

MASS AVE *Next*

Open Space & Nodes Workshop

AUGUST 31st, 2026



...what's next?

Intro + Outline

1

Where We Are in Process (5 Min)

Discovery is complete — Opportunity I.D. is underway

2

Engagement Recap (10 Min)

What We've Heard Related to Open Space

3

Open Space & Nodes Framework (15 min)

4

Open Space & Nodes Discussion



8

**months into a
12-month plan**

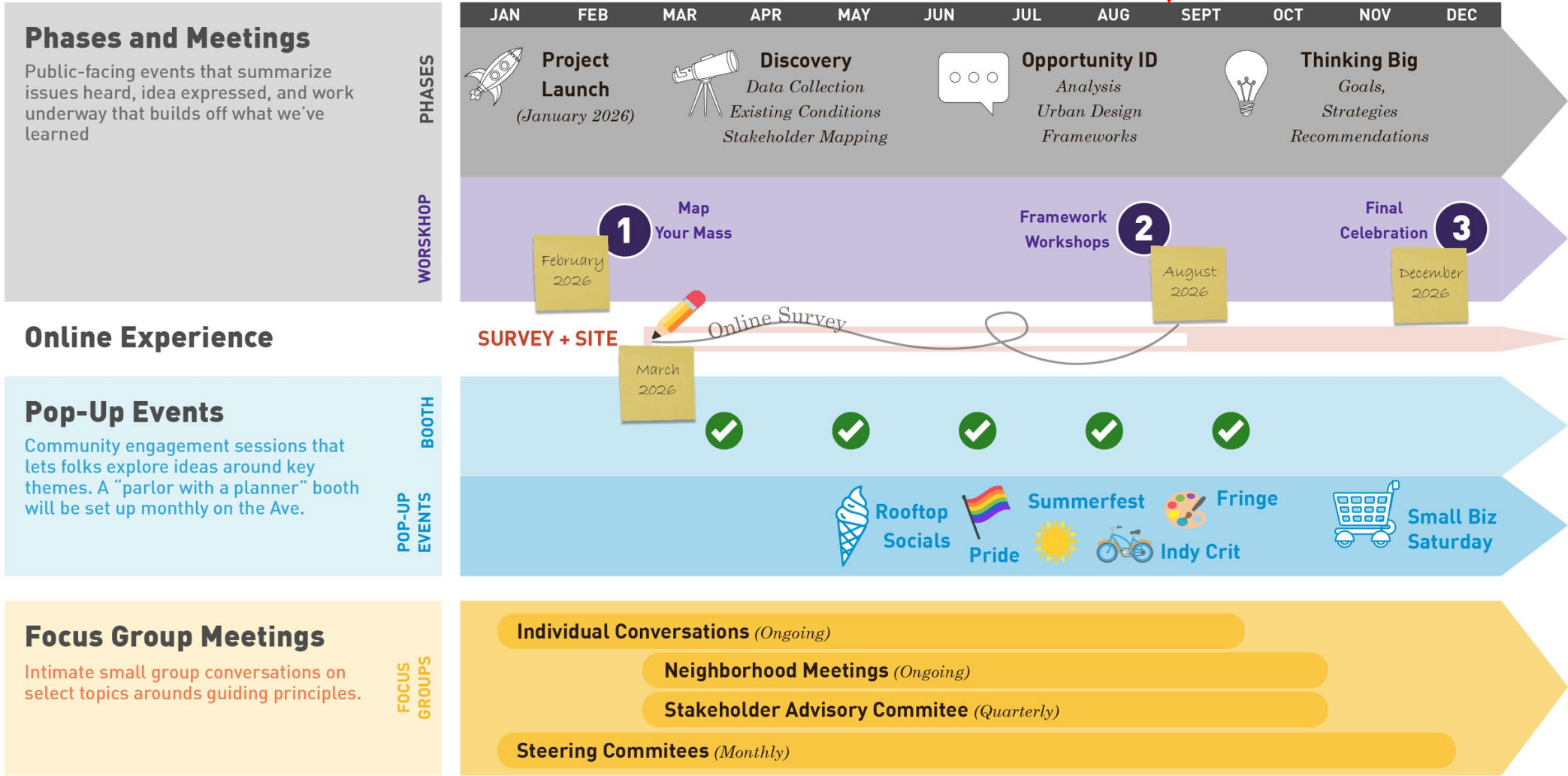
*Final report:
Dec 2026*

Study Area

Mass Ave Cultural Arts District →

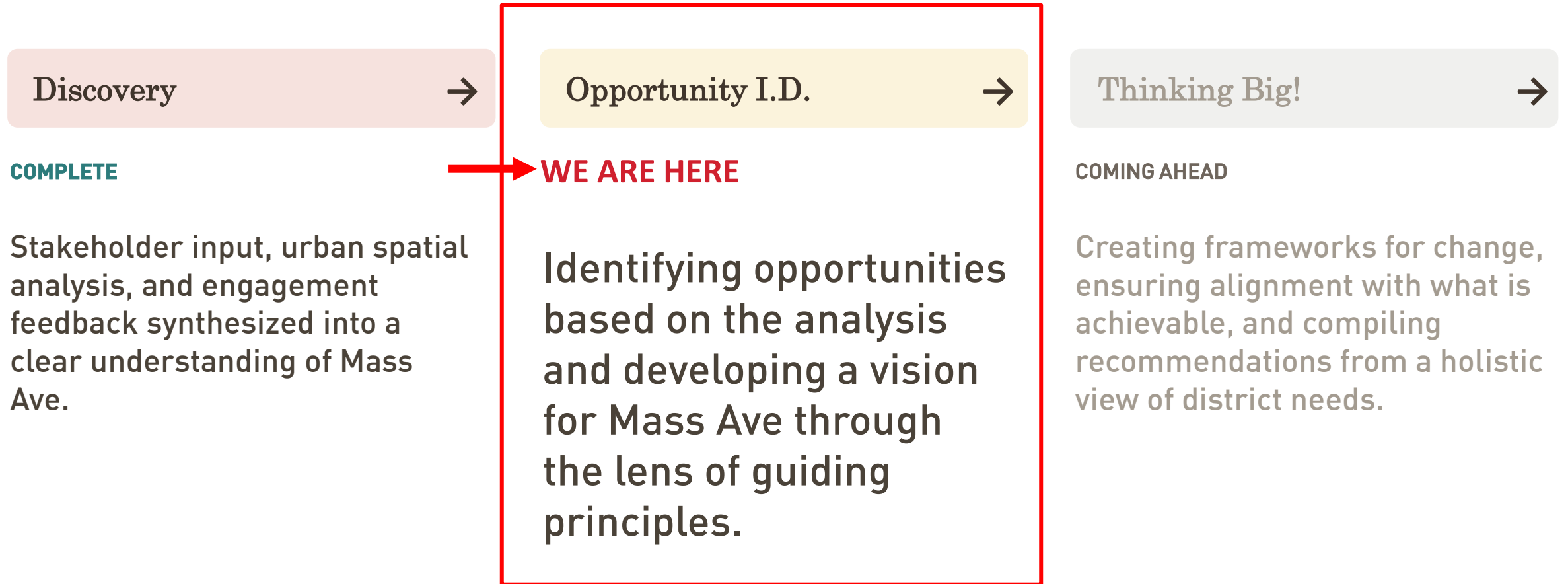


Where We've Been



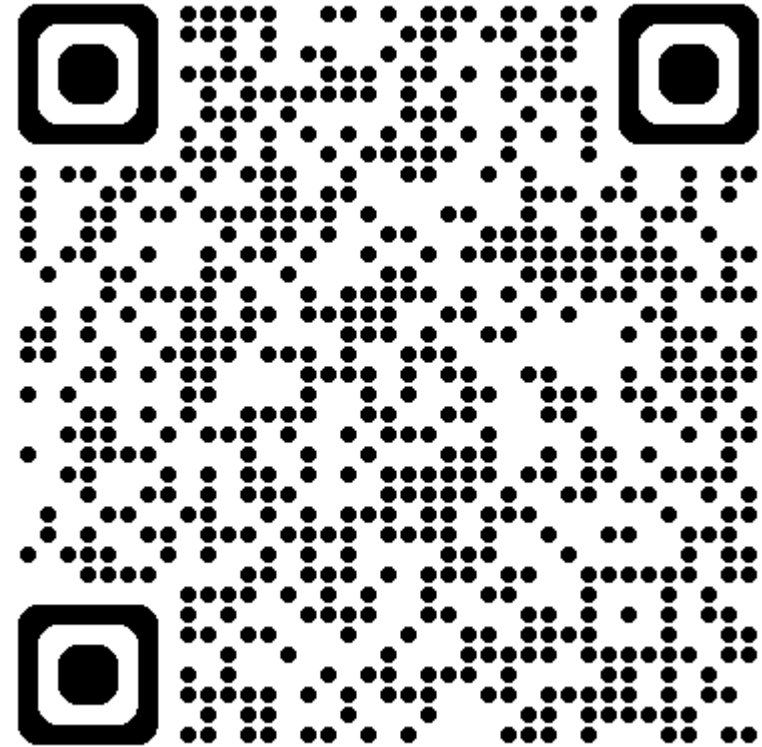
Strategic Framework

Where We Are in Process



Map-Based survey

Give us your feedback!



