

Project Status

Project	Location	Type	Unit Count	Status	Notes
1 Alexander Ridge (127)					
2 Section 1	900N, east of Emerald Springs	SF residential	51	Site Released, homes are under construction	
3 Section 2	900N, east of Emerald Springs	SF residential	76	Site Released, homes are under construction	
4 Alexander Ridge II (107)					
5 Section 1	SWC of 900N & 500W	SF residential	107	Site under construction	
6 Ameri-Stor Self-storage	8023 N CR 600W	Commercial	NA	In Plan Review process	
7 Broadacre	SWC of 600W & 600N	MF residential	256	Site under construction	First 4 bldgs (8 clubhouse) have received Conditional C of Os, 5th nearing release
8 Clayborne	South of Stansbury	SF residential	326	Rezoned & Primary Plat Approved	Off-site utility plan set in review
9 Colonnade (276)					
10 Section 1	Behind MES, north of ditch	Mixed Resi	59	Pulling building permits	
11 Section 2	Behind MES, north of ditch	SF residential	35	Pulling building permits	
12 Section 3A	Behind MES, south of ditch	SF residential	38	Pulling building permits	
13 Section 3B	Behind MES, south of ditch	SF residential	5	Pulling building permits	
14 Section 3C	Behind MES, south of ditch	SF residential	3	Pulling building permits	
15 Section 4	Behind MES, north of ditch	Mixed Resi	52	Pulling building permits	
16 Section 5	Behind MES, north of ditch	SF residential	48	Pulling building permits	
17 Section 6	Behind MES, south of ditch	SF residential	36	Site nearing release for permits	
18 Creekside					
19 Section 1	NEC of CR 750N & CR 700W	SF residential	53	In Plan Review process	Planning issued 3rd round of comments in early Dec
20 Section 2+	NEC of CR 750N & CR 700W	SF residential	103	Not filed	
21 Culvers	NWC of 600W & MCR	Commercial	NA	Conditional C of O issued	Staff has issued deadline for completion of minor items
22 Enclave at Deer Crossing	700W, south of Deer Xing	SF residential	22	1 house still under construction	
23 Gatherings at Aurora (170)					
24 Section 1	750N, east of Colonnade	SF residential	60	Pulling building permits	
25 Section 2	750N, east of Colonnade	SF residential	66	Site under construction	
26 Section 3+	750N, east of Colonnade	SF residential	44	In Plan Review process	
27 Clubhouse	750N, east of Colonnade	NA	NA	Released for construction	
28 Hampton Walk (346)					
29 Section 1A	Near SWC of 600W & 750N	Mixed Resi	57	Pulling building permits	
30 Section 1B	Near SWC of 600W & 750N	MF residential	46	Pulling building permits	
31 Section 1C	Near SWC of 600W & 750N	MF residential	47	Released	
32 Section 2	Near SWC of 600W & 750N	Mixed Resi	53	Pulling building permits	
33 Section 3	Near SWC of 600W & 750N	SF residential	45	Pulling building permits	
34 Section 4A	Near SWC of 600W & 750N	Mixed Resi	14	Pulling building permits	
35 Section 4B	Near SWC of 600W & 750N	Mixed Resi	36	Site nearing release for permits	
36 Section 5	Near SWC of 600W & 750N	SF residential	29	Released	
37 Haven Ponds (255)					
38 Section 1	SEC of 1000N & 500W	SF residential	62	Pulling building permits	
39 Section 2	SEC of 1000N & 500W	SF residential	73	Pulling building permits	
40 Section 3	SEC of 1000N & 500W	SF residential	27	In Plan Review process	Revisions under review
41 Section 4	SEC of 1000N & 500W	SF residential	86	In Plan Review process	
42 Helm's Mill (240)					
43 Section 1	SWC of 1000N & 400W	SF residential	50	Site nearing release for permits	
