



MEETING DATE:

October 27, 2015

TIME:

3:30-5:30 PM

PLACE:

**Billericay Park
12690 Promise Road
Fishers, Indiana 46038**

STEERING COMMITTEE & TASK FORCE MEETING MINUTES

Members Present: Scott Fadness, Pete Peterson, Warren Harling, Ellen Rosenthal, Anderson Schoenrock, Leah McGrath, John Weingardt, Steve Hardin, Rich Block, Ronda Shrewsbury Weybright, David George, Kimberly Mills, Rodney Retzner, Cecilia Coble

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

KEY DISCUSSION POINTS

- Purpose, Procedures and Goals of Fishers 2040
 - Staff communicates with each other on a weekly basis to identify points of conflict, agreement and opportunity between Task Forces.
 - The minutes are also available to recount the conversations in each meeting.
 - The comprehensive plan should encourage creativity, not stifle it.
 - The vision will be balanced with opportunities from the private sector.
 - The level of prescriptiveness needs to be determined.
 - Innovators should be allowed to propose new ideas while staying within parameters
 - It will take time to build character and place within the City.
 - Implementation of Fishers 2040 may be changes to the UDO, rezones, etc.
- Residential Task Force Update
 - Many recommendations made by the Task Force will be contingent on recommendations made by the Land Use Task Force.
 - Currently, there is very limited land available for new development. Most of this land is unincorporated, on the eastern border of the City.
 - Encouraging residents to reinvest in their homes and neighborhoods will revitalize certain neighborhoods throughout the City.
 - This will help keep property values up.
 - The City should consider incentive programs, such as matching grants, to help owners maintain their property.
 - Code enforcement holds the community to a higher standards. Policies and procedures should be reviewed to strengthen the code enforcement process.
 - The community should reach out to custom builders to attain a vibrant aesthetic in the community. Custom builders are ideal for small development or redevelopment parcels.
 - The UDO and PUD process present inherent problems that may present problems in the future. The UDO should be flexible enough to allow builders to create thoughtful developments, creating less need for PUDs that deviate from City standards.
 - The Task Force is defining and identifying the diversity of housing needed in Fishers. Factors include:
 - Affordability and price point
 - Some Task Force members stated that they have many potential residents looking for homes in the \$300,000 to \$500,00 range. Fishers currently does not have the housing stock to meet their requests.
 - Architectural standards
 - Density
 - Areas in need of development or redevelopment

- Mixed use conditions
 - Saxony is a great example of a mixed use development done well.
- Transportation Task Force Update
 - The biggest area of improvement is trails.
 - Connectivity is key.
 - The first meeting, the Task Force discussed the current plan. They dove into the plan and discussed the amount of amenities and what areas look like in the second meeting. They will go into more detail and answer outstanding questions in the third and fourth meetings.
 - The Task Force took a tour of the parks offered in Fishers. They recognized areas of improvement and put the current conditions context.
 - Roads and trails can create a sense of place in Fishers.
 - The main action items looking towards 2040 include maintenance of roads and acquisition/development of new trails and paths.
 - New infrastructure and amenities are needed in many City parks as they are aging.
 - The City will need to prioritize what will be built and maintained.
 - The City will also need to strategically allocate limited funds.
 - Parking is an area needing review.
- Land Use Task Force Update
 - The Task Force works off of a map to make recommendations.
 - Zoning categories are defined and placed on the map.
 - The Task Force will recommend how many categories are needed
 - Special study areas are being identified.
 - The City will need to prioritize which areas would benefit from redevelopment.
 - Entrances to the City, such as 96th Street, should reflect a smart, vibrant and entrepreneurial city.
 - The Task Force is determining what kinds of use make the most sense in certain areas.
 - Intensity of some uses (e.g. commercial, industrial, etc.) may need to be adjusted to work with adjacent zones.
 - Some uses may be encouraged over others.
 - Diversity of use is key to produce the mix that the City needs to sustain itself.
 - Ideally, each of the four quadrants should have accessible amenities.
 - Most of the R2 zoning is due to Fishers gaining zoning jurisdiction from Noblesville.
 - Old PUDs limit what can be built in certain areas and don't always yield the desired product. Some of them were never built.
 - Commercial standards need to be further defined.
- Parks and Open Space Task Force Update
 - Additions to the parks and trails will be challenging as land available for acquisition and right-of-way is limited.
 - Usage and awareness would go up if the City developed an app. Features would include wayfinding, nearby amenities, etc.
 - Options as simple as signage and maps will also help awareness.
 - Trail connectivity to amenities, parks and other trails is important to residents and would encourage engagement.
 - The community has a need for thoroughfare trails that connect east to west and north to south. Trails adjacent to 106th and 126th Streets would be a good option.
 - Linear parks and trails will connect subdivisions.
 - The City currently has adequate parks, however will be lacking in 2040.
 - The City only counts City parks for fee and purposes purposes. Other communities could golf courses, neighborhood parks and any open greenspace.
 - Neighborhood and pocket parks do not have many standards and are often less well maintained.
 - Developmental standards in the UDO and PUDs should reflect quality over quantity.
 - There should be incentives in the development process to encourage planned open space.
 - Standards may include a recommended mix of active and passive uses to create a more thoughtful space.
 - Functions of greenspace are not limited to specific amenities. They can preserve trees and local flora.

- Maintenance issues are a major concern for parks and trails as revenue is limited.
 - The majority of funding comes from park impact fees that are only paid when a new development is built.
 - Additional funding comes from different layers of government and can be obtained through grants.
 - Possible solutions include volunteers, donation opportunities and engaging HOAs.
 - HOAs are not held to maintenance standards and there is no enforcement in place.
- Parks should be developed and redeveloped in a way that allows for change of uses, active or passive, to meet the needs of residents as they change.

ACTION ITEMS

- Schedule additional status update meeting. - Staff