

Imagine Center Lake

Context

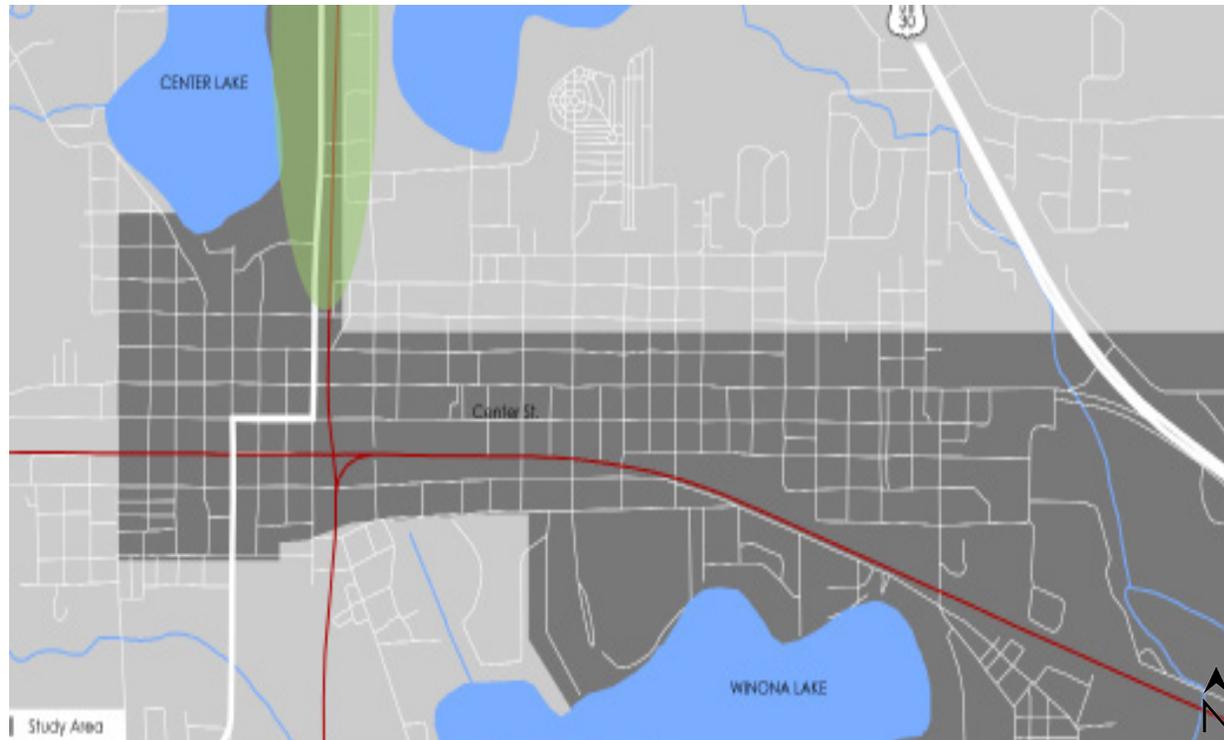


Figure 32: Center Lake context map

History

Center Lake is located on the northwest side of Warsaw. The lake was previously connected to Pike Lake by a canal. The eight-acre Central Park is the site of a family carnival and a variety of concerts. It is located on the southern shore of Center Lake. The park includes a plaza, gymnasium, pavilion, and shelters that can all be rented throughout the year. The Biblical Gardens, located along

the southeast shore of Center Lake, are one of the largest biblical gardens in the United States. The gardens are approximately three quarters of an acre and include more than one hundred varieties of plants.



