

# PROJECT WARP

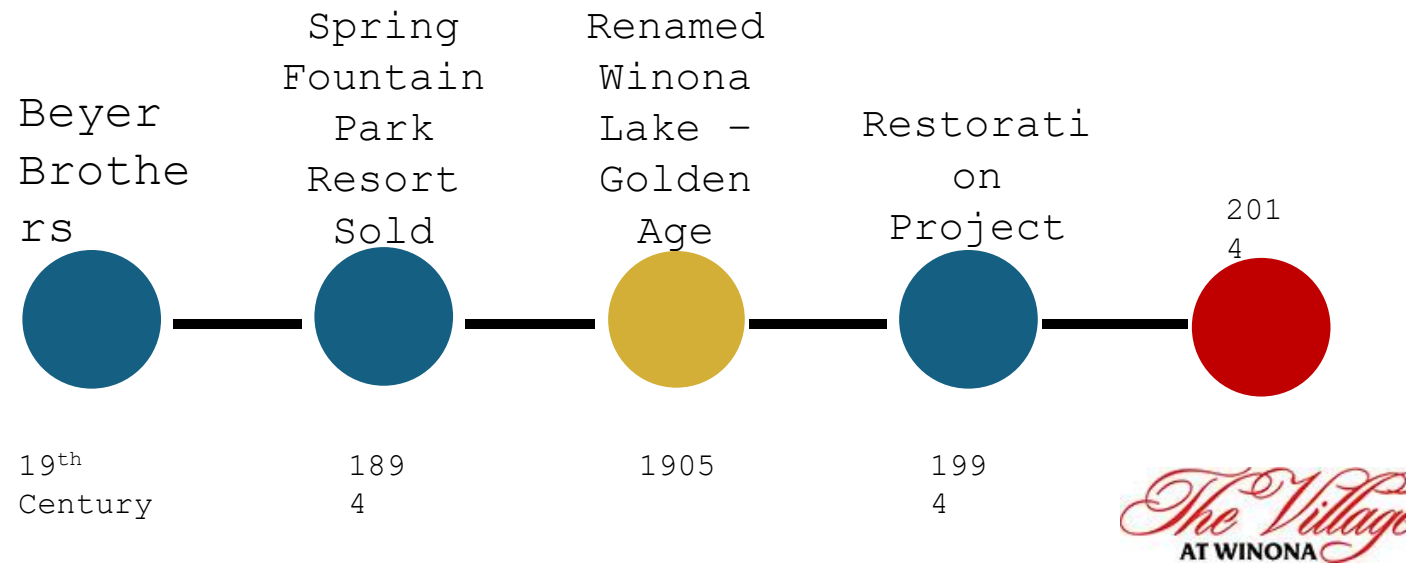
Winona Avenue Revival Project

*Special appreciation to:*

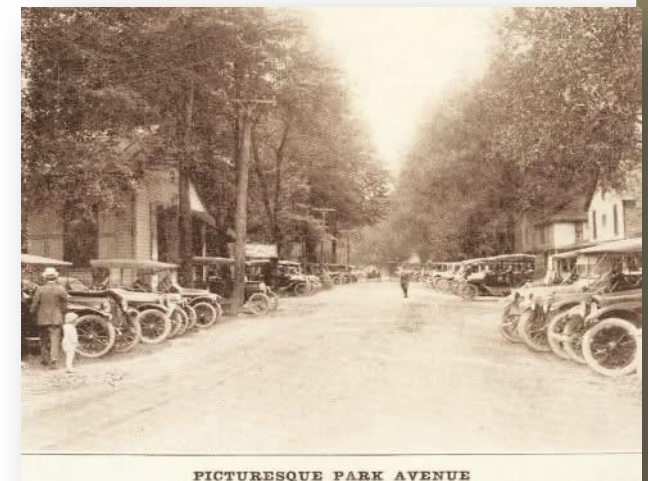




# The History of Winona Avenue



Winona's parking amenities in the early 1900's





# The History of the Village of Winona



# Stakeholder Interviews



# Project WARP Stakeholder Interviews

- Ryan Christner | Orthopedic Industry Retention initiative (OIRI)
- Emi Kreklau | Grace Catalyst Corridor (CCC)
- Jeremy Skinner and Justin Taylor | City of Warsaw
- Craig Allebach | Winona Lake
- David Phelps & Winona Avenue Business Association Members
- Ashley Finney | Frauhiger Real Estate Group
- Nate Conley | Lake City Bank and Kosciusko Leadership Academy (KLA)
- Rob Parker and Scott Wiley | Kosciusko Chamber of Commerce

# Stakeholder

## Questions

Do you plan to stay and invest in Winona Avenue?

Will you expand or upgrade your current location?

How would neighborhood infrastructure improvements impact your business?

Who owns the property where your business is located?

How would curb appeal enhance your business?

How would you renew/revive/restore/repair Winona Avenue?

Are there issues that inhibit growth and stability?

How do residential properties in this area impact your business?



