

LaCasa Mill Street Project Workshop + Design Charrette

Goshen, Indiana
July 13-14, 2010



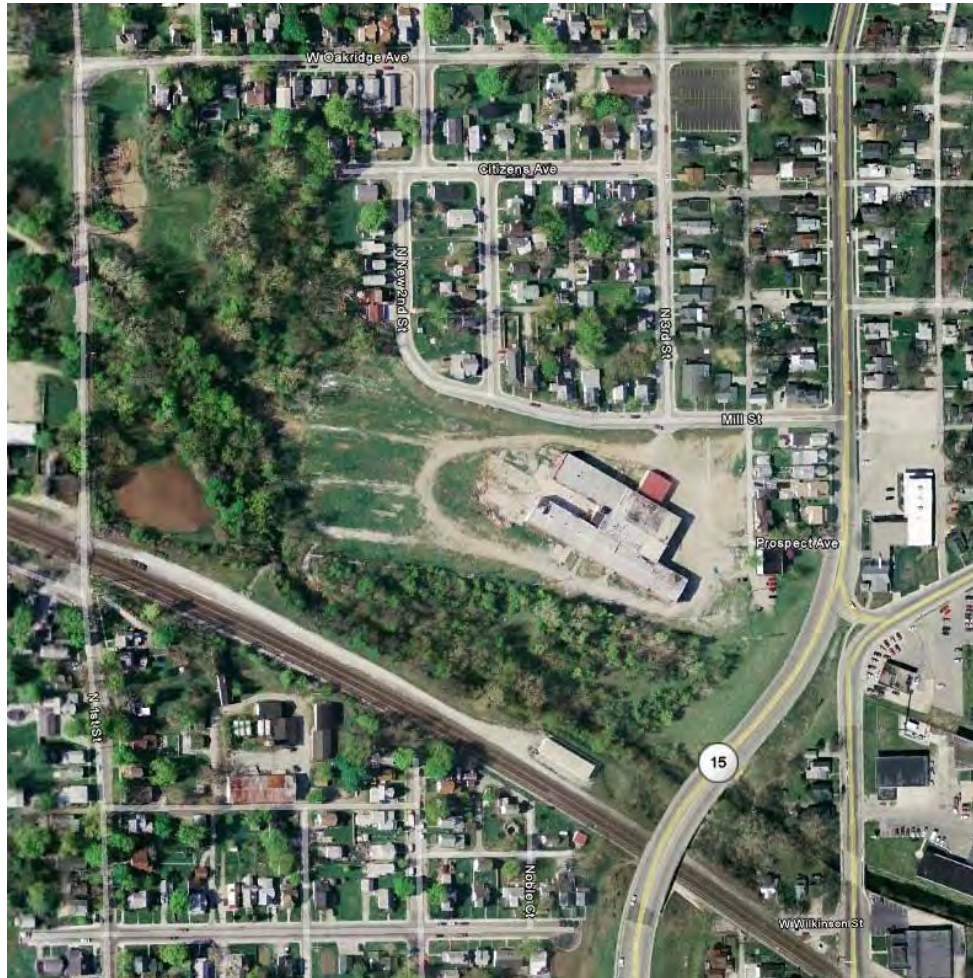
Prepared by E² Inc. for EPA

Speaker: Larry or Brad

Need additional content for slide and photo(s) representing LaCasa

- Welcome
- About LaCasa

LaCasa's Mill Street Project Overview



Mill Street Project Reuse Goals

- Site clean-up (no restrictions)
- Development of affordable single-family homes
- Integration of new housing into existing Northside neighborhood fabric
- Sustainable site design and long term stewardship
- Increased neighborhood amenities
- Potential pilot opportunity for alternative stormwater management

