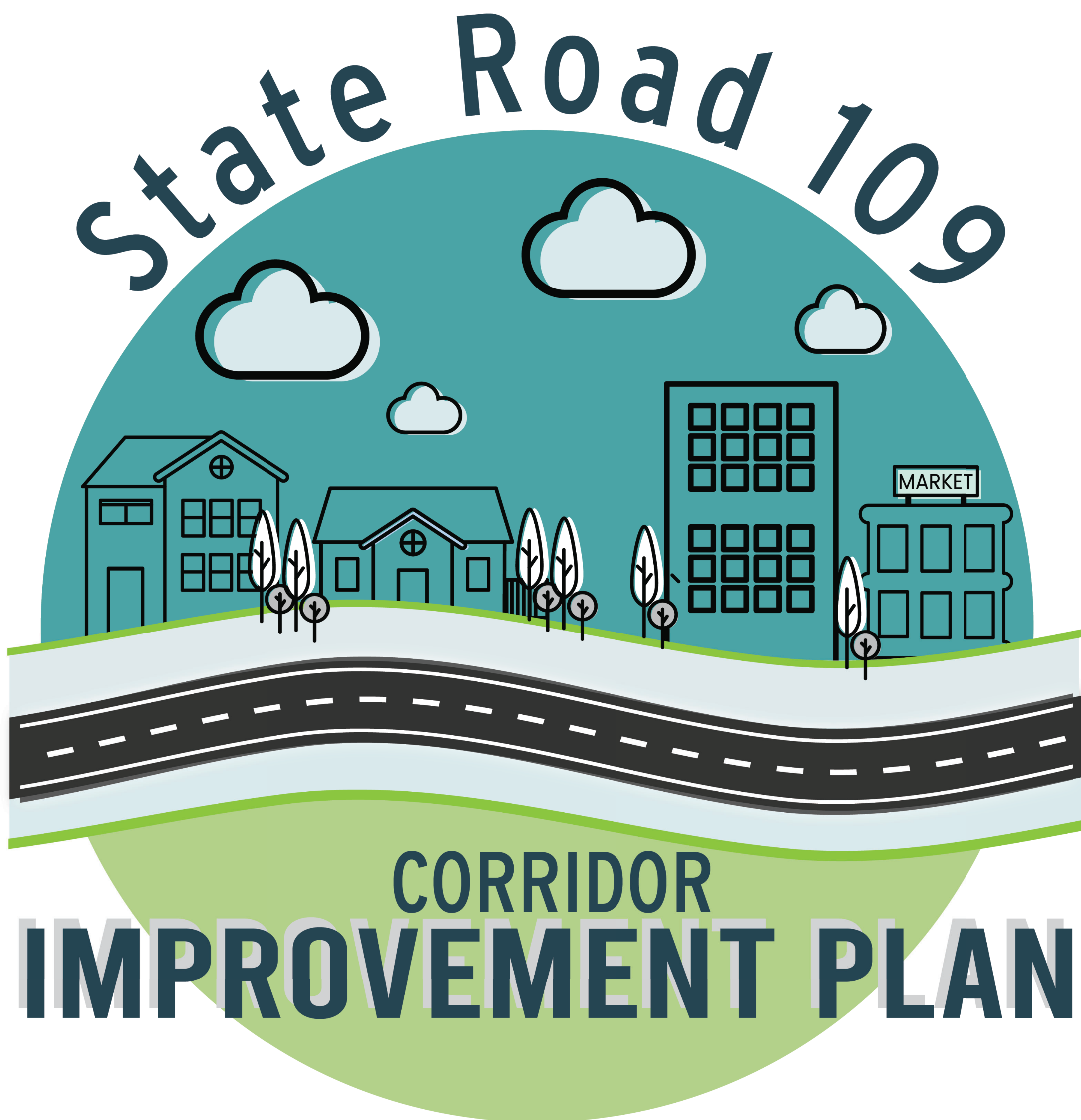




WELCOME!

