



An aerial photograph of a city, likely Muncie, Indiana, featuring a river, a bridge, and various urban buildings. The image is overlaid with a solid blue filter. The text "NEXTMUNCIE" is prominently displayed in the center in a white, bold, sans-serif font. The word "NEXT" is in a bolder weight than "MUNCIE".

NEXTMUNCIE

Why was the Next Muncie Team formed?

Many efforts are underway in the community to create positive change in Muncie...

...but not all are coordinated or positioned to make the most of available resources and funding

NEXTMUNCIE

The team supports a set list of strategic, central projects that advance goals shared by Muncie's largest employers, city administration, and the public, private, and philanthropic sectors

Better coordination means funds go further and more community needs are met more quickly

Who is Vandewalle & Associates?



Vandewalle & Associates is a planning and economic development firm that has been rebuilding cities and Midwest post-industrial economies for 35+ years.

Why was an out of state team chosen to help Muncie?

- High level of downtown revitalization expertise, experience, and previous successes.
- V&A helped the East Central Indiana Regional Planning group develop the 2012 Anderson/Muncie/New Castle Regional Analysis & Economic Strategy.
- V&A also helped revitalize the post-industrial downtowns in many similarly mid-sized Midwestern cities—Waterloo, IA; Moline, IL; Davenport, IA; and Peoria, IL.



MADISON OFFICE



MILWAUKEE OFFICE

NEXT MUNCIE TEAM



**IU Health
East Central Region**



Ball State University



Mursix Corporation



**The Community
Foundation of Muncie
and Delaware County**



**Ball Brothers
Foundation**



City of Muncie



**First Merchants
Corporation**



**Muncie Downtown
Development
Partnership**



**Ivy Tech
Community College**



**Muncie-Delaware
County Economic
Development Alliance**

NEXTMUNCIE

CENTRAL CITY OPPORTUNITY AREA & ASSETS



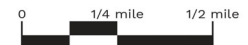
Anchor Assets

- | | |
|------------------------------------|----------------------------------|
| ① Ball State University | ⑪ Ivy Tech Community College |
| ② IU Health Ball Memorial Hospital | ⑫ Madjax |
| ③ Burris Laboratory School | ⑬ Horizon Convention Center |
| ④ MITS Bus Terminal | ⑭ Meridian Health Services |
| ⑤ Delaware County Courts | ⑮ Indiana Academy |
| ⑥ High School Campus | ⑯ IU School of Medicine - Muncie |
| ⑦ Muncie Fieldhouse | ⑰ The CO:LAB |
| ⑧ Innovation Connector | ⑱ Delaware Dynamics |
| ⑨ Muncie Civic Theatre | ⑲ Ontario Systems |
| ⑩ Cornerstone Center for the Arts | |

Greenway Assets

- | Current Assets | Proposed Assets |
|---|---------------------------------------|
| A Cardinal Greenway, Inc. | G Public Riverfront Plaza & Riverwalk |
| B Sanitary District Neighborhood Revitalization | H Racer Trust Recreation Destination |
| C Minnetrista Cultural Center | I Arts & Cultural Trail |
| D Tuhey Park | |
| E Kitzelman Trailhead & Park | |
| F High School Trail & Pedestrian Bridge | |

- Areas of Opportunity
- Greenway
- Historic District



HOW IT IS ORGANIZED AND HOW DOES IT FUNCTION?

