



UPDATE





COMMUNITY

ZGA listening sessions planned

By Jarred Meeks
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Zionsville officials have scheduled additional in-person listening sessions regarding future development of a town entryway after an initial Oct. 1 session.

GATEWAY

In July, Zionsville began the first stage of a proposed Zionsville Gateway Area plan by demolishing the building formerly owned by PNC Bank and locksmith shop at the northwest corner of Main and Sycamore streets. Town officials are now establishing a plan for the vacant area to present to future developers that adheres to the community's vision for the space.

The town is working with DELV Design, among other firms, to develop plans for the space.

"In the past, there have been developments that have been brought to the table without public input," DELV Design principal Eric Anderson said. "What we're trying to do is rethink how we reengage with the community at the very forefront of this thought process so that we can understand what the community wants."

Information was presented at the Oct. 1 session concerning the gateway. Community feedback was gathered for the space, including thoughts on what, if any, elements should be pursued, whether they be residential or retail space, parks, trails, public art, etc.

Additionally, the town has planned a second day of sessions from 9 to 11 a.m. and 4 to 6 p.m. Oct. 22 at Zionsville Town Hall. The sessions will be the same as the Oct. 1 session and will last approximately 45 minutes, according to town officials. Stations at the sessions will be spaced to allow social distancing. Participants must wear a mask and maintain social distancing.

The session also will be presented virtually at forms.gle/QxtoV7A18EfpHphm8.

"The value of a plan is incredible," Zionsville Director of Planning and Economic Development Wayne DeLong said. "The goal is to reduce to written word people's preferences and interests. That really eliminates the guess work."

DeLong said the process, by collecting public feedback from the outset, compresses time and concerns typically associated with similar projects.

For more, visit zionsville-in.gov/gatewayarea.

LISTENING SESSION #1

Oct 1, 2020

LISTENING SESSION #2

Oct 22, 2020

ONLINE LISTENING SESSION

Oct 1, 2020 – Oct 31, 2020

STAKEHOLDER INTERVIEWS

Oct 9, 2020 – Jan 31, 2021

ZGA DRAFT STUDY LISTENING SESSION PREVIEW

May 26, 2021

ZGA WEBSITE LAUNCHED

Aug 26, 2021



MAIN ST

SYCAMORE ST

S MAIN ST

“Identify the highest, best, and most sustainable mix of uses within the Zionsville Gateway Area (ZGA) and to explore ideas for an