STATE ROAD 109 CORRIDOR IMPROVEMENT PLAN

PRESENTATION & OPEN HOUSE
MARCH 10, 2025





STATE ROAD 109 CORRIDOR IMPROVEMENT PLAN

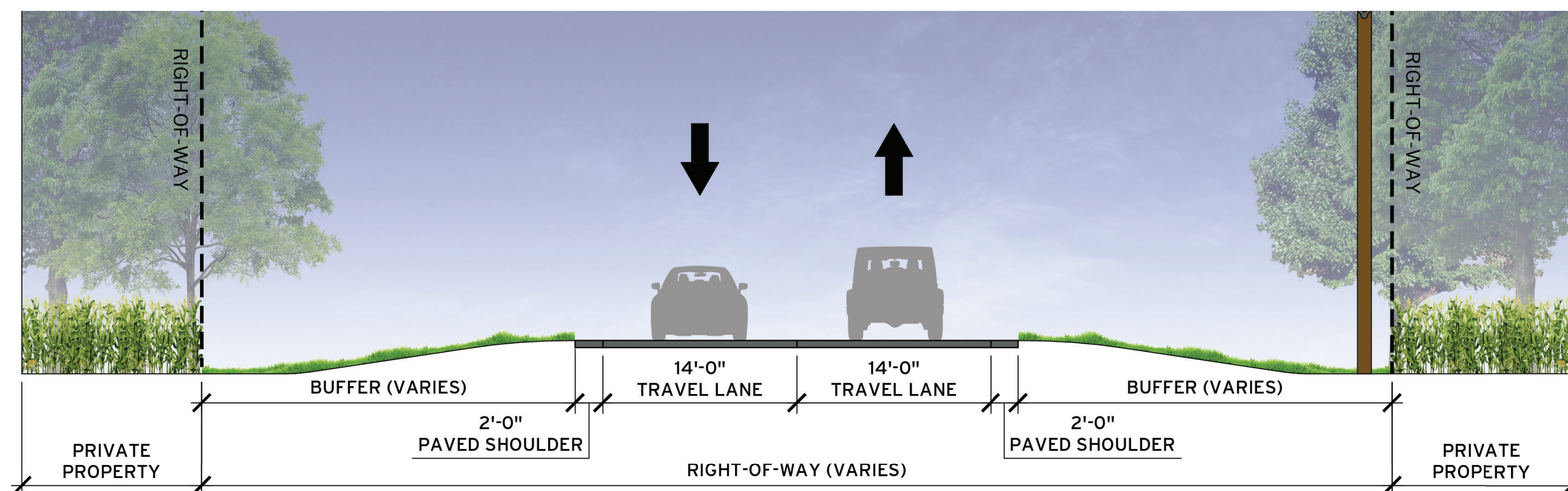
PLAN OVERVIEW

PROJECT UNDERSTANDING

Henry County leaders, in partnership with the Town of Knightstown are proactively planning for water and wastewater infrastructure improvements, and future development along the SR 109 corridor.

With Henry Community Health expanding in the Southwest Quadrant of the intersection of SR 109 and Interstate 70 the SR 109 corridor into Knightstown is poised to become a primary corridor for residential and business growth in the future.

The SR 109 Corridor Improvement Plan will provide short and long-term recommendations for local land use, policy, transportation management, and placemaking initiatives to ensure that this key corridor grows in a thoughtful and manageable way.



SR 109 CROSS SECTION: EXISTING
TWO TRAVEL LANES

WHAT IS THE VISION?

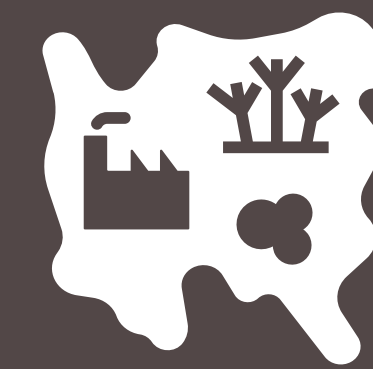
The **SR 109 Corridor**, and its surrounding area, is envisioned as a catalyst for change as an underutilized area becomes home to new housing, jobs, and everyday services. Leaders in Henry County and the Town of Knightstown will work together to create a **SAFE, INVITING, and ATTRACTIVE** corridor that directs development towards Knightstown and offers space for **INTENTIONAL GROWTH** in the southwest corner of the county.

INTENT & PURPOSE



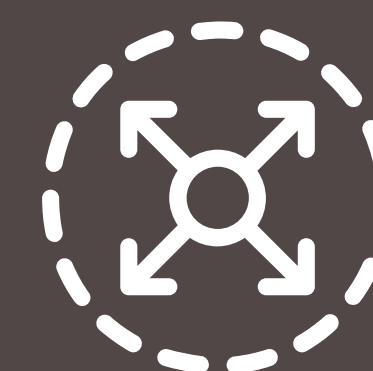
GAIN STAKEHOLDER & PUBLIC INPUT

Gain stakeholder and public input on the desired character and use of land along the SR 109 corridor.



ESTABLISH LAND USE DIRECTION

Establish a strong land-use direction strategically aligned with the economic development goals of the County and the Town of Knightstown.



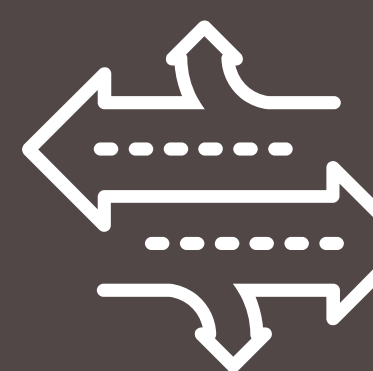
PROTECT ROADWAY CAPACITY & COMMUNITY CHARACTER

Discourage land development practices that compromise roadway capacity and operations, and destroy the character of the community.



ADVANCE ECONOMIC DEVELOPMENT GOALS

Advance economic development goals by leveraging planned infrastructure investments and promoting the efficient use of land.



PROMOTE A WELL-DESIGNED TRANSPORTATION SYSTEM

Promote a well-designed transportation system that improves the safety and function of the corridor



ENHANCE VISUAL APPEAL

Enhance the visual appeal of the corridor to reinforce the positive development practices desired along the SR 109 corridor



PRESERVE PUBLIC INVESTMENT

Preserve the public investment in infrastructure.



INTENTIONAL

WE WILL SUPPORT EFFORTS THAT BRING TOGETHER AN INTENTIONAL MIX OF RESIDENCES AND BUSINESSES TO PROMOTE THE LONG-TERM HEALTH AND VITALITY OF THE CORRIDOR