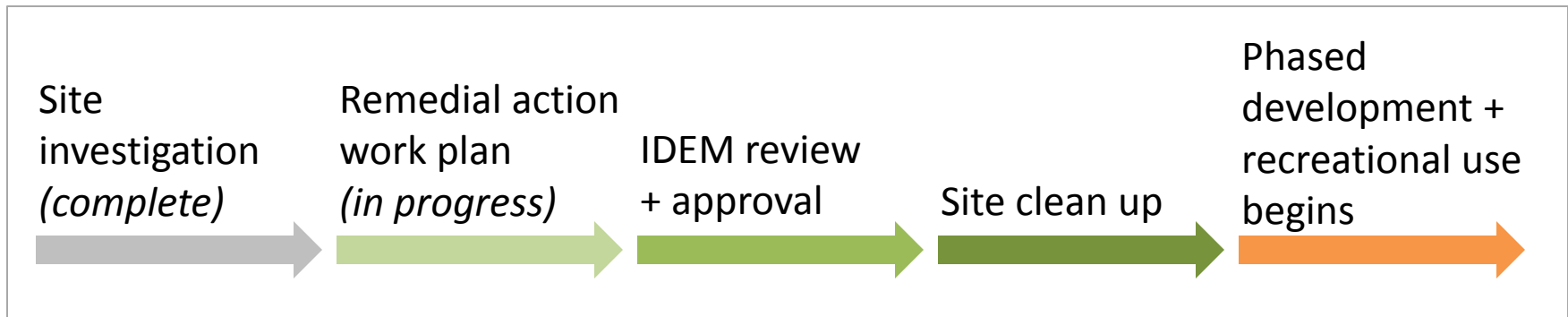
Sustainability Priorities and Interests (TBD)

- Improve water quality
- Protect native species and habitat
- Design functioning landscape as neighborhood amenity