Land Use Workshop

District Should:

- Be respectful of historic districts
- Think carefully of places outside just Mass Ave
- Prioritize corner lots and infill development
- Think about ways to convene development capital
- Be a development partner?

Connectivity Workshop

District Should:

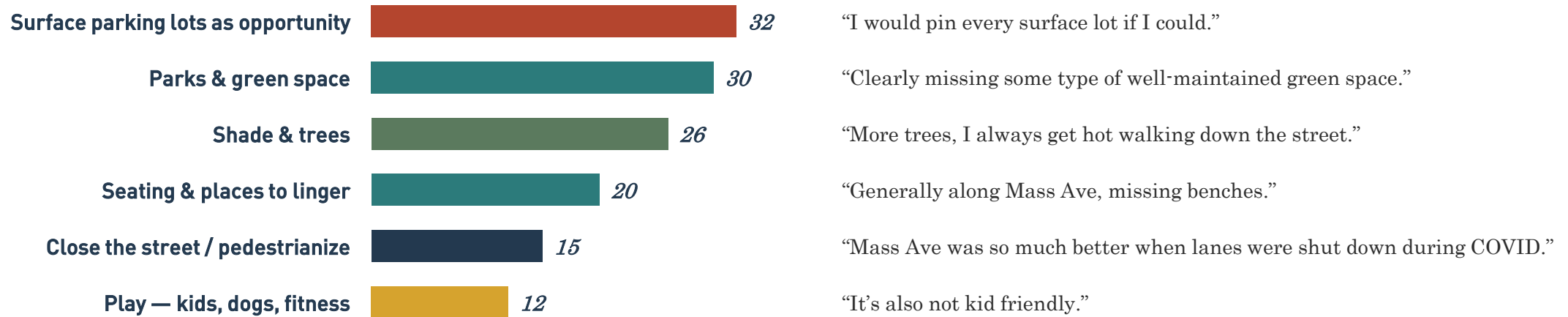
- Improve connections on district boundaries to outlying neighborhoods (Ohio St, Fort Wayne Ave, College, Park came up)
- The interstate should offer a green “loop” connecting Monon with Lockerbie
- Vermont St could become a “neighborway” connector

...questions?

**Brief analysis of what
we've heard related to
open space...**

Why Open Space? *What People Asked For (in their own words)*

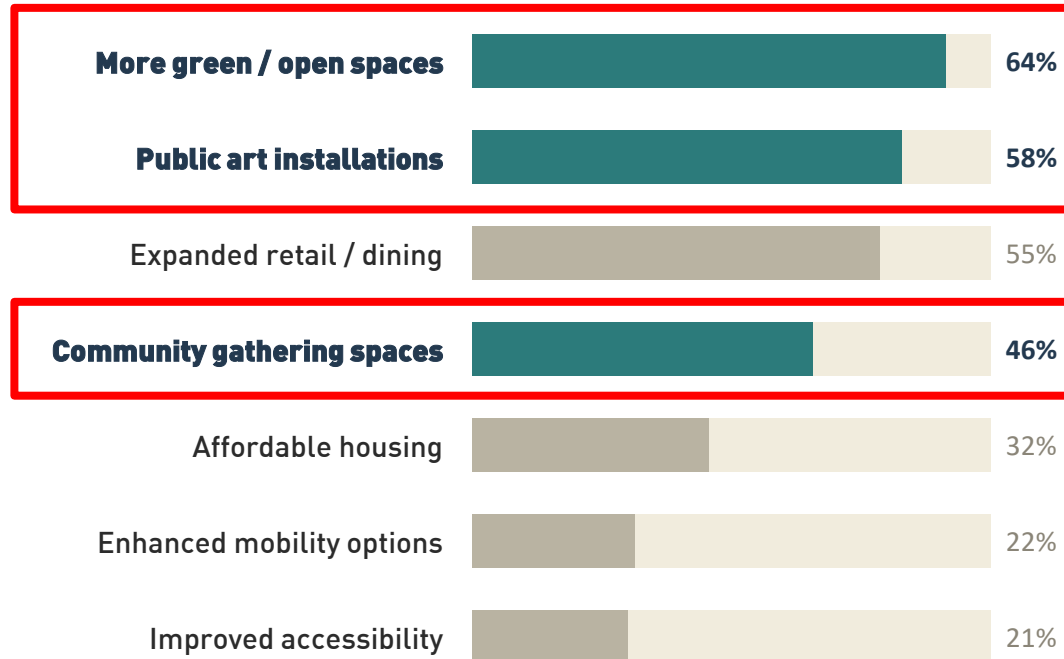
Open Space-Related Comments Across 532 Comments and Pins (# of mentions)



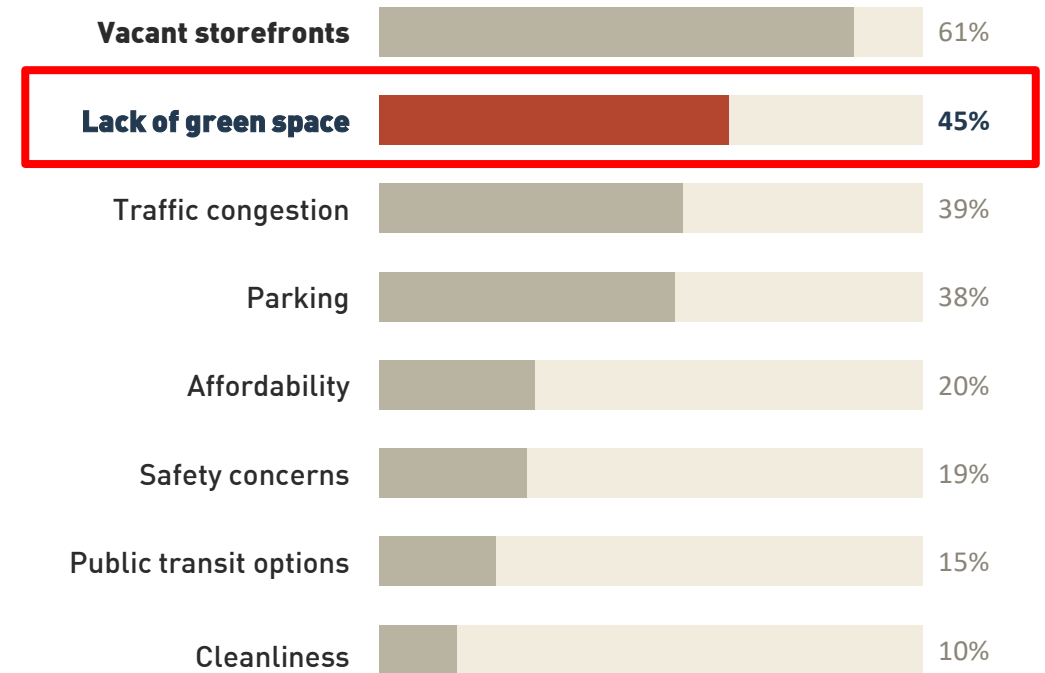
Our framework will synthesize these comments into a network of actionable strategies

Why Open Space?

