



Committee Meeting #2 Summary

June 20, 2024

Overview

The TSWDG project team facilitated the first committee meeting for the SR 109 Corridor Improvement Plan on June 10, 2024. The meeting was held in the Murphey Building in downtown New Castle. There were five committee members and two staff members from TSWDG.

Attendees:

- Brian Ring
- Roger Hammer
- Renee McVey
- Corey Murphey
- Hailey Roark – TSWDG
- Katie Clark – TSWDG

Discussion

The TSWDG project team prepared an initial draft of the future land use map and presented four themes that would be used as an organizational framework for the goals, objectives, and strategies. Overall, the committee reacted well to the draft map and framework. TSWDG provided the committee members with a packet of worksheets to guide the discussion. This packet outlined the four themes, asked specific questions related to each theme, and provided precedent imagery to help spark conversation. A summary of the discussion is provided below.



Future Land Use Map

- The map should include a light industrial land use category that could be applied to the area north of the interchange. While commercial is preferred directly around the interchange, there is an opportunity to create a light industrial corridor moving northward to Anderson.
- The draft map did not account for multi-family residential uses. The project team explained that this could be added in one of two ways. Option one is to create a standalone multi-family residential category which would allow the county to be more specific in where these housing types are desired. Option two would be to revise the residential category to allow for both single-family and multi-family housing. The committee liked option two.
- The committee felt that the area between I-70 and CR 750 should be changed from rural residential to single-family residential.
- The mixed-use gateway area is a priority, and the category description should encourage uses that are complimentary to healthcare and assisted living. This area is envisioned as a health campus so trails and outdoor spaces are important.

Transportation

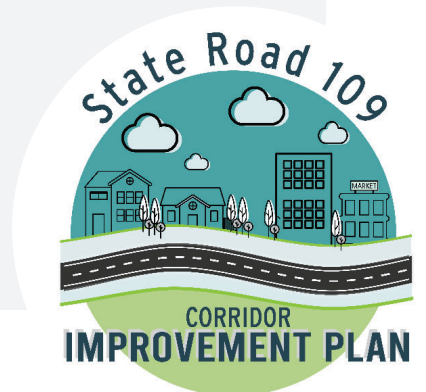
- There is a desire for slow speeds to be enforced with multiple crossings, lights, and crosswalks.
- The committee had concerns about asking for “too much” at the intersections and thought a simple turning lane would be sufficient. The project team reminded them that this plan was their opportunity to dream big and to document their preferences. The project team also explained that a turning lane may be sufficient now with current demands but in 10-15 years, if development does occur, they may need something more.
- The committee expressed interest in exploring the idea of a trail along the creek to keep pedestrians off of the SR 109 corridor.
- The project team was warned that the general public may not like the idea of roundabouts.



- The committee feels pedestrian paths, signage, and crosswalks are appropriate facilities to have along the corridor.
- The quality and design of facilities and development was a discussion topic. It is important to be context sensitive. We don't want this corridor to "overshadow" Knightstown.

DRAFT PLAN THEMES AND GUIDING PRINCIPLES

INTENTIONAL		
THEME 1	<p>We will support efforts that bring together an <u>intentional mix of residences and businesses</u> to promote the long-term health and vitality of the corridor.</p>	<p>Topics to consider: Vibrant business environment Housing options for all income levels Land use policies that support the goals of the corridor Design standards that improve the quality and character of the built environment A diverse Economic Development toolbox Utilities Infrastructure and service areas</p>
<p>WHAT ARE THE COMPONENTS THAT MAKE UP INTENTIONAL GROWTH?</p>		
<p>COMMENTS</p> <ul style="list-style-type: none"> Maintain a level of affordability - Lower property taxes are a selling point to the area. People don't mind doing a longer drive. Single-family Homes - Housing needs to support various stages of life. Rooftops first and then amenities and everyday services. (Parks, Trails, Grocery Store, etc) How does new development impact existing development? What are the impacts on public safety? This plan needs to be a tool for the plan commission. We want to be able to pick the appropriate type of development. 		
SAFE		
THEME 2	<p>We will support efforts that create a <u>safe and inclusive corridor</u> for all users, regardless of transportation choice.</p>	<p>Topics to consider: Function and mobility of roadway Pedestrian infrastructure and amenities Coordination (INDOT and Utility Providers) Physical Design - Street Typologies</p>
<p>WHAT ARE THE COMPONENTS THAT MAKE UP A SAFE CORRIDOR?</p>		
<p>COMMENTS</p> <ul style="list-style-type: none"> Maintaining and enforcing slower speeds 		