NEXTMUNCIE

PRIVATE | PUBLIC | PHILANTHROPIC

MEDICAL/EDUCATION
ECONOMIC MOMENTUM

PROJECT MANAGEMENT TEAMS

EMERGING
OPPORTUNITIES

McKINLEY
LIVE-LEARN
NEIGHBORHOOD

WHITE RIVER
CANAL
DISTRICT

DOWNTOWN

CONNECTOR
NEIGHBORHOOD

TRAILS

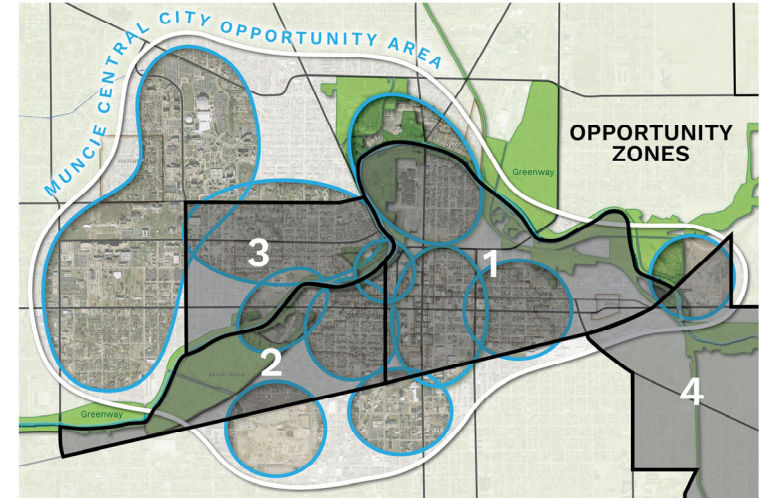
Economic Momentum



COURTYARD MARRIOTT

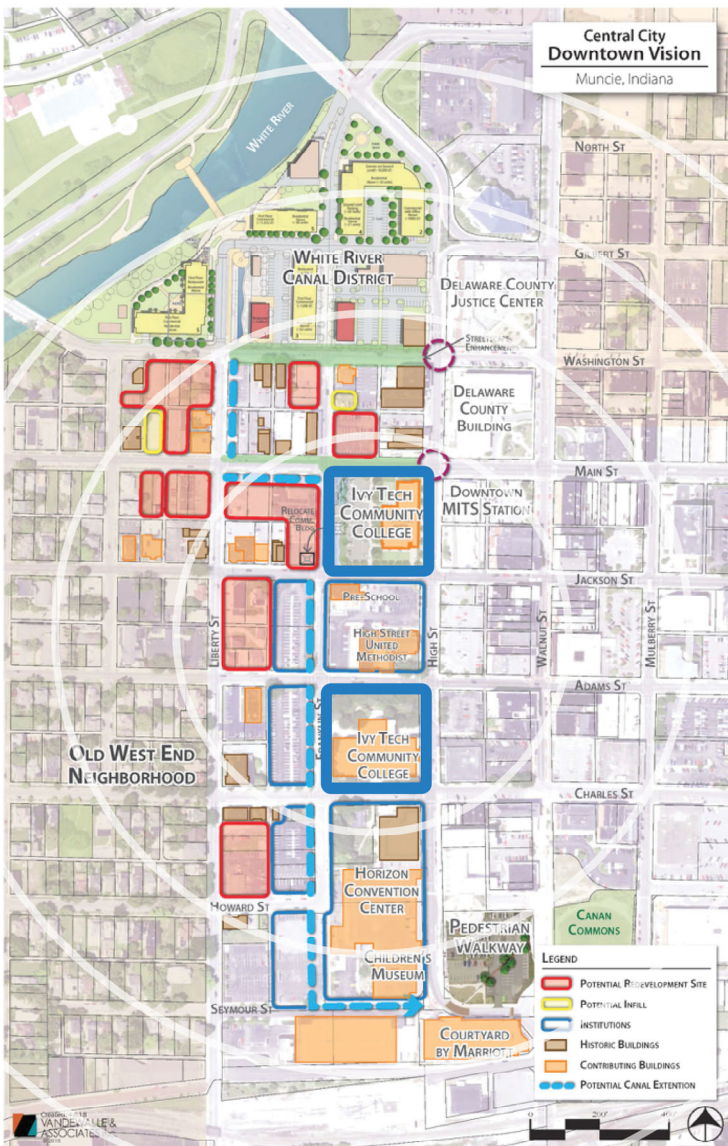
- Brings visitors from outside the area who spend money in Muncie's shops, restaurants and at events
- Hotel is a first-of-its kind training facility for hospitality, food service and healthcare support

Early Successes



OPPORTUNITY ZONES

- Includes multiple development opportunities poised for reinvestment
- Advances downtown redevelopment of last 18 years
- Supports expansions of anchor institutions
- Supports improved housing
- TIF funds can be leveraged for infrastructure improvements



Benefits of the Ivy Tech Investment radiate well into the downtown...

