Reimagining the Former C.G. Conn Site Input Session

August 26, 2021 (Virtual)





Regional Brownfields Coalition Grant Team





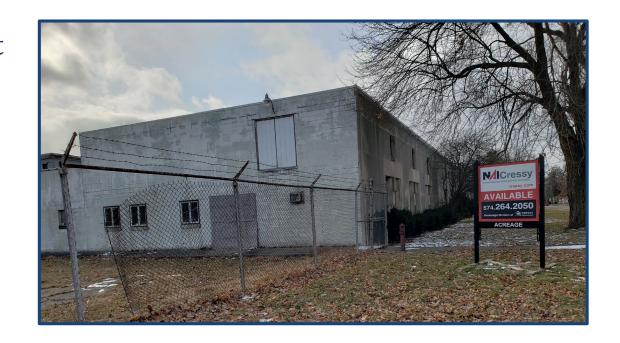






Agenda

- Welcome & Introductions
- Regional Brownfields Coalition & U.S. EPA Grant
- Planning Context, Regional & Local
- C.G. Conn Summary of Environmental Data
- Intro to Example Residential Reuse Concepts
- Breakout Tables: Discuss Reuse Concepts
- Reconvene: Report-out from tables
- Next Steps Discussion









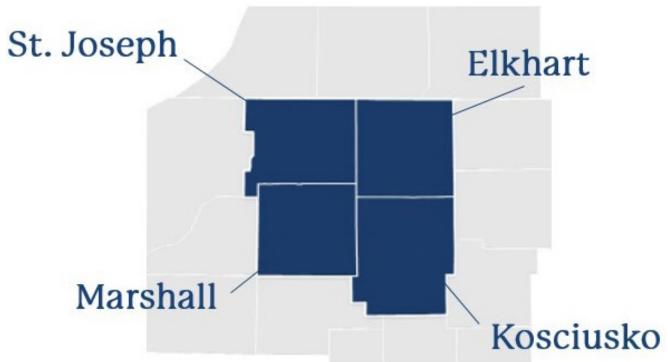






Regional Brownfields Coalition

- MACOG (Lead Coalition Member)
- Elkhart County
- Kosciusko County
- Marshall County
- St. Joseph County
- Target Areas:
 - Elkhart Downtown
 - Warsaw Argonne Corridor
 - Plymouth West of Downtown
 - Small Towns



U.S. EPA Brownfields Grant

- \$600,000 Grant awarded to Michiana Area Council of Governments (MACOG) on October 1, 2019
- Runs through September 2022
- Re-apply for more funding



1701 Sterling Ave, Elkhart, IN

Grant Overview

What is a Brownfield?

- Real Property where expansion, redevelopment or reuse is complicated by the presence <u>or</u> potential presence of contamination
- (Public Law 107-118 (H.R. 2869) "Small Business Liability Relief and Brownfields Revitalization Act", signed into law January 11, 2002).

What does the MACOG Brownfield Coalition Assessment Grant do?

- Brownfields inventory, planning, environmental assessments and community outreach
- Clean up Plans; Reuse Vision Plans
- Does not provide funds for cleanup

What other kinds of EPA Brownfields grants are there?

- Brownfield Cleanup Grants
- Brownfield Revolving Loan Fund Grants
- Brownfield Job Training Grants





