



SCHEDULE AND ACTIVE INITIATIVES

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Land Use Planning and Zoning, Architectural Guidelines and Development Standards, French lick Downtown Re-vitalization Plan, Detailed Corridor Plan, Drainage Master Plan

SCHEDULE

With the completion of the public meeting and subsequent stakeholder follow up meetings, this Interim Report and draft Corridor addresses the primary issues of the SR 56 corridor for purposes of coordination with INDOT. This draft plan is intended as a point of beginning for conversation and discussion about the corridors design. It will evolve over time as development proposals are understood and details become more clear.

Several ongoing and future initiatives remain and have additional coordination to be completed to provide greater clarify for the valleys vision including:

- Land Use Planning and Zoning (Spring 2005)

We understand that the Town of West Baden Springs has a zoning ordinance/land use plan in place, and that the Town of French Lick is in the process of adopting their own ordinance/land use plan.

While we understand that this effort is outside of our base scope of services, it is essential that the proposed land use plan and zoning ordinances appropriately coordinate with the proposed Land Use Plan. To ensure that this occurs, **we recommend that our next step be the development of a land use plan along the SR 56 corridor.** This land use plan needs to identify the generally acceptable land uses in various portions of the SR 56 corridor.

- Architectural Guidelines and Development Standards

To implement the vision of the Corridor

Plan, it is important that improvements within the corridor follow the same overall intent. These guidelines and standards will assist not only in the aesthetic but also in the function of the developments along the corridor and in the towns.

It is recommend that standards be drafted to clearly define the expectations for developments within the corridor. Such development standards will begin with basic zoning requirements (setbacks, lot sizes, etc) and will go on to address landscaping, building appearance, site configuration and other key development issues. It is intended that this document be adopted as part of the Towns' land use/zoning requirements.

- French Lick Downtown Revitalization Plan (Spring 2005)

The development of a plan to revitalize downtown French Lick and implement streetscape improvements hinges on a better understanding of the vision for downtown development. Development of land east of SR 56 provides an opportunity to shape how the town will be viewed, used, moved through, and identified for many years to come. Part of the discussion is determining what will "link" the community to the downtown.

As part of this plan, the team recommends conducting at least one workshop to discuss what makes a good downtown. During this workshop the teams will examine other successful downtowns, tour downtown French Lick and invite other resources to participate in the discussion (Indiana Main Street). The resulting vision for the towns will inform conversations with existing businesses, the community, developers, and visitors about the future of French Lick.

- Detailed Corridor Plan (Spring 2005)

The process of evaluating the general plan and key issues for the corridor has been completed and largely discussed as part of this plan. As plans for the corridor are further detailed by INDOT, the towns will develop complementary plans in accordance with the vision for the valley.

- Drainage Master Plan

A general drainage concept has been developed that illustrates short and long term drainage goals. We recommend that we continue to address drainage issues related to SR 56, US 150 and SR 37 as our Corridor Plan proceeds.

To proceed with the evaluation of the drainage system proposed to date, we recommend that the next step be to quantify the general drainage solution recommended to date in more detail (narrative description and graphics), evaluate advantages/disadvantages and assign basic costs to the plan. This next step should also begin to identify possible funding sources and time schedules for implementing the plan.

We also understand that there is an opportunity to seek Indiana Department of Commerce (IDOC) funding for a planning study of the drainage problems. Prior to applying for funding from IDOC, we recommend reviewing this draft information at an upcoming joint planning session between the Towns.