ECONOMIC BENEFITS

- Making new housing, office & commercial feasible
- Growing area tax base
- Bringing new students, faculty, programming and activity to downtown

ENVIRONMENTAL BENEFITS

- "Daylighted" canal extension improves both water quality and flood mitigation

SOCIAL BENEFITS

- More public space for students and community
- Expanding the city's medical /educational training & career pathways
- Knitting the city together



White River Canal Mixed-Use Project

CREATING A NEW WAVE OF ENERGY IN THE CENTRAL CITY

- Adding much-needed urban housing
- Meeting the demands of medical staff, employees, faculty and students



- ✓ Development Review Committee
- ✓ Developers narrowed to one, in negotiations
- ✓ Zoning Overlay District to guide development standards
- Public improvements including Riverwalk and gathering space to be constructed by end of 2019

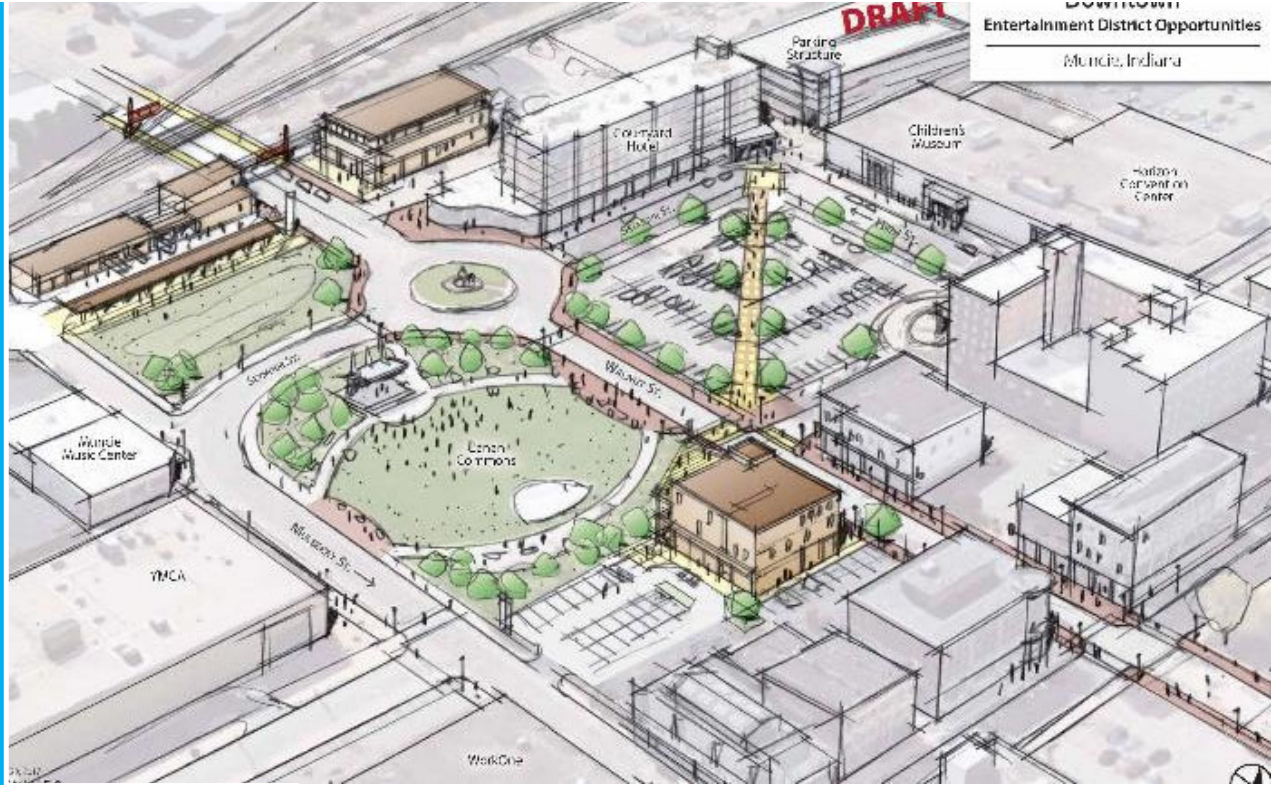
Downtown Main St.

DOWNTOWN IS SEEING A RENAISSANCE:

- Façade program
- Innovative streetscape redesign
- New attractive mixed uses add to history and character of Muncie

GROWING MOMENTUM SUPPORTS OPPORTUNITIES FOR:

- **Infill development**
- **Transit-oriented development**
- **Circulation improvements**
- **Additional uses**

