



Fairland Exit (Interstate 74) Small Area Plan

SHELBYVILLE, INDIANA



CLIENT:

City of Shelbyville, Indiana
Tom DeBaun, Planning Director
(317) 392-5102

SERVICE AREA(S):

Municipal Policy + Planning

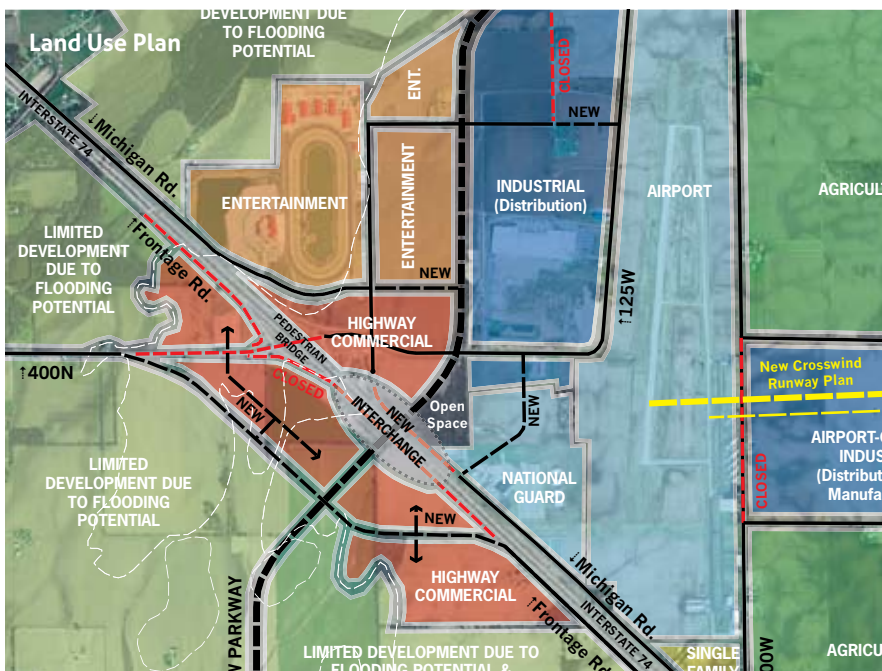
TIMEFRAME:

September 2007 - March 2008

PROJECT DESCRIPTION:

As little as 10 years ago, the interstate interchange on I-74 at Fairland, just outside of Shelbyville, Indiana, was fairly unnoticed by most in the Indianapolis region. However, with the placement of the Indiana Downs Horse Racing Track and Indiana Live Casino, the area has suddenly become a hotspot of development.

Working with Ground Rules, Inc. of Zionsville, Indiana, EDEN assisted the City of Shelbyville in creating a small area plan that could be utilized by the Plan Commission and City Council when making recommendations on land use and infrastructure improvements. The plan had to organize a diverse set of issues and somewhat conflicting land uses into a system that continued to provide the community with viable economic development options, yet still maintained a character that would be suitable for the newly created entertainment options.



RESULTS:

The City of Shelbyville is currently utilizing the Small Area Plan to guide efforts to create a Westside Parkway through this area. In addition, the plan is guiding land use and airport planning decisions and has already changed some potentially conflicting plans that were in place at the airport facility.

