



# Welcome To The Pleasant Street Public Information Meeting #3

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March 24, 2022  
City of Noblesville  
American Structurepoint  
CHA

[www.ReimaginePleasantSt.com](http://www.ReimaginePleasantSt.com)



REIMAGINE  
Pleasant Street  
CONNECTING OUR COMMUNITY

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NOBLESVILLE  
INDIANA



HAMILTON COUNTY  
INDIANA

# REIMAGINE PLEASANT STREET

+ improved mobility

+ enhanced access

+ improved safety





REIMAGINE  
Pleasant Street  
CONNECTING OUR COMMUNITY



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# REIMAGINE PLEASANT STREET

+ improved mobility

+ enhanced access



@ReimaginePleasantSt



# Pleasant Street in the News

## Noblesville receives \$10.3M in funding for infrastructure

news@courierindianapolis.com

The City of Noblesville recently received more than \$10.3 million from the Indianapolis Metropolitan Planning Organization. The funds will aid constructing three major infrastructure projects within the city. Noblesville also received \$1.8 million from the IMPD in increased financial support for two previously

Phase 1 is the largest portion of the three phases and includes work from River Road to 10th Street. The city will issue bids and

DEVELOPMENT



## Noblesville, IDI Composites reach retention agreement

*Company will remain in city, Pleasant Street project can proceed on schedule*

**The REPORTER**  
The City of Noblesville and IDI Composites International on Wednesday reached a new lease of business retention agreement of adding 27 more in the next five years.  
The agreement includes an estimated \$24.7 million investment from IDI as a new 121,000

"Mayor Brown and his administration have demonstrated that keeping our company in Noblesville was a priority by coming to the table with who

Timeline that keeps the project on schedule.  
"Keeping a 15-year timeline that keeps the project on schedule."

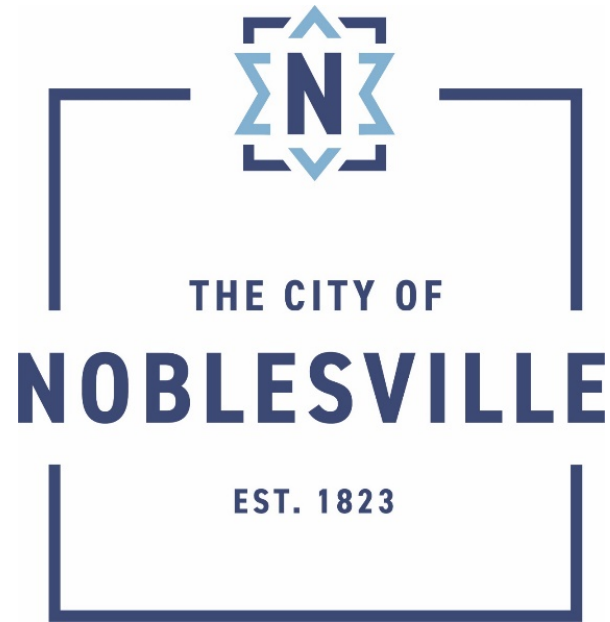
# Agenda

- Meeting Format
- Introductions
- Brief Project History
- Land Acquisition Process
- Project Phase Updates
- Environmental Investigations
- Next Steps
- Exhibits and Questions





# Project Team Partners



WEINTRAUT & ASSOCIATES, INC.

# Brief Project History

- Discussed Back In The 1980's