LaCasa's Mill Street Project Update

- Clean-up timeline
- Phased development approach

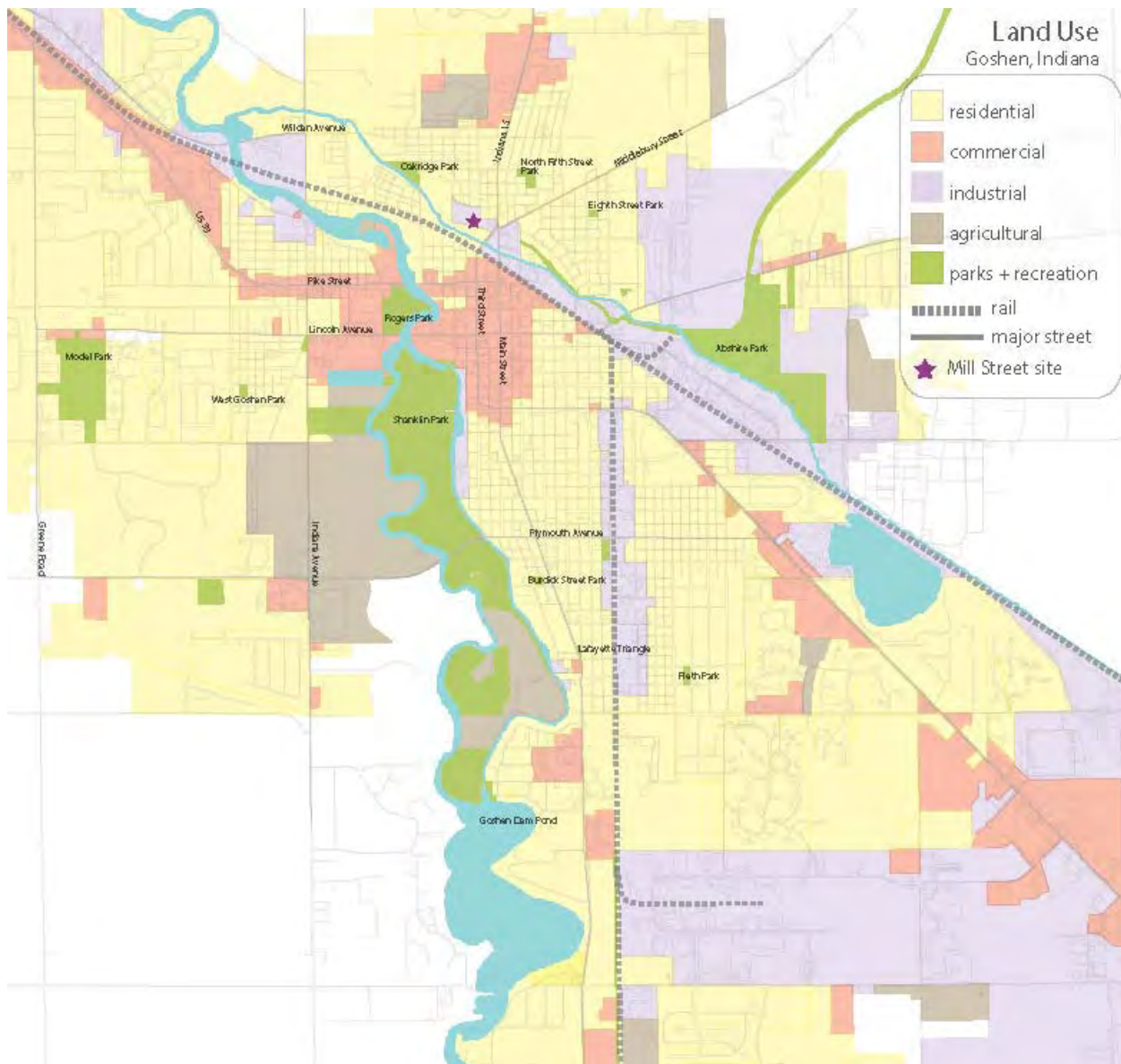


Related Initiatives

- Design and installation of city sewer main on/adjacent to site
- Construction of bike trail along creek, connecting 25+ miles of regional trails
- Proposed park/playscape to serve Northside neighborhood