Center Lake. Photo by Derek Jensen

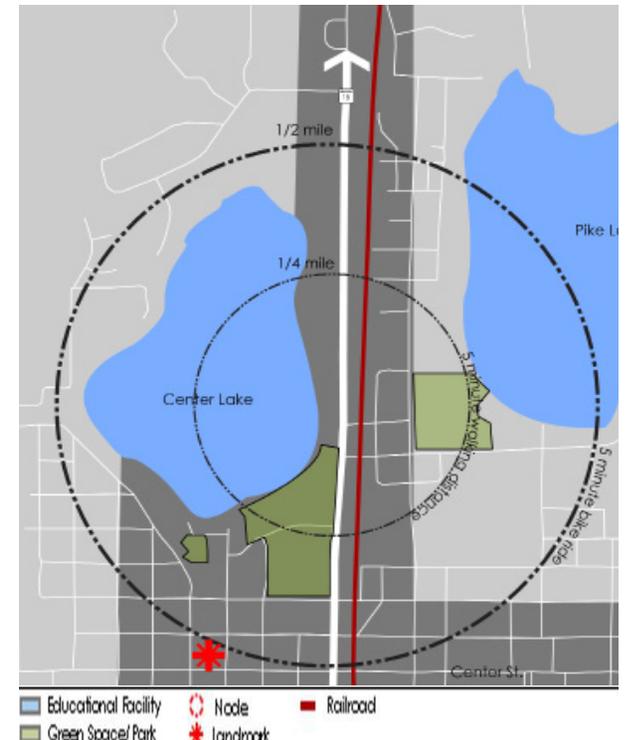


Figure 33: Center Lake Proximity diagram

Proximity Diagram

The above proximity diagram includes a variety of sites, including Lakeview Middle School, located on the southeast shore of Center Lake. The primary green space shown is Central Park. Downtown Warsaw is just to the south of Center Lake; approximately a five-minute bike ride from the lake's shores. A railroad runs north and south next to Ind x 15.

Community Survey

During the Community Visioning Workshop, citizens were asked a series of questions about what they would like to see in Warsaw. The Center Lake improvement proposals address the following responses given by the community:

I imagine in the next ten years Center Lake will include:

- A more natural environment
- Connections to the downtown via trails and sidewalks
- Improvements to the northern city entrance from Ind x 15
- A public dock that will include a variety of vendors
- An outdoor theatre
- Connections to the other lakes in the city via canals
- Something to do between January and March
- A Ind x 15 corridor that would be walkable and safe to travel



Interviewing people at the Farmers Market

Precedents



asla.org: Louisville Waterfront Park in Louisville, KY

Louisville Waterfront Park has an area of 85 acres and is adjacent to the downtown area of Louisville, Kentucky, and the Ohio River. The park is home to festivals throughout the year and holds a fireworks display after every Louisville Bats baseball game. The centerpiece of the park is the Great Lawn, or the park's most distinctive open space. There is also a playground for the children and a pedestrian walkway and ramp. The park includes an esplanade along the river's edge, Tumbleweed Southwest Grill, and the Brown-Forman amphitheater. The Louisville waterfront park has more than 1.5 million visitors per year.



en.wikipedia.org: National Harbor in Oxon Hill, MD

National Harbor is located on the shores of the Potomac River in Prince George's County, Maryland, just south of Washington, D.C. The National Harbor is a mixed-use waterfront development that has an area of 300 acres. In addition to the Gaylord National Resort and Convention Center, National Harbor contains hotels, waterfront condos, offices, retail stores, nightspots, a marina, and a proposed location for the new National Children's Museum.



thecommunityfoundationpgc.org

Imagine Center Lake

Detroit St./Lakefront Development



Figure 34: Plan of the Detroit Street Lakefront redevelopment

- 1 Boardwalk
- 2 Senior housing
- 3 Parking along Ind x 15
- 4 Outdoor eating
- 5 Retail/commercial spaces
- 6 Public boat dock
- 7 Public recreational isle
- 8 Open space
- 9 Pier
- 10 New island

This Center Lake plan implements an extension of public space along Center Lake in addition to a boardwalk that extends to the north edge of the lake. The plan includes senior housing facing the lake and bordering the board walk, parking along Detroit Street, outdoor eating and gathering spaces, retail/commercial spaces that will cater to the senior housing as well as the general public, an aesthetic water feature, public boat dock and open space, and public recreational isle. The above section shows the bike lanes, sidewalk, seating, street, and sidewalk buffer. The plan also depicts the sidewalk, waterfront bike lane, a public square, a center fountain, outdoor seating, vendors, shade, restaurants, and senior housing.



