

## Redevelopment Commission

MEETING DATE: August 27, 2020  
LOCATION: Pendleton Town Hall  
100 W. State Street Pendleton, Indiana  
TIME: 6:00 p.m.

### ORDER OF BUSINESS

#### I. CALL TO ORDER

Meeting was called to order by Steve Denny at 6:04 pm

#### II. ROLL CALL AND DETERMINATION OF QUORUM

Board members in attendance were Steve Denny, Lynn Mellinger, Adam Truman and Bill Hutton. A quorum was established. Individuals representing the Town were Planning Director Rachel Christenson and Town Attorney Jeff Graham. Also present were Ken Remenschneider and Alen Fetahagic.

#### III. APPROVAL OF MEETING MINUTES

Recommendation made by Rachel Christenson to table the approval of the July 27<sup>th</sup> Meeting Minutes until the September 24<sup>th</sup> meeting was approved by all Board Members present.

#### IV. OLD BUSINESS

##### A. Community Sports and Wellness Center – Construction Update

Rachel Christenson reported the following:

- Structure enclosed at this point with all windows, walls and doors up and facility locked.
- Project moving forward well.
- Christenson and Kayla Hassett have met a couple times with Jenny Morgan, President of the Community Sports and Wellness Center, over the last couple of months as well as Christenson has been

given a tour of the facility. Morgan interested in having the Members of the Redevelopment Commission and Town Council to come out for tours. Christenson will send an email out regarding these tours.

- Developer is now working with Context, landscape architectural firm out of Indianapolis (previously Fortville), in regards to their landscaping plan.
- Planning Staff to conduct an on-site visit next Tuesday or the following Tuesday and need to make sure items on the site are in order, such as overgrown weeds to improve site appearance.
- Official opening date to be determined. Not positive on track for original projection of late September and most likely closer to the end of October to the first of November before they will be ready to open. Will give update on official opening date at next month's meeting.

#### B. Interstate Quadrants Master Plan – Kimley Horn

Rachel Christenson reported the following:

- Planning Staff has met a couple of times with Ken Remenschneider and Alen Fetahagic, representatives of Kimley Horn, since the last RDC meeting.

Ken Remenschneider reported the following:

- Progress has been made on the Interstate Master Plan and now diving into the market analysis piece and reason for the recent meeting with the Planning Staff. The purpose of the meeting was to gather information from Town Staff about current development activities that will not show up on the data of the prescription service such as economic development, activity in the housing market, etc.
- Seeing a fair amount of interest of those living in Indianapolis interested in relocating to outlying communities. Business world also has better understanding that they can develop in more affordable locations and still be successful, which has become a trend due to technology and attracting talent to the area.
- Study area boundary has been set to determine opportunities and discussion will point out how the plans look a little different after receiving suggestions provided by the community. Study will gain public engagement and feedback from stakeholders. This is a

Planning Study and not everything put into the plan counts, but good to think forward as the real potential. The Planning Study took a look at the Rosa Frey Watershed and plan shows three different schemes/settings, when looking at the edge of watershed, as to how one can development the sides of the interstate and how one can minimize how much land is given up for stormwater management. Results will show this as a part the Plan at this point.

- Plan will address the area of the Fall Creek Road and Filbrun property. As to the Filbrun property, the Plan will recommend consideration of pulling back this property into the study area as property lacks access to the road network, but do have adequate drainage on this side of the interstate.
- Plan will incorporate road connection to 600 South. As road networks are conceptual at this time, Plan will recommend improvement of the road connections at 600 S by using the interstate as an edge and pick up identified odd shape area into the study area to make connection to S 675 West.
- Plan shows the Anderson 67 Street Connector running through the study area and also shows the connector at 146<sup>th</sup> Street. Plan also shows connection of South Heritage Way to Fall Creek Road.
- As could not get traffic history for Fall Creek Road intersection and Main Street, suggestion made by Rachel Christenson to eventually abandon part of Fall Creek Road to State Street as not needed to service the property. This abandonment would leave this road for trail network, creating a loop that leads to the health complex as well as use existing easement to connect back to the Town. These ideas will be presented in the Plan after getting market analysis.

Alen Fetahagic reported the following:

- Alen Fetahagic reflected on how a Master Plan Drainage Plan can facilitate the ultimate Interchange Quadrants Master Plan.
- In looking at Exit 210 as to the Noblesville side and Fishers side, plan will suggest development of mutual developments and marketing such to draw in these mutual developments, similar to the Fishers side as offers more creativity. Study will suggest taking advantage of the existing features on the east and west sides of the I-69 interstate to determine how the Interstate Quadrants Master Plan can best address land use and stormwater management for more development of the land.

