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**McCordsville Redevelopment Commission focusing on Town Center Development Plan**

**McCordsville** - The McCordsville Redevelopment Commission (MRDC) is embarking on a project that could potentially transform the Town of McCordsville.

Over the course of the past six months, the MRDC has been working with Tim Jensen of Veridus Group to identify visioning principles for what the heart of McCordsville, referred to as the Town Center, could look like in the future. The area identified as Town Center is generally located between Broadway and CR 750 North (behind CVS and behind the cemetery on CR 600 West – see attached graphic). Those visioning principles are:

* Develop a unique identity and character for our community.
* Form a connected, walkable center to create experiences for our community year-round.
* Enhance community economic development opportunities while growing a diversified tax base.

With those visioning principles in mind and following several landowner meetings, the MRDC issued a Request for Proposals to qualified planning and design consultants to prepare the Town Center Development Plan. Locally owned Context Design was selected by the MRDC to develop the plan.

“Bringing Context Design on to help us create our Town Center is very exciting,” said MRDC president Heather Blaudow. “Rarely does a community have the opportunity to develop exactly how a town center should look and feel,” Blaudow added.

According to Fred Prazeau, Partner of Context Design and point of contact for the project, the project will be broken up into four phases – community engagement; economic development; cost management, phasing and operational planning; and land planning and site design. The Town Center Development Plan will be completed by the end of 2018.

Context Design has also teamed up with Tom Dickey of the Hageman Group to help in the development of policy guidance and public-private partnerships and Tom Fansler, of Smock Fansler Construction to aid in the construction cost modeling.

“Having a master plan in place for our town center will be very useful in securing future economic development opportunities. It is important to show developers what our vision is and how their plans may or may not fit into our vision,” said Larry Longman, Town Council president and Council liaison to the MRDC.

Other local projects that Context Design has been commissioned to work on include the Plainfield Downtown Redevelopment Plan, the City of Fishers Downtown/Nickel Plate District Planning and the Yorktown Downtown Redevelopment Plan.

A steering committee will be established to help the MRDC in the plan development. Stakeholder and community involvement will be key to the process. Town staff will keep interested community members informed through regular Facebook, email and website postings. The MRDC meets the first Thursday of each month at 6:30 p.m. at the McCordsville Town Hall.

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