

MINUTES OF THE AUGUST 27, 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 August 27, 2015, at 12:10 P.M. in the 400 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, Brad Cummings - Street Commissioner/resident, Kyle Hoehn - Water Tower Square, Dr. Jayesh Seth - Clarks Landing Enterprise Investments (Colgate), Dylan Fisher - Associate Planner, Brian Kaluzny - Clarksville Parks Department Superintendent, Dani Cummins - Falls of the Ohio Foundation, Tim Hauber - Clarksville Town Council member/resident, Cindy Knopp - Derby Dinner Playhouse, Jane Sarles - Town Historian, Mary Ann Crabtree - Lakeshore Condominiums, Town Attorney's Chris Sturgeon and Rebecca Lockard

Members Absent: Cary Stemle - Plan Commission Member, Andy Bramer - Clarksville Community School Corp./resident, Wendy Dant Chesser - One Southern Indiana, Sharon Wilson - Planning Director

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

Others Present: Anita Neeld - Town of Clarksville

Redevelopment Director Lawrence opened the meeting by thanking Kyle Hoehn and the Cornerstone Group for hosting the meeting this month. He turned the floor over to Justin Goodwin for an overview of the items to be discussed at the meeting. The purpose of the meeting is to act as a review of previous topics discussed. The development program will be reviewed and the alternatives will be up for discussion. MKSK is currently in the Alternatives Analysis portion of the exercise.

Development Program Review

Mr. Goodwin presented the development program for review. This establishes the mix of commercial and residential opportunities for the area and identifies specific timelines for development.

Refined Alternative

Mr. Goodwin moved on to a review and discussion on a refined development concept based on the presented alternatives in the July meeting of the Steering Committee. Discussion followed on the viability and location of the following elements per the slide presentation:

- Town Center retail area

- Town Center rental apartments
- Urban parks and their purpose
- Mid-scale and upscale townhome location and viability
- Waterfront facing rental apartments, hotels, and restaurants
- Parking areas

Preliminary feasibility figures were presented for the various opportunities based on incomplete development cost data. Mr. Goodwin stated additional analysis and refinement would be required. Additional time was spent discussing benchmarks for the waterfront park area and enhancements that could be considered with the uptick in visitors and the Greenway connectivity.

The floor was turned over to Jim Rice with HWC for an update on the transformation area's infrastructure alternatives. Many alternatives were still being analyzed in greater detail, but the main items emerging in this area include street grid implementation and traffic control considerations. Extensions of existing thoroughfares and the creation of a new connection between South Clark Boulevard and Riverside Drive were highlighted by Mr. Rice.

Discussion followed on the location of certain elements as they relate to existing property owners. Questions were also asked about infrastructure improvements in the transition portion of the study area, primarily addressing stormwater issues. Another question was asked about the engagement of Marathon. Redevelopment Director Lawrence stated he would be making contact. Mr. Goodwin stated an initial plan concept would be reviewed at a Steering Committee meeting in October.

The meeting ended at 2:00 pm.