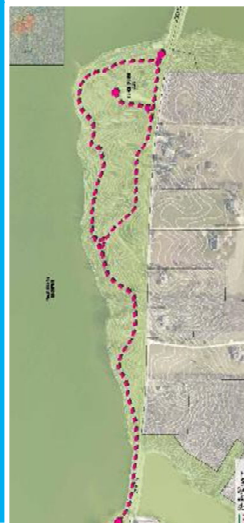
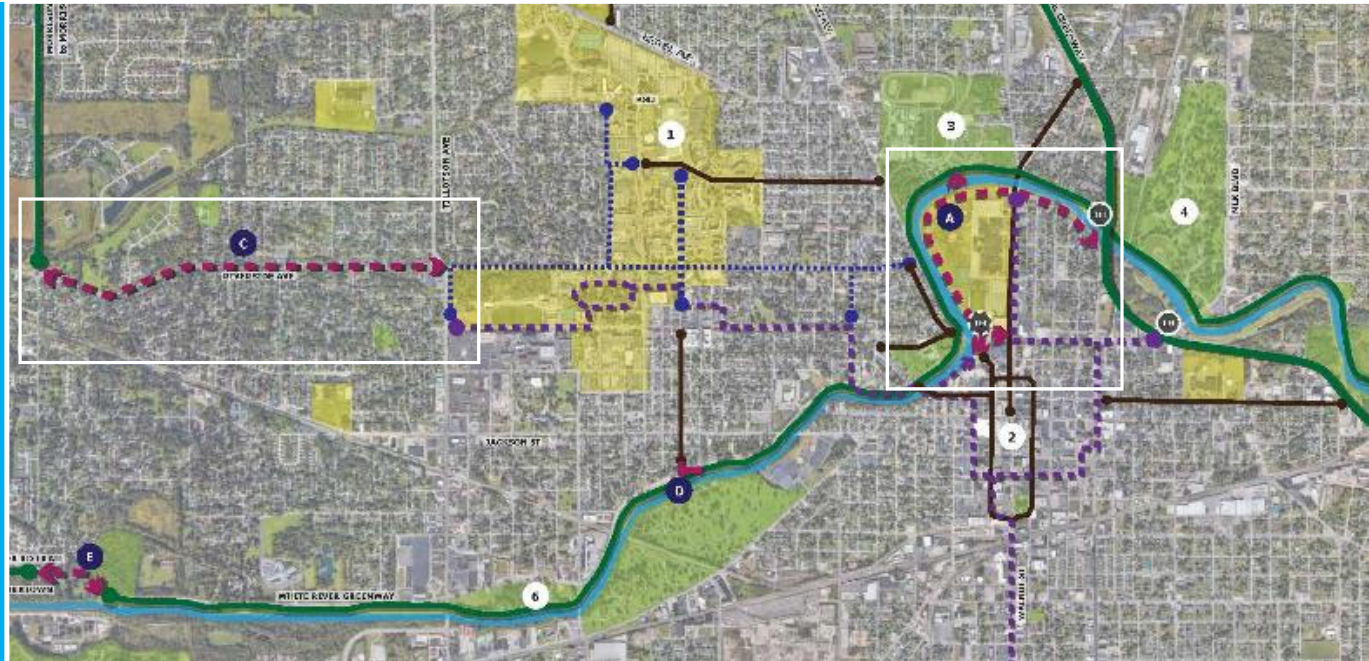


- ✓ Project Management Team formed 12.18
- ✓ Series of catalytic projects identified
- PMT actively leveraging completed projects; advancing next key projects

Community Trails

2018 NEXT LEVEL TRAILS GRANT AIMS TO:

- Incentivize collaboration efforts to accelerate trail connections
- Largest infusion of state trail funding in Indiana history

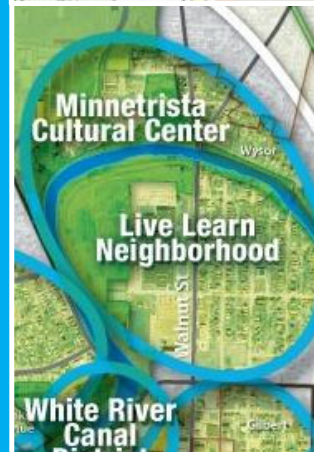


- ✓ DNR Next Level Trails Grant Program receives proposal for Central City Trail, Riverside-Jackson Trail, and Prairie Creek Trail Phase 3
- ✓ Proof of our community's ability to quickly come together to achieve a common goal
- Potential to add more than three miles to our existing local and regional trail network connecting the greatest number of people to trails

Live-Learn Neighborhood

EDUCATION BECOMES THE DRIVING ECONOMIC FORCE FOR REVITALIZATION:

- Rebuilding a physically, socially & economically healthy neighborhood
- Nurturing budding career pathways



- ✓ Project Management Team formed 9.18
- ✓ Objectives & tasks identified to implement the "Live-Learn" vision
- ✓ Sub-area champions identified; to be invited to April subgroup meeting