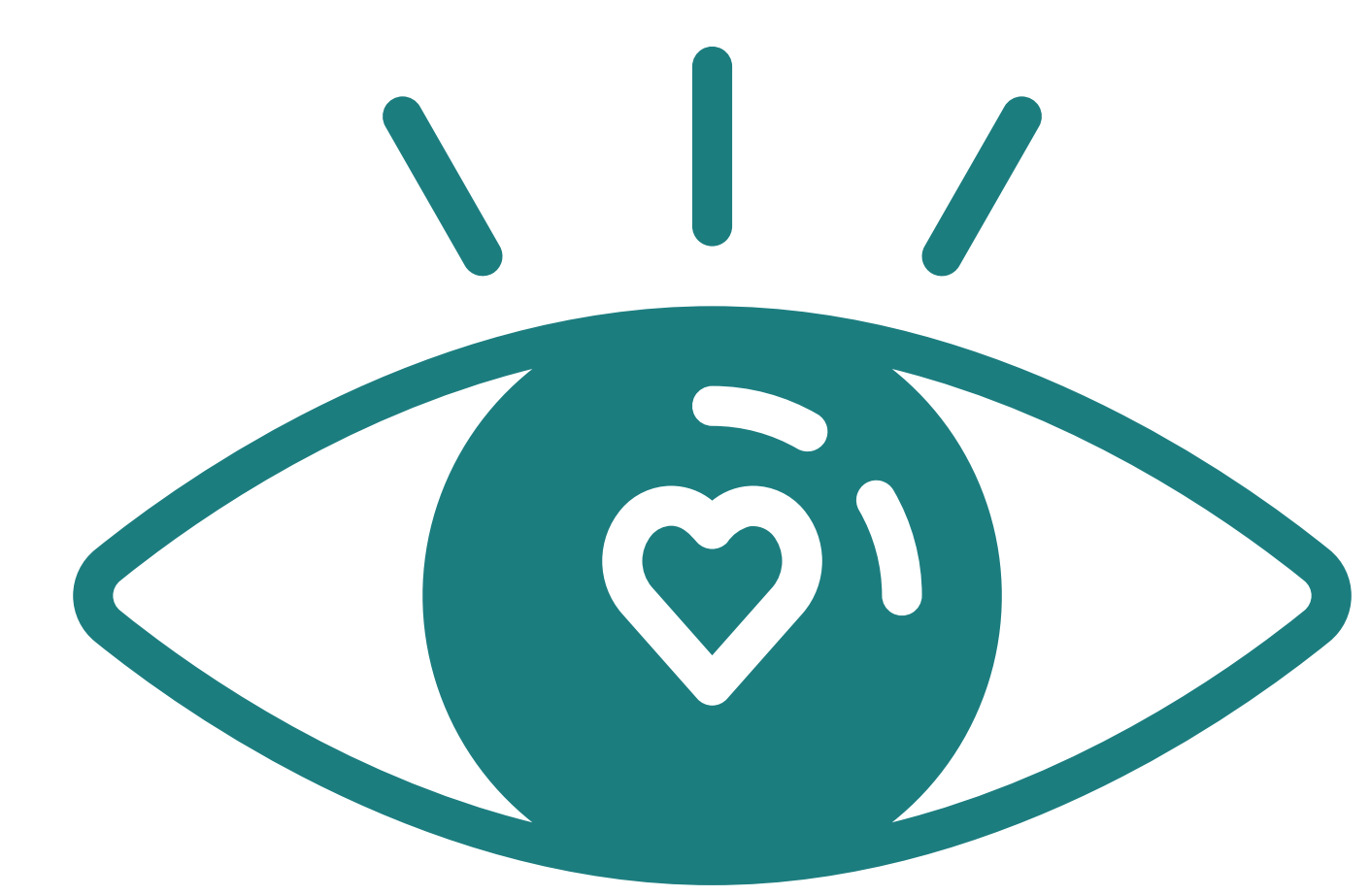
SAFE

WE WILL SUPPORT EFFORTS THAT CREATE A SAFE AND INCLUSIVE CORRIDOR FOR ALL USERS, REGARDLESS OF TRANSPORTATION CHOICE.



INVITING

WE WILL SUPPORT EFFORTS THAT ESTABLISH AN IDENTITY AND CREATE AN INVITING SENSE OF PLACE ALONG THE CORRIDOR.

