



# **RICHMOND RISING COMPREHENSIVE PLAN UPDATE**

## **Sub-area Stakeholder Meeting | Summary**

August 13, 2019

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### **MEETING OVERVIEW**

A group of nine individuals from Richmond, Indiana, representing a variety of municipal and development stakeholders met at the Innovation Center to discuss the undeveloped land on U.S. 27. The purpose of this stakeholder meeting was to dive deeper into the history of the site, desired outcome of this planning process, and identify potential funding sources for implementation. Project team members from American Structurepoint and CWC Latitudes attended and facilitated the meeting. The meeting opened with introductions from the project team and attendees.

### **DISCUSSION**

The project team provided a brief overview of the site in regards to location (both site and situation), land ownership, and acreage. The majority of the discussion was focused on potential land uses and brainstorming ideas for funding assistance and incentives for redevelopment. Potential land uses include residential, office, commercial, and recreational development. The following statements serve as key takeaways from the sub-area stakeholder discussion:

- A residential component provides an opportunity for assisted living and housing that may be attractive to a diverse array of demographic groups, including (but not limited to) the elderly, young professionals, and university students.
- Creating a Riverfront District that aligns with Indiana Code could be an incentive tool that would ease standards required for restaurants to obtain additional liquor licenses on-site.
- The indoor recreational facility in Westfield, Indiana was identified as an example for a recreational use. Attendees discussed creating a destination that would include lodging and restaurants.
- Traffic flow and the number of curb cuts along Chester Boulevard is a concern that should be considered in the conceptual site plans.
- The use or enhancement of the river corridor and the development need to complement and support each other.
- A potential disconnect between the private-sector vision for this site and what the public-sector would be willing to approve was identified as a challenge.
- Attendees believe that creating a tax increment financing (TIF) district to help provide funding for infrastructure could be used as an incentive for development, along with donating a portion of the property.
- Parceling off commercial lots along U.S.27 was suggested as a means to help fund initial infrastructure improvements.



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#### **NEXT STEPS**

The meeting attendees were invited to the steering committee meeting later the same evening to review site concepts and provide feedback on the desired scale and character of the future development. The project team will revise the site concepts based on the feedback received during the sub-area stakeholder meeting and the steering committee meeting. Additionally, the public will have the opportunity to review the site concepts at the public event on August 31.