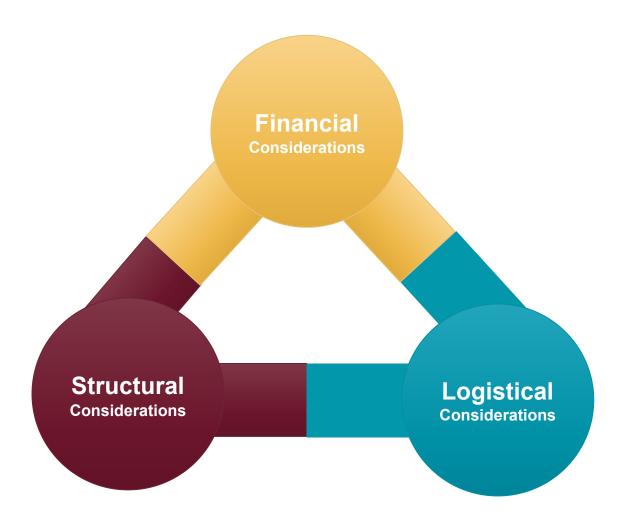








Community Involvement



Community Involvement Process

Education

- Community Plans
- Current Status of Building / Site
- Developer Interest

Community Visioning

- Hopes & Dreams
- Prioritizing
- Market Needs & Abilities

Weighing the Considerations

- Financial
- Structural
- Logistical

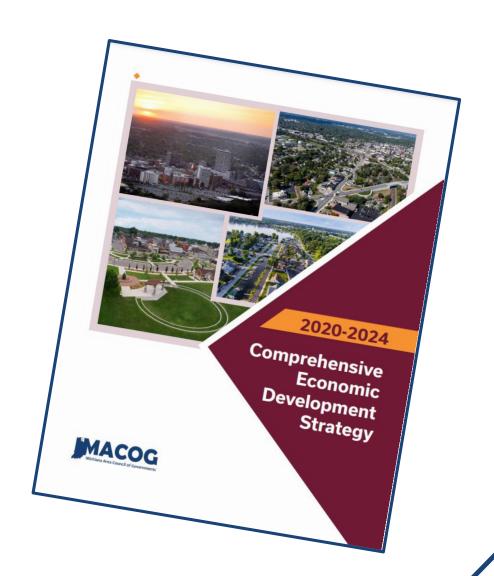
Cleanup and Reuse Planning

- Cleanup Plans
- Construction considerations
 - Soil Management Plans
- Desired Future Use
 - o Public
 - Commercial/Industrial
 - Residential
 - o Parks and trails
 - Mixed



Regional Strategy

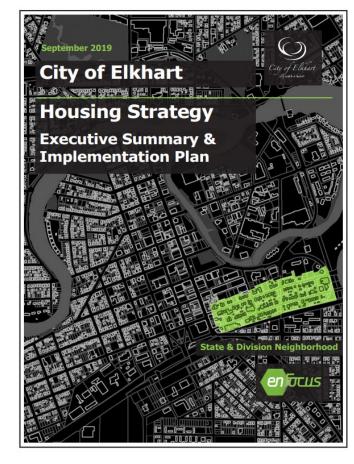
- Implement regional Comprehensive Economic Development Strategy (CEDS) and smart growth principles through brownfields revitalization:
 - enhance quality of place
 - attract talent
 - increase density, walkability, and alternative transportation
 - create affordable, safe housing.



Local Plans & Goals

- Analysis of Residential Market Potential (2017)
 - Gap in availability:
 - #1. Multi-Family for Rent
 - #2. Single-Family Detached
 - #3. Single-Family Attached (Townhouses)
- Elkhart Housing Strategy (2019)
 - Address the housing shortage
 - Increase density
 - In-fill development repurpose blighted sites
- Elkhart 2040 Plan
 - Affordability, Workforce Housing, Diverse options
- Downtown TIF potential limited infrastructure improvements