Wanted New Features

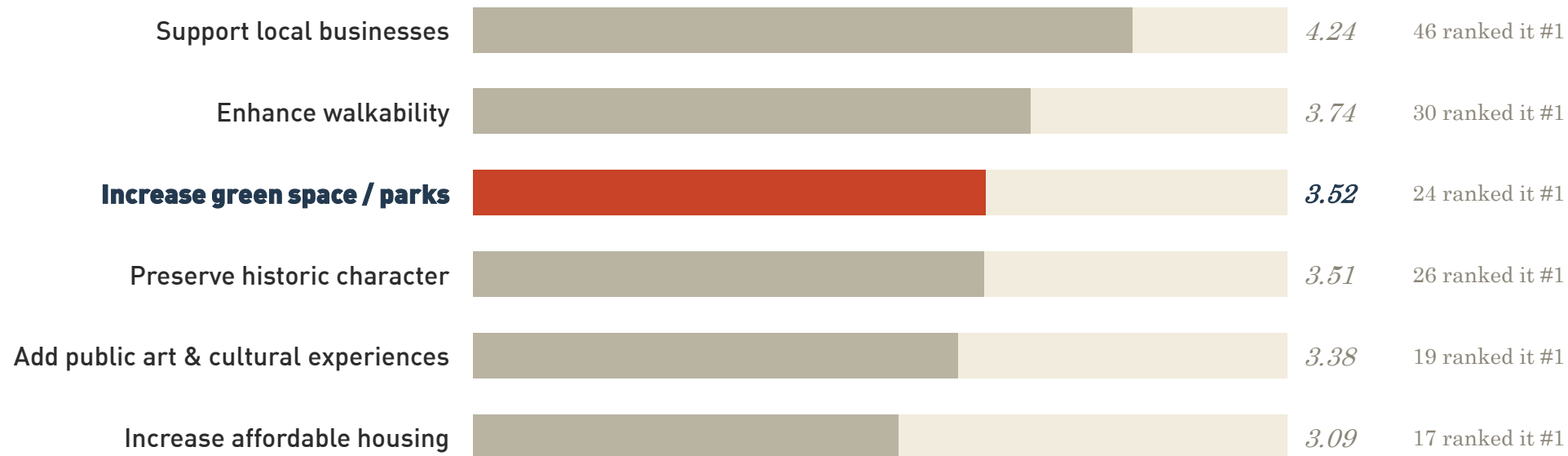


“lack of green space” outranks the two things Mass Ave is famous for arguing about: traffic and parking.



Why Open Space?

Highest Priority for the Next 10 Years (1 = lowest, 5 = highest)



People want green space but won't trade the business district for it ...that points the framework toward moves that are cheap, incremental, and reversible at first

Why Open Space? *What People Asked For (in their own words)*

“Clearly missing some type of well-maintained green space.”

“Generally along Mass Ave, missing benches.”

“A recognizable overhead Mass Ave canopy.”

“More trees, I always get hot walking down the street.”

“A small open stage for entertainers like Main Street in Speedway.”

We’ve heard that trees and options for recreation are essential to both residents and visitors

Want more streetlife?

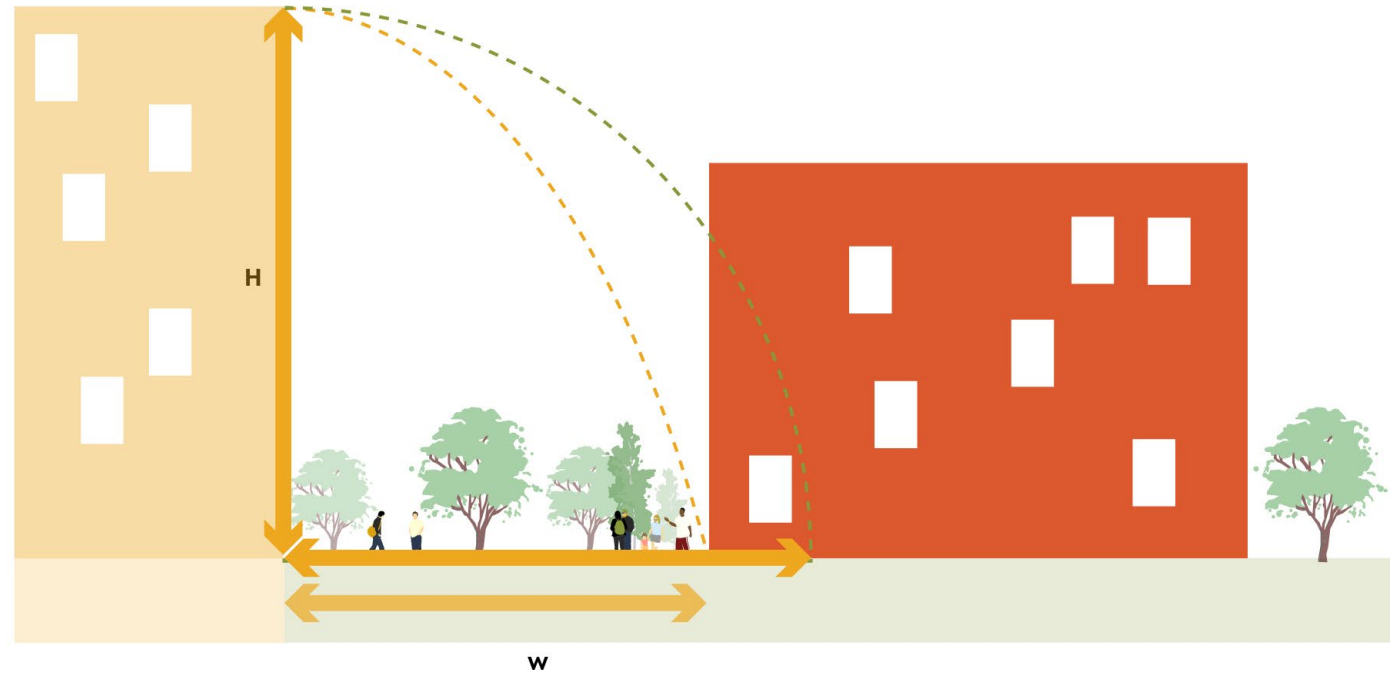
Focus on “enclosure”.

Enclosure (height to width ratio of surrounding buildings) is vital to creating urban intimacy and feeling of safety

