

INTRODUCTION

The Town of McCordsville was incorporated in 1988 and is now the second largest municipality solely in Hancock County. The community has grown to a population of nearly 5,000 people. With a vision of future growth, the Town Council established a Redevelopment Commission in March 2004 to undertake redevelopment and economic development efforts in the Town of McCordsville.

To achieve responsible planning, McCordsville recognized the importance of exploring “Growth Opportunity Areas” as well as identifying critical actions needed to achieve the desired growth. To that end, this project was designed to analyze potential impacts of growth for the McCordsville community.

METHODOLOGY

The team worked with Town leadership and staff to identify growth opportunity areas surrounding the Town and within the County and then examined the impacts of growth in the following areas: land use, transportation, utilities, financial, and “community will”. The project was executed in two phases and included the following actions:

Phase One

- Map general opportunity area and services
- Develop stakeholder outreach plan
- Engage stakeholders
- Determine developer potential requirements
- Gather real estate information
- Assess financial and tax information

Phase Two

- Clarify opportunity areas
- Stakeholder follow-up
- Estimate infrastructure costs
- Identify funding sources and feasibility

THE PROJECT TEAM MEMBERS

Schmidt Associates was founded on the principal of Servant Leadership – a core value that places the client's goals and aspirations at the forefront of our professional commitment to excellence. Today, Schmidt Associates is a multi-disciplinary firm providing strategic planning, architecture, engineering, and construction delivery services.

Umbaugh is the largest and most experienced independent financial advisory firm in Indiana. Their sole practice is focused on local government funding, fiscal analysis and planning, capital planning and financing, and economic development planning and implementation. With 61 years in practice, their experience and knowledge results in more projects funded and improved management and operations for their clients.

Transportation Solutions was created to help communities achieve a balanced, efficient, and cost-effective transportation system – one project at a time. In a time of decreasing revenues, wise decisions are crucial in order to develop a transportation system that provides for the mobility, safety, access, connectivity, health, and social needs of our society. Every dollar invested must yield significant and multiple benefits, while minimizing negative impacts to personal health and the environment. By leveraging transportation investments, multiple transportation and community goals can be achieved simultaneously. Transportation Solutions looks for opportunities to address the needs of all users of the transportation system, and enhance community vitality.

Whitaker Engineering was formed in 2006 by Cecil Whitaker, after 33 years in the industry as an owner and principal in other engineering firms. The firm is especially strong in its utility assessments for growth and development in a community. Their staff has created utility master plans or completed utility assessments for development and growth for suburban communities in all quadrants of the Indianapolis area including Plainfield, Avon, Clay Township Regional Waste District, Western Hancock Utilities, and Bargersville. Each of these areas has experienced both the benefits and the challenges of growth.

Hirons & Company, established in 1978 by Tom Hirons, has its corporate headquarters in Indianapolis, with offices in Bloomington and Washington, D.C. During the course of its 34-year history, the company has continued to grow, becoming one of the largest full-service advertising and public relations agencies in central Indiana. Hirons offers integrated services in advertising, public relations, media buying, creative services and interactive services to prominent private, public, and nonprofit organizations.

SCHMIDT



ASSOCIATES



Transportation Solutions LLC
CONNECTING THE DOTS

WHITAKER
ENGINEERING



Hirons & Company

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