44 Section 2	SWC of 1000N & 400W	SF residential	49	In Plan Review process	
45 Section 3+	SWC of 1000N & 400W	SF residential	141	Not filed	
46 Ignite Ultra Cigar Lounge	6383 W Broadway	Commercial	NA	In Plan Review process	Revisions under review
47 Jacobi Farms					
48 Sec 1A	NWC of 750N & 500W	SF residential	27	Project on Hold	
49 Sec 1B	NWC of 750N & 500W	SF residential	39	Project on Hold	
50 Sec 2+	NWC of 750N & 500W	Mixed Resi	584	Not submitted	
51 Kelly Landing					
52 Annexation	North of SR 67, btwn 500W & 400W	Mixed Resi	TBD	1st Reading at August Council	Petition on hold due to rezoned delay
53 Rezoned	North of SR 67, btwn 500W & 400W	Mixed Resi	TBD	Continued to December PC	Project has been delayed, targeting January PC
54 Kensington Gardens	SEC of Kensington & Wellington	MF residential	128	Site under construction	1st 4 buildings & clubhouse nearing C/O release
55 Lain Farms at Hampton Walk (184)					
56 Section 1	NWC of CR 600W & CR 650N	SF residential	87	In Plan Review process	
57 Section 2	NWC of CR 600W & CR 650N	SF residential	97	In Plan Review process	
58 McCord Square (670)					
59 Lot 2 (next to IUH)	NWC of Main & Union	Mixed-use	3	Plans approved	Awaiting construction schedule from developer
60 Ninestar	SEC of 600W & Main	Commercial	NA	Conditional C of O issued	Final items being completed for Final C of O
61 Libby's Ice Cream	SEC of 600W & Main	Commercial	NA	Permit approved	Build-out has begun
62 Police Station	NWC of 750N & Civic	Public	NA	Conditional C of O issued	Some outstanding items, holding final C of O
63 Taco Bell	W Broadway, east of Star ATM	Commercial	NA	Conditional C of O issued	Final items being completed for Final C of O
64 Remaining Pavilion Outlots	W Broadway, east of Star ATM	Commercial	NA	Not submitted	
65 McCordsville Corner Shoppes					
66 West Coast Sourdough	SWC of 600W & 750N	Commercial	NA	Permit approved	
67 Lot 5	SWC of 600W & 750N	Commercial	NA	Only remaining lot, no timeline	
68 McCordsville Marketplace					
69 Remaining Building Pad	SEC W Broadway & Meijer Dr	Commercial	NA	No timeline	
70 McCordsville Soccer Park	5365 W SR 67	Park	NA	Annexation/zoning approved	1st Right of Refusal in process
71 Meridian Homes	650N, east of Sagebrook	SF residential	153	All permits have been issued	Developer seeking approval of additional common area amenity
72 Patch Development	NWC of 600W & 500N	Comm/Ind	NA	Overall site under construction	
73 Lot 1	NWC of 600W & 500N	Comm	NA	Not submitted	
74 Lot 2	NWC of 600W & 500N	Industrial	NA	In Plan Review process	
75 Lot 3 (INPWR)	NWC of 600W & 500N	Industrial	NA	Under construction	
76 Block A	NWC of 600W & 500N	Comm/Ind	NA	Not submitted	
77 Block B	NWC of 600W & 500N	Industrial	NA	Not submitted	
78 Preserve at Brookside	900N, east of Fire Station	MF residential	98	Pulling permits	May seek plat amendment
79 Rockport					
80 Section 1	900N, west of Bay Creek	SF residential	48	Pulling building permits	
81 Section 2	900N, west of Bay Creek	SF residential	43	Under construction	
82 Section 3	900N, west of Bay Creek	SF residential	38	In Plan Review process	Revisions under review
83 Seasons of Flowers	6468 W Broadway	Commercial	NA	Conditional C of O issued	BIG grant close-out paperwork received & under review
84 Shoppes at Brookside					
85 Building 1	600W, south of Leo's	Commercial	NA	Conditional C of O issued	Minor items to be completed prior to full C of O issuance