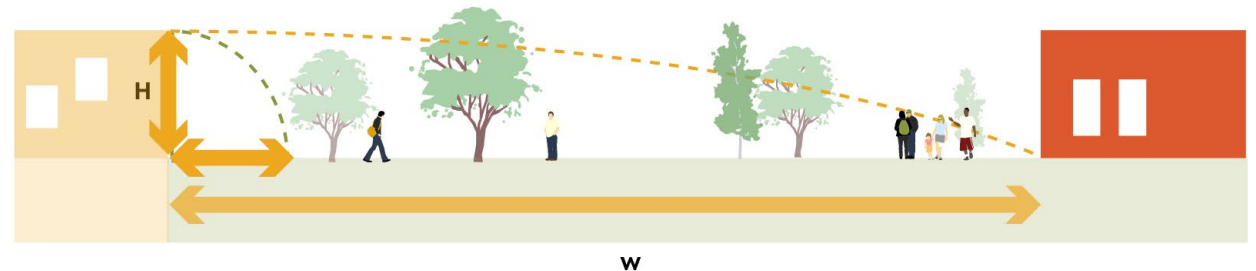
1-1.62 is ideal for spatial definition

A: too much = cavernous
B: too little = alienating

A



B



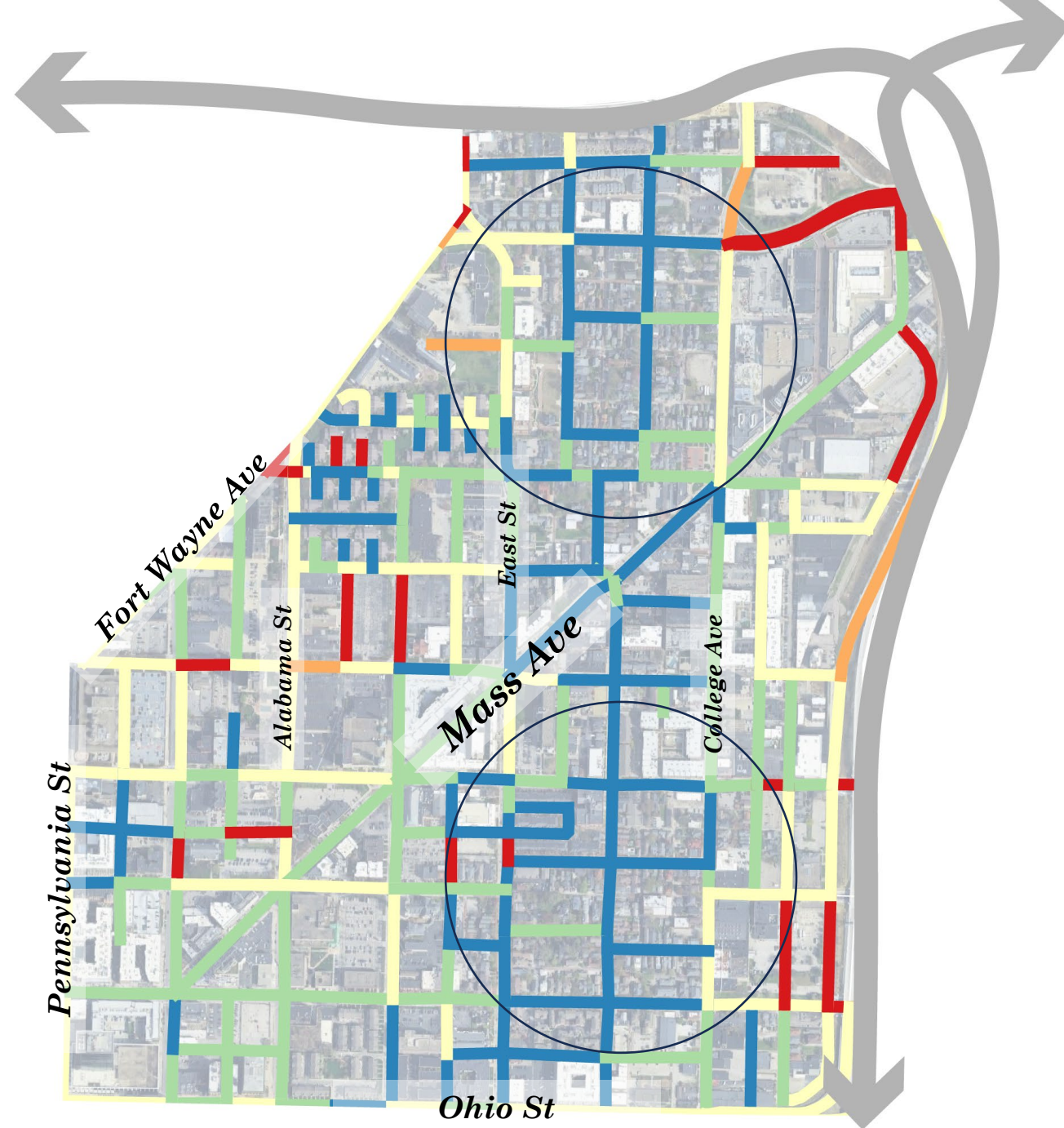
Enclosure Ratio

+ (more intimate)



- (less intimate)

Where streets feel most intimate and where they don't. Chatham Arch and Lockerbie thrive, rest of district not so much



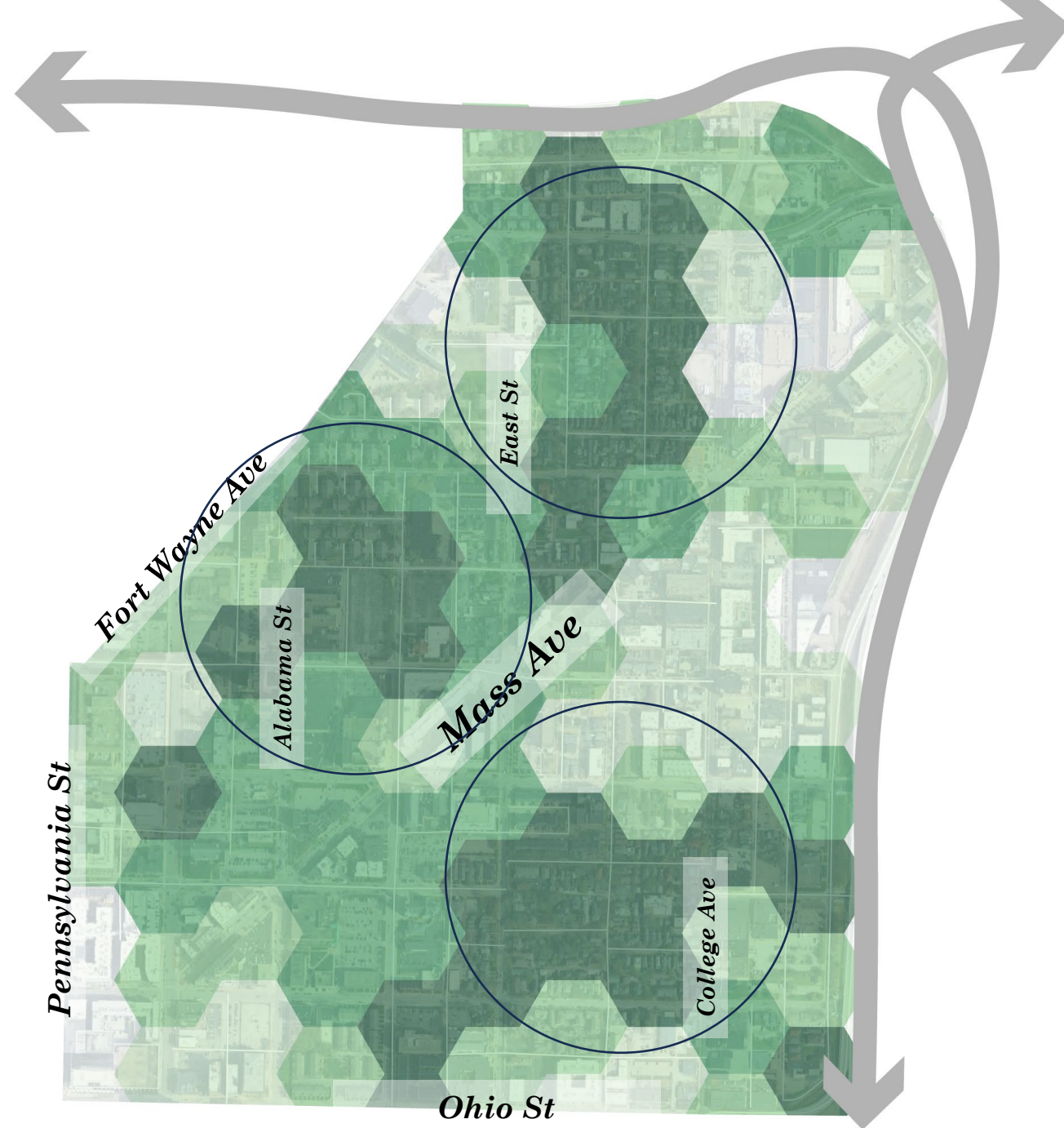
Tree Canopy % Index

+ (more trees)



- (less trees)