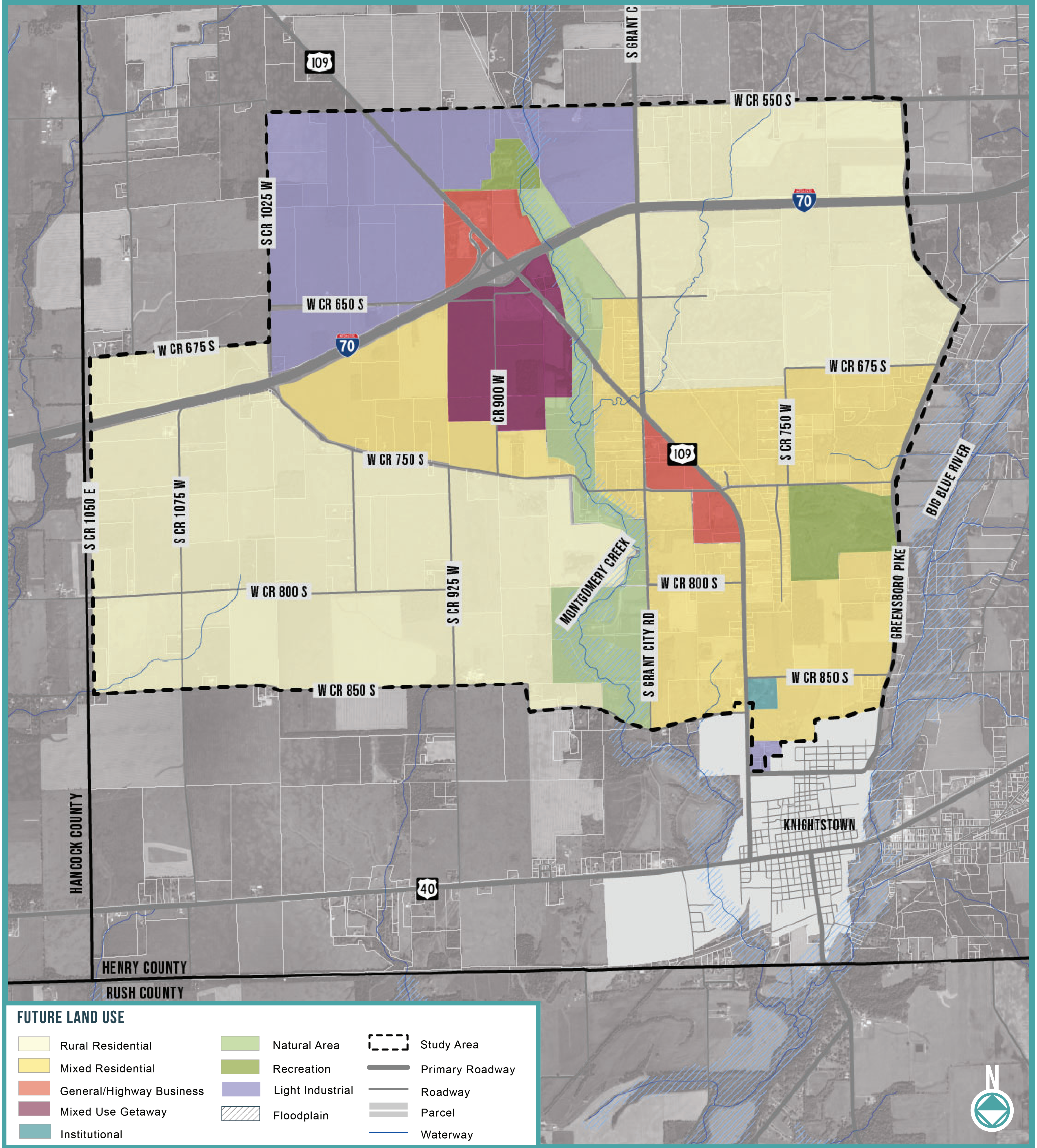


ATTRACTIVE

WE WILL SUPPORT EFFORTS THAT DELIVER A CONSISTENT AND ATTRACTIVE BUILT ENVIRONMENT ACROSS THE CORRIDOR.

FUTURE LAND USE

FUTURE LAND USE MAP



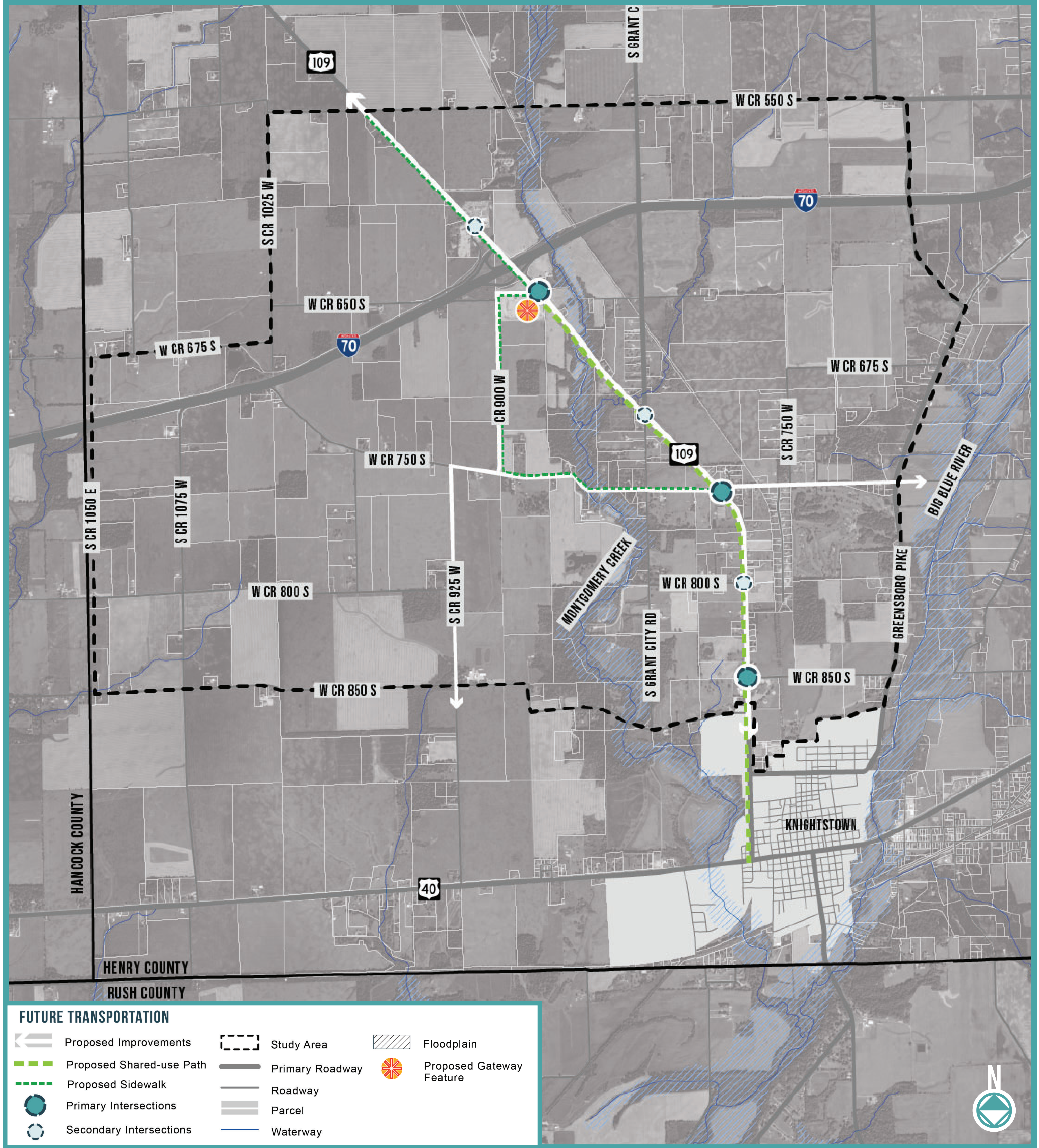
USE A STICKY NOTE TO SHARE YOUR THOUGHTS AND COMMENTS!

