIONS FOR THE MICHIGAN STREET CORRIDOR

- **POINTS OF NARRATIVE WILL BE LISTED HERE.**

INSERT CONCEPTS & RECOMMENDATIONS GRAPHICS

GATEWAYS INTO THE TOWN

NARRATIVE WILL GO HERE.

KEY CONCEPTS & RECOMMENDATIONS FOR THE GATEWAYS INTO THE TOWN

- **POINTS OF NARRATIVE WILL BE LISTED HERE.**

INSERT CONCEPTS & RECOMMENDATIONS GRAPHICS

DOWNTOWN

NARRATIVE WILL GO HERE.

KEY CONCEPTS & RECOMMENDATIONS FOR THE DOWNTOWN

- **POINTS OF NARRATIVE WILL BE LISTED HERE.**

INSERT CONCEPTS & RECOMMENDATIONS GRAPHICS

NEW POTENTIAL TRANSIT-ORIENTED-DEVELOPMENT NEAR THE SOUTH SHORE TRAIN STATION

NARRATIVE WILL GO HERE.

KEY CONCEPTS & RECOMMENDATIONS FOR THE NEW POTENTIAL TRANSIT-ORIENTED-DEVELOPMENT NEAR THE SOUTH SHORE TRAIN STATION

- **POINTS OF NARRATIVE WILL BE LISTED HERE.**

INSERT CONCEPTS & RECOMMENDATIONS GRAPHICS

FUTURE USES

BESIDES THE IDENTIFIED KEY FOCUS AREAS AND THEIR DETAILS THERE WILL BE ADDITIONAL NARRATIVE REGARDING OTHER ADJACENT DEVELOPMENT COMMENTARY OF FUTURE USES AND HOW THE TOWN WILL BE ABLE TO BE A RECIPIENT OF SUCH DEVELOPMENT. THIS WOULD INCLUDE THE FUTURE DEVELOPMENT OF THE INDIANA ENTERPRISE CENTER, THE GROWTH OF TRANSPORTATION SYSTEMS, SCHOOL SYSTEMS, PUBLIC AND PRIVATE SERVICES, ETC.