

## **MINUTES OF THE JULY 16, 2015 MEETING OF THE STEERING COMMITTEE of the SOUTH CLARKSVILLE REDEVELOPMENT PLAN**

A meeting of the Steering Committee for the South Clarksville Redevelopment Plan was called to order on July 16, 2015, at 12:15 P.M. in the 300 Building at Water Tower Square by Redevelopment Director Nick Lawrence.

**Members Present:** Nick Lawrence - Redevelopment Director, Bob Polston - Clarksville Town Council President, Sharon Handy - Plan Commission member/resident, Bob McIntosh - property owner, Cory Hoehn - Water Tower Square, Dr. Jayesh Sheth - Clarks Landing Enterprise Investments (Colgate), Dylan Fisher - Associate Planner, Cary Stemle - Plan Commission Member, Brian Kaluzny - Clarksville Parks Department Superintendent, Wendy Dant Chesser - One Southern Indiana, Tim Hauber - Clarksville Town Council member/resident, Cindy Knopp - Derby Dinner Playhouse, Jane Sarles - Town Historian, Mary Ann Crabtree - Lakeshore Condominiums, Dani Cummins - Falls of the Ohio Foundation, Town Attorney's Chris Sturgeon and Rebecca Lockard

**Members Absent:** Brad Cummings - Clarksville Street Commissioner/resident, Andy Bramer - Clarksville School Corp./resident, Sharon Wilson - Planning Director

**Consultants for the South Clarksville Redevelopment Plan Present:** Justin Goodwin and Chris Hermann with MKSK, Jim Rice and Sally Hughes with HWC Engineering

**Others Present:** Anita Neeld - Town of Clarksville

Redevelopment Director Lawrence opened the meeting by asking all individuals from the public to give their seats to the members of the Steering Committee so that all members of the committee are seated for the discussion. He added although the meetings are not open to the public, he did not object to their attendance at this particular meeting and were welcome to stay. Also, Redevelopment Director Lawrence thanked Mr. Cory Hoehn for hosting the meeting this month at Water Tower Square.

Introductions were made, and it was noted Mary Ann Crabtree, representing Lakeshore Condominiums, had volunteered for the Steering Committee following the community workshop in May. This was her first meeting.

Justin Goodwin with MKSK gave a brief update from the last meeting of the Steering Committee and a recap of the community workshop. He asked Director Lawrence for an update on the Rally for Old Clarksville, an event assembled by the Clark County Tea Party Patriots and the Libertarian Party of Clark County and held on July 11<sup>th</sup>. Director Lawrence commended the group for pulling the event together and getting people out to ask questions, but reiterated the event seemed politically motivated and included a lot of misinformation.

### **Review of Opportunity Zones**

Mr. Goodwin went over the details and major components comprising the two large opportunity zones in the 320 acre study area. These two zone are identified as: (1) Area of Transformation and (2) Area of Transition.

The Transition Area is currently the primary business area and feeds into the residential area. It also includes cultural and recreational amenities. Areas of improvement include infrastructure in the form of street and streetscape improvement, identification and resolution of flooding issues, and capitalizing on existing cultural and recreational assets and their synergies. Also of importance is the protection of existing housing stock and commercial structures through neighborhood preservation and revitalization efforts.

The Transformation area is comprised of the riverfront, former Colgate building, Marathon property, and Water Tower Square. The concept for transformation includes the creation of a mixed use town center incorporating historic structures and connecting the area to the river for a unique sense of place.

### **Market Strategy & Market Analysis**

Mr. Goodwin gave a brief review of the market strategy created by Development Strategies including identification of current market opportunities, catalytic projects, and catalytic dependent projects. Commercial, residential, and retail opportunities are present now, as well as in the future. Opportunities for public investment should be steeped in creating value through “sense of place” type projects that will capitalize on the unique environment.

Discussion was held among the Committee on the identification of short term, mid term, and long term goals.

### **Planning Framework & Alternatives Discussion**

Mr. Goodwin then presented several photographic benchmark examples of best practices with characteristics that could work within the site. Themes included adaptive reuse, creation of the Town Center, waterfront/floodwall/levee treatments, hotel and residential ideas, street grid/block development, street character and aesthetic enhancements, office development, and the creation of a bicycle network.

Discussion followed on plan alternatives and phased development. Items discussed included:

- Current conditions and lack of aesthetic appeal
- How to develop the waterfront, and if this includes commercial in addition to recreational
- Maintaining the character of the community
- Parking, shared parking, leased parking, and revenue sources
- Street widening and enhancements
- Development coming from the Court Avenue extension
- The need to work with Marathon and categorize the level of contamination on the property
- Where the redevelopment should/will start first
- Identifying desirable anchors
- How to handle the floodwall
- Multistory riverfront development
- Residential rehab

Following discussion the meeting ended at 2:30 pm.