



MEETING DATE:  
TIME:  
PLACE:

**November 17, 2015**  
2:30-4:00 PM  
City Hall Auditorium  
1 Municipal Dr.  
Fishers, Indiana 46038

## STEERING COMMITTEE & TASK FORCE MEETING MINUTES

Members Present: Steve Hardin, Rich Block, Ronda Shrewsbury Weybright, David George, Cecilia Coble, Scott Fadness, Anderson Schoenrock, Leah McGrath

Members Not Present: John Weingardt, Kimberly Mills, Rodney Retzner, Pete Peterson, Warren Harling, Ellen Rosenthal

Others Present: Rachel Johnson, Sue Harrison, Caleb Gutshall, Dale Davis, Connie Nimmo

### KEY DISCUSSION POINTS

- The Task Forces will present their final recommendations to the Steering Committee on December 14. All Task Force members and the public are welcome to attend.
- Transportation Update:
  - 96<sup>th</sup> St., 116<sup>th</sup> St., Hwy. 37, and Olio Rd. provide connectivity throughout the City.
  - 106<sup>th</sup> and 126<sup>th</sup> Sts. should have a ten to twelve foot trail that connects the east and west.
    - 106<sup>th</sup> and 126<sup>th</sup> Sts. would connect on Cumberland Rd.
    - Less vehicular activity on those roads make it a smart, safe option.
  - Paths should be collectors to larger routes, similar to how subdivision streets feed to main arteries.
  - The airport property has height restrictions, limiting potential uses.
    - Low-lying businesses and offices will create destinations.
    - It should have a campus feel, using landscaping to create place.
    - A road should meander through the development and connect on Hague Rd.
  - Façade improvements, such as repainting crosswalks and resurfacing roads, will help Allisonville Road.
    - It is a great redevelopment area. The southwest side has limited access.
    - A left turn lane would relieve traffic.
    - Area should also be connected to residential zones via paths.
    - A path along Allisonville Rd. should stretch from 96<sup>th</sup> St. to Conner Prairie.
  - Hwy. 37 needs to have greater pedestrian access.
    - Hwy. 37 will go under crossroads.
    - Easier access from 135<sup>th</sup> St. to the school bus garage may decrease traffic and increase safety.
  - Brooks School needs only two lanes to keep residential feel in the area.
    - Paths should connect along that stretch.
    - The west bound lane on the bridge could be striped out for fishing, walking path or other amenities.
  - Pedestrian safety can be increased with raise crosswalks, like the new ones on Maple St.
    - Concrete can be difficult to maintain, so it should not be used for crosswalks.
  - The Nickel Plate District should have pedestrian facilities on both sides.
    - Curb cuts on 116<sup>th</sup> St. should be limited to prohibit multiple ingress and egress.
  - Short and long term priorities will be discussed at the November 18 Task Force meeting.
- Residential Update:
  - A smart Fishers encourages redevelopment, best practices, sustainability, high quality building materials, functional open space, low-impact development, HOA stewardship, reinvestment and rewarding.

- A vibrant Fishers encourages maintaining property values, meeting needs, diverse architecture and monitoring the housing stock.
- An entrepreneurial Fishers rewards innovation, offers a la carte development standards, upgraded amenities and maintaining infrastructure.
- Redevelopment and maintenance is crucial to keeping the value of the aging housing stock.
- Development standards in all aspects of the Unified Development Ordinance should be raised.
  - Residential neighborhoods should connect to one another.
  - Pedestrian networks should be completed within two years of development construction.
  - Mixed use may be appropriate in certain nodes.
  - Infill development is expected.
  - Universal Design will increase sustainability.
  - Relationships with HOAs immediately after development by incorporating language into covenants to hold them responsible for maintenance, etc.
  - The City should strategically target investments.
- Open space is not always thought out.
  - The City could offer a la carte features to help guide thoughtful development.
  - Nature corridors should be optimized.
- Some neighborhoods are more at risk than others to lose value.
  - Investment in road maintenance, etc. may encourage homeowners to reinvest in their homes.
  - Housing stock should be accretive to the City's vision.
  - HOA and community engagement may increase with awards and programs.
- Land Use Update:
  - There will be roughly 16 categories.
    - Categories are defined with development features and standards.
    - Residential zones are graded by density.
    - Industrial spaces offer flex space to help attract innovative businesses. Warehouses and logistics are not envisioned in these areas.
  - There are approximately 25 special study areas, but some stick out more than others:
    - 116<sup>th</sup> St. and Allisonville Rd. should be redeveloped as a mixed use node.
    - I-69 and 106<sup>th</sup> St. could be office space.
    - I-69 and 96<sup>th</sup> St. serves as a gateway to the community.
    - 126<sup>th</sup> St. and Olio Rd. may need retail and commercial uses.
    - Hwy. 37 will be greatly impacted by future improvements and could be an office corridor.
    - Brooks Chase should complement surrounding neighborhoods.
    - Southeastern Pkwy., Prairie Baptist Rd. and 136<sup>th</sup> St. could make a great mixed use node.
    - The airport could be a makers place.
      - The Task Force recommends a similar concept as what the Transportation Task Force proposed.
  - Land use will attract the jobs, wages and character desired to sustain Fishers.
  - What do we want and are we willing to wait to get what we want?
    - It will take a little while to build up a highly attractive community. At times, it may seem easier to allow any business to develop in Fishers.
  - Multifamily homes with high density will be the driver to accomplishing City goals.
- Parks and Open Space Update:
  - Community surveys indicate that more active amenities are needed in the City.
    - Parks will be needed in the eastern portion of the City.
  - Parks and Open Space should offer many options for all ages and ability.
    - There is an opportunity to add interactive play, Wi-Fi and smartphone apps.
  - New parks should be constructed with universal design in mind.
    - Parks can be repurposed to meet needs of changing demographics and be useful yearRound.
    - An inventory and objective review of all parks and open space is needed to meet the needs of the community.
  - Access to Geist Reservoir and the White River would be a great addition to the amenities offered in Fishers.
  - Greenway networks are key to connectivity within the City.
    - The Duke Easement would allow for a Monon-like trail.
    - Parks should connect to one another via trails and linear parks.

- Open space standards need to be more thoughtful.
  - The UDO should allow for a la carte amenity and payment in lieu of.
- Maintaining parks will be difficult as impact fees diminish.
  - Programs and volunteer groups, such as Keep Fishers Beautiful, business sponsors and Friends of..., can help fill in the gap.
  - Funding will be difficult to obtain as there are three levels of government that oversee parks – Hamilton County, City of Fishers and Fall Creek Township.

#### **ACTION ITEMS**

- Update all minutes on Fishers2040 website and distribute to members – Staff
- **Finalize recommendations – Task Force Co-Chairs**