

Prepared by the Muncie Map Co.

Purpose of Alternative Proposals

The recent announcement of plans to consolidate the Muncie YMCA locations at Tuhey Park came as an unwelcome surprise to citizens in surrounding residential areas. The plan sacrifices public park greenspace in service of a private organization that is inaccessible to a significant number of local residents. Such a proposal risks continuing revitalization of adjacent neighborhood, which has seen a transition from rental to owner occupancy and is currently the city's hottest real estate market. Seeking to serve the interests of all stakeholders as well as the entire community at-large, these six additional sites offer useful alternatives to the proposed plan for Tuhey Park while fulfilling the site requirements for YMCA consolidation.

Site Requirements for New YMCA

- **70,000 sq ft. facility & 300 parking spaces, plus future expansion**
- **Central location within the city of Muncie**
- **Accessible to existing public transit**
- **Ability to acquire property with minimal costs**



Proposed Site

The proposal eliminates most of Tuhey Park's greenspace to provide a large building and larger parking lot. The footprint of the plan abuts residential properties and significantly decreases the quality of life offered by these properties to potential residents. The street infrastructure used to connect the parking area to the city grid is woefully inadequate for the potential increase in traffic, and the destruction of Tuhey threatens the Riverfront development's potential success.

**Alternate
Site #3**

**Alternate
Site #1**

**Proposed
Site**

**Alternate
Site #2**

**Alternate
Site #4**

Current Site

Alt Site #5

Alt Site #6



Current Site

Constructive re-use of the current building would be the most cost-effective and efficient while being the least disruptive and wasteful. The current site is already centrally located and accessible to public transit. Beyond modernizing and retrofitting the existing building, this site allows for expansion on land already owned by the YMCA. In addition, by collaborating with the ownership of Commonway's building, a parking facility could serve both that church and the Y for many years to come while engaging more efficient land use than surface parking.



Alternate Site #1

If a public-private aspect is valued, this alternative provides that plus so much more. By initiating a partnership with Muncie Community Schools, a new YMCA could be built adjacent and connected to the Muncie Fieldhouse while modernizing that facility. By taking advantage of existing parking, the new development could offer MCS a needed update to swimming facilities and football locker rooms, while stewardship of the Fieldhouse offers the YMCA a world-class facility for hosting tournaments and other events in a new community campus.



Alternate Site #2

Another site option within Riverside-Normal City is the former Ontario location at Jackson and White River Blvd. Though not centrally located, this site is well-connected to the city's street grid, recreation trails and public transit options, and provides an existing supply of disused parking lots, with others used at times opposite the Y's use. In addition, most of the needed land is owned by the Innovation Connector (already a private-public partnership) or Ontario Corporation (usually a willing partner in such endeavors), though the disused former pawn shop would need to be purchased. Such a plan could provide a further anchor to revitalizing Normal City, which is well behind the Tuhey Park area in its comeback.



Alternate Site #3

North of downtown in the McKinley neighborhood, this site at the northeast corner of Elm and Columbus offers a number of advantages. It is well-connected to recreational trails and public transit, would require minimal street upgrades to handle increased traffic (Columbus already has a stoplight on Walnut), and would provide an obvious centerpiece to the "living learning" neighborhood plan that Next Muncie has proposed. In addition, most of this land is already owned by public entities (Muncie Sanitary District) or public-private entities (Delaware Advancement Corp). Despite its riverside location, FEMA has designated this area protected from flooding by existing levees and mitigation measures.



Alternate Site #4

Building a new facility downtown for the YMCA is exceedingly possible, but would take some collaboration from First Merchants. Combining the MSD's property at Jackson and Jefferson with the adjacent First Merchants parking lot, there is plenty of room for a unique new YMCA in an ideally centralized location near public transit and existing assets (library, Civic Theater) and less than one block from downtown's largest employers. Providing first floor retail space along Main Street would substantially strengthen that walking corridor. By partnering with First Merchants, a shared parking facility would serve both (along with Civic) while allowing for other existing surface parking lots to be redeveloped into more urbanized land use.



Future Expansion

**Shared
Parking
Facility**

**New
YMCA
Facility**

Alternate Site #5

This site, though providing a new site that is the least disruptive to the current location, is also probably the most difficult to achieve. Located on the periphery of downtown, this site is well-connected to the city street grid and public transit, and uses land that is currently under-utilized but owned by private entities. By collaborating with Open Door, this proposal seeks to create a health campus in downtown Muncie that leverages assets of the YMCA to improve its neighbors, the YMCA and Open Door. By building a parking facility to share with Open Door, it opens OD's expansive surface parking to expansion and redevelopment by both Open Door and the YMCA.



Alternate Site #6

Though not in downtown, this site is downtown-adjacent and offers a unique redevelopment opportunity in the up-and-coming South Central neighborhood. Well-connected to public transit and the city street grid, this site also adjoins the Millennium Homes public housing development, providing the YMCA a chance to truly fulfill its mission of helping those less fortunate. With such a great community asset, the new YMCA could be the cornerstone of this neighborhood's future. The chief downside to this location would be the acquisition of the property from the existing owners, which currently has an assessed value of approximately \$250,000.