



## **Committee Meeting #3 Summary**

February 19, 2025

## Overview

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The project team facilitated the third Steering Committee meeting for the SR 109 Corridor Improvement Plan on February 19, 2025. The meeting was held at the New Castle Henry County Economic Development Corporation office in downtown New Castle. Four committee members and two TSWDG staff members attended the meeting.

Attendees:

- Tom Green
- Roger Hammer
- Corey Murphy
- Penny York
- Scott Siefker – TSWDG
- Matthew Pytel – TSWDG

## Discussion

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The project team prepared an updated draft of the SR 109 Corridor Improvement Plan and shared it at the meeting. During the meeting, the team presented, and facilitated discussions about, each section of the plan. The following notes provide an outline of the committee feedback received at the meeting.

General Notes

- The sewer extension project will be presented to the Knightstown Town Council in March. It is expected that a final decision about funding/construction will be made at this council meeting.



- Regarding the next public meeting, a guided process for public engagement is ideal. This should include a presentation and open house that can also be put online at a later date. Additionally, the meeting should be advertised for at least two weeks before it occurs.

#### Vision Statement

- The committee feels that the new corridor should not attract a significant amount of commercial development away from Knightstown.
- Include a statement or addition to the Vision Statement specifying that, while businesses and everyday services can be built along the SR 109 corridor, it is a goal to draw activity towards or into Knightstown.

#### Land Use

- The committee shared their thoughts on the land use map.
  - The commercial at the northeast corner of SR 109 and Grant City Road should be changed to mixed residential.
  - There is some existing light industrial land uses at SR 109 and County Road (CR) 850 S.
  - Keep the commercial development that is already around the SR 109 – I 70 interchange, but convert all of the land uses to the north of it to light industry. Specifically from CR 1125 to Grant City Road.
- The committee had no comments on the land use descriptions.

#### SR 109 Corridor Elements

- The committee agreed with the prototypical design for SR 109, but had concerns about the proposed designs for county roads.
  - Some members of the committee felt that the county road designs are more aspirational than necessary, considering that SR 109 will be the first road to receive funding and treatment.



- The prototypical county road design proposed widening the travel lanes to a standard 12' width. Committee members were concerned about the cost of improving the whole road. Instead, these improvements should extend a limited distance from SR 109, likely only 100-200'.
  - The county road improvements should be considered aspirational or optional depending on the availability of resources and funding.
- The committee also supported the primary and secondary intersection designs as well as the streetscaping elements.

#### Big Ideas

- Big Idea #1 – Coordinate Utility Infrastructure
  - An interlocal agreement between Knightstown and Henry County, as noted in the first Next Step, already exists.
- Big Idea #4 – Set Expectations
  - The committee feels that sidewalks and pedestrian infrastructure should be required for new development along the corridor. This is primarily in reference to the desired shared-use trail. The point of the pedestrian infrastructure should be to direct or connect people to Knightstown and the hospital development.
- Big Idea #5 – Upgrade Local Roadways
  - In the next steps, specify how far county road improvements should be constructed from SR 109.
- Big Idea #6 – Brand the Corridor
  - Connect the corridor branding to “Hoosiers.” This movie generated much tourism in the area. This branding and any development along the corridor could generate revenue from this tourism.
- Big Idea #7 – Incentivize Private Development
  - The committee does not support the use of tax abatements to incentivize most development.
- Big Idea #8 – Prioritize Pedestrian Connectivity



- The committee feels this is key to driving development and connecting Knightstown to the hospital development.