

Excellence in Sustainable
Design or Construction

**NAME OF PERSON OR
ORGANIZATION BEING
NOMINATED**

HWC Engineering
151 N. Delaware Street, Suite 800
Indianapolis, IN 46204
www.hwcengineering.com

OWNER

Investment Property Advisors
and City of Muncie

PROJECT LEADER

Brandon Burke, PE
Project Manager

**NAME OF POLICY/
PROGRAM OR PROJECT OR
EVENT BEING NOMINATED**

Village Promenade

**IS THE PROJECT/PROGRAM
POSSIBLE TO REPLICATE
ELSEWHERE**

Yes

Village Promenade

Muncie, Indiana



East Building

**DESCRIBE WORTHINESS OF AWARD AS IT IS RELATED TO THE
QUALIFICATIONS DESCRIBED FOR THE AWARD.**

The Village Promenade is a redevelopment project developed by a joint venture partnership between a private developer, Investment Property Advisors (IPA), and the City of Muncie. The project includes demolition of 1.5 blocks or 2.34 acres of old development and infrastructure bounded by University Avenue, Martin Street, North Street and the alley east of Dill Street in the heart of the “Village” area south of Ball State University in Muncie, IN. The two multistory, mixed use buildings will provide much needed modern student housing delivering roughly 226 apartments and 20,000 sf of commercial/retail space, including restaurants. To address the lack of parking in the “Village” area, the City of Muncie has partnered with IPA to construct a parking garage within the western building providing roughly 361 parking spaces of which 50+ are bicycle spaces for both public and apartment residents. The Parking Garage is internal to the building itself, allowing for a consistent architectural façade of the building to work with the existing architectural features of Ball State campus architecture to the north.

The “Village” area falls within a partially separated Combination Sewer Overflow (CSO) district, known for drainage problems during wet weather flow. This development coordinated with the Muncie Sanitary District (MSD) to extend dedicated storm sewers to the project area to separate stormwater runoff from the existing combined sewers. The storm sewer extension provided additional street inlets, repaving, curbs, sidewalks and new on-street angle parking along North Street. The storm sewer extension will lead the way to open up additional upstream areas to be separated in the near future.

The project installed a 48” oversized storm sewer within Dill Street to provide stormwater detention above ordinance requirements. Dill Street provided a good location between the two buildings to route roof drains for collection into the oversized storm sewer. In addition to the water quality benefits, the sustainable solutions mentioned below, will provide additional storage within the system and increase the time of concentration to slow stormwater runoff through the existing downstream drainage system.

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The City and IPA utilized this redevelopment project in the “Village” to lead by example with respect to water quality. In conjunction with the Muncie Sanitary District, many stormwater quality and sustainable solutions were designed and installed. Village Promenade features several different types of infrastructure sustainable solutions such as partial green roofs on both buildings, streetscape porous paver strips along perimeter sidewalks, street tree infiltration cells which will accept street runoff from University Avenue, and several stormwater planters along Dill Street. The innovative and sustainable features are in addition to a mechanical stormwater separator located at Dill Street and North Street, which was designed for the 80% TSS removal by itself for the two buildings and majority of Dill Street. The combination of these sustainable solutions go above and beyond the standard water quality requirements already met by the mechanical unit and provide a visible approach for public education and ongoing evaluation for future infrastructure projects.

The project provides a great example how redevelopment projects can provide viable private development improvements while also partnering with public agencies to provide a more outreaching and complete community enhancement to revitalize a larger area. This project provides a solution to ongoing Ball State Student Housing shortages with modern housing options, new commercial/retail space opportunities, sidewalk and street lighting improvements for safety, CSO stormwater separation and innovative stormwater quality enhancements for both buildings and streetscape to help make improvements to an area with drainage issues. The CSO stormwater separation and multiple stormwater quality measures ultimately provide a positive impact within the White River Watershed.