# Stakeholder Feedback



ATTRACTING LOCAL  
CONSUMERS TO THE  
AREA FOR  
COMMERCE,  
RECREATION,  
SOCIAL GATHERINGS  
AND RESIDENTIAL  
LIVING.



RENOVATING THE  
INFRASTRUCTURE TO  
MAKE THE CORRIDOR  
MORE FUNCTIONAL,  
WALKABLE, SAFE  
AND APPEALING,  
WITH BIKE LANES.



PROVIDING RESOURCES  
FOR CURRENT AND  
FUTURE BUSINESS  
OWNERS TO IMPROVE  
THE LOOK AND  
ATTRACTIVENESS OF  
THEIR FACADES AND  
SURROUNDING ACCESS  
TO ADEQUATE  
PARKING.



SAFE CROSSWALKS  
AND STRIPING FOR  
STUDENTS AT  
LAKEVIEW  
ELEMENTARY  
SCHOOL.

# Stakeholder Feedback



DEVELOPING THE  
CORRIDOR INTO  
A GATEWAY  
BETWEEN WARSAW  
AND WINONA  
LAKE.



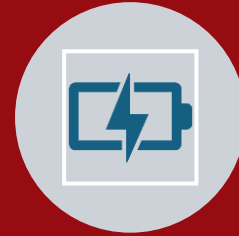
CREATING AN  
INTERNATIONAL  
DESTINATION OF  
DINING AND  
GLOBAL-  
INSPIRED  
EXPERIENCES.



CREATING A  
CHARMING AND  
INVITING  
DISTRICT TO  
FURTHER ENTICE  
NEW  
INVESTMENT.



BUILD SINGLE-  
FAMILY AND  
CONDOMINIUM  
RESIDENTIAL  
LIVING WITH  
PROGRAMMABLE  
GREEN SPACE  
AND  
LANDSCAPING.



BURYING  
ELECTRIC AND  
FIBER  
UTILITIES  
WHERE POSSIBLE  
WITH NIPSCO  
AND KC  
CONNECT.

# Collaborative Development

## Challenges:

- Walkability and Safety
- Road Conditions
- Façade Improvements
- Funding Gaps

## Opportunities:

- Community and Institutional Support
- Economic Growth Potential
- Research and Data-Driven Planning
- Technology



# Ball State University Warsaw Community Vision and Planning Initiative

Students from Ball State University's College of Architecture and Planning are developing an economic profile for Kosciusko County and the City of Warsaw. This initial research will help them become familiar with the area and lay the groundwork for their major projects on 1) urban design for the Winona Corridor, and 2) mapping the supply chain for the orthopedic industry. Their advanced design techniques class will collaborate with Warsaw stakeholders, particularly on the graphic aspects of the Winona Corridor project. Community partners include the City of Warsaw, KEDCO, Kosciusko Chamber of Commerce,



# Sustainability and

## Funding

### **Project WARP Sustainability Team Led by KEDCO**

City of Warsaw, Village of Winona Lake, Grace College, OIRI, KEDCO, Kosciusko Chamber of Commerce. Winona Avenue Business Association, Frauhiger Real Estate Group, NIPSCO, Indiana Economic Development Corporation ) (IEDC), Indiana Department of Transportation (INDOT).

### **Committed Funding Sources to Date**

Orthopedic Industry Retention Initiative - \$1,000,000 -  
\$2,000,000

Grace College Catalyst Corridor (CCC) - \$1,600,000

# County-Wide Impact

Increased visitors and tourists to Kosciusko County experiences.

**Business expansions and new investment.**

Increased Equalized Assessed Value (EAV) .

**Connectivity with pedestrian and bike  
Being the catalyst for the City of Warsaw to begin pre-engineering.**

Brought hope to the Winona Avenue  
Broaden the county tax base.  
Business Association members who were skeptical.

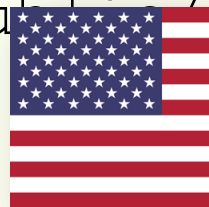
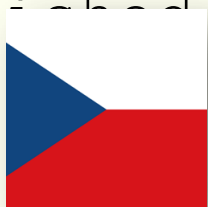
**Galvanized stakeholders to create a unified vision.**

Brought attention to the concern of

## Accomplishments

# How Would We Spend the Prize Money?

Should our team win prize money, we will, with the help of KEDCO, host a kick-off reception for stakeholders and business owners to officially convene the Sustainability Team who will transform Winona Avenue into an international destination, much like the Villages of Winona accomplished with a public/private partnership.



# Recommendations and Next Steps

Re-line the streets and stripe parking lots.

Extend sidewalk infrastructure.

Remove turn lane, repave roads and implement traffic-calming speed bumps and bike lanes.

Solar-powered speed limit signs.

Identify and mark safe crosswalks.

Update gateway signage and add *Welcome to Winona Avenue*

*International District* sign.

Relocate power lines

underground.

Remedy stormwater drainage issues on certain properties



# Recommendations and Next Steps

Establish a Curb Appeal Grant Program.

Parking lot infrastructure improvements.

Explore federal and state grants, private investment, and public/private partnerships.

Create multi-family housing developments.