LIVE-LEARN NEIGHBORHOOD ORGANIZATIONAL STRUCTURE



LIVE LEARN NEIGHBORHOOD



- 1. Neighborhood Riverfront Housing
- 2. Neighborhood Gathering Center
- 3. Elm Street Brewery District
- Building Trades Apprenticeship Collaboration

MCKINLEY NEIGHBORHOOD



- ACQUIRED FROM : MIAMI NATION OF INDIANA

DESCRIPTION: “ IN THE BEND OF THE RIVER, WHERE THE LAND ASSUMES THE SHAPE OF A HORSE SHOE”

MCKINLEY NEIGHBORHOOD LIVE – LEARN NEIGHBORHOOD



- BOUNDARIES :
- South : Wysor Street
- North : White River
- East: Madison Street
- West: Walnut Street

CRUISING THROUGH THE NEIGHBORHOOD: WALNUT STREET



CRUISING WALNUT STREET



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CRUISING MULBERRY STREET



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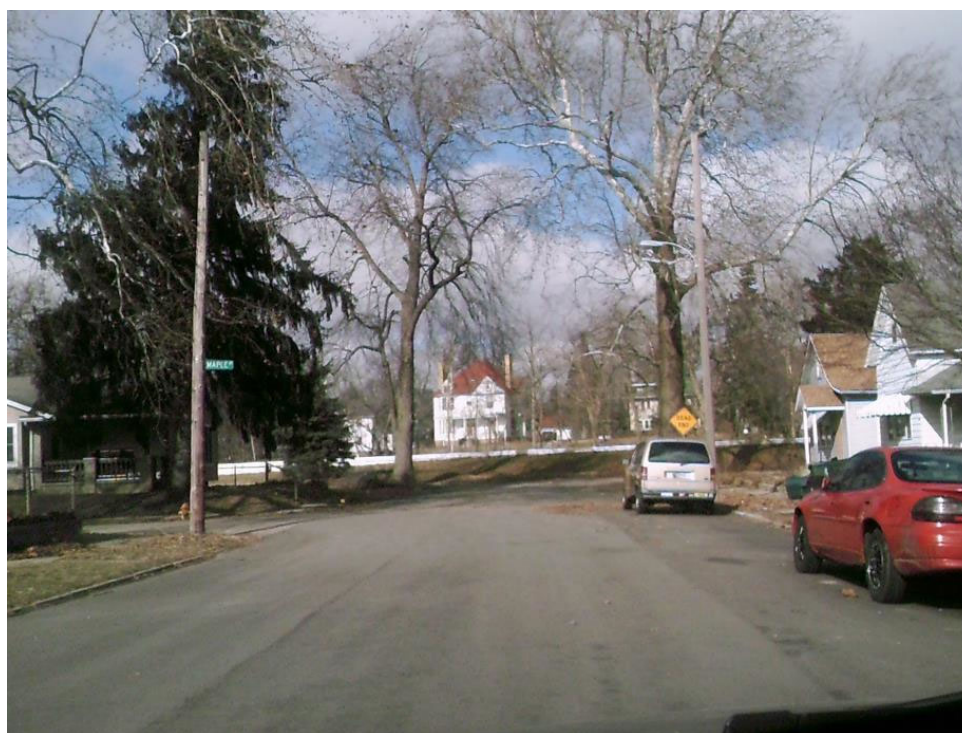
CRUISING JEFFERSON STREET