PLACE COMMENTS HERE

I THINK SR 109 SHOULD BE PRIMARILY RESIDENTIAL AND COMMERCIAL!

FUTURE TRANSPORTATION

FUTURE TRANSPORTATION MAP



FUTURE TRANSPORTATION

- | | | | | | |
|--|--------------------------|--|-----------------|--|--------------------------|
| | Proposed Improvements | | Study Area | | Floodplain |
| | Proposed Shared-use Path | | Primary Roadway | | Proposed Gateway Feature |
| | Proposed Sidewalk | | Roadway | | |
| | Primary Intersections | | Parcel | | |
| | Secondary Intersections | | Waterway | | |



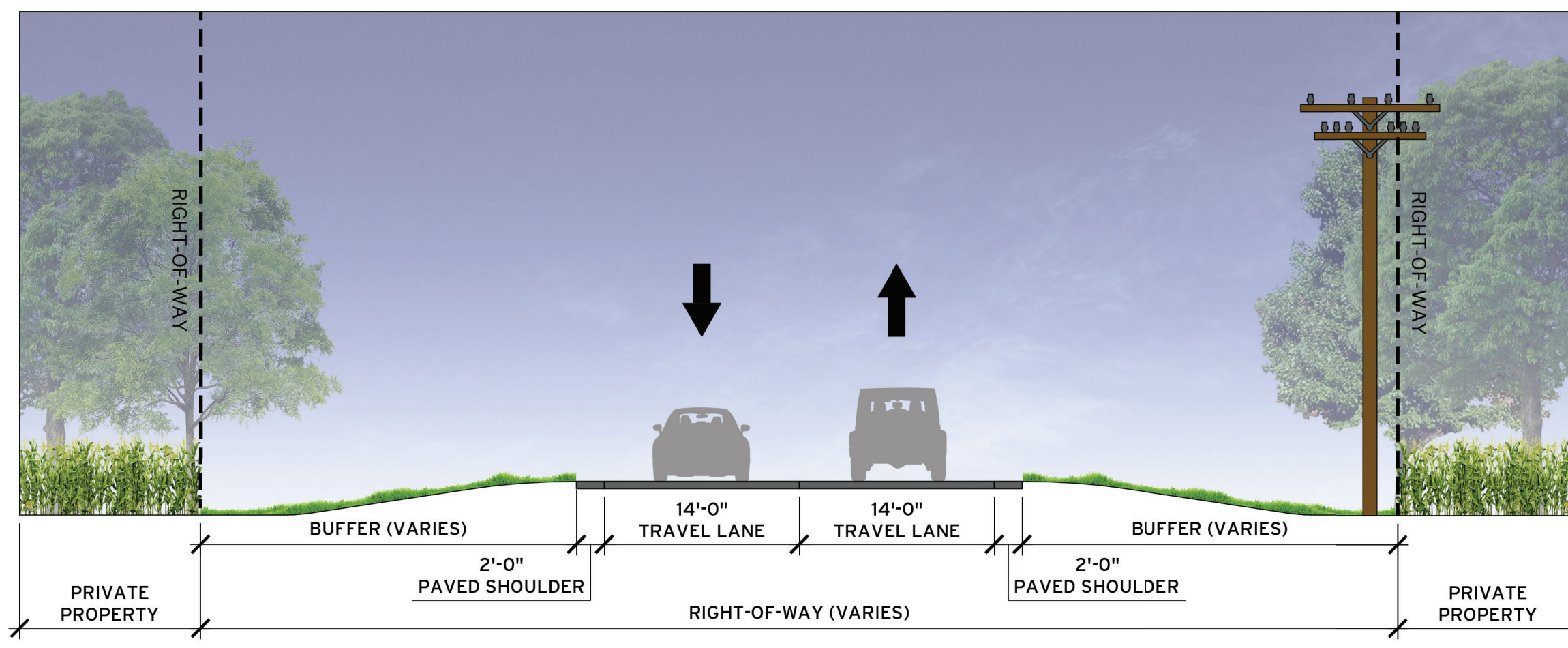
USE A STICKY NOTE
TO SHARE YOUR
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COMMENTS!

PLACE COMMENTS HERE

WE NEED MORE
SIDEWALKS IN THE
STUDY AREA!