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DESCRIBE HOW THE POLICY/PROGRAM OR PROJECT MEETS/EXCEEDS REGULATORY REQUIREMENTS

The innovative and sustainable features are in addition to a mechanical stormwater separator located at Dill Street and North Street, which was designed for the 80% TSS removal for the two buildings and majority of Dill Street. The project exceeds the stormwater quality requirement by providing the additional innovative and highly visible sustainable solutions such as porous paver strips along all perimeter sidewalks, street tree infiltration cells accepting street runoff, stormwater planters along Dill Street accepting street runoff and green roofs on both buildings.

The dedicated storm sewer extension is in conformance with the Muncie Sanitary District CSO plan approved by the EPA. The storm sewer will provide relief and improvement to an undersized combination sewer as well as a connection point for future extensions upstream and continued separation goals.

The project provides a wide range of innovative sustainable practices within the City of Muncie that can be replicated by future private development or streetscape redevelopment projects. The City of Muncie and Muncie Sanitary District can utilize these features for public education, evaluate durability/maintenance/performance and provide real world examples for future development in the Muncie area.

The project meets and exceeds the City of Muncie Drainage Ordinance, Muncie Sanitary District Storm Water Quality requirements and Muncie Sanitary District CSO plan.

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DESCRIBE HOW THE PROJECT WILL BE MAINTAINED

Maintenance for the sustainable solutions and stormwater improvements will be critical for the longevity and performance of the systems installed which is why they have been designed with maintenance in mind.

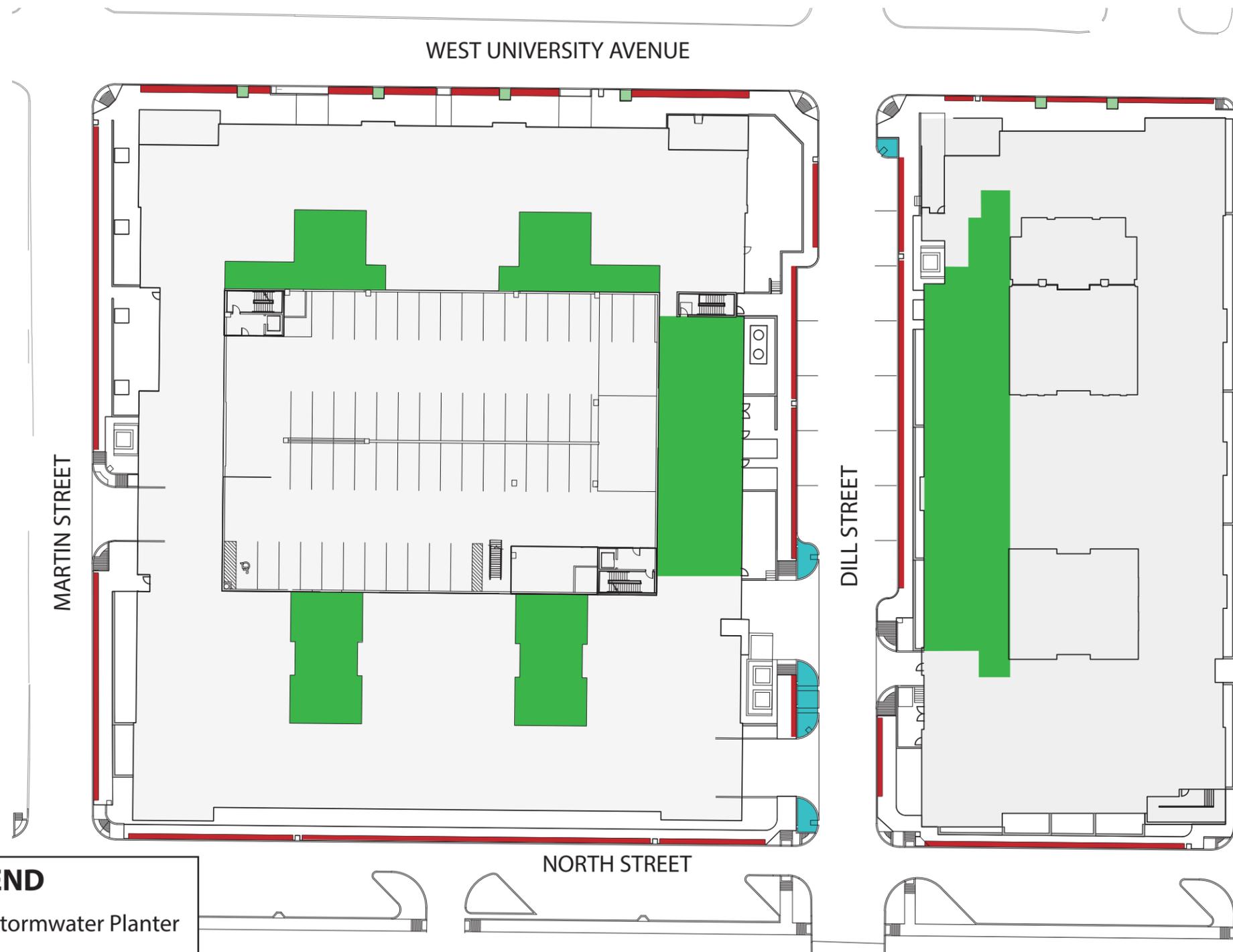
Street tree infiltration cells accept water through a curb inlet into a pretreatment catch basin with manhole lid. The catch basin is sumped to collect suspended solids settling out and an inverted siphon will allow water to pass into the tree cell to filter down to the subsurface drain but prevent floatables from passing through. Floatables and sediment can be removed from the catch basin minimizing disturbance to the street tree and clogging of the structural soil and subsurface drain.