Site Characterization

Goshen, Indiana – Land use



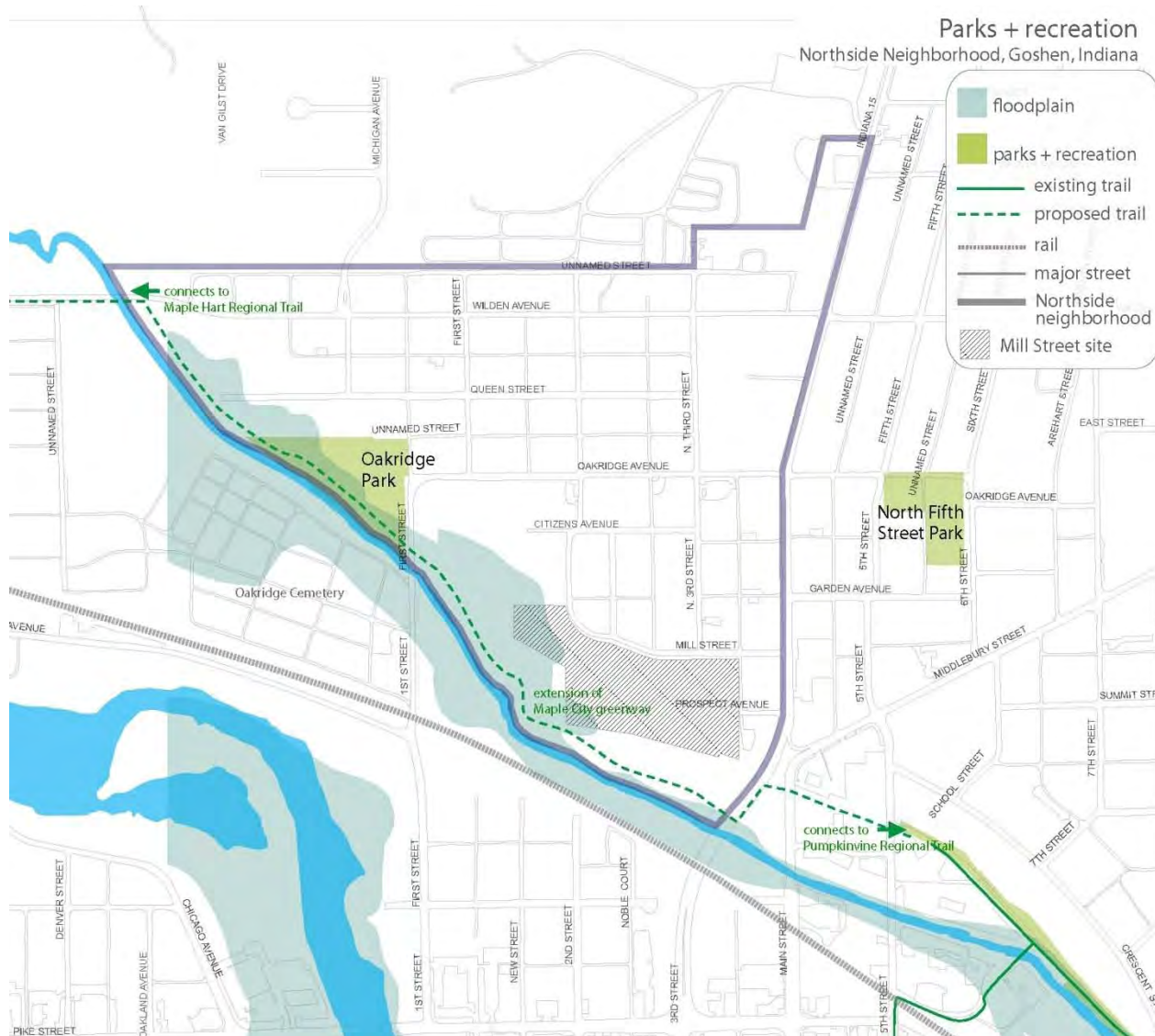
Goshen, Indiana – Parks & recreation



Proposed trail on Mill Street site will link Northside neighborhood to 10 miles of city trails and 25+ miles of regional trails.