**ECONOMICALLY
VIBRANT**

**WHOLE-COMMUNITY
SERVING**

and

**AUTHENTICALLY
ZIONSVILLE EXPERIENCE.”**

**WHAT DOES THE
COMMUNITY WANT?**

**HOW CAN WE
PROVIDE IT?**

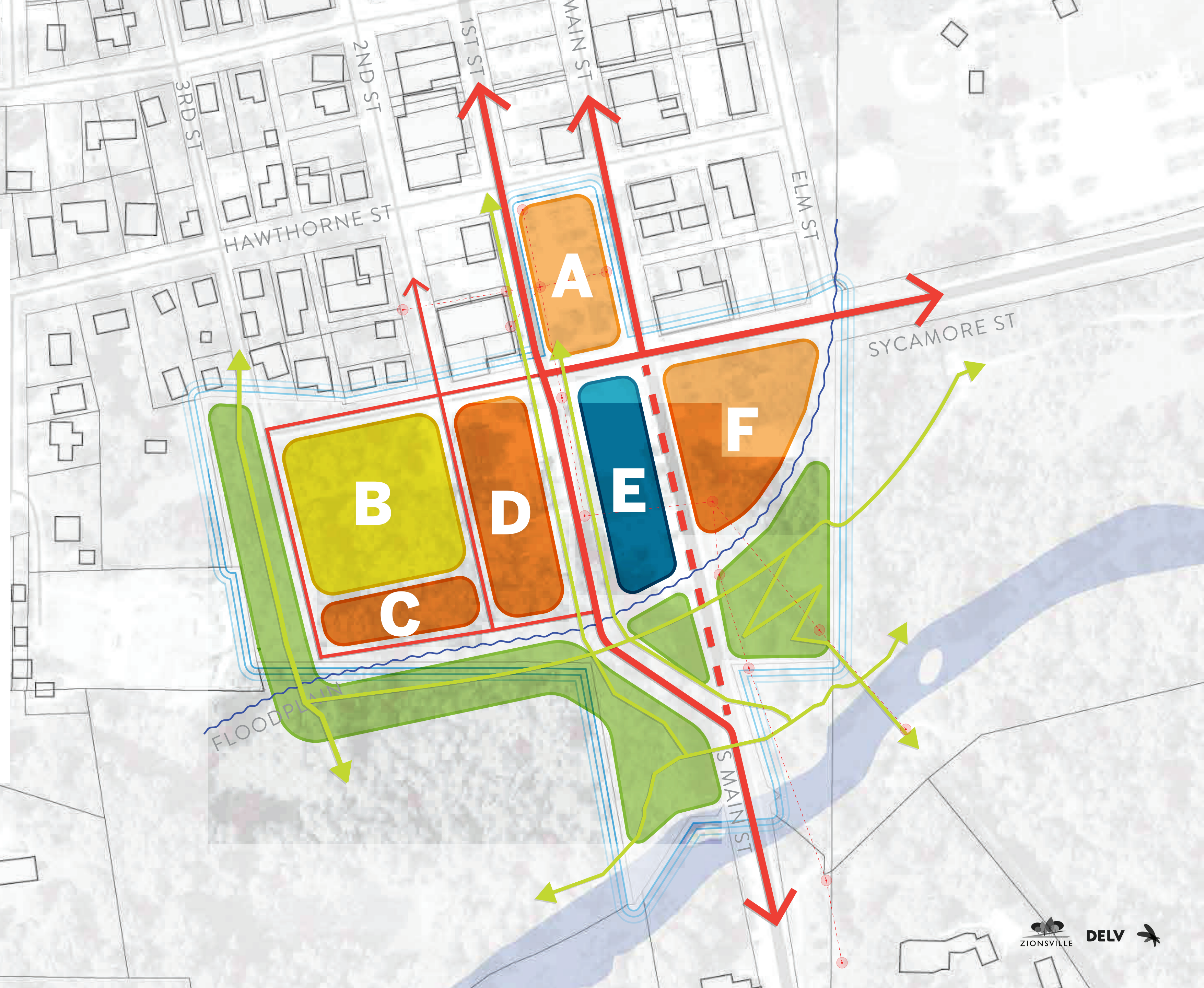
STEP 01

Understand

STEP 02

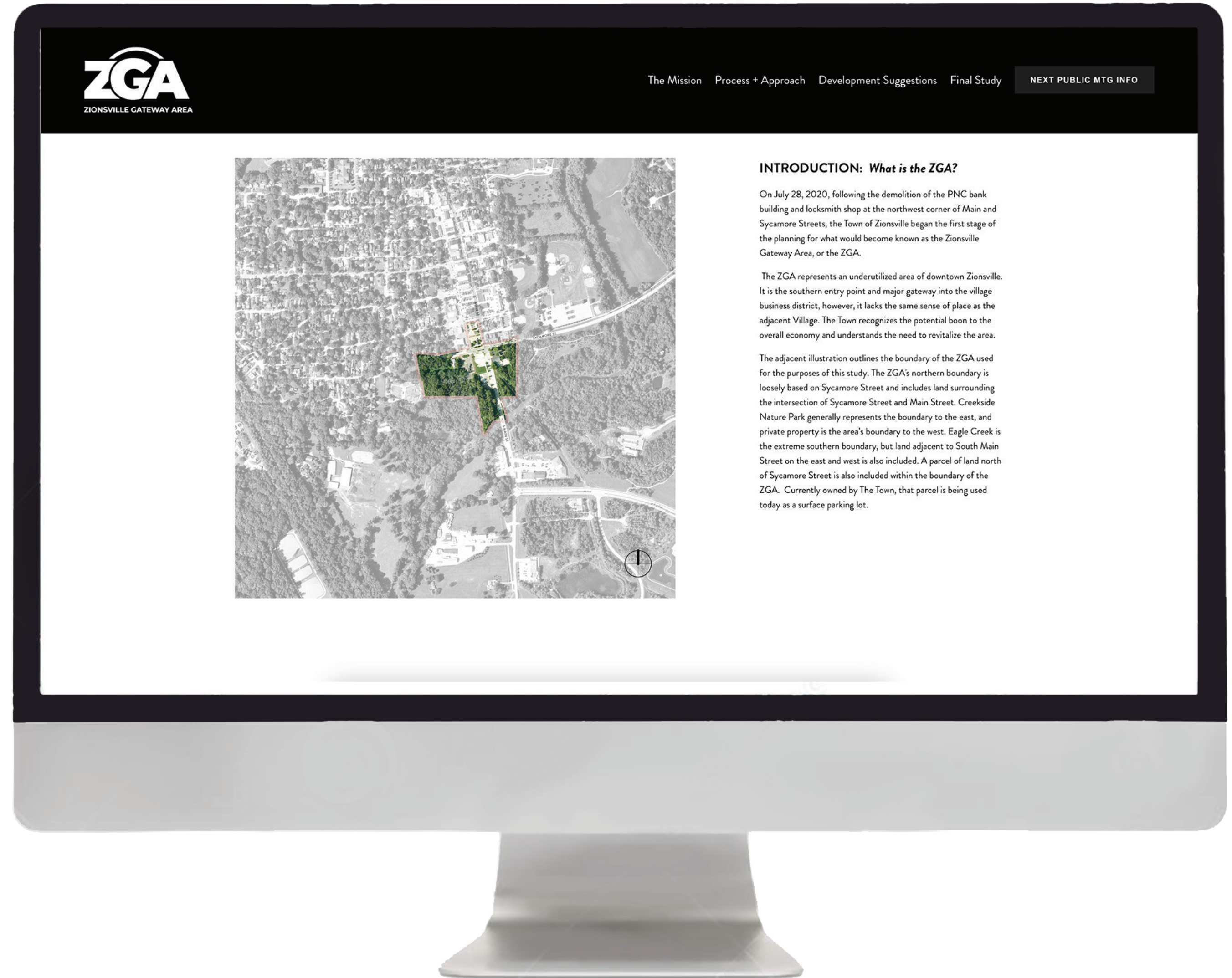
Explore

- TRAILS
- STREETS
- - - PEDESTRIAN BLVD
- RESIDENTIAL
- MIXED-USE
- GREENSPACE
- PUBLIC PLAZA



ZGA STUDY WEBSITE

ZionsvilleGatewayArea.com



	A	B	C*	D	E	F	Totals
Description	Parcel A (Town-Owned Parcel)	Parcel B (Townhomes)	Parcel C (Apartments/Condos)	Parcel D (Mixed-Use)	Parcel E (Public Plaza)	Parcel F (Mixed-Use)	
Approx site SF	28,800	57,600	19,200	33,600	26,800	39,800	
Construction cost/sf	Mixed-use construction cost @ \$175/sf	Residential construction cost @ \$150/sf	Residential construction cost @ \$150/sf	Mixed-use construction cost @ \$175/sf	-	Mixed-use construction cost @ \$175/sf	
Occupied Floors (Parking floors / requirements to be confirmed at master plan level)	3	2	2	3	-	3	
GLA SF	69,000	32,000	46,000	81,000	-	82,000	310,000
Commercial SF	23,000	0	0	27,000	-	27,000	77,000
