

STEERING COMMITTEE MEETING #3 AGENDA

Greentown Downtown Revitalization Plan ● March 22, 2017

I. Updates

- What's new in town?

II. Review of Focus Groups

III. Downtown Revitalization Strategies

IV. Summary of Preliminary Recommendations

- Landscape Architecture projects
- Architecture projects
- Economic development projects

V. Implementation Exercises

- What Can Be Done: 12 months with no money
 - landscape architecture, architecture, economic development
- What Can Be Done: 12 months with \$10,000
 - landscape architecture, architecture, economic development

VI. What's Next

- Project timeline
- SC Meeting 4: June 14

Consultant Team Contacts

- Scott Burgins, 800-939-2449, sburgins@sdg.us
- Ken Remenschneider, (317) 955-9960, Ken@remenschneider.com
- Adam Ogrzewalla, (317) 800-6388 x 103, aogrzewalla@guidondesign.com

SUMMARY: FOCUS GROUP MEETINGS

Greentown Downtown Revitalization Plan • Feb. 8, 2017

Youth

- Want sidewalks fixed.
- Recognize it's a small town with limits to growth.
- Not a lot of stuff to do.
- All the shopping they need in Kokomo.

Utilities/Streets

- Swayze has fancy streets.
- Very limited by \$880,000 budget.
- Water bills now \$89.
- Stormwater flooding on north side.
- Now has other capacity for growth (water, sewer).

Elected Officials

- Uncertainty on downtown potential for growth.
- Need to transition to a destination (but for what?).
- Parking is limited.
- Must use OCRA grants for funding.
- "Need bite-sized pieces" for downtown plan.
- Kokomo's phase 2 of signage plan could include Greentown.

Business & Building Owners

- Local guy looking for space to open hardware store.
- Caterer doesn't want to expand to retail.
- Need a unifying theme for growth.

Downtown Revitalization Strategies

☐ Positive Indicators

- History of successful projects (conversion of historical society buildings)
- Interest in downtown (new hardware stores, reuse of Subway)
- Capacity for residential and commercial growth (sewer & water)

☐ Concerns

- Declining population, income, education, business density
- Is it a bedroom community; are there bedrooms available?
- Losing anchors: Subway & car dealership
- Town's small discretionary budget and high utility fees (water bills)

☐ Consultant Assumptions

- Town budget leaves little for capital improvements
- Potential OCRA grants committed to other town projects for immediate future
- No consensus on some regulatory steps such as historic preservation regulations
- "Need a simple plan in bite-sized pieces."

☐ Key Projects

- Select buildings
- Trail extensions
- Sidewalks (the Kids!)

Project Timeline

Schedule - Greentown

March 22	SC 3
April 28	Email first chapters to SC for review
May 31	Full draft plan sent to SC for review
June 14	SC 4 (review plan)
Deadline: June 30	Plan sent to OCRA for review
	OCRA edits & post legal notice
August 21	Public hearing/Town council adopts plan
Deadline: August 31	Final plan due to OCRA