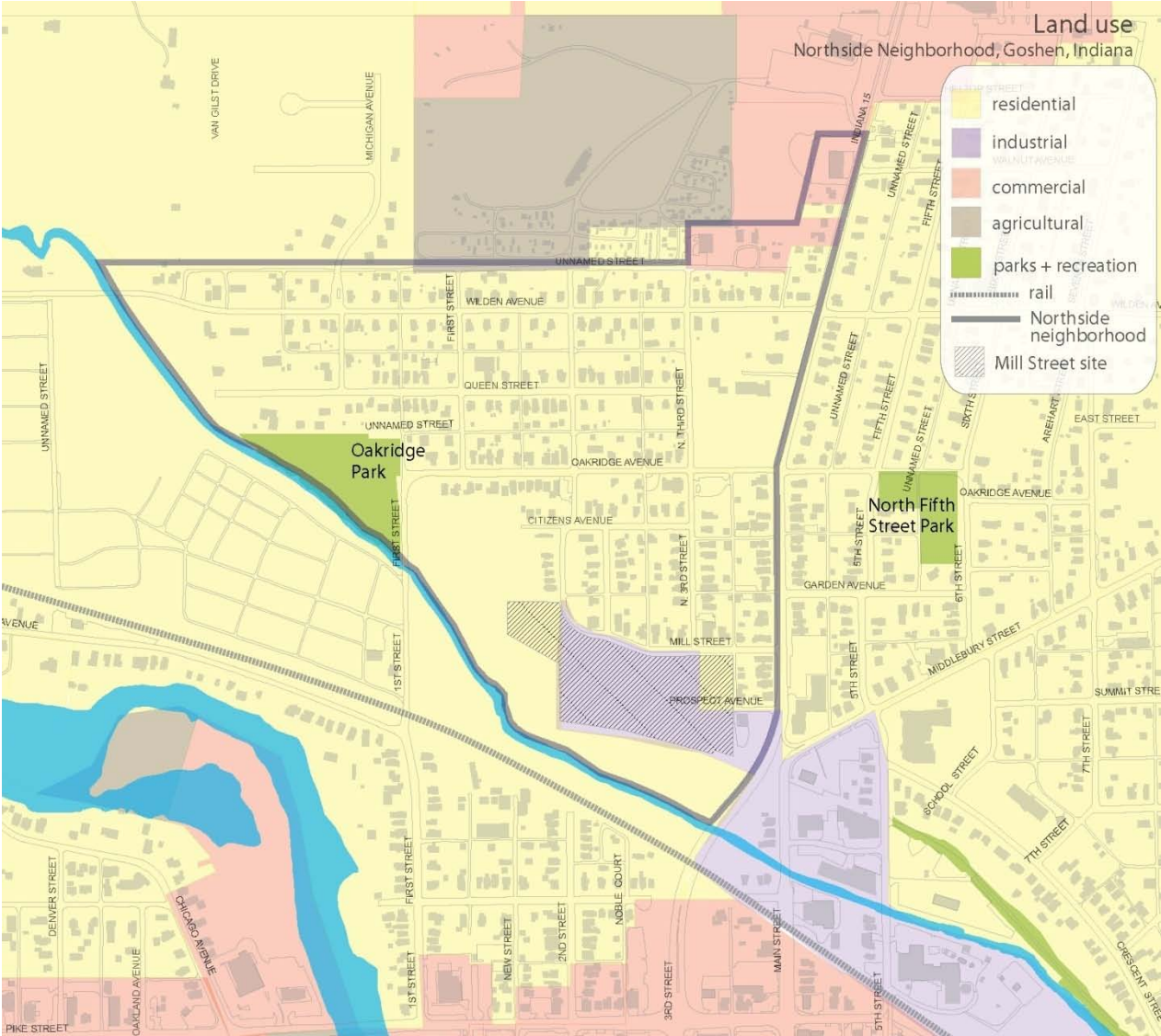


Northside – Parks & recreation



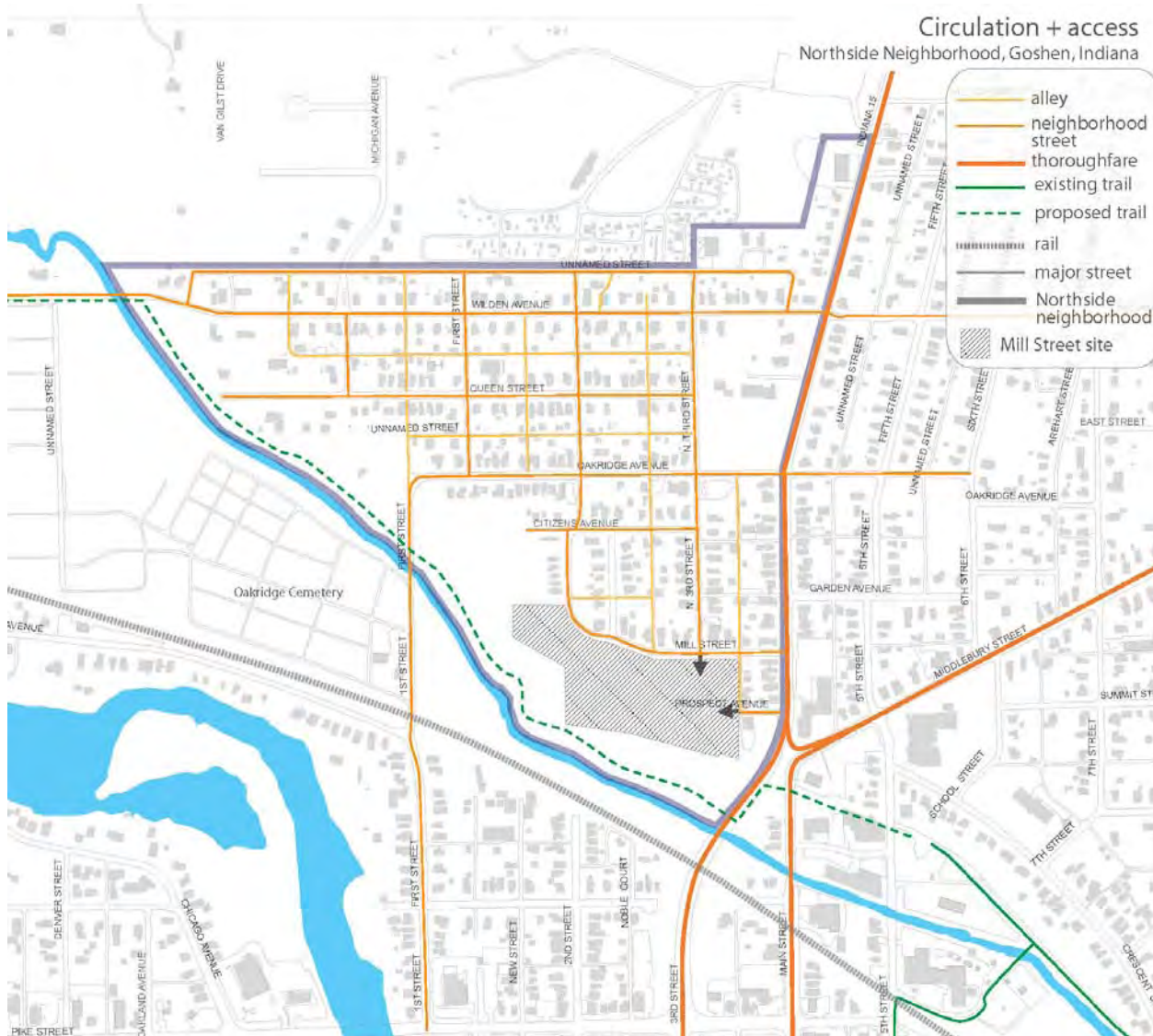
- Nearby parks offer limited recreation options
- Proposed trail will connect neighborhood park to county parks

Age Group	Percentage
18-24	28%
25-34	22%
35-44	18%
45-54	15%
55-64	12%
65-74	8%
75-84	5%
85+	2%



- Land use is largely single family residential
- Majority of Mill Street property to be developed for single family housing

Northside - Circulation



Northside neighborhood bound by:

- Rock Run Creek and rail to the south,
- Major corridor to the east, and
- Limited access on the western side.