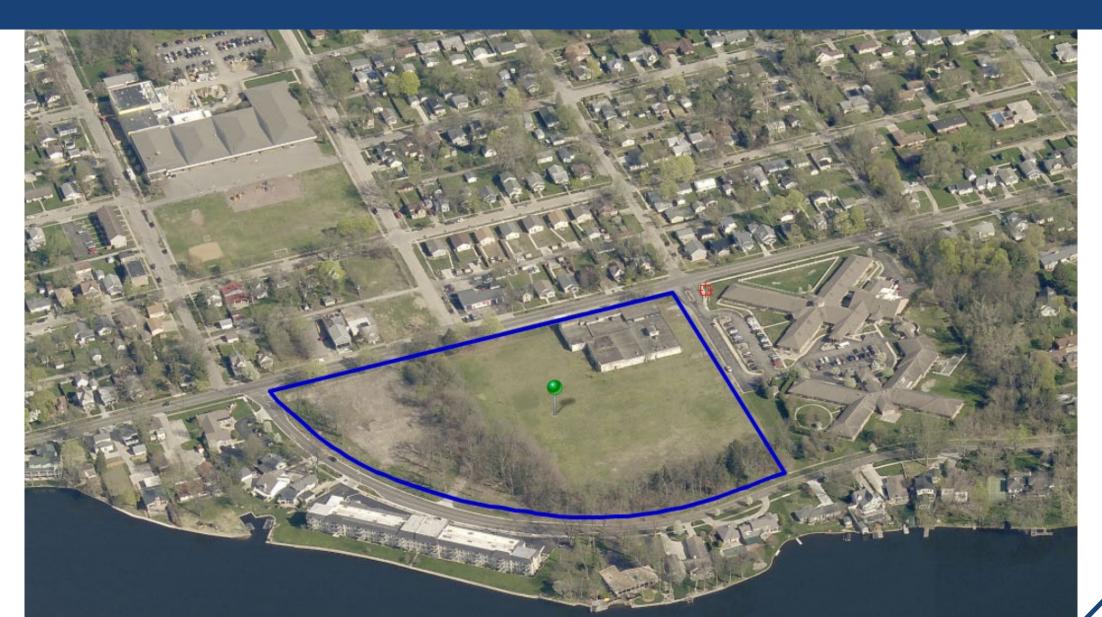




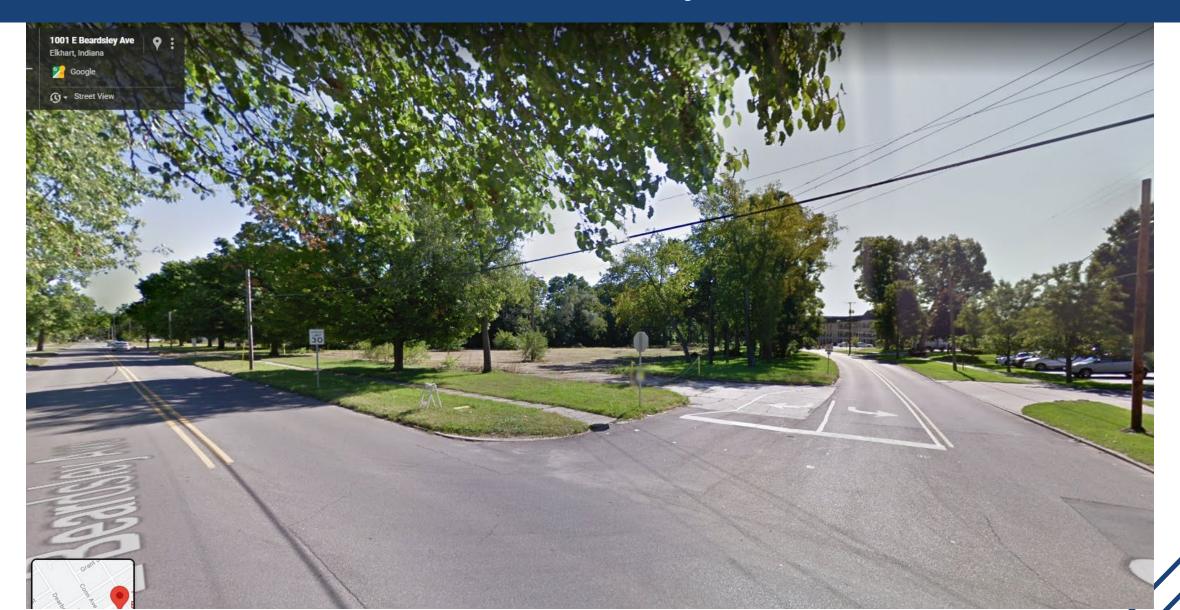
Site: Conn Property, Elkhart



Site: Aerial View



Site: Street View – E Beardsley @ Greenleaf Blvd



Site: Street View - Greenleaf Health Campus Entrance



History

- Historical uses:
 - ~1917 1927: manufacturing of scales, grinding machines, and artillery shell parts
 - ~1927 -1980s, C.G. Conn Ltd. Band & Orchestra Instruments Plant manufactured musical instruments on site; adjacent property to the east.
- The majority of manufacturing facilities were demolished (by 1987), the Site remained vacant with one (1) building.
- Environmental Data:
 - On-site Sampling (Phase II) Completed July 2020
 - On-site Sampling (Further Site Investigation) Completed April 2021
 - Off-site Sampling pending Fall 2021

