Millersville @ Fall Creek Valley Village and Corridor Plan

Kick-off Meeting
September 9, 2010
Comprehensive Plan

• Indianapolis Insight; 2000 – 2006
• Basis for zoning; one of five things that the Metropolitan Development Commission must consider in making their decisions of zoning cases.
• Guide for anyone making a decision about the use of a property
Comprehensive Plan

- Also a guide for how development is done.
  - For example, it contains recommendations for changes in the City’s zoning ordinances.
- Helps with decisions about City improvements and with many types of grant applications.
- Recommends land uses and denotes environmentally sensitive areas.
Comprehensive Plan

Village Mixed-Use

- A new category created for the most recent update of the comprehensive Plan.
- Acknowledges the unique qualities of the County’s historic villages – mix of uses, street pattern, historic structures, pedestrian orientation.
- Also recommends areas for new or retrofitted villages, such as the Millersville area.
- For best results – further planning is needed.
Comprehensive Plan

Village Mixed-Use Examples

Wanamaker

Downtown Beech Grove

56th and Illinois streets
Millersville @ Fall Creek Valley
Multi-Neighborhood Organization

- Multi-neighborhood organization formed in the summer of 2009.
- Focused on beautifying, renovating and revitalizing the commercial district surrounding 56th Street & Emerson Way.
- Also focused on preserving the natural environment of Fall Creek as a recreational and educational resource.
- Sought to establish a master plan with short and long term goals.
Study Area
Corridor Plan

- Provides a guide for zoning, land use, development methods, City improvements and grant applications.
- Can be more detailed than the Comprehensive Plan.
- Can be done to fit the needs of the area.
- Typically a commercial corridor; recent examples are Shelby Street and Kentucky Avenue.
Village Plan

- Starting point – Village Mixed-Use description in the Comprehensive Plan.
- Can be as simple or elaborate as is appropriate for the area.
- Can get into land use, infrastructure and design issues.
Planning Process

• Interviews and focus group meetings (66 persons so far)
• Issues (Purpose of tonight’s meeting)
• Work groups
  – Goals and objectives
  – Actions
• Adoption by the Metropolitan Development Commission.
Assets and Resources

- Beauty
- Convenient location
- Historic character
- People
Concerns and Issues

- Flooding
- Loss of the grocery store
- Vulnerability of the retail area
- Lack of sidewalks
Visions

• Improvements to the Fall Creek Greenway
• Revitalization of the retail area
• Better pedestrian and bicycle connectivity
Add to the Lists

• Assets and Resources for the Millersville area
• Issues and Concerns in the Millersville area
• Visions for the Millersville area
Work Groups

• Work groups
  – Will meet over the next five to six months
  – Goals and objectives
  – Actions

• Four topics
  – Village of Millersville
  – Fall Creek
  – Neighborhoods
  – Connectivity
Work Groups

- Discussions
- Reaction to staff proposals
-Speakers
- Hands-on design exercises
- Preference surveys
- Etc.
Village of Millersville Work Group

• **Purpose:** This work group will study the commercial area around 56th Street and Emerson Way: its physical character, marketability, and streetscape.

• **Sample issues:** Revitalization of the commercial area.

• **Possible products:** Detailed land use recommendations, alternate redevelopment proposals, sample streetscape designs.
Fall Creek Work Group

- **Purpose:** This work group will study the many aspects of Fall Creek: stream, trail, and park. The work group will also look at issues of drainage within the study area.

- **Sample issues:** Water quality, flow and flooding of Fall Creek, vegetation management, erosion control, recreation, improvements and safe connections to the Fall Creek Trail, standing water and poor drainage within the study area.

- **Possible products:** Goals and actions as they relate to trail, recreation and drainage improvements; prioritization.
Neighborhoods Work Group

• **Purpose:** This work group will study issues relevant to the neighborhoods within the study area with the goal of providing the strength and stability to retain their value and unique identity over the long haul.

• **Sample issues:** Housing, protection of historic character, mixing of land uses and housing types, gateways, crime and nuisance violations.

• **Possible products:** Comparison of amenities and deficiencies; recommendations and actions as they relate to community capacity, cohesion, and sustainability.
Connectivity Work Group

• *Purpose:* This work group will study ways to retrofit the area with a more fully functional transportation network. The work group will look at vehicular, bicycle, transit and pedestrian transportation.

• *Sample issues:* Traffic safety, street surface conditions, pedestrian safety, missing transportation connections.

• *Possible products:* Identification of needs, identification of short-term and long-range projects, map of connections, prioritization.
Homework

Rating the Concerns and Issues
  – Complete the Prioritization hand-out and bring it to your first Work Group meeting.

First two work groups will be “Village of Millersville” and “Fall Creek”.
  – Look for the first work group meetings in the first week of October.
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Millersville @ Fall Creek Valley Village and Corridor Plan

Thank you.