



May City Council Updates

A newsletter updating you on what's happening in Noblesville



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City Council Updates

This month, there were a few different proposals that came before Council. Before I going into detail, here are a few highlights for the

record:

- The Council approved two new planned developments that I previously mentioned on the City's east side: **Marilyn Woods** and **Silo Ridge**.
- **State Road 32 Overlay**: This is an effort by the City to make future commercial development along SR-32 between Moontown and Hague Roads more cohesive.
- **Jaggers Drive Thru Extension**: Jaggers, a restaurant located at 146th & SR-37, wants to build awnings in their drive thru (similar to Chick-fil-a)
- Gradison Development introduced **Magnolia Ridge**, a subdivision proposed on Noblesville's west side.

Okay — let's dive in.

Pleasant Street Funding

Earlier this year, the Jensen Administration proposed their funding strategy for the new Pleasant Street corridor.

Pleasant Street Background: East-west traffic has been an issue for vehicles traveling through Noblesville as early as the 1980s. Since then, the City and County have conducted numerous studies about the issue, **but failed to take action.**

One of the studies conducted in 1999 estimated (on the high-end) that the project would have cost a little under \$11 million ([Page 23 of the report here has those details](#)). In 2021 dollars, that's \$17.6 million. Now, this project is now estimated to cost north of \$100 million.

For comparison's sake, the entire discretionary operational budget for the City in 2021 is \$68.9 million. (The link to the budget outline is here: <https://www.cityofnoblesville.org/egov/apps/document/center.egov?view=item;id=8683>)

The difference in price now vs. 1999 is not inflation — it's inaction.

Funding Plan: While we can all agree that traffic is an issue, the hard part is establishing a funding source. Truth be told, because of the price tag attached, there will need to be multiple revenue streams tapped.

That funding will be derived from City savings and cost containment measures, incoming revenue, Road Impact Fees collected from new development, state and regional funding bodies, and new revenue generated through private investments that are already underway.

Earlier this week, the Council also approved a vehicle excise tax of \$25 per registered vehicle per year to help pay for this infrastructure. While I supported this measure, I didn't take the decision lightly. Any increase is personal — mostly because I was in between jobs when an increase was previously passed before I was elected to the Council. I know all too well how difficult it is to balance bills on a limited income. **That said, my one resounding commitment in the campaign was to make tough decisions and communicate them transparently.**

In the months since the administration announced portions of the funding plan, the feedback from residents on this portion of the funding was split pretty evenly — half in favor, half against. Those in favor of the funding source seemed to back it to alleviate the traffic growing on Conner St., Logan St., Cherry St., and Maple Ave.

Again, the funding decisions we are making today are because of past inaction. If it was an issue in 1987, and it's still an issue in 2021, it's incumbent on us to weigh the most prudent way forward for our community.

If you'd like to learn more about Pleasant Street, the route, or read through some of the past studies, it's all available [here](#).

Update: AT&T Cell Tower

Last month, I shared that the 10-year lease for AT&T's cell tower (currently located on the jail property east of Cumberland Road)

expires in October.

The latest: After broad pushback from the Planning Commission and Council, I'm grateful that AT&T went back to the drawing board and work with the Schools and the veterans to find a new location.

Why the location was wrong: AT&T approached Noblesville Schools about moving the tower across the street to the high school near the four softball fields last year. These fields are housed on land owned by Crownland Cemetery, which the cemetery has stated that they will take this land back to expand the veterans section of the cemetery.

Why this matters: I believe that the site selection process should have involved more stakeholders. Of note, the cemetery was not notified of the new tower until the proposal went public. I voted as a member of Planning Commission to send this to the Council with an unfavorable recommendation in hopes that the parties involved would work to find a solution. We need the cell service, I have no doubt. That said, I believe we can find a spot for the tower while respecting our veterans and neighbors at the same time.

More: [This link](#) has more information from the petitioner, along with pictures of the proposed tower, and the staff report from the Planning Department.



Update: Villages at Federal Hill

Last year, the Administration proposed and the Council passed an agreement to work with Old Town Design group to construct the Villages at Federal Hill.

- This project was first introduced to the public in January 2020.
- It will include 160 apartments, 30,000 square feet of retail, and a five-story parking garage.
- Importantly, the deal includes a profit sharing provision which benefits taxpayers for the success of the project. The City will own the parking garage and the developer is willing to share maintenance costs for the parking garage when complete.

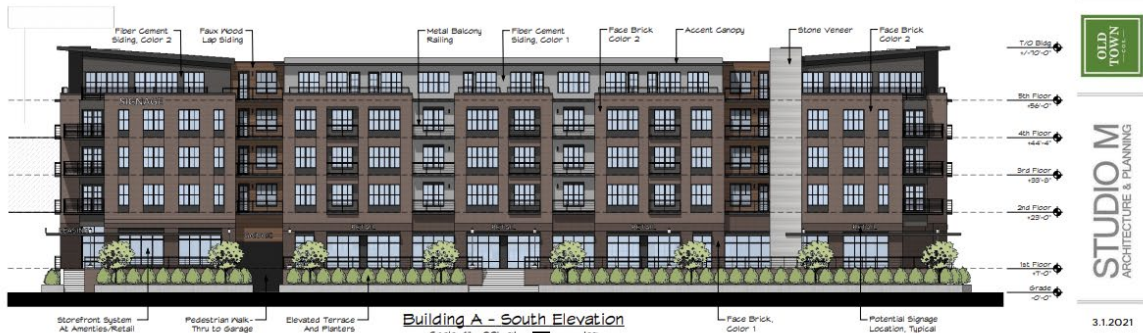
Old Town recently returned to Council to submit their renderings for approval. The most significant changes to the recently introduced design to those from last year are:

The public garage is fully wrapped. Initially, the north side of the

building (facing Logan Street) would have been an exposed garage. Feedback from the Council and Administration led Old Town the tweak the plans to have apartments facing all directions instead, enhancing the final exterior elevations. This is a good change, in my opinion.