CRUISING JEFFERSON STREET



CRUISING JEFFERSON STREET



CRUISING ELM STREET



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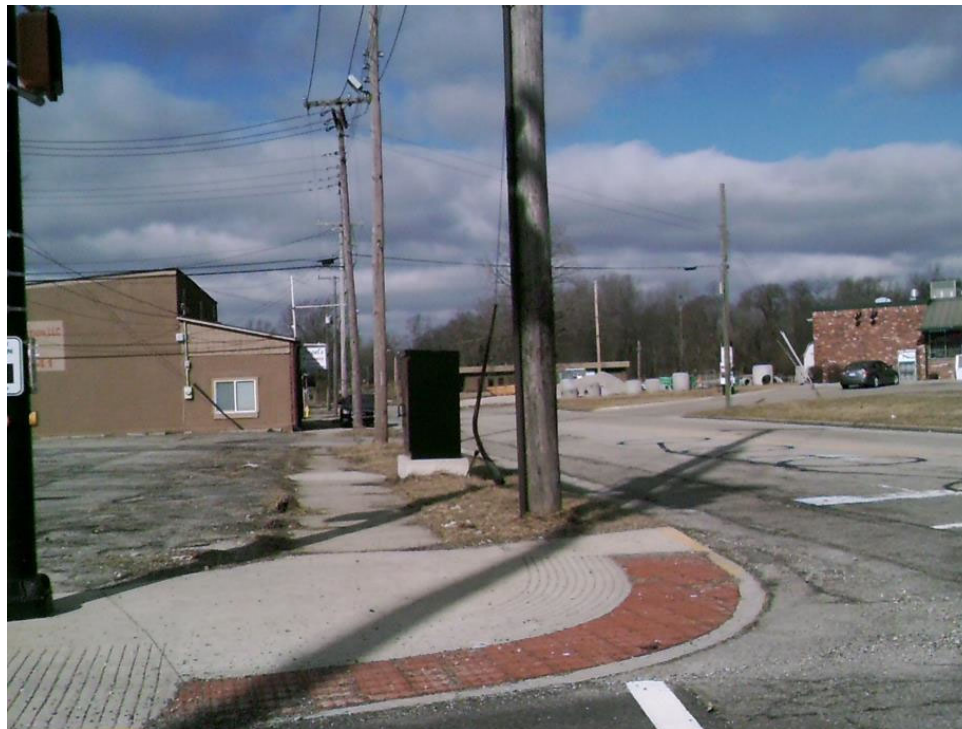
CRUISING ELM STREET