Figure 37: Section of the Detroit Street lakefront redevelopment



Figure 35: Section of the Detroit Street lakefront proposal



Figure 36: Section of the Detroit Street lakefront proposal

Warsaw City Pier

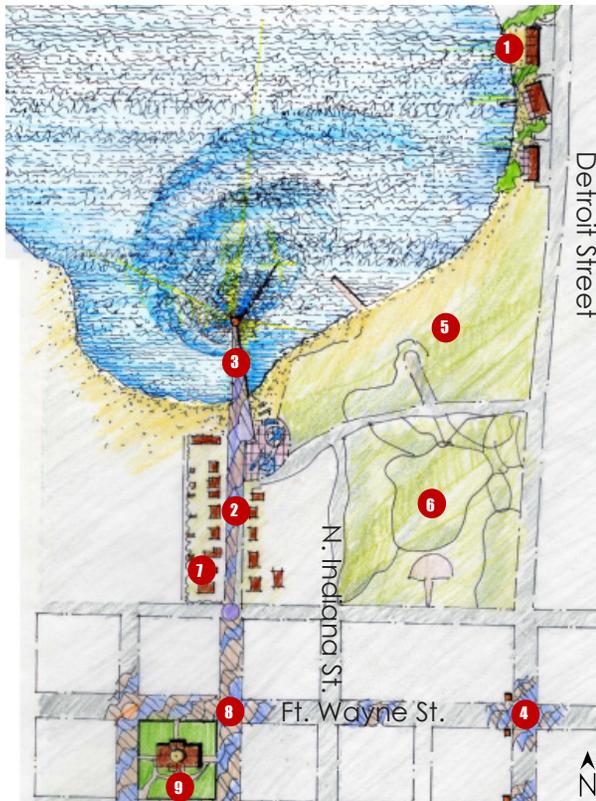


Figure 38: Plan for the Warsaw City Pier

- 1 Retro hotels
- 2 Grand pier
- 3 Light sculpture
- 4 Street intersections that feature water texture
- 5 Open space
- 6 Central Park
- 7 Infill housing
- 8 New pier path for Buffalo Street
- 9 Courthouse

This Center Lake plan promotes a connection between Downtown Warsaw and Center Lake. One can see from the plan that there is an alteration of street texture that leads to Center Lake. Also, the street visually resembles the texture of the lake. The purpose of this is to give Center Lake a presence in downtown Warsaw, and to give residents and visitors a visual lead towards Center Lake. This proposal suggests high density residential housing on the east side of Center Lake, as well as a grand pier that features an interactive light sculpture. In addition, street intersections throughout the downtown will feature water texture to further promote the presence of Center Lake. The plan also suggests the implementation of water features for smaller children and gathering spaces near Central Park.



Figure 39: Section of the Warsaw City Pier

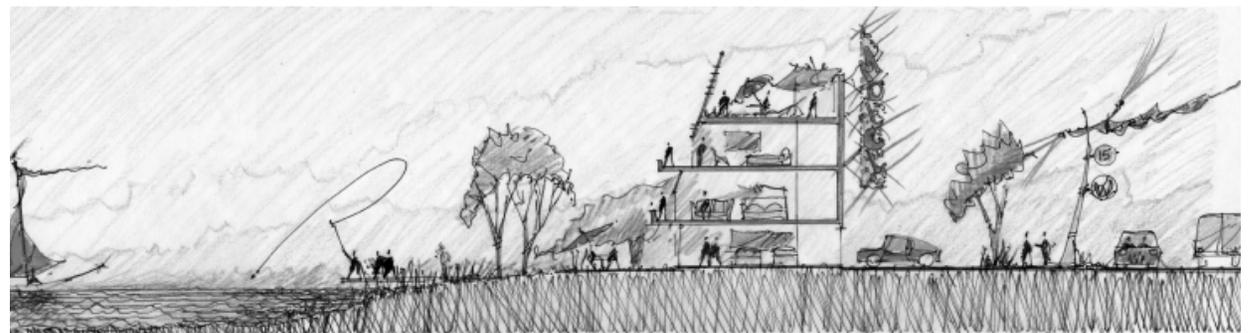


Figure 40: Section of the Warsaw City Pier

Imagine Center Lake

Goals and Objectives

1. This development will create a sense of community suggestive of a well planned lakefront by retaining an overall mixed-use development.

Objective: Increase social connection and recreational amenities. Create a multi uses to be an economic engine.

| ACTION STEPS | TIME FRAME |
|---|--------------|
| 1.1 The enhancement of natural system throughout Center Lake | Short-term |
| 1.2 Establish boardwalk system to connect the whole development and encourage walkability | Intermediate |
| 1.3 Increase connectivity among several parts of the city. | Long-term |

2. Increase compatibility between residential and non-residential areas with respect to traffic , noise, and lighting.

Objective: Provide more economy engines.

| ACTION STEPS | TIME FRAME |
|---|--------------|
| 2.1 Alteration of Street texture that leads to Center Lake from downtown and make all street intersections that feature water texture | Intermediate |
| 2.2 Develop incentive programs for developers such as government funding and reduced taxes on development . | Short-term |
| 2.3 Plan for infrastructure and services that support planned future growth. | Long-term |
| 2.4 Urban design standards to encourage investors to open a new business. | Long-term |

Figure 41: Center Lake goals and objectives