New commercial and retail.

Engage stakeholders in fundraising initiatives to close funding gaps.

Relocate power lines underground.

Further the Winona Avenue and Fairgrounds Redevelopment.

Bronson Looking  
East



Bronson & Winona  
Avenue Looking West



From the Railroad Tracks  
Looking East



*Special appreciation to:  
Orange Marketing Group*

Empty  
Buildings





# Aging Infrastru

cture



# Streetscape and Curb

Appeal



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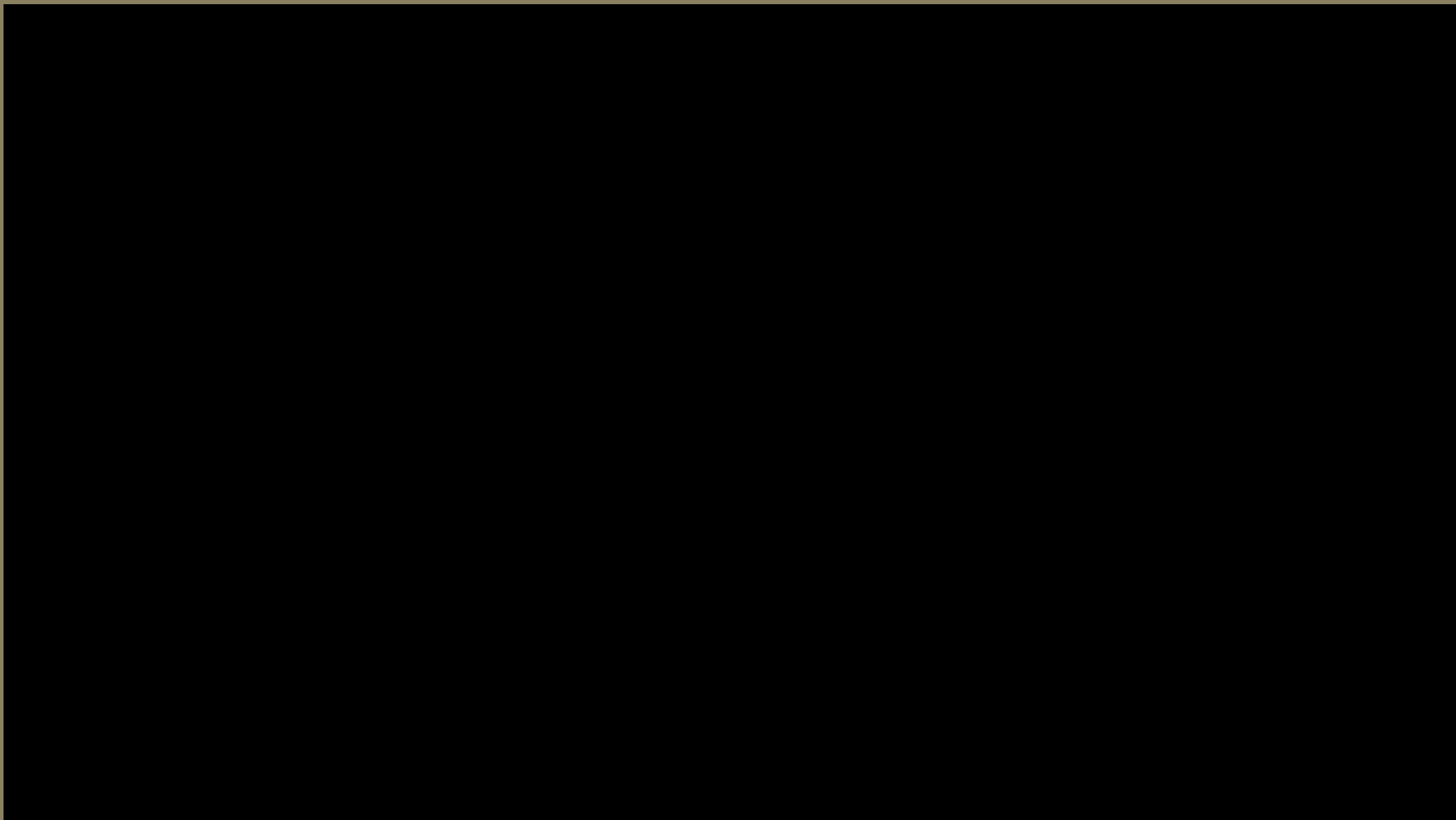




# Conclusi on







# CONCEPTUAL RENDERINGS OF WINONA AVENUE



**Grace**  
**SOLUTIONS**



## ENTRANCE TO WINONA AVENUE – BEFORE





WELCOME  
TO THE WINONA AVE  
INTERNATIONAL DISTRICT

ENTRANCE TO WINONA AVENUE – CONCEPT





## PARK AVENUE – BEFORE







# PARK AVENUE – AFTER





## MAPLE AVENUE – BEFORE







# MAPLE AVENUE - AFTER



# Winona Avenue Revival Project Team



Juan  
Aguilar



Kirby Brewer



Peggy  
Friday



Rob  
Spencer

# Questions?