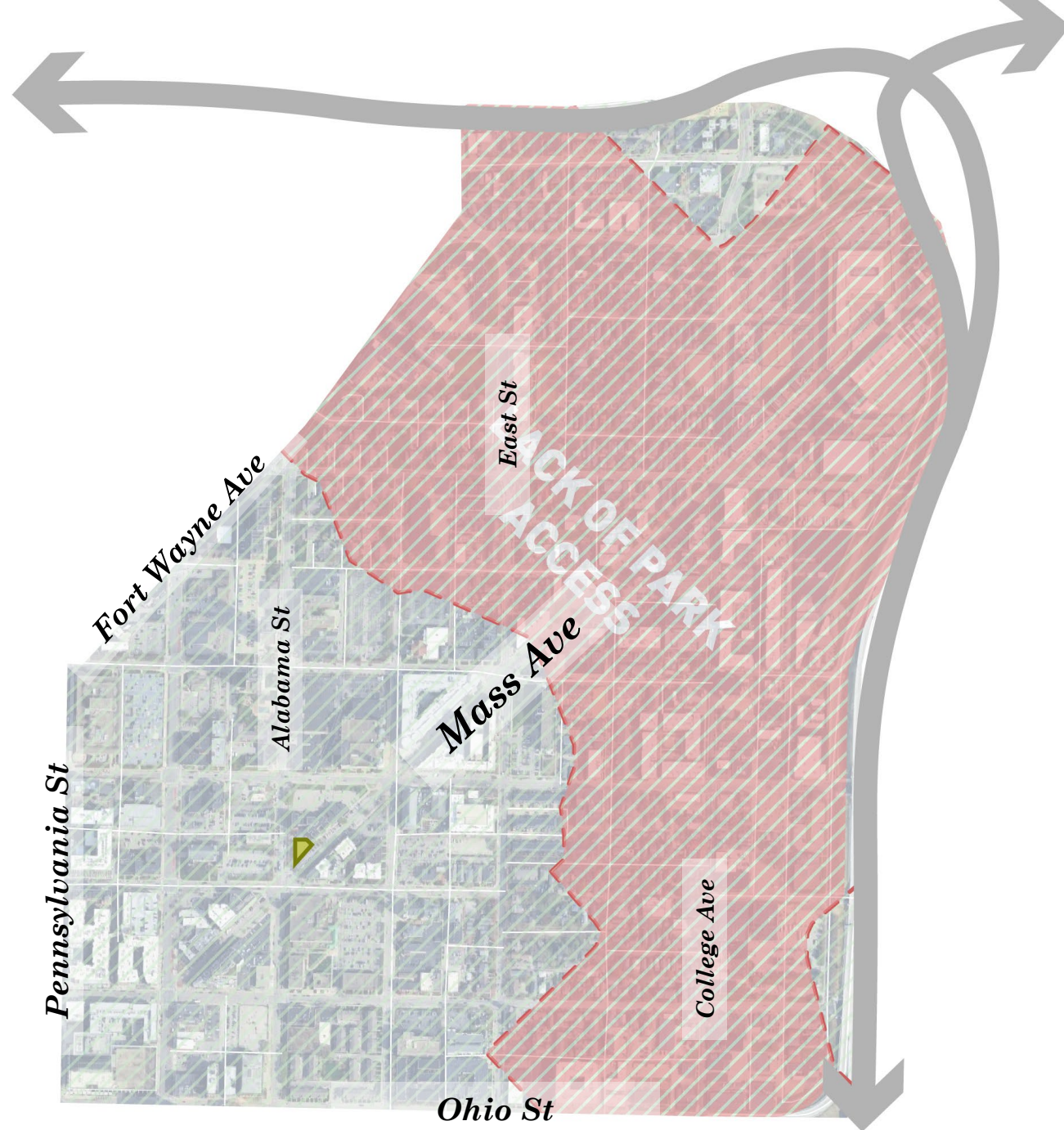
Chatham Arch, Lockerbie, and Renaissance Place score high on tree coverage – most of the district doesn't.



Public Park Access

More than 60% of the district is outside a ten-minute walk to a public park*

*This excludes privately operated public spaces such as Chatham Commons



What is a district framework?

An urban design framework organizes key challenges into actionable scenarios and strategies guided by a unifying idea (e.g. “Open Space”)

Place Frameworks

How the Themes Become Site-Specific

Land Use

Infill, housing mix, and ground-floor activation — targeting the parcels where value-per-acre lags the district.

Connections

Intersections, trails, links, and making movement through the district as good as the destination.

Open Space

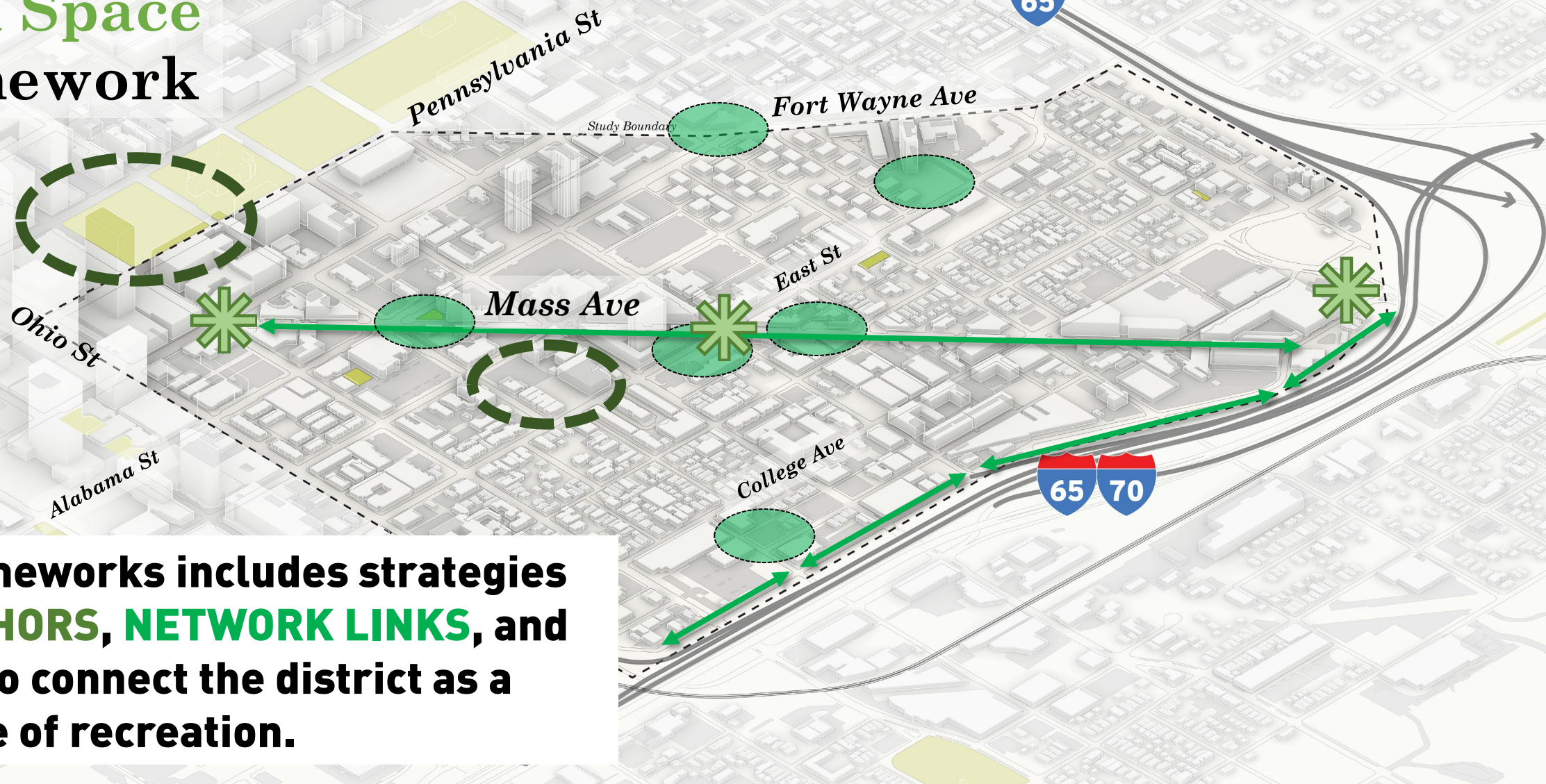
How do we convert underused land into the commons residents asked for?

Arts + Experience

Cultural folkways and the places that produce it, public art and programming, understanding where existing activity occurs and where future opportunity lay