Stormwater planters collect debris at the surface within the planter for simple removal and regular maintenance. A concrete level spreader was designed to minimize erosion and the mulch will need maintained and replaced for proper functioning of the amended soil.

Porous Pavers are to be vacuumed to maintain the permeable seams to accept water into the stone base and subsurface drain. All subsurface drains providing an outfall for these systems have cleanouts installed for long term maintenance at regular intervals.

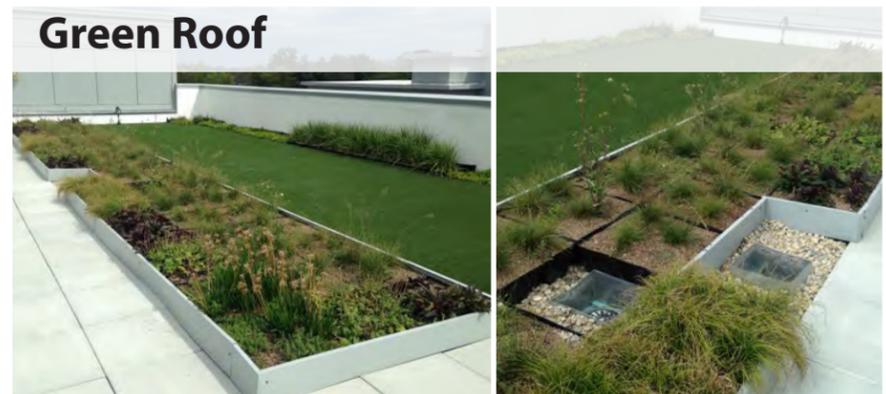
Green Roofs are maintained by the Village Promenade Leasing & Maintenance department following recommendations provided by the manufacturer of the product installed. IPA will provide the management for the property.

The sustainable solutions located within the public right-of-way will be maintained by the City of Muncie Street Department and Muncie Sanitary District.



LEGEND

- Stormwater Planter
- Tree Cells
- Pervious Pavers
- Green Roof



Village Promenade

Sustainable Site Features