Northside - Character



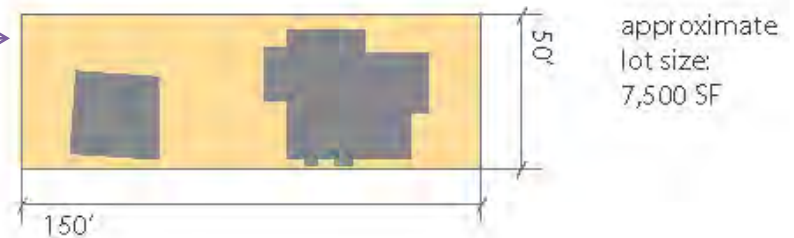
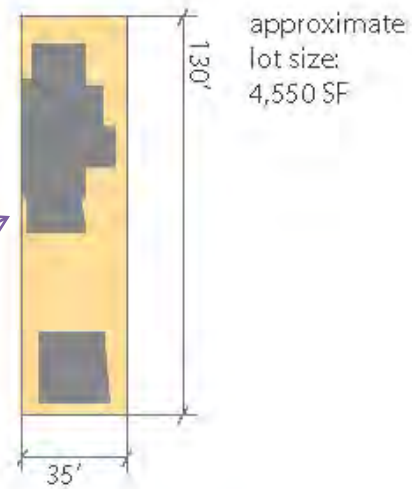
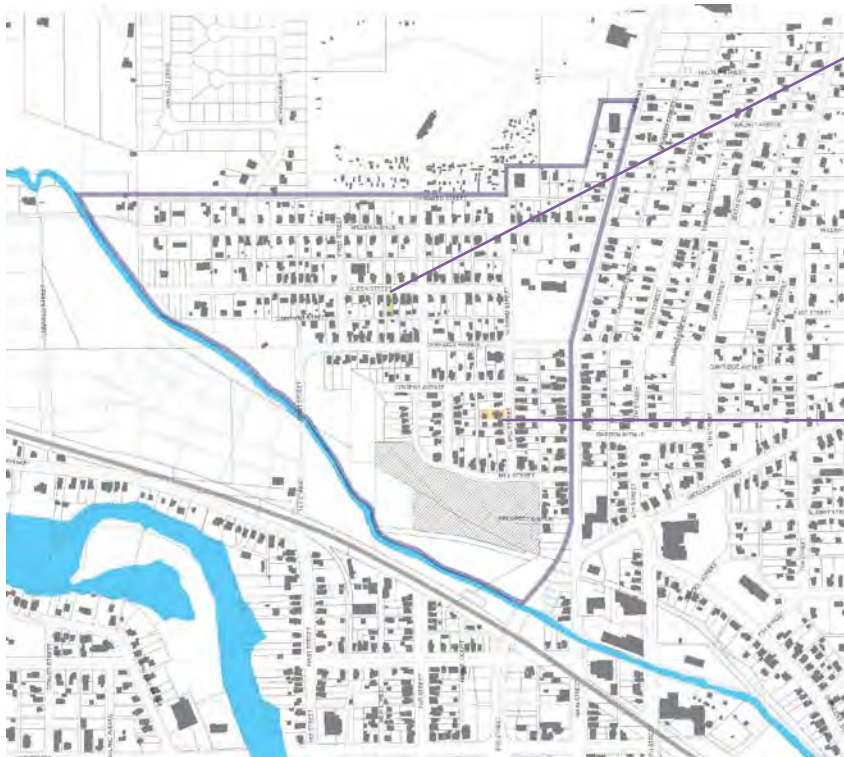
Neighborhood fabric is woven by alleys, street-facing housing, similar lot dimensions.



Typical section in the Northside neighborhood



Typical lot size



Comparison with current area, width and yard regulation

Current lot size regulations

- Lot area minimum: 8,000 SF
- Front lot line min. 66 feet

(based on current regulations)

approximate lot size: 8,580 SF



(based on current regulations)

approximate lot size: 9,900 SF



Existing lot sizes

(typical)

(typical, existing)

approximate lot size: 4,550 SF



(typical, existing)

approximate lot size: 7,500 SF



LaCasa Mill Street Site - Ownership



- Property adjacent to LaCasa site owned by City of Goshen and Elkhart County.