CRUISING ELM STREET



CRUISING MADISON STREET



CRUISING MADISON STREET



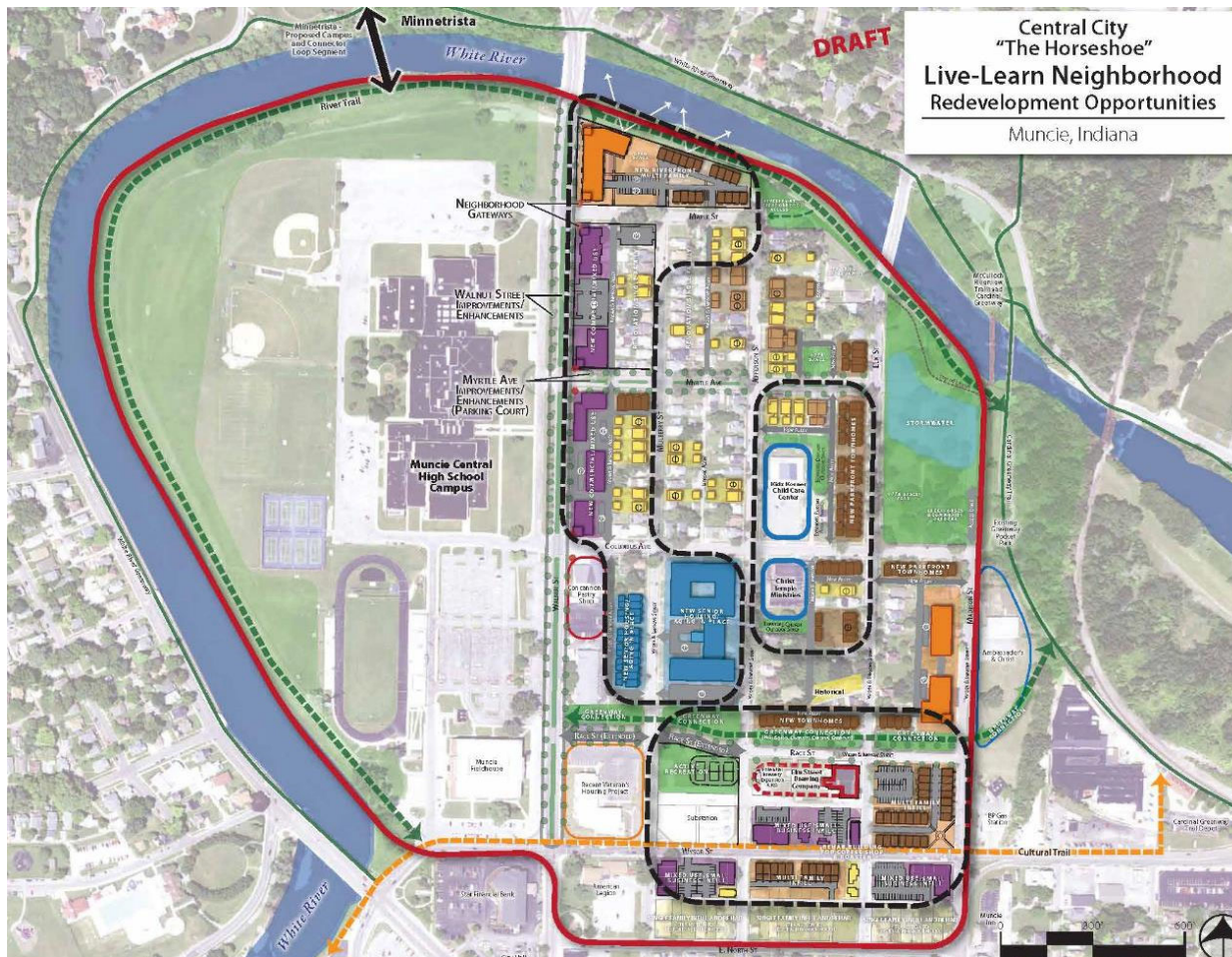
CRUISING MADISON STREET



CRUISING MADISON STREET



LIVE – LEARN NEIGHBORHOOD



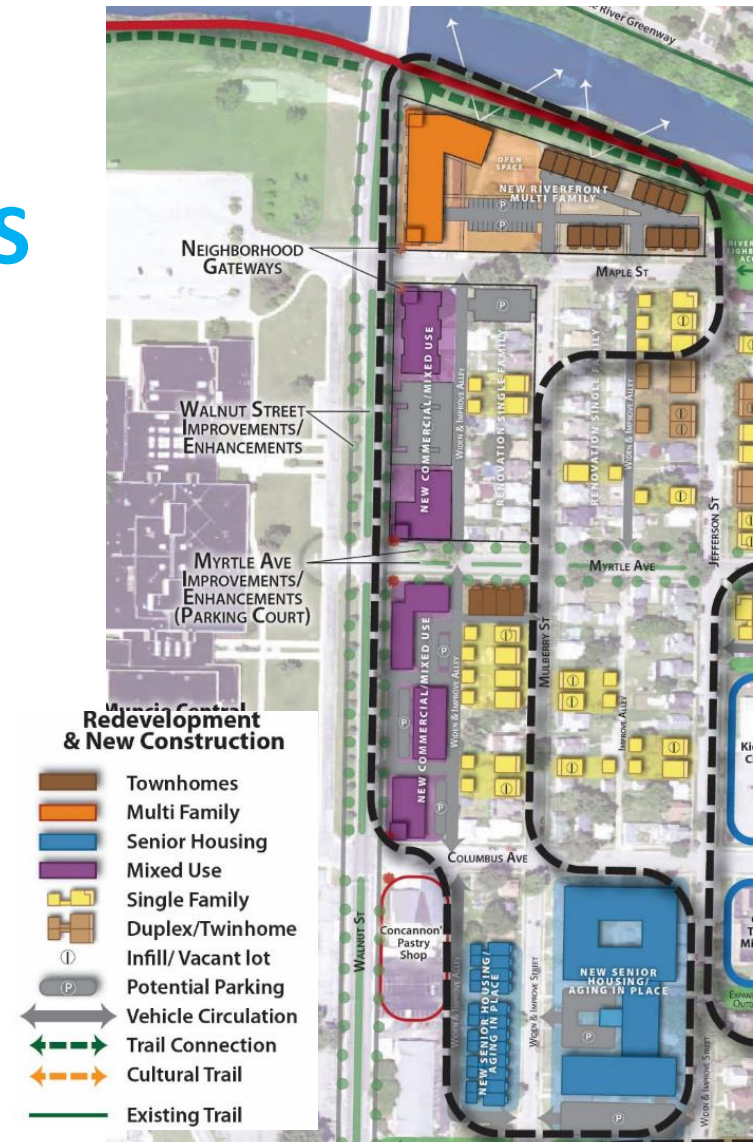
Redevelopment & New Construction

- Townhomes
- Multi Family
- Senior Housing
- Mixed Use
- Single Family
- Duplex/Twinhome
- Infill/ Vacant lot
- Potential Parking
- Vehicle Circulation
- Trail Connection
- Cultural Trail
- Existing Trail