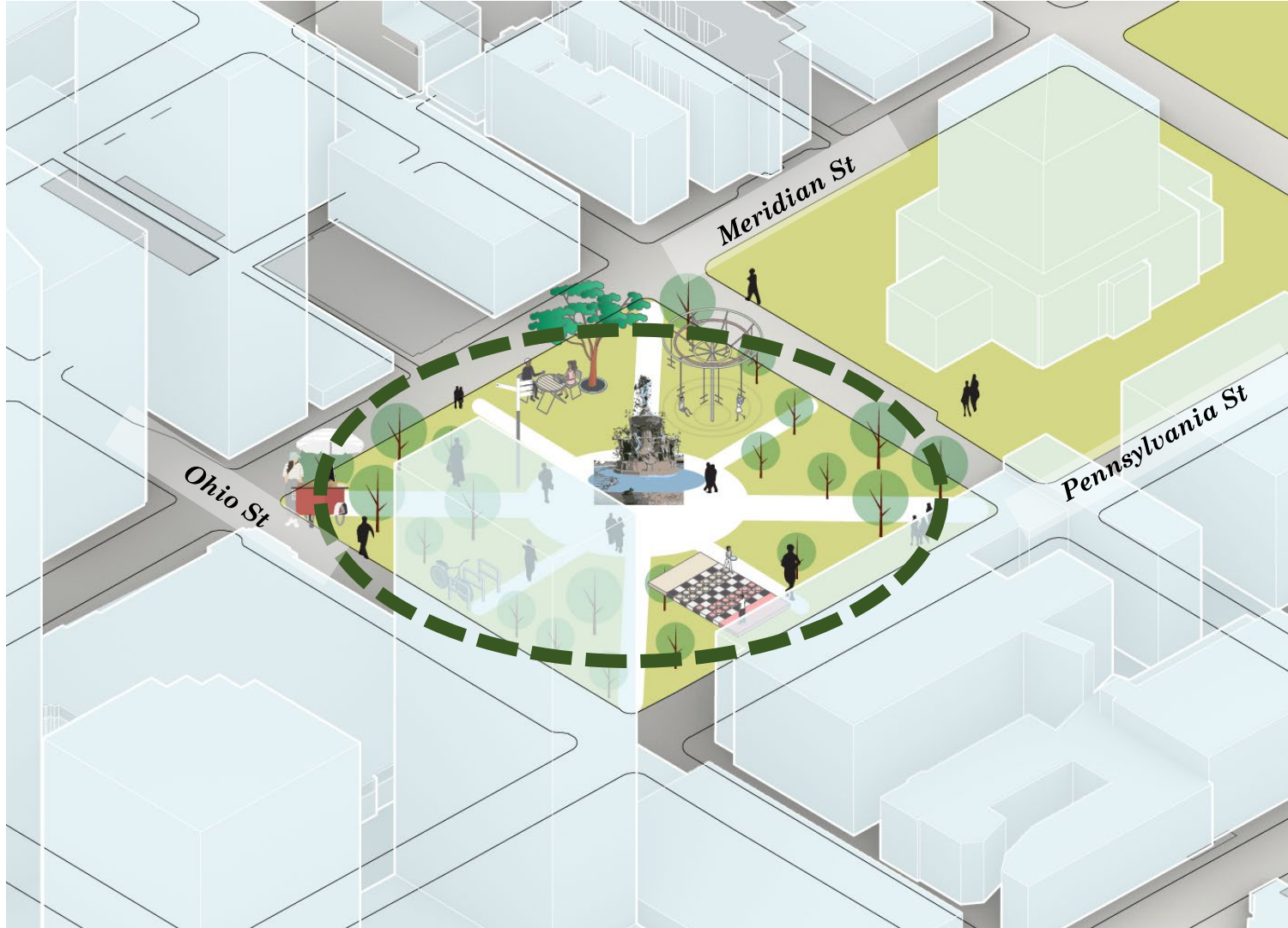
**How does one
create *play*?**

Emerging Open Space Framework



The framework includes strategies for **ANCHORS**, **NETWORK LINKS**, and **NODES** to connect the district as a necklace of recreation.

Anchors – University Park (concept 1)

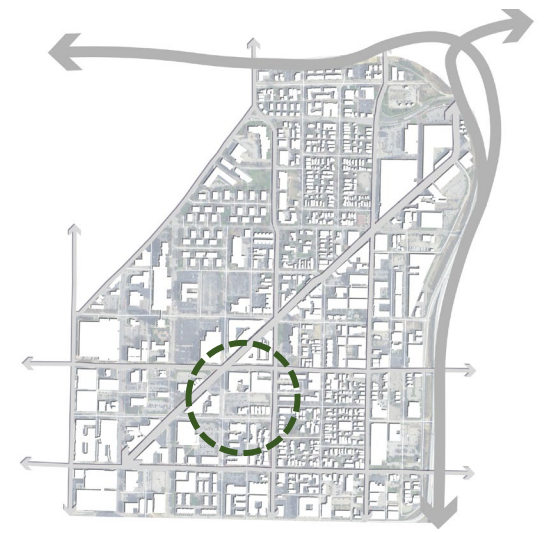
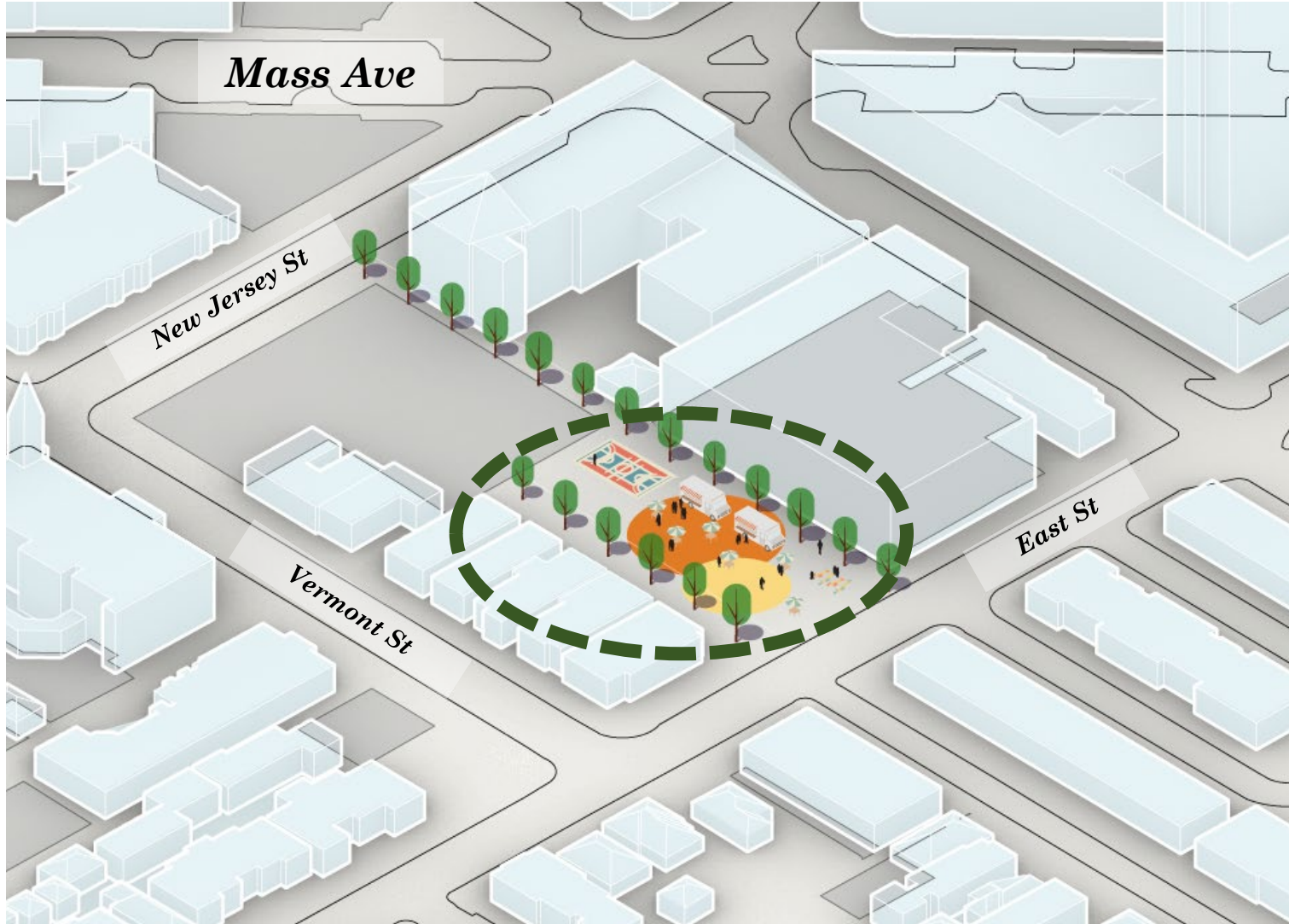


We heard “University Park should be like the Central Park of Indy”

University Park Activation, programming and an operator, not a redesign. Playgrounds, vendor stalls, adaptable play materials. Café could be monetized.