LaCasa Mill Street Site – Former use



- Former 50,000 SF building has been demolished
- Prior use for furniture and other manufacturing, transportation

LaCasa Mill Street Site - Features



- Significant features include floodplain, slope, canopy, utility lines.
- How can development protect the riparian zone and canopy?
- Site slopes over 10 feet N to S
- Wooded areas comprised of secondary growth (sumac, maple, cherry, willow, cottonwood)

LaCasa Mill Street Site – Features



Slope up to Main Street



Utility lines along southern boundary



Slope up to Mill Street



Rock Run Creek

Summary of sampling results for LaCasa property*

- **Detected:** Lead, Hexavalent Chromium, Arsenic and PAHs above residential closure levels
- **Not detected:** VOCs, groundwater contamination
- All contaminants would need to be removed to achieve desired *no restriction* status

* Sources: Symbiont, Roberts Environmental

Soil and Water Testing – Areas of Potential Remediation



Reuse planning



Natural features
(floodplain, riparian
zone, slope)
determine buildable
area.

Components to
consider in reuse
scenarios:

- Lot size and configuration
- Park space (playscape, passive recreation, other)
- Access (vehicular, pedestrian, bicycle), parking
- Sewer main
- Sound berm

Phased Development Approach

Potential phase I



Potential full development



LaCasa Mill Street Project

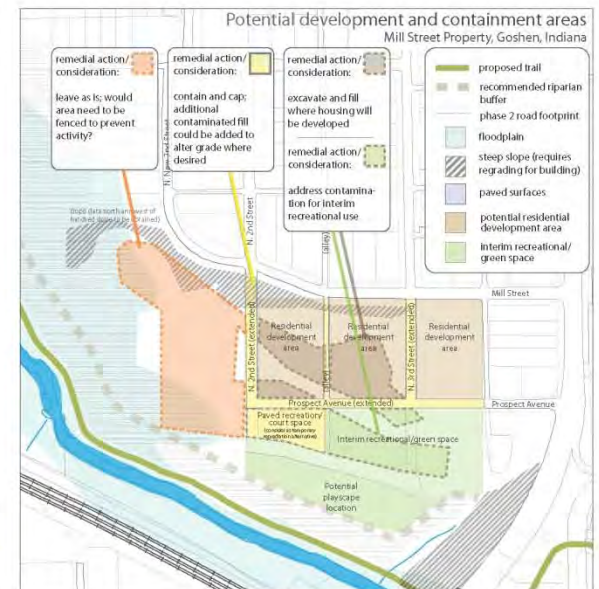
Potential phase I



Potential reuse development footprint



Areas of known contamination
Source: Roberts Environmental Services
Subsurface Report, Figure 6, p. 32.



Potential remedy and development considerations

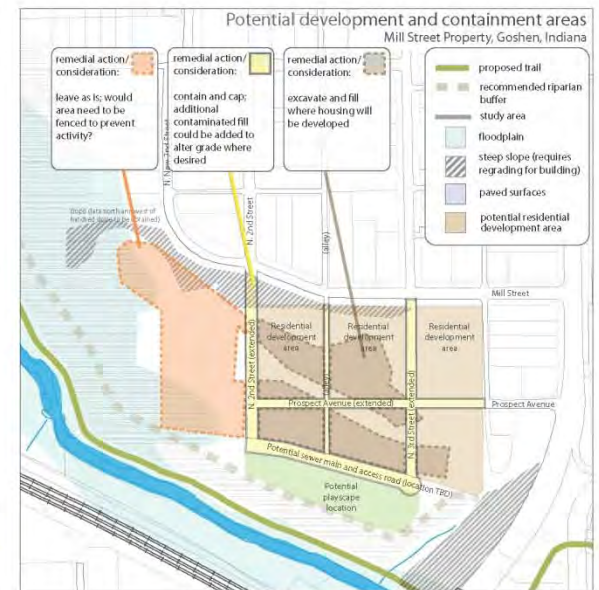
Potential full development



Potential reuse development footprint



Areas of known contamination
Source: Roberts Environmental Services
Subsurface Report, Figure 6, p. 32.



Potential remedy and development considerations

Components to consider in scenario design:

- Phased used and development
- Sustainability initiatives
- Lot size and configuration
- Park space (playscape, passive recreation, other)
- Access (vehicular, pedestrian, bicycle), parking
- Sewer main
- Sound berm