Phases of C.G. Conn Environmental Investigation

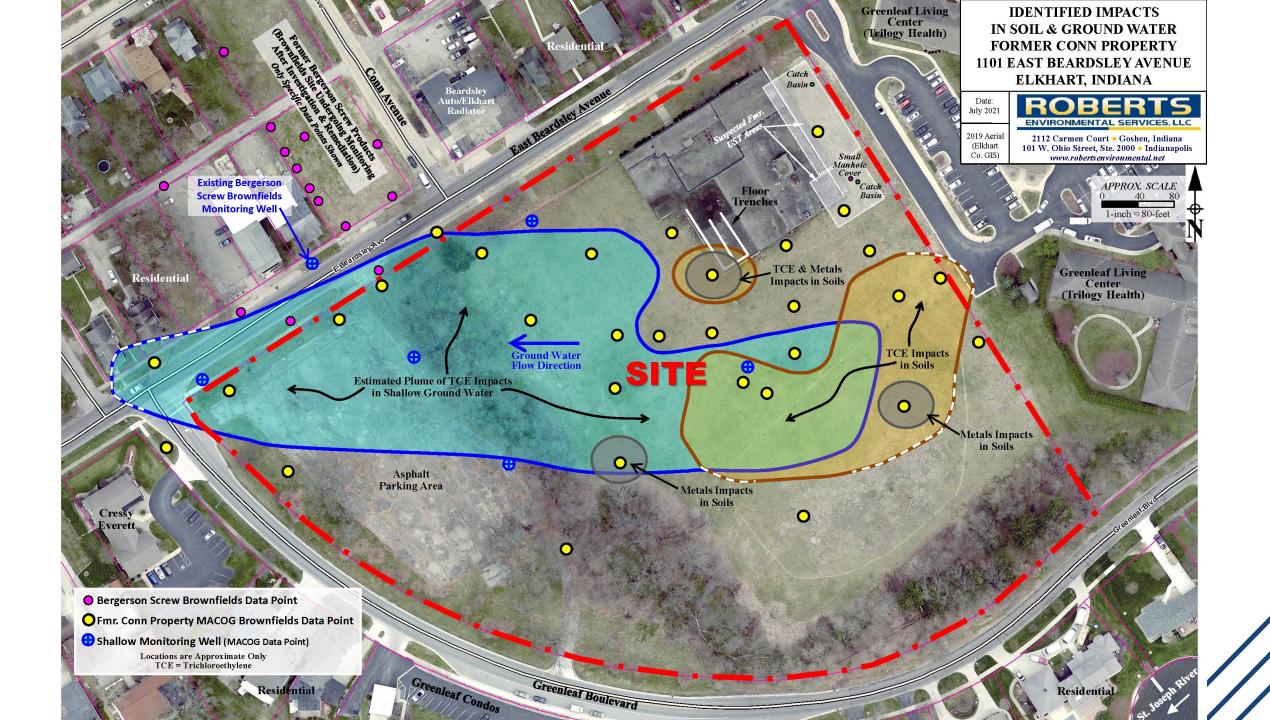
Phase II ESA and Further Site Investigation

- Collected samples to verify if contamination exists
- Further sampling to understand soil, groundwater impacts

Remediation Planning

• Develop cleanup plans or use restrictions based on community plans, redevelopment plan





Brainstorming

























Example Redevelopment Concept - Townhouses, Apartments, & Retail

OVERALL SITE PLAN | PR-1



NEIGHBORHOOD ENTRY

PR-2



VIEW FROM BEARDSLEY



VIEW DOWN PEDESTRIAN PATH | PR-5



VIEW OF PLAZA

PR-7



Greenleaf and Beardsley Elkhart, IN © Moule & Polyzoides, architects and urbanists not for construction