***SPECIAL NOTE: THIS IS A COLLECTION OF IDEAS & OPPORTUNITIES TO BE CONSIDERED BY THE COMMUNITY; THIS IS NOT A PLAN.**

NEIGHBORHOOD RIVERFRONT HOUSING SUBGROUP: OBJECTIVES

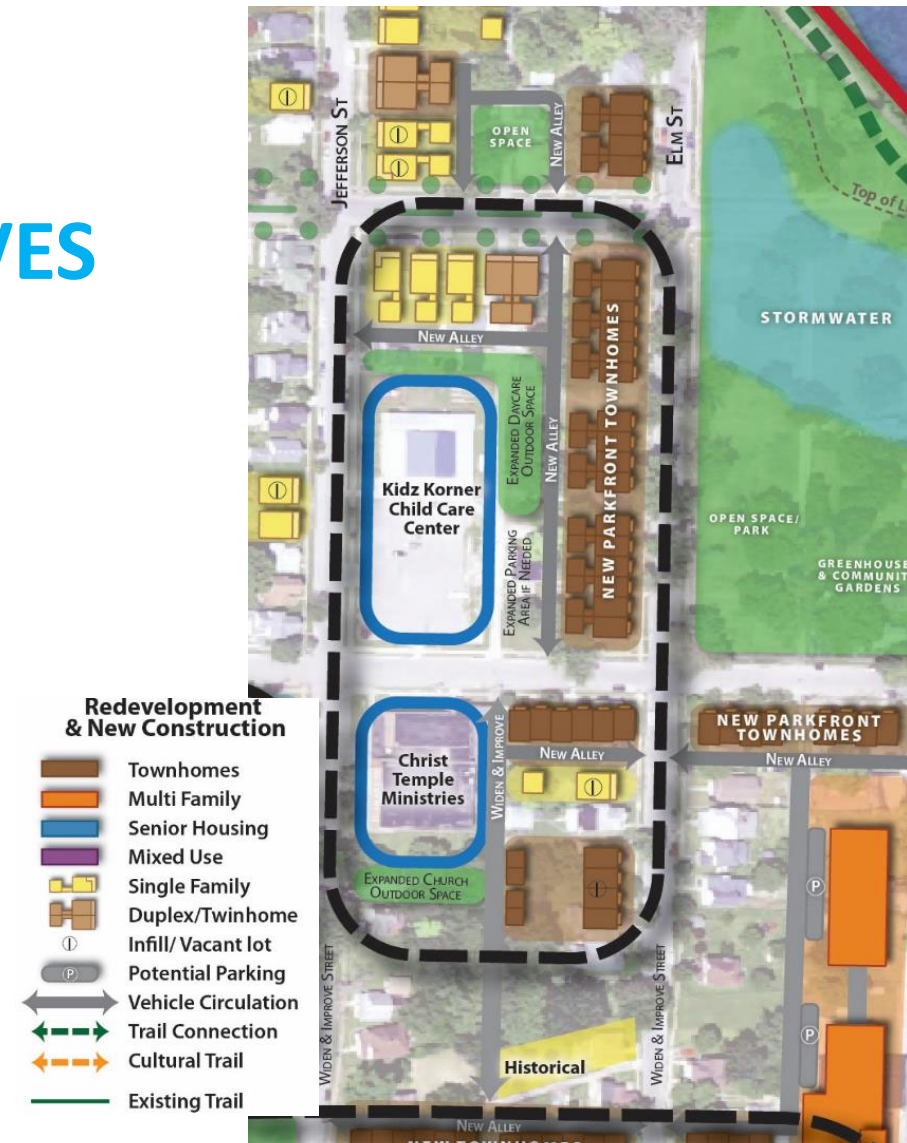
- Eliminate blight and unsafe housing conditions
- Create new tax base: develop riverfront housing & Walnut street
- Maintain housing affordability that serve a mix of affordability
- Create townhouses, condominiums, senior housing



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NEIGHBORHOOD GATHERING CENTER SUBGROUP: OBJECTIVES

- Create a dynamic gathering hub with activities & uses for all ages
- Create more outdoor recreation for neighborhood residents



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ELM STREET BREWERY DISTRICT

SUBGROUP: OBJECTIVES

- Make district a recreational/entertainment node for neighborhood
- Make district mixed use node of the neighborhood
- Facilitate additional commercial use on Wysor Street



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BUILDING TRADES APPRENTICESHIP COLLABORATION: OBJECTIVES



- Expand education and workforce pathway system for students to
- Participate in rebuilding the neighborhood
- House other trades in redevelopment projects (various schools)
- Create robust educational campus that can be replicated in other neighborhoods

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