Overview of the Area

East Charles Street is in the heart of downtown Muncie, Indiana. Nearby South Walnut Street and South High Street have recently been the recipient areas of renovations and public investment. South Walnut Street houses many popular destinations including restaurants, bars, shops and a bank. South High Street is home of the Horizon Convention Center, a hotel and training center, a restaurant, and Ivy Tech. In addition, a bar, stores, a bank, and a coffee shop are just to the west of the intersection of South Mulberry Street on East and West Charles Streets. However the focus area includes a church, the YMCA, the YWCA which houses homeless women and their children, a no-fee employment center that provides training and employment assistance, and a not-for-profit medical facility. All of those locations that lie within this area are providing a public service for those experiencing hardship.

Current Appearance

Within the focus area, there are very few attractive features. Greenspace is practically nonexistent and parking lots overwhelm the area. For those who face hardship and are utilizing the services provided in this area, they are faced with few welcoming aesthetics. At one time there were more homes and character along this street; however, the conditions are now bleak. There has been parking lots in this area for quite some time as the images above show. Nonetheless, the overabundance of parking has now created a barren wasteland.

Issues & Solutions

Within the focus area there are quite a few issues. As mentioned above, there is an overabundance of parking lots. This fact has resulted in a “heat island” problem. Those walking along the street in the hot summer experience no relief from the heat of the street. This further worsens the walking problem that exists in Muncie where very few individuals are willing to walk even a short distance. In addition, the impermeable surfaces create an issue with flooding. Within downtown Muncie there are streets that allow people to get healthy food and pedal except for a very small establishment that sells a limited number of items at rather high prices. The lack of a grocery store worsens the health problems that exist within Muncie and Muncie’s low-income residents. This lacking also creates a “food desert” within downtown Muncie. The WorkOne training center works to connect individuals with employment. However, there are very few employers in Muncie that can pay livable wages. The proposal includes a new training center to work to better train and provide for those facing the hardship of unemployment. It also includes more green space specifically two parks. The parks will work to eliminate the current “heat island” problem. An additional community center will assist in creating a better sense of community and better support those facing hardship. The vertical harvest across from the training center will assist in creating a better sense of community and better support those facing hardship. The vertical harvest across from the training center will assist in creating a better sense of community and better support those facing hardship.

Green & United Proposal

The proposal includes six separate constructions illustrated above with revenues. The new training facility will consist of three stories and 171,560 square feet of space. The vertical harvest, grocery, and retail spaces across the street from the training facility will consist of three stories and 171,560 square feet. The construction will include plenty of windows, a green roof, and historical looking facades. The parking deck to the southeast of the new training center will be two stories and 187,000 square feet and will accommodate for the surrounding facilities. The community center that I am proposing will consist of two stories and 90,000 square feet and include a basketball court. The above diagram shows and the images to the left the entire development will generate $3,019,650 in revenue annually and act to beautify the area and eliminate the current issues.

Revenue Generation

The proposed project includes six separate constructions illustrated above with revenues. The new training facility will consist of three stories and 171,560 square feet of space. The vertical harvest, grocery, and retail spaces across the street from the training facility will consist of three stories and 171,560 square feet. The construction will include plenty of windows, a green roof, and historical looking facades. The parking deck to the southeast of the new training center will be two stories and 187,000 square feet and will accommodate for the surrounding facilities. The community center that I am proposing will consist of two stories and 90,000 square feet and include a basketball court. The above diagram shows and the images to the left the entire development will generate $3,019,650 in revenue annually and act to beautify the area and eliminate the current issues.