SITE PLAN SKETCH

8/17/2021 1



Rowhouses



Small Single Family House



Stacked Apartments above Retail

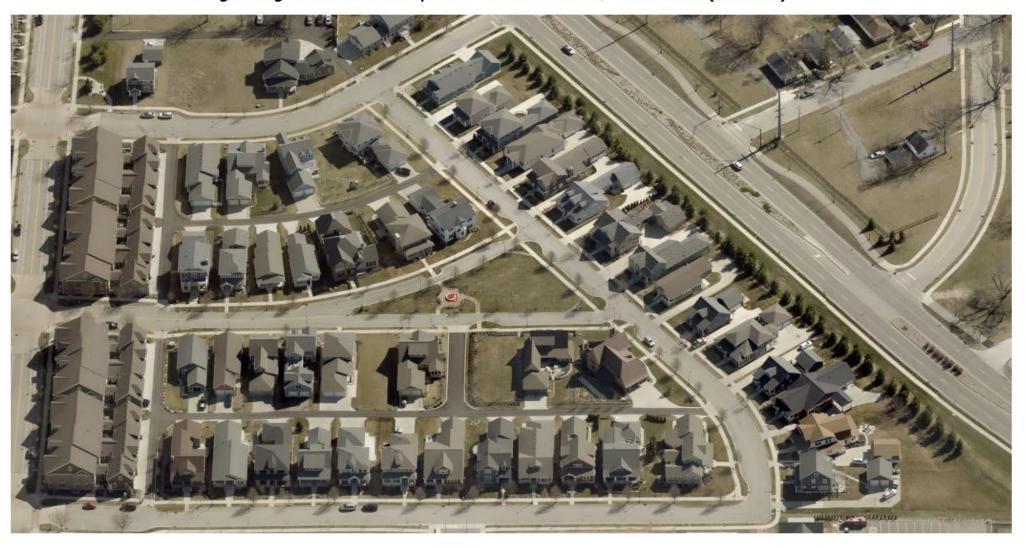


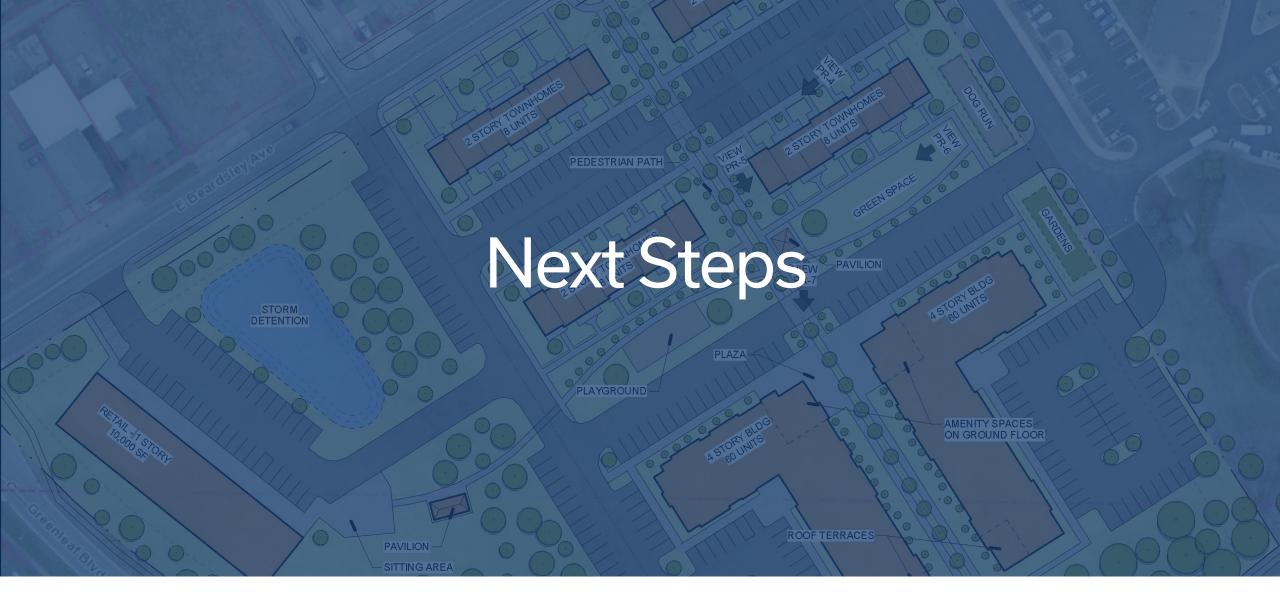
Large Single Family House



Granny Flats above Garage

Example Redevelopment Concept – Single-Family Homes Triangle Neighborhood Development – Mixed Income, Notre Dame (12 acres)



























Next Steps

- Last Week: In-person input session August 19
- Fall 2021:
 - Off-Site Sampling
 - Team shares feedback with City Administration Refine Reuse Vision
- 2022:
 - Cleanup Planning
 - City negotiates with potential developers Development Agreement
 - Potential sale of property to developer
- Timeline TBD: Additional sampling and cleanup as needed for planned reuse



MACOG RBC Target Focus Areas

Warsaw/Winona Lake Gateway Industrial District







City of Plymouth West of Downtown



Small Towns

City of Elkhart Downtown TIF District