***Exact location not determined, only concept

Anchors – Athenaeum Campus (concept 2)



**We heard “the
Athenaeum is the
heart of Mass
Ave”**

Seasonal conversion of the
lowest-yielding surface lots
like behind Athenaeum
Think larger versions of the
Christkindlmarkt, Lockerbie
Festivals, Summer vendor
markets

Precedents – Anchors



Bryant Park - NYC



Washington Park - Cincinnati

Open Discussion
(10 min):
*What would make
you want to visit
these spaces?*



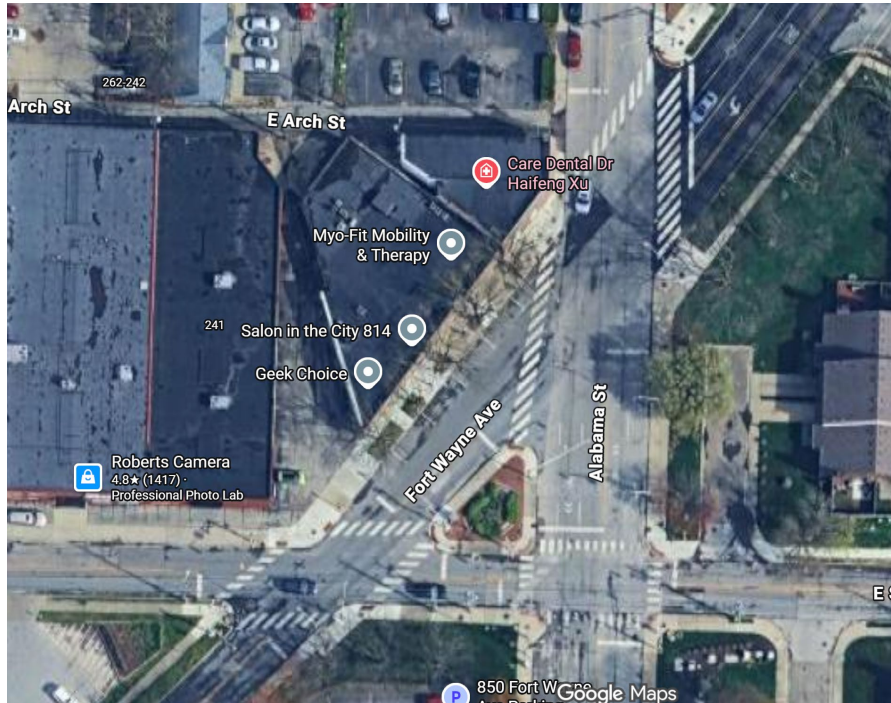
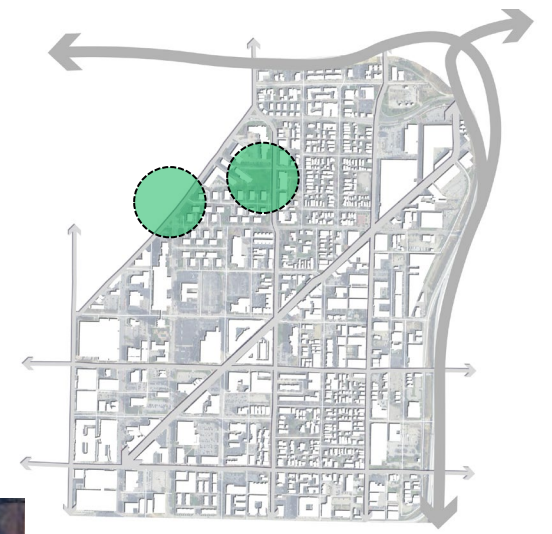
Network – Pocket Parks (concept 3)



**We heard
“greenspace along
the Ave is hard to
come by”**

Using excess space and
pavement to create small
pockets of joy that can be
programmed in concert with
local merchants and vendors.