Associated Jobs Generated	40-70	0	0	40-80	-	82	162-242
Residential SF	46,000	32,000	46,500	54,000	-	55,000	233,500
Residential Units	38	16	42	74	-	45	215
Rent rate/sf	\$1.80/SF	-	\$1.80/SF	\$1.80/SF	-	\$1.80/SF	132
Purchase Price	or Condos \$500-750k	Townhomes \$500-750k	or Condos \$500 and up	-	-	or Condos \$500 and up	
Unit Size	1,100 SF/Unit	2,000 SF/Unit	1,100 SF/Unit	1,100 SF/Unit	-	1,100 SF/Unit	
New Residents	57	24	64	111	-	67	323
Est. Total Construction Cost	\$12,000,000	\$4,800,000	\$7,000,000	\$14,200,000	TBD	\$14,300,000	\$52,300,000
AV	\$7,300,000	\$2,900,000	\$4,100,000	\$8,500,000	-	\$8,600,000	\$31,400,000
Self-Parking	Town-informed requirements (future master-plan level decision)	Individual Parking Garages	Town-informed requirements (future master-plan level decision)	Town-informed requirements (future master-plan level decision)	-	Town-informed requirements (future master-plan level decision)	
Structured Parking	Not factored into construction cost	-	Not factored into construction cost	Not factored into construction cost	-	Not factored into construction cost	