86 Biggby Coffee	600W, south of Leo's	Commercial	NA	C of O issued	Opened on Dec. 2nd!
87 Building 2 (South)	600W, south of Leo's	Commercial	NA	Approved, construction has not started	Developer likely to start Bldg 3 before Bldg 2
88 Building 3 (North)	600W, south of Leo's	Commercial	NA	In Plan Review process	Development Plan approved by PC in November
89 Stanley Chevy	5697 W Broadway	Commercial	NA	Interior building renos completed and C/O issued	
90 Star Financial	5857 W Broadway	Commercial	0	Special Exception/Variance Extension request granted	BZA issued 2 year extension to build branch
91 Stonechase	500W, between 700N & 600N	SF residential	171	Annexation & rezoning approved	Anticipate Primary Plat filing for September TAC
92 Primary Plat	500W, between 700N & 600N	SF residential	171	Approved	
93 StarAmerica Storage	SEC of W Broadway & 750N	Commercial	NA	In Plan Review process	Office Bldg approved by ARC in Dec. '24, storage bldgs approved March ARC
94 Summertown					
95 Section 1	NWC of 900N & 500W	SF residential	48	Pulling building permits	
96 Section 2	NWC of 900N & 500W	SF residential	57	Pulling building permits	
97 Section 3	NWC of 900N & 500W	SF residential	68	Pulling building permits	
98 Section 4	NWC of 900N & 500W	SF residential	57	Pulling building permits	
99 Section 5	NWC of 900N & 500W	SF residential	57	Pulling building permits	
100 Trax BBQ	6314 W Broadway	Commercial	0	Released for building renovation	Some site details still under review
101 Villages at Brookside Residential*	600W & Brookside Parkway	SF residential	553	SF residential portion of neighborhood complete	Duplex & townhomes only remaining resi development

102	Villages at Brookside Commercial	600W & Brookside Parkway	Commercial	NA	Approximately 34 acres remaining	
103	Vintner's Park					
104	Section 1	900N, east of Daniel's Vineyard	SF residential	67	Pulling building permits	
105	Section 2A	900N, east of Daniel's Vineyard	SF residential	28	Pulling building permits	
106	Section 2B	900N, east of Daniel's Vineyard	SF residential	27	Pulling building permits	
107	Other/Internal					
108	Community Center					
109	Building (former Fire Station)	7580 Form Street	Institutional	NA	Under construction, building is nearing completion	Site work will extend into spring
110	North Parcel (old car-lot)	6315 W Broadway	Institutional	NA	Rezone approved, in plan development	
111	East Parcel (vacant lot)	7595 Form Street	Institutional	NA	Approved	Site work to commence in spring
112	600W Widening Project	600W from Vail Rd to Main St	NA	NA	Actively negotiating with property owners	Targeting Spring 2026 bidding
113	McCord SQ 2nd Power Circuit	Main St from 600W to Union	NA	NA	Under design	
114	Permit Software	NA	NA	NA	SDL system in use for all building permits & code enforcement	Planning permits to start in Q1 2026
115	500N Roundabout LA Design	600W & 500N	NA	NA	Substantially complete	Utility Issues
116	600N Roundabout	600W & 600N	NA	NA	Substantially complete	
117	750N Roundabout	600W & 750N	NA	NA	In design	
118	Civic Drive Extension	McCord SQ	NA	NA	Bid accepted	Awaiting contractor bonds & submittals
119	MES Signal & Crosswalk	600W & Windsor Dr	NA	NA	In design	Summer 2026 construction project
120	Unified Development Ordinance	NA	NA	NA	Contract approved	Kick-off in January
121	Parks & Rec 5-Year Master Plan	NA	NA	NA	In process	
122	Town Hall Feasibility Study	NA	NA	NA	Contract approved	
123	Sewer Master Plan	NA	NA	NA	Contract at December Council	
124	Bike & Ped Master Plan	NA	NA	NA	Proposals under review	
125	Streetlight Program	NA	NA	NA	Test case operational	Longer-term program to be drafted by staff & presented to TC in 2026
126	Town Sign Updates	NA	NA	NA	Last 2 signs to be completed this month	Material delays have continued to delay installation
127	McCord SQ Signage Design	McCord SQ	NA	NA	Contract approved	Targeting Spring 2026 bidding
128	Old School Park Monument Design	Old School Park	NA	NA	Contract approved	Targeting Spring 2026 bidding
129	Central Green Phase I Design	McCord SQ	NA	NA	Contract approved	Targeting Summer 2026 bidding
130	500W Overpass Study	500W & CSX tracks	NA	NA	Contract approved	Study should wrap up in Q1 2026
131	Carroll Road Trail Gap #1	Austin Trace to Weavers Landing	NA	NA	To be bid over winter	
132	Carroll Road Trail Gap #2	Enclave to Pine Vail Estates	NA	NA	In acquisition phase	

*Excludes Traditions & Preserve