- Rachel Christenson added that the design is conceptual and not technically under design at this point in time. Firm currently doing layouts for possibilities and once through the official design process, the Town does have say in how it is designed. For example, if intent to propose open drainage, Town and Anderson can give input on how design is crafted in their prospective areas.

Ken Remenschneider reported the following:

- Town of Pendleton has real opportunity to attract desired development and can preserve as much of the land as possible going forward. In low impact development, stormwater management is an approach of utilizing new plats to provide storm water management that can be very easily converted into the nature of the park for Pendleton and boardwalk can be included to lead to the trail and to potentially acquired park land.
- Rachel Christenson added the following comments:
  - This proposed area can be a neat connection to the Golf Course.
  - Park and Recreation Department is getting ready to adopt its Master Plan soon with one of the goals using Fall Creek as corridor for more active recreation.
  - Amount of park land needed to be acquired in the future will be a challenge to keep up with, based on the numbers of residents that will be moving into the community. Standards exist as to the how many acres of parkland needed per resident. Christenson comfortable with current space availability as serves community well, but looking into amount of subdivisions coming in, need larger community parks, not smaller neighborhood parks, to serve recreational needs. This Study will address these needs.
  - As to the proposed trail, the northern part of the trail, have estimate and funds commitment from the MPO to do design work for the trail. After commitment, funds were lost, but still in hopper when funding comes available.
- Remenschneider advised will resend Plan updates after looking at the market analysis. Remenschneider also advised should have the market analysis in a couple of weeks.
- Traffic Study for intersection at proposed 67<sup>th</sup> Extension Project suggested by Ken Remenschneider and Alen Fetahagic.
- Rachel Christenson added the following about the Anderson 67<sup>th</sup> Street Extension Project:

- Anderson has not been able to get the justification for the project accepted by INDOT. However, in looking at the corridor, piece that is in Pendleton, is a very natural connection between State Road 38 and State Road 132.
- In long-run, will help open up land for development and make it more valuable and attractive to developers.
- Concerned with potential truck traffic from Anderson and how best to mitigate that truck traffic. There is advocacy from CED for another interchange on I-69 between Exits 219 and 222, yet will be a challenge as these projects that once approved, takes many years to get constructed. For example, interchange improvements at Exits 219 began in 2014, but not completed until 2020. When building new interchange, it takes longer due to right-away acquisition, but agrees another interchange can be beneficial for anticipated traffic from Anderson. Christenson expressed interest to determine if best option for Pendleton to have another interchange so that Anderson truck traffic can utilize the interchange in order to help eliminate negative impact on roads that the Town Pendleton manages. Christenson also wishes to look into whether Pendleton can place traffic limitations on roads and development pace that Pendleton has funded, such as done on State Street. Christenson reflects that Pendleton has done homework as well as invested in interchanges and business park entrances; therefore, suggests Pendleton to be mindful and protective to assure good traffic flow.
- Christenson also mentioned that Rob Sparks has taken lead to move the Anderson 67<sup>th</sup> State Extension Project forward and that Pendleton Staff will continue to be advocates on this matter.
- Alen Fetahagic shared project details in Whitestown Interchange Project that involved INDOT and fund allocation. Christenson suggested that similar discussions need to take place in the Plan Study. Remenschneider stated that upon receiving the market analysis, reconfiguration of the roads can be done. Christenson inquired if the road will zig-zag over I-69. Remenschneider explained the traffic flow in this area.
- Christenson added that the bridge that is currently over I-69 will need to be improved. Remenschneider stated that the market analysis will provide justification as to that the Town's desires. Christenson stated that the corridor is needed, but do not want potential truck traffic as a result.
- Rachel Christenson asked the Board Members if the project area added is appropriate for the Town goals, specifically as to the parcels taken in and if any other items need to be added. Christenson also addressed a couple of parcels on the southside of

town that is not in the town boundary. Christenson explained that as to these parcels, Staff felt important to include the parcels in the Planning Study which are currently owned by an investor. In speculation that the investor is holding onto the property for the right time to conduct a development project, Staff feels that these parcels need to be included in the Planning Study so that the Town of Pendleton can have a good idea of what is desired for the area as well as determine how future roads will be developed into these parcels. Christenson also suggests doing a TIF District Study as part of this Planning Study.

#### C. Revolving Loan Fund Program – Committee

- Rachel Christenson reported that she had met with representatives on the Program last week and had been asked to add item to the Agenda, however, neither representative present at the meeting. Christenson expects to give an update at the next RDC meeting.

### V. NEW BUSINESS

#### A. No New Business

### VI. ADJOURNMENT

Meeting was adjourned at 6:34 p.m.

Next meeting September 24, 2020