DRAFT PLAN THEMES AND GUIDING PRINCIPLES

INVITING

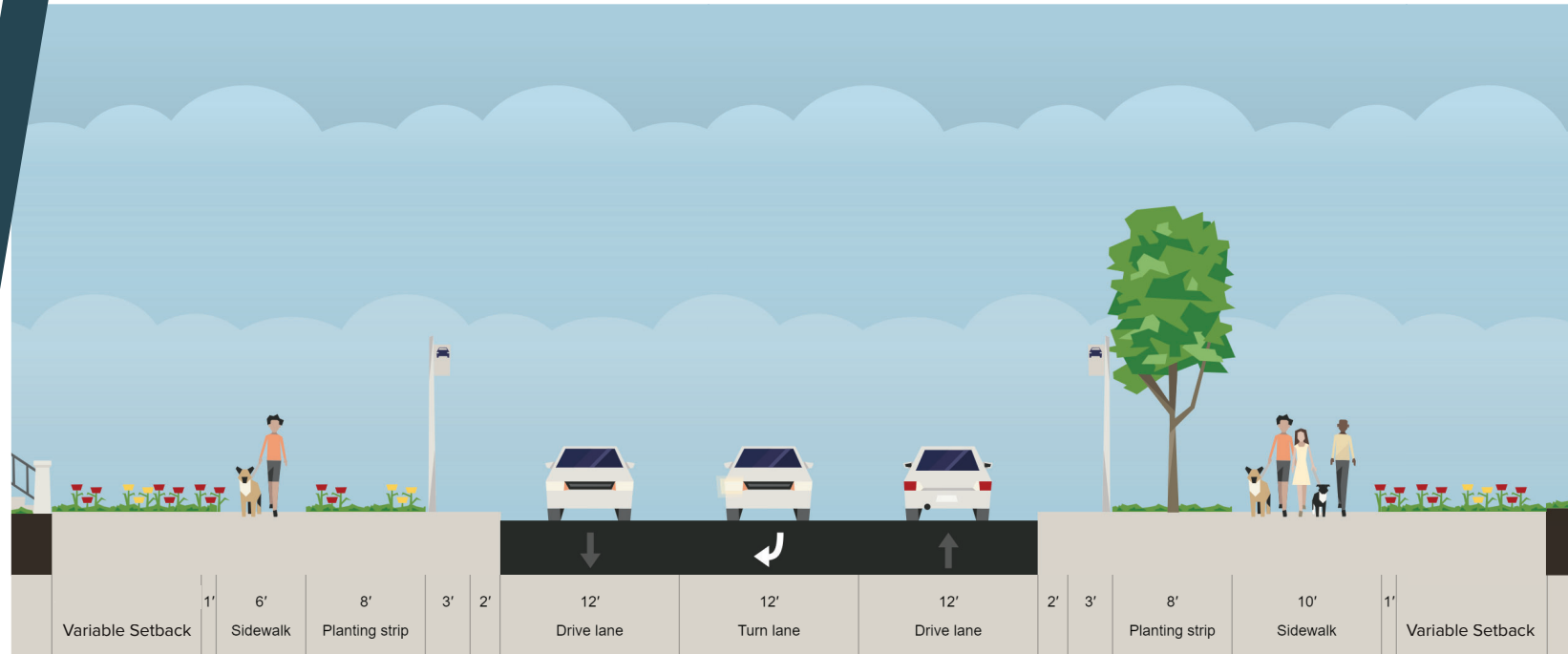
<p>THEME 3</p>	<p>We will support efforts that <u>establish an identity and create an inviting sense of place</u> along the corridor.</p>	<p>Topics to consider: (Public realm-focused) Streetscape elements Beautification and Branding Gateway Identification Wayfinding Signage Arts and Cultural Elements</p>	<p>WHAT ARE THE COMPONENTS THAT MAKE UP AN INVITING SPACE?</p> <p>COMMENTS</p> <ul style="list-style-type: none"> • Area should be treated as a gateway into Knightstown. Could there be a unique feature and/or overpass treatment. • High-quality built environment - described as “up-scale hometown” • Need to consider impacts on knightstown. What happens if this area is “nicer” than knightstown?
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ATTRACTIVE

