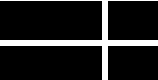




EXECUTIVE SUMMARY
Summary of
Conclusions and Recommendations



EXECUTIVE SUMMARY

The development of a new casino combined with the reconstruction of SR 56, renovation of the French Lick Springs Hotel and Resort and reopening of the West Baden Springs Hotel provides the greatest redevelopment opportunity the Springs Valley communities have seen in decades.

To capitalize on this significant opportunity for the benefit of residents of French Lick, West Baden Springs, Orange County, and the surrounding regions, a corridor development plan was initiated to guide appropriate development. The plan itself is a joint venture between the Towns of West Baden Springs and French Lick, with significant input from residents and other community stakeholders.

This document is an interim report documenting ideas discussed, policy decisions made and summarizing next steps in the process.

Development Goals

Through a stakeholder and community input process, an overall goal was set to:

Develop the Towns of French Lick and West Baden Springs into a world class resort community destination

The theme for development is intended to emphasize the historic small town character, being sensitive to the 1920's-1930's era in which the two historic hotels were first in their prime.

SR 56 Improvement Project

Design plans are underway through INDOT that will result in the reconstruction of SR 56 between Prospect and French Lick as part of a greater project improving SR 56, SR 37, and US 150 in the region. As proposed, the SR 56 project will replace pavement and curbs, replace the Lost River Bridge and improve intersections at SR 56 and SR 145.

While the project is needed and desired by the community, when the project was originally scoped several years ago, it was intended to be a straight forward pavement replacement project. In the time period between when the scope of the original road project was determined and the preliminary engineering work initiated, the casino

initiative was approved. As a result, the Towns' desire that the INDOT SR 56 road project be re-evaluated to verify that it is keeping with the emerging vision and overall redevelopment efforts to develop the "community into a world class resort destination".

The Consultant Team recommends that specific elements of the current INDOT SR 56 plan need to be reconsidered as follows:

- **Prospect (SR 56/US 150 Intersection):** Encourage an alternative intersection alignment at SR 56/US 150 (such as a roundabout) that will maintain and nurture the small town/"hamlet" character of this community.
- **Lost River Bridge:** Consider the construction of the new bridge west of the existing spring to allow reduced construction costs, improvement of the Abydel Road Intersection and preservation of the last remaining spring in the valley, while allowing the bridge to serve as a signature gateway feature to the community.
- **Scarlet Terrace/West Baden Springs Downtown:** Consider realignment of the roadway in this area in a manner that is sensitive to Scarlet Terrace, the West Baden Springs downtown business district and the West Baden Springs Hotel Entrance.
- **Streetscape Identity:** Implement a streetscape plan that is pedestrian friendly while providing for traffic calming measures.
- **SR 56/SR 145 Intersection:** Encourage the development of the proposed roundabout in a pedestrian friendly manner.
- **French Lick Downtown:** Develop a plan for revitalization of the downtown business district that is connected to the French Lick Springs Hotel and Resort and the proposed casino.

Drainage

It is recommended that the Towns begin the process of developing a long term drainage solution while also

implementing short term measures to mitigate the impact of flooding. The long term solution identified includes the construction of a dam/levee on French Lick Creek that will prevent water from the Lost River from backing up into West Baden Springs and French Lick. This solution needs to be coupled with the installation of one or more reservoirs on French Lick Creek south of the community in order to provide an effective long term solution. It is recommended that the communities begin the detailed process of planning and design of this solution in the first quarter of 2005.

Since the long term solution could take 10-15 years or more to implement, a series of short term measures should be undertaken to mitigate the impacts of flooding. These measures include working with INDOT to raise key segments of highways and developing alternate routes in/out of the community for visitors in the event of flooding.

Next Steps

The next steps identified to be part of this planning effort include:

- Develop a land use plan to complement the Corridor Plan
- Finalize the entire corridor plan after input from stakeholders and INDOT.
- Develop a downtown revitalization plan for French Lick
- Develop design standards for the corridor.
- Implement recommended improvements