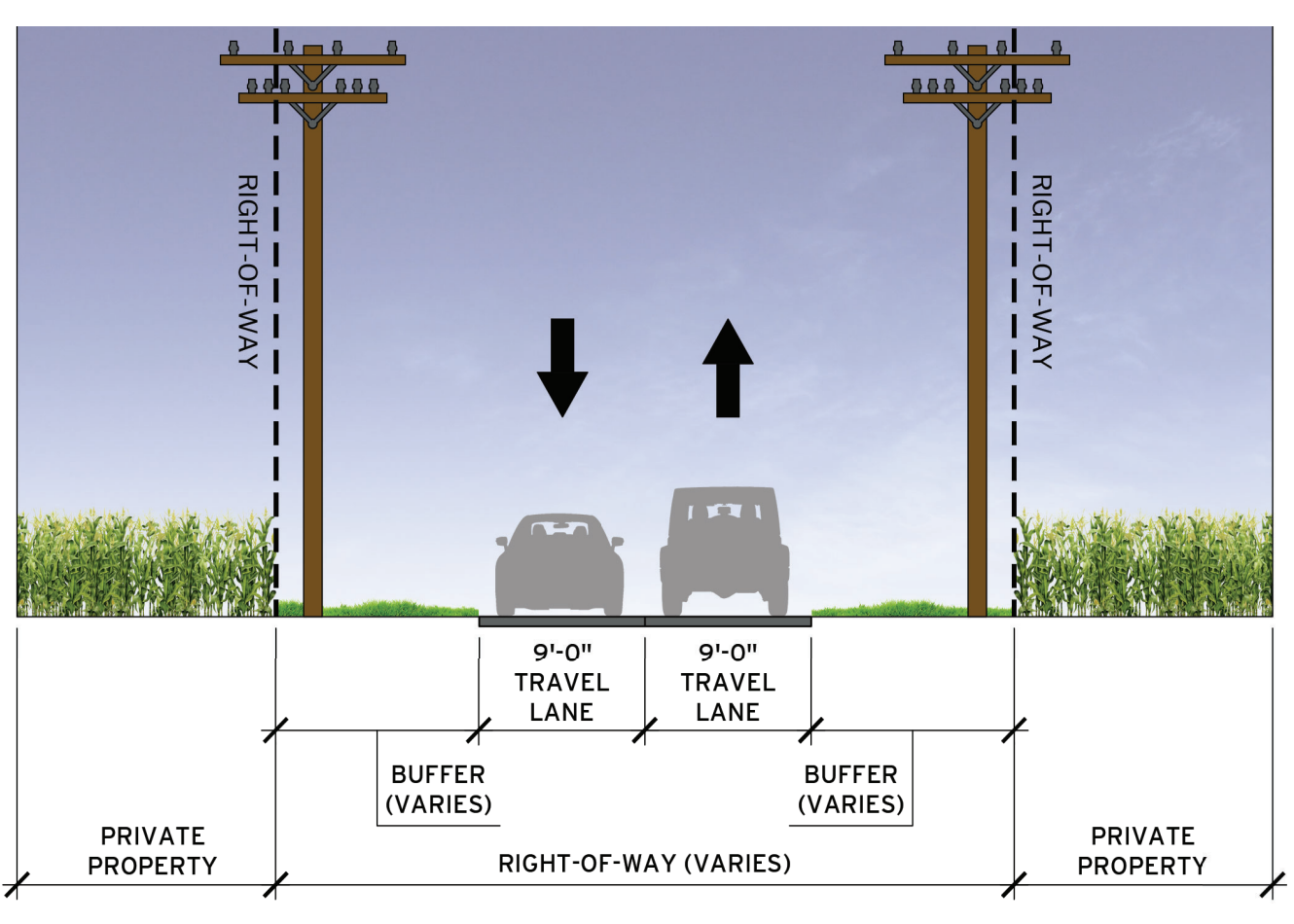
PROPOSED CORRIDOR ELEMENTS

CROSS SECTIONS



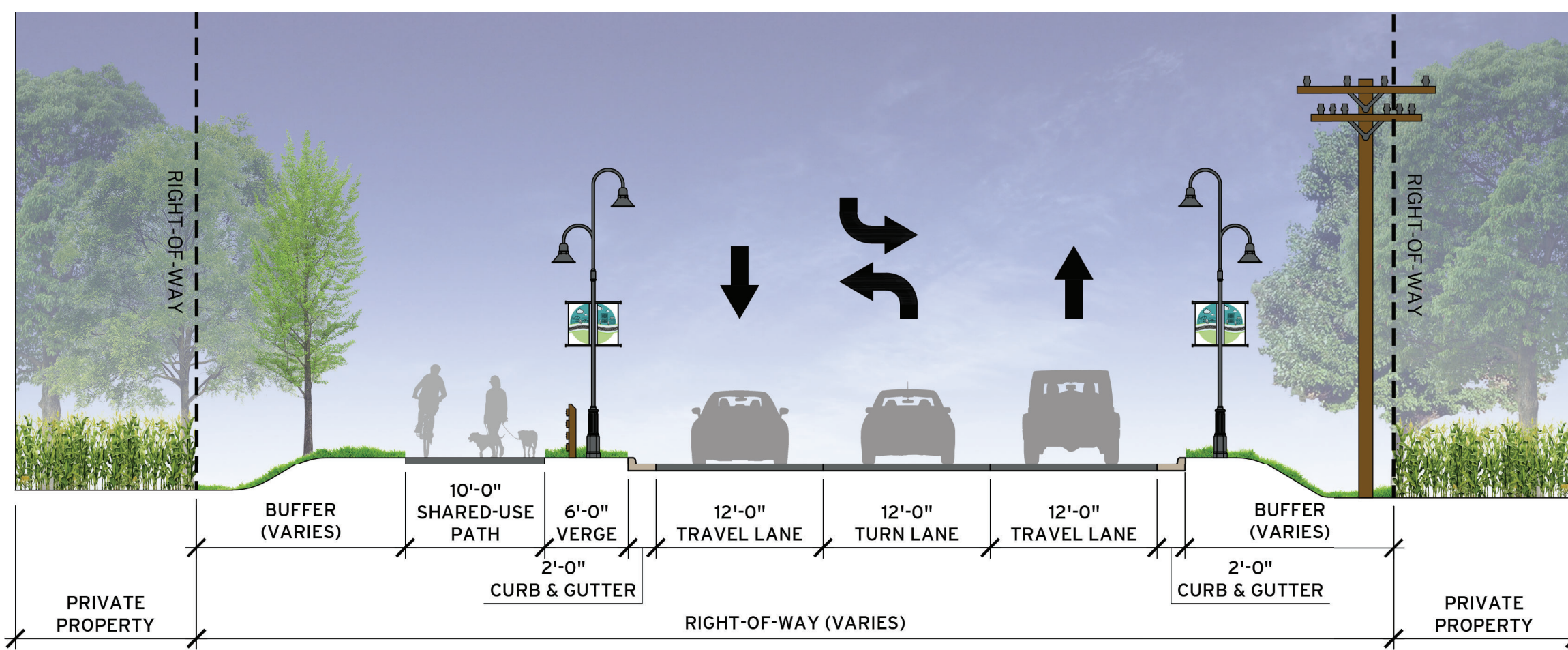
SR 109 CROSS SECTION: EXISTING CONDITIONS