Network – Pocket Park Candidates

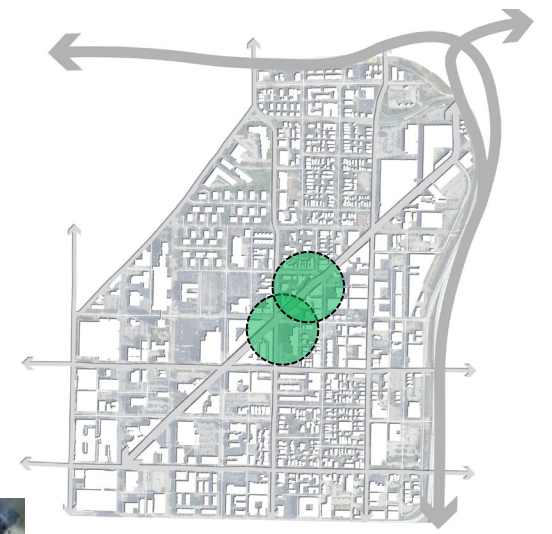


**Fort Wayne/St. Clair
Intersection**

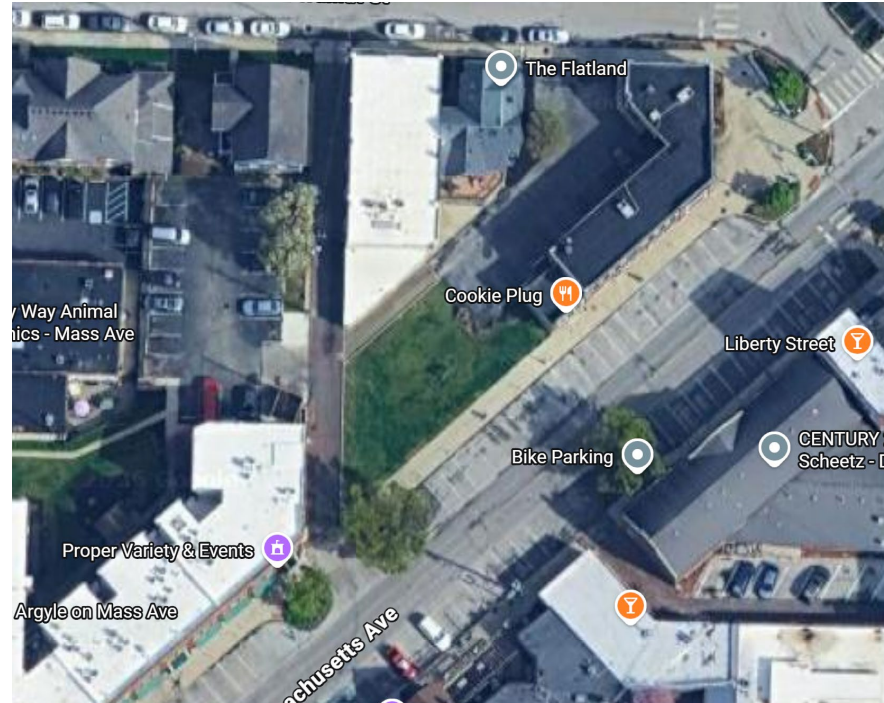


East Street/Lugar Tower

Network – Pocket Park Candidates

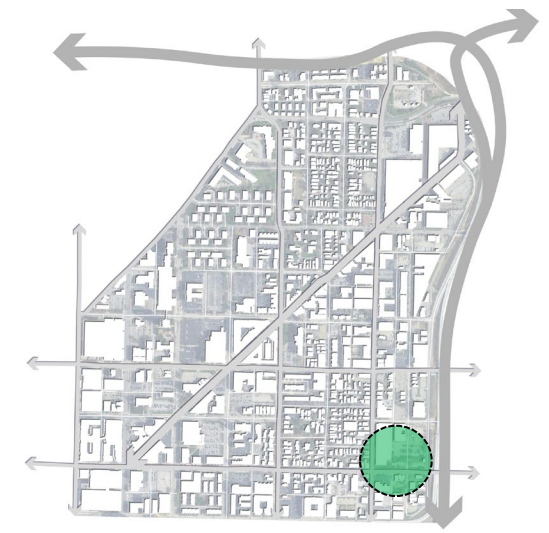


Barton Annex/East St

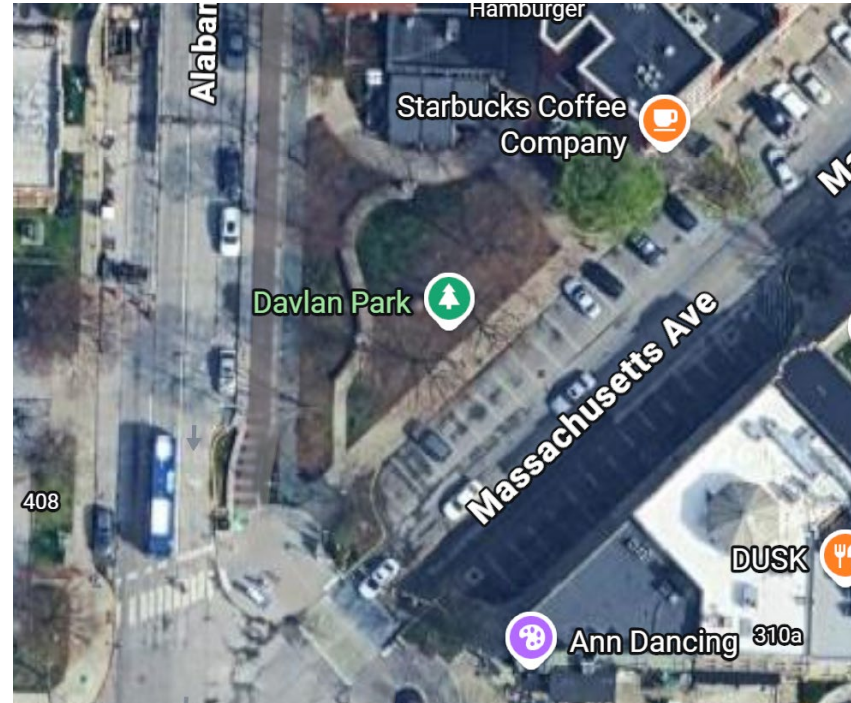


The Polygon

Network – Pocket Park Candidates



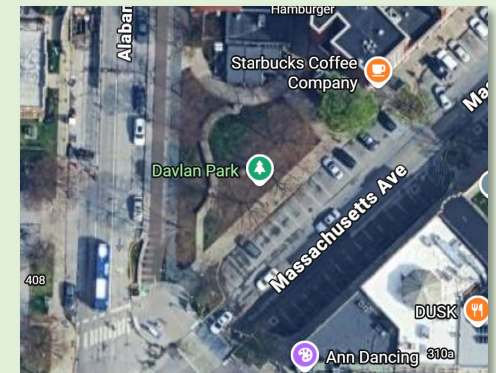
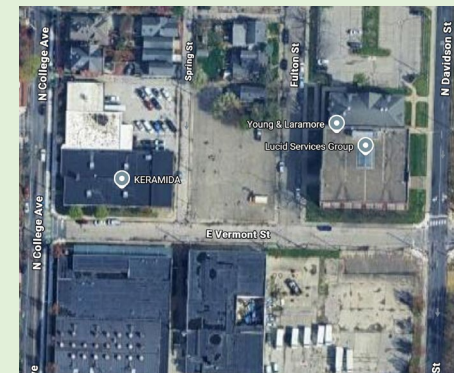
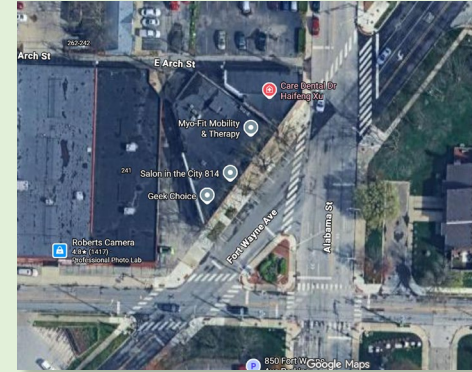
Vermont/Fulton



Davlan Park

Open Discussion (10 min):

*Which of these
locations **makes**
most sense as a
pocket park to you –
why/why not?*



Network – Canopy Corridor (concept 4)



We heard “it’s hard to find shade on Mass Ave”

Creating a connected “emerald necklace” through and around the district to create a connected greenlink

Precedents – Anchors



Water Street - Tampa

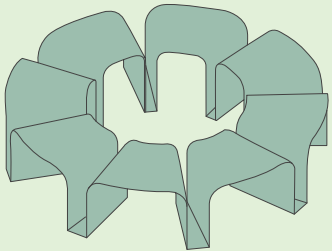


Spark! On the Circle – Indianapolis

Open Discussion

(10 min):

*What would **you** do
to improve the
streetscape of Mass
Ave?*



Nodes – Gateway Nodes (concept 5)



We heard “the brand doesn’t match the experience”

The interstate edge, downtown end, and the six-way intersections should function **as one family of spaces**

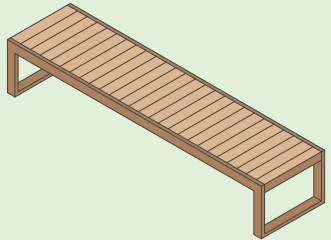
Nodes – Gateway Nodes (concept 5)



Open Discussion

(10 min):

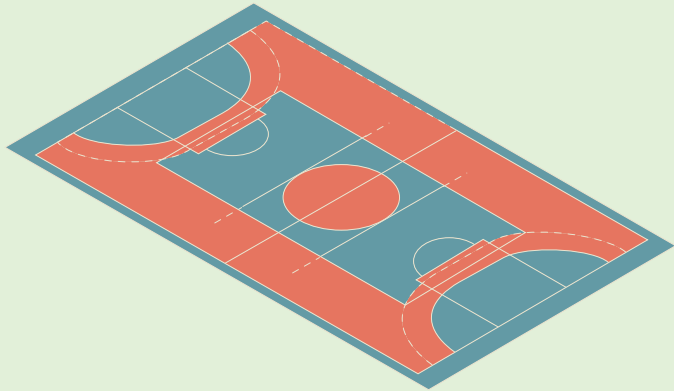
*How would you
make each Mass
intersection **read as
one?***



Open Discussion

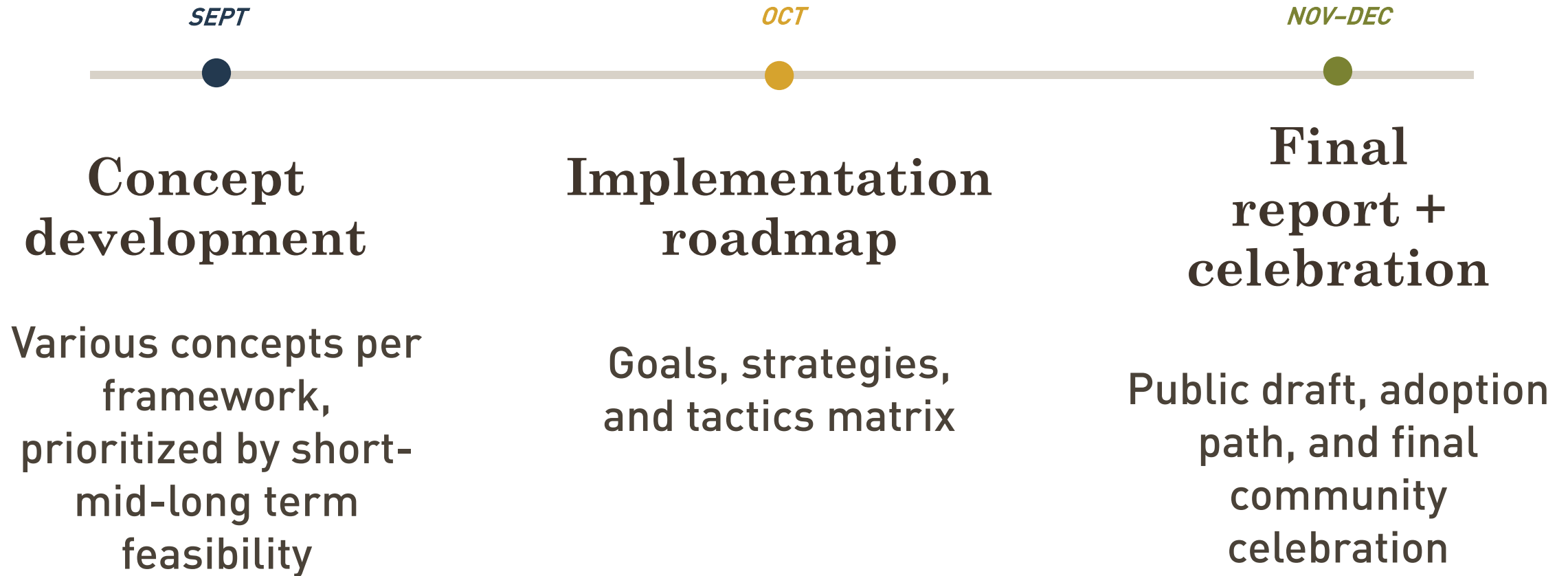
(10 min):

*What activities are
currently missing
from the district?*



What's Next

Sept – December 2026



Mark your Calendar!

Upcoming Workshops

Arts and Experience Workshop! – Monday, Sept 14, 3:30 PM



Mass Ave Next Vision Plan

Land Use Workshop 8/12/2026

Thank you!

next.massaveindy.org

...what's next?