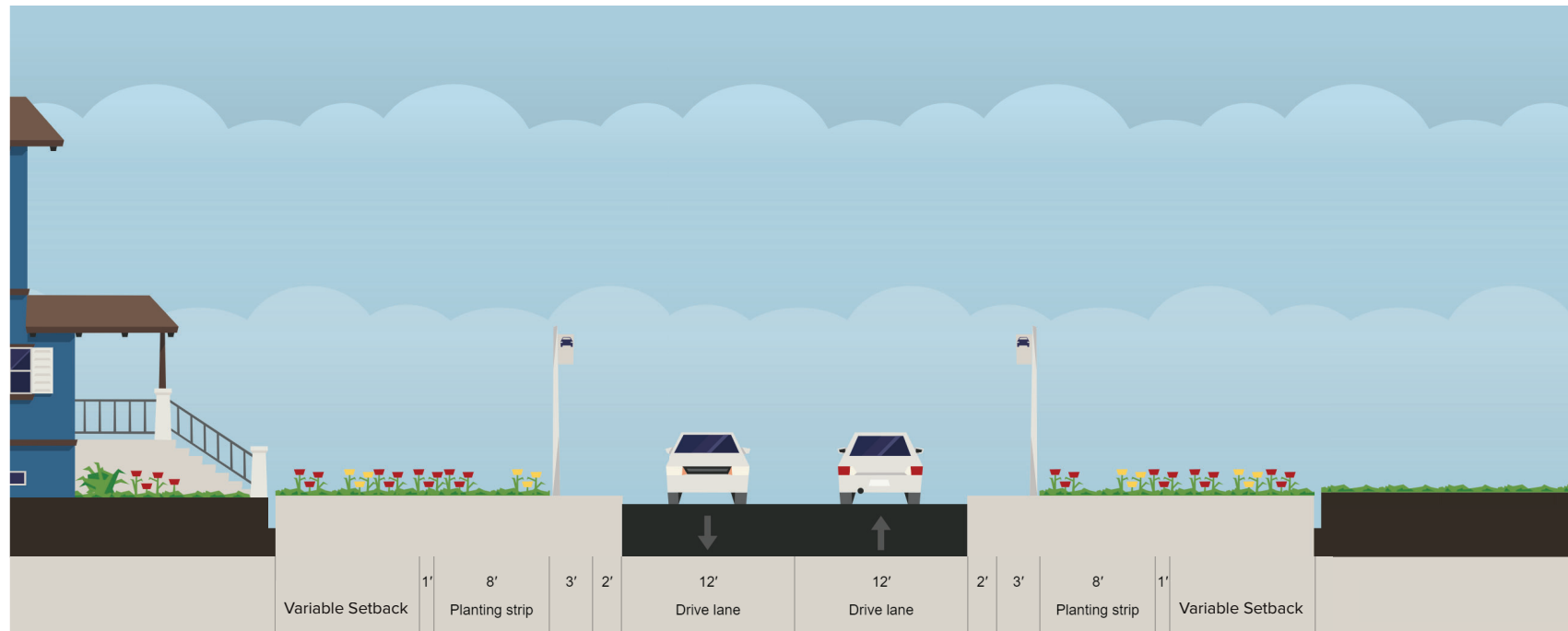
<p>THEME 4</p>	<p>We will support efforts that <u>deliver a consistent and attractive built environment</u> across the corridor.</p>	<p>Topics to consider: (Private development-focused) Building Materials Signage Landscaping Parking</p>	<p>WHAT ARE THE COMPONENTS THAT MAKE UP AN ATTRACTIVE DEVELOPMENT?</p> <p>COMMENTS</p> <ul style="list-style-type: none"> • Historical connection • Natural elements - wood, limestone, and brick • Lower building heights • High-quality landscaping - lots of green • Consistency • Described as “super nice state park”
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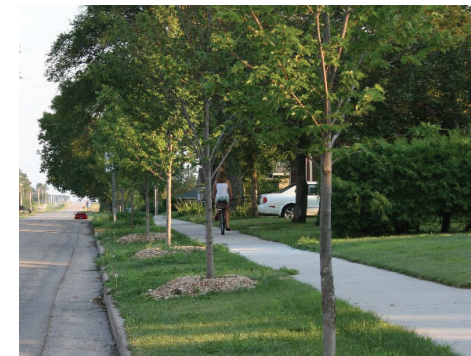
CORRIDOR AND INTERSECTION ENHANCEMENTS



CONCEPTUAL ROADWAY CROSS SECTION- SR 109



CONCEPTUAL ROADWAY CROSS SECTION- COUNTY ROADS



WHAT FACILITIES ARE APPROPRIATE ALONG SR 109?

COMMENTS

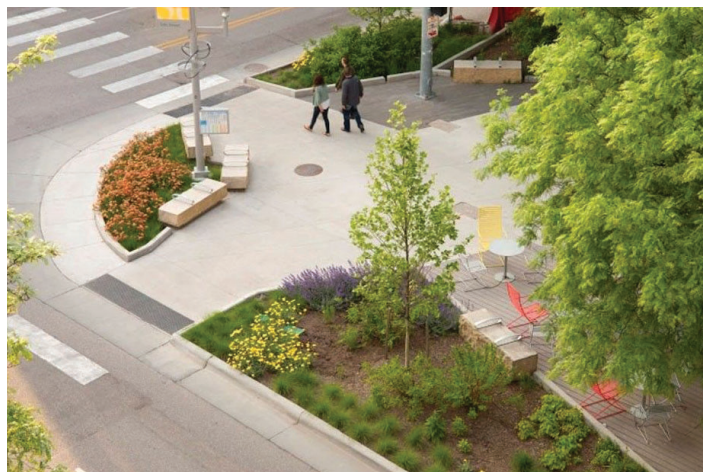
- Incorporate wellness opportunities
- Keep sidewalk / pedestrian pathway on one side - likely don't need both sides.
- Signage



WHAT FACILITIES ARE APPROPRIATE ALONG COUNTY ROADS?



CORRIDOR AND INTERSECTION ENHANCEMENTS



INTERSECTION CONFIGURATION

INTERSECTION TREATMENTS

WHAT DO PRIMARY INTERSECTIONS LOOK LIKE?

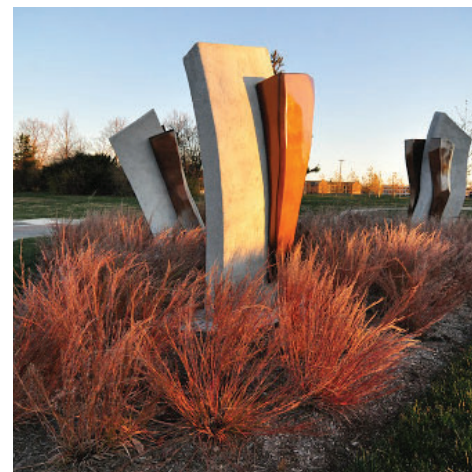
COMMENTS

- Turn lanes with signal is likely most appropriate.
- General public may not like the idea of roundabouts.

HOW DO SECONDARY INTERSECTIONS DIFFER?



CORRIDOR AND INTERSECTION ENHANCEMENTS



CORRIDOR AMENITIES AND FEATURES

WHAT UNIQUE ELEMENTS WOULD YOU LIKE TO SEE ALONG THE CORRIDOR?

COMMENTS

- Crosswalks
- Signage
- Overpass Treatments
- Gateway Features