TWO TRAVEL LANES



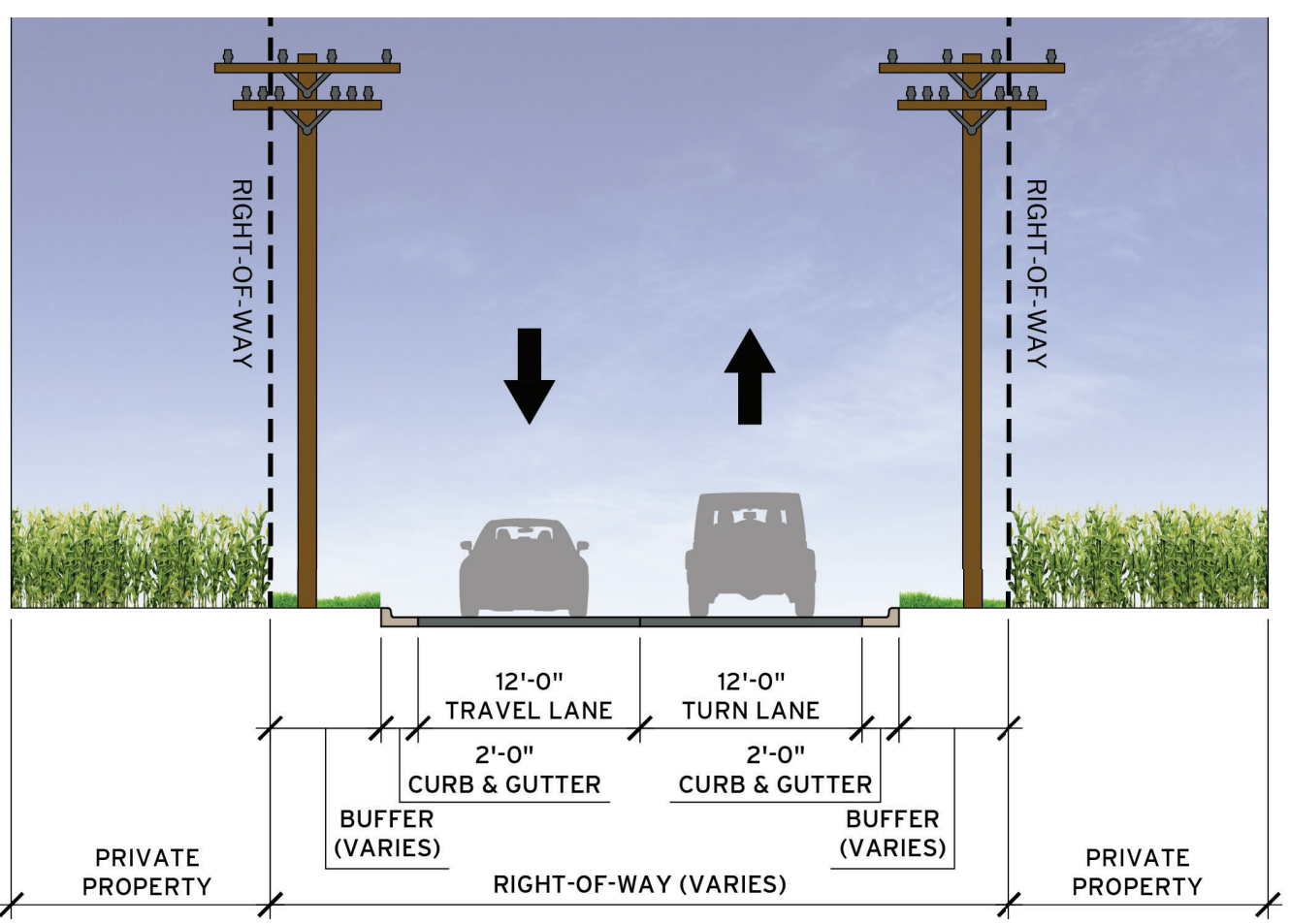
COUNTY ROAD CROSS SECTION: EXISTING CONDITIONS

TYPICAL COUNTY ROAD WITH NARROW LANES



SR 109 CROSS SECTION: PROPOSED CONDITIONS

TWO TRAVEL LANES WITH CENTER TURN LANE & SHARED USE PATH



COUNTY ROAD CROSS SECTION: PROPOSED CONDITIONS

PROPOSED COUNTY ROAD WITH WIDENED LANES

CORRIDOR DESIGN ELEMENTS



PROPOSED INTERSECTIONS



SR 109 TYPICAL PRIMARY INTERSECTION: PROPOSED CONDITIONS



SR 109 TYPICAL SECONDARY INTERSECTION: PROPOSED CONDITIONS



BIG IDEAS & TARGETED ACTIONS

■ BIG IDEA #1

COORDINATE UTILITY INFRASTRUCTURE

Continue working to expand water and wastewater services from Knightstown to Interstate 70.

Timeline: Short-term (0-2 years)

Partners:

- New Castle-Henry County Economic Development Corporation
- Henry County Redevelopment Commission
- Henry County Plan Commission
- Henry County Commissioners
- Knightstown Redevelopment Commission
- Knightstown Town Council
- Knightstown Utility Office
- Local utility providers
- Attorney

Next Steps:

- Maintain the Interlocal Agreement between the county, the town, and utility providers.
- Encourage the Town of Knightstown to establish a voluntary annexation policy and non-remonstration agreements for development outside of town limits that request town utilities.
- Work with providers to develop a phased infrastructure expansion program.
- Encourage the Town of Knightstown to complete a capital improvement program to plan for and prioritize future utility improvements adequately.