The current Parks restroom building will also be removed. Wrapping the garage slightly increased the footprint of the building, necessitating the need to remove the current restroom building. Once the building is finished, there will be public restrooms accessible inside. While the building is under construction, restrooms will be provided by Old Town Cos.

More: Additional renderings can be found [here](#).

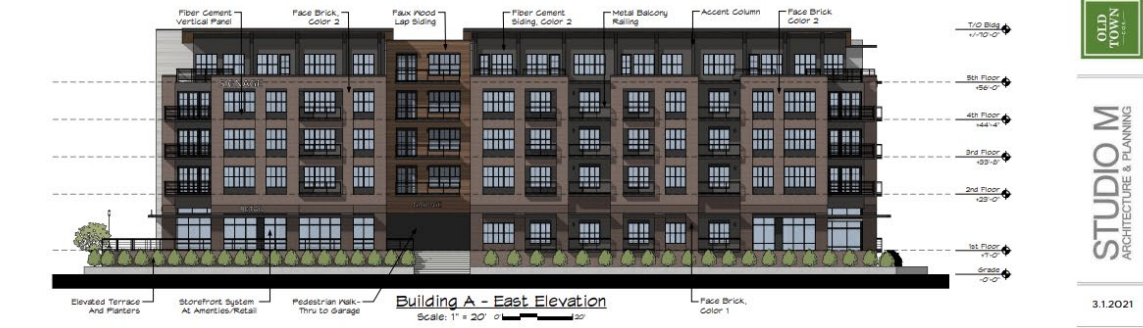


STUDIO M
ARCHITECTURE & PLANNING

3.1.2021

FEDERAL VILLAGE
NOEBLESVILLE, INDIANA

A1.5

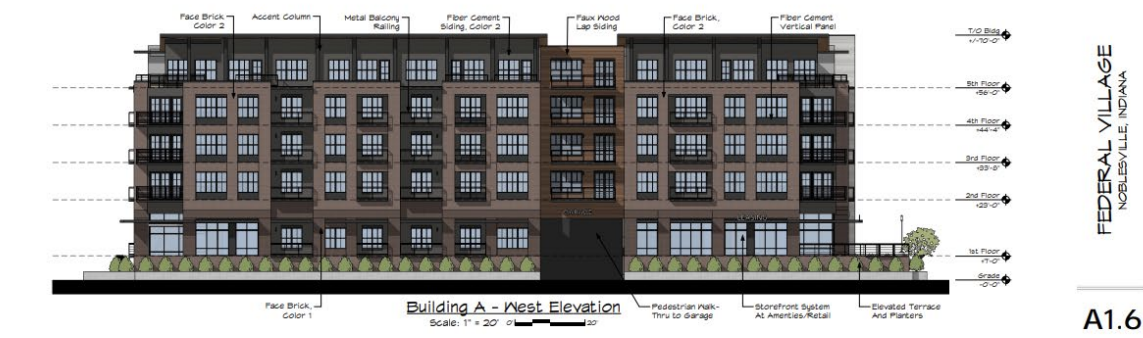


STUDIO M
ARCHITECTURE & PLANNING

3.1.2021

FEDERAL VILLAGE
NOEBLESVILLE, INDIANA

A1.6





Update: Eastbank

The other project currently in progress downtown is the Eastbank project, located on the site of the old County employee parking lot next to the White River. This project will be four stories and would include residential and retail.

They also came to Council to share their latest renderings which can be found [here](#).

The rendering below is from the northern perspective (as if you were standing across 32/38 by the judicial center). **They shared their intent to mirror the square in the buildings on the left, while transitioning to the contemporary architecture across the river on the right.**



Now Open: Main Street Farmer's Market

The Noblesville Farmers Market started last month in Federal Hill Commons! It will run 8 AM-12 PM every Saturday through October 9th at Federal Hill Commons!

For more, follow along [here](#).



Noblesville ÒIn the NewsÓ

Over the past month Noblesville has been in the news! Here are a few stories that you may have missed along the way:

- Inside Indiana Business: [Morrell Group announces move to Noblesville](#)
- The Times: [Indiana Peony Festival comes to Noblesville](#)
- WishTV: [Noblesville announces lineups for free spring, summer concerts](#)
- The Current: [Noblesville council president urges Westfield council to continue with Ind. 32 expansion](#)
- IBJ: [Curium plans \\$10M investment, 34 new jobs in Noblesville radiopharmaceutical facility](#)
- IBJ: [Hamilton Town Center multiplex to reopen as luxury theater](#)
- The Current: [Noblesville Schools names teachers of the year](#)



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