WHAT DOES THE COMMUNITY WANT?

What the community valued and thought necessary to create a successful extension of the downtown area:

1. Traffic congestion in the area is generally considered a problem
2. Traffic speed is considered to be too high
3. Public gathering spaces in the form of greenspaces or plazas are highly desired
4. Non-vehicular connections to trails, waterways, and walking paths are desired
5. Maintaining the quaint, mid-rise scale of the Village area is a priority

HOW CAN WE PROVIDE IT?

Design Tenets

1. Reduce traffic congestion
2. Reduce traffic speed throughout the downtown area
3. Support the creation of public plazas and greenspaces
4. Support connections to adjacent trails, pedestrian paths, Eagle Creek, and the overall White River watershed
5. Support the creation of amenities such as public restrooms and multi-use structures
6. Maintain a development density and scale that is complimentary to the existing downtown and neighborhood areas
7. Work to create a stronger connection between the existing downtown area and the Creekside Corporate Park area
8. Work to incorporate and uphold the principles of New Urbanism within the area

WHAT ARE NEXT STEPS?

- ZGA Plan as a Comp Plan
- Amendment (Plan Commission 10/18/2021)
- Support Adoption of ZGA Zoning Standards (Form Based Code)
- Support Reset of TIF District (Current End Date is 02/2029)
- Transfer Ownership of Town-Owned Property to RDC
- Support Issuance of Request for Proposals (Vertical Improvements Town Property)
- Support Issuance of Request for Qualifications (Infrastructure/Road Design)

- FUTURE
- **Implement** --
- TOWN COUNCIL
 - PLAN COMMISSION
 - RDC



QUESTIONS

SPEAKER NOTES:

Commentary on Current Draft *(Refer to Table p10)*

1. Parcel ‘C’ Being Shown as Orange

There is an asterisk behind parcel C’s heading because the calculations are currently shown as 100% residential, so it could be colored yellow. The suggestion is to maintain it’s color as orange as to show the allowable mixed-use opportunities in this area (and keep consistent with the draft study as published), though the calculations are in support of it being also colored yellow. It will take a specific developer to see the commercial opportunity here, so the calculations were done as residential in the current draft form.

2. Occupied Floors Note Under Column ‘C’

There is a calculation inconsistency between this table and the draft study as currently published: Parcel C was noted in verbiage as 2 stories rather than 3 stories (even though it was tabulated/calculated correctly). The recommendation is to update page 53 of the current published draft study as posted on the ZionsvilleGatewayArea.com website to be accurate and note 3 stories.

3. Totals Column

In anticipation of questions from the town, TC or PC about how these calculations compare with a previous project (Sycamore flats), the draft tabulated the residential units suggested for B,C, and D combined, which are 132 total (in comparison which had 184 units in a similar area, which would have been a 39% increase from the current development suggestion for that specific area).

4. Self Parking + Structured Parking Notes

In anticipation of offering clarifications on parking questions, there is a noted self-parking as a category for comparison, as well as structured-parking.