■ BIG IDEA #2

ALIGN PLANNING DOCUMENTS

Update the Henry County Comprehensive Plan and Zoning Ordinance to align with the recommendations reflected within this plan.

Timeline: Short-term (0-2 years)

Partners:

- New Castle-Henry County Economic Development Corporation
- Henry County Planning and Zoning
- Henry County Commissioners
- Knightstown Town Council
- Professional Consultant

Next Steps:

- Consider establishing an overlay district within the SR 109 study area to ensure the desired type of growth occurs.
- Amend the county and town comprehensive plans to reflect the vision and goals of this plan.
- Ensure development regulations allow for the type of development identified on the future land use map.

■ BIG IDEA #3

INDOT COORDINATION

Maintain frequent communication with INDOT to discuss the long-term vision for the SR 109 corridor, share updates, and secure the necessary approval to move forward.

Timeline: Short-term (0-2 years)

Partners:

- New Castle-Henry County Economic Development Corporation
- Henry County Redevelopment Commission
- Henry County Plan Commission
- Henry County Commissioners
- Knightstown Redevelopment Commission
- Knightstown Town Council
- INDOT representations
- Transportation Engineers

Next Steps:

- Share the SR 109 Corridor Improvement Plan with INDOT to communicate the overall vision of this area.
- Work with INDOT to determine the feasibility, costs, phasing, and scheduling for the improvements identified within this plan. (See Future Transportation Map)

■ BIG IDEA #4

SET EXPECTATIONS

Utilize design guidelines to communicate the desired for both public improvements and private development.

Timeline: Mid-term (2-5 years)

Partners:

- New Castle-Henry County Economic Development Corporation
- Henry County Plan Commission
- Henry County Commissioners
- Knightstown Town Council
- General Public
- Professional Consultant

Next Steps:

- Create design guidelines for private development to communicate the desired character of the built environment.
- In the design guidelines, include standards for pedestrian infrastructure that enhance connections to Knightstown.
- Explore the creation of design standards for the local roadways within the study area.
- Consider adopting a complete street policy using INDOT guidelines for SR 109.



BIG IDEAS & TARGETED ACTIONS

■ BIG IDEA #5

UPGRADE LOCAL ROADWAYS

Continue to evaluate the impacts of future development on local roadways and plan for improvements.

Timeline: On-going / Long-term (5+ years)

Partners:

- Henry County Highway Department
- Henry County Planning and Zoning
- Transportation Engineer / Professional Consultant

Next Steps:

- Ensure all new developments perform a traffic analysis to forecast the projected traffic generated.
- Work with a transportation engineer to understand the capacity of existing roadways and identify the threshold for when improvements will be needed.
- Construct improvements on local county roads that intersect SR 109 for roughly 100' to 150' from the intersection.
- Create a county-wide capital improvement program to begin planning for and prioritizing the improvements identified within this plan. (See Future Transportation Map)

■ BIG IDEA #6

BRAND THE CORRIDOR

Establish a memorable brand to promote the corridor as an asset and increase awareness of the new growth area.

Timeline: Mid-term (2-5 years)

Partners:

- New Castle-Henry County Economic Development Corporation
- Knightstown Town Council
- INDOT representatives
- Professional Consultant

Next Steps:

- Work with a design consultant to create a wayfinding signage package to direct residents and visitors to nearby destinations.
- Work with a design consultant to create a unique gateway feature near the interchange.
- Create a digital media campaign to help market the study area for future development.

■ BIG IDEA #7

INCENTIVIZE PRIVATE DEVELOPMENT

Provide zoning and other economic development incentives to attract development.

Timeline: Mid-term (2-5 years)

Partners:

- New Castle-Henry County Economic Development Corporation
- Henry County Redevelopment Commission
- Henry County Plan Commission
- Henry County Commissioners
- Knightstown Redevelopment Commission
- Knightstown Town Council

Next Steps:

- Continue to utilize and promote the existing TIF district.
- Incentivize development in the "mixed-use gateway" area identified on the future land use map.
- Consider creating a new TIF district south of the interchange.
- Conduct a market analysis specifically for the SR 109 area.
- Explore the benefits of establishing a Business Improvement District.

■ BIG IDEA #8

PRIORITIZE PEDESTRIAN CONNECTIVITY

Link walkers and bikers from local destinations and surrounding neighborhoods to the SR 109 corridor and interchange.

Timeline: Mid-term (2-5 years)

Partners:

- Henry County Highway Department
- INDOT representatives
- New Castle-Henry County Economic Development Corporation
- Henry County Redevelopment Commission
- Henry County Plan Commission
- Henry County Commissioners
- Knightstown Redevelopment Commission
- Knightstown Town Council
- Indiana Department of Natural Resources

Next Steps:

- Work with INDOT to construct a shared-use path along one side of SR 109 between Knightstown and the interchange.
- Plan for additional pedestrian connectivity by providing sidewalks along local roadways as development occurs.
- Require future development to incorporate sidewalks, crosswalks, and pedestrian signage within their site design.



TELL US YOUR THOUGHTS

■ SHARE YOUR THOUGHTS ABOUT THE PROPOSED CORRIDOR ELEMENTS HERE!

■ SHARE YOUR THOUGHTS ABOUT THE BIG IDEAS & TARGETED ACTIONS HERE!

↓

USE A STICKY NOTE TO SHARE YOUR THOUGHTS AND COMMENTS!

PLACE COMMENTS HERE

↓

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