

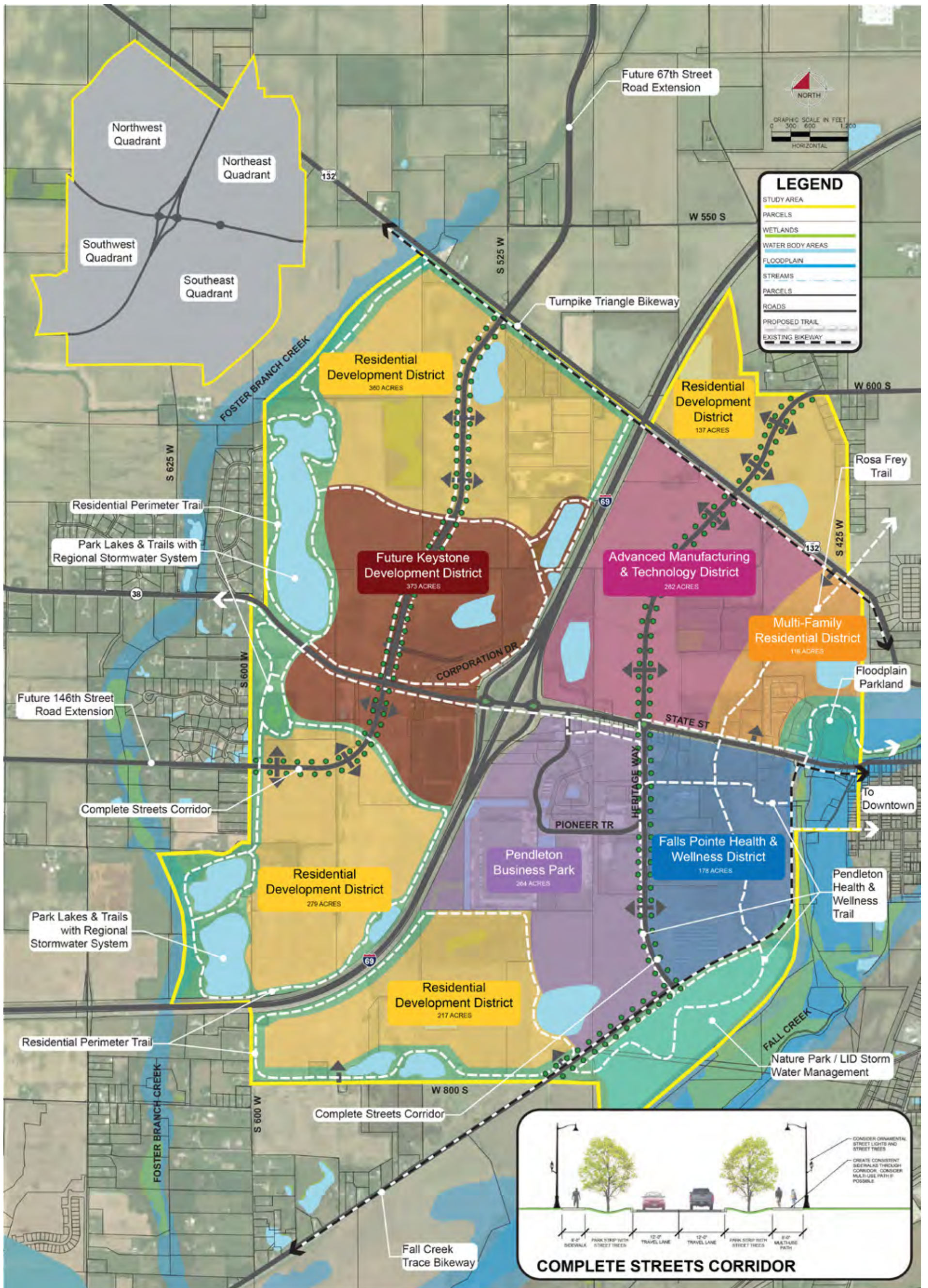
Pendleton I-69 Interchange



Section B

Schematic Master Plan

INTERCHANGE SCHEMATIC MASTER PLAN I-69 AT SR 38



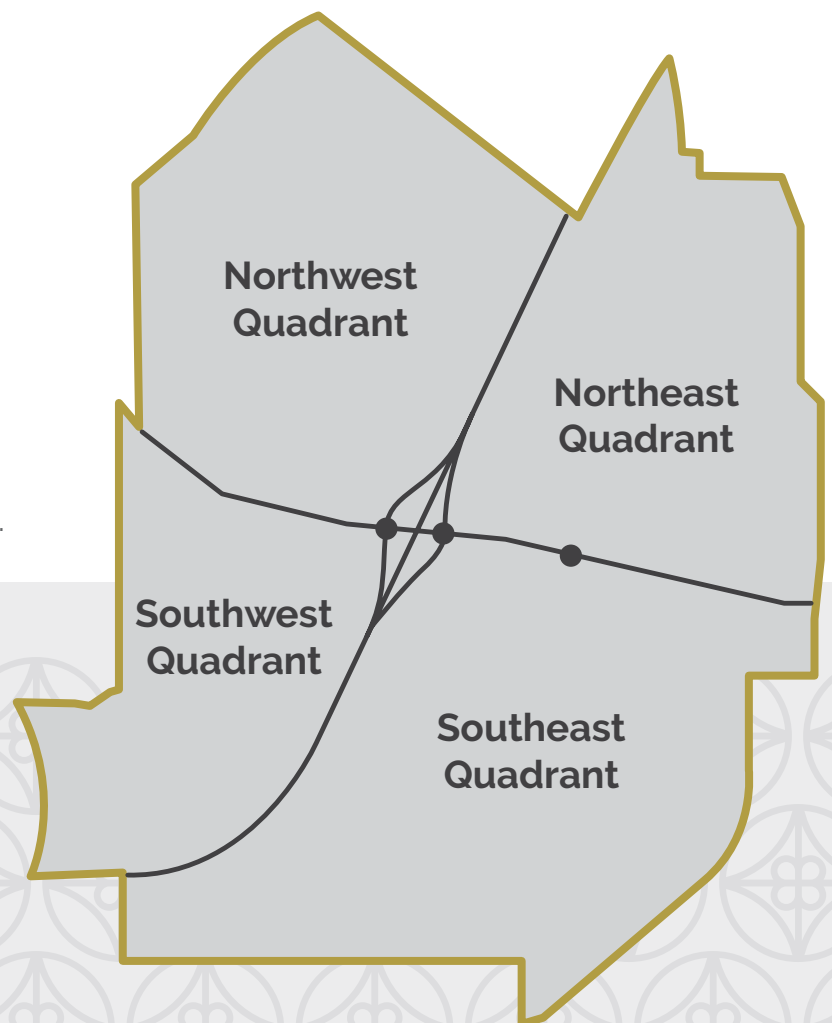
INTERCHANGE SCHEMATIC MASTER PLAN I-69 AT SR 38

Just a mere 16 miles from the corporate limits of Indianapolis, the Schematic Master Plan for development at exit 219 in Pendleton is a long-range view of real estate investment potential at this location, as the metro area expands northeast. Utilizing information gleaned from the market analysis and local stakeholder engagement, this master plan will guide development of Pendleton's Gateway Interchange over the next 20 years. Key components of this plan are:

- A balanced approach to viable land uses based upon current market needs
- Provisions for regional stormwater management facilities with developer and town partnerships to maximize land development potential and incentivize real estate investments
- Critically needed connectivity for traffic access and land development needs
- A complete streets approach to infrastructure planning and design to accommodate multiple forms of transportation
- Trails and park land serving as buffers to adjacent residences, while also providing regional stormwater management

STUDY AREA QUADRANTS AND DEVELOPMENT DISTRICTS

The 2,350 acres of land under study at Exit 219 have been divided into four development quadrants separated by State Road 38 and Interstate 69. Each quadrant has been further divided into Development Districts that are programmed for specific types of market uses. This Pendleton Interchange Schematic Master Plan for development has been prepared based upon market analysis recommendations, existing land uses, existing drainage patterns, future drainage requirements and existing/future utility services in the area. Most of the proposed development uses have market traction in the near term, with the Keystone Development District coming later, once most other development districts are underway or nearing completion. A review of development recommendations per quadrant follows.



SE QUADRANT DEVELOPMENT DISTRICTS

The SE Quadrant is the most developed of all four quadrants at Exit 219 and includes recommendations for: a limited expansion of the Pendleton Business Park; a Residential Development District and the Falls Pointe Health & Wellness District that includes a nature park with trails that also serves as a low impact development storm water management facility.



Pendleton Business Park

The Pendleton Business Park is nearing buildout at the time of this report. This development plan calls for expanding the Pendleton Business Park south to Fall Creek Drive on land west of South Heritage Way. The Town should seek to attract business enterprises to the business park that will employ a work force with elevated expertise and talent. Recognizing the Town's desire to control the amount of additional distribution facilities development, this expansion area for additional business park development is being limited to a total of 264 acres, over half of which is currently built out. A storm water management pond is shown near Fall Creek Drive to accommodate future development in this area. Additionally, the Town has invested resources in studying stormwater management in this area and will partner with development interests to implement the low impact development storm water management facilities within the context of a nature park with trails.

Falls Pointe Health & Wellness District

Building upon the success of the new Pendleton Community Sports & Wellness facility, this district will encourage health and wellness development such as medical office buildings, active living amenities and satellite hospital operations. This district will also provide for trail connectivity to the Community Sports & Wellness Center; the Residential District; the nature park; to downtown; and throughout all four quadrants. The Town has interest in partnering with development interests to implement the low impact development storm water management facilities within the context of a nature park with trails.

Residential Development District

The Town has a need for active adult residential development that appeals to empty nesters as well as young professionals seeking proximity to the Community Sports and Wellness Center, Historic Downtown Pendleton, as well as existing and coming offerings at the interchange. This residential district is intended to serve this local housing need with a variety of product types, which may include single family homes, condominiums, fourplexes and duplexes. The residents will have convenient active living trail access to neighborhood paths; the nature park; the Sports & Wellness Center; medical office buildings; satellite hospital operations, and downtown Pendleton. A combination of stormwater management ponds and a perimeter trail with shade trees will provide a buffer from adjacent uses. Where the perimeter trail is next to the interstate, more densely planted, larger stature shade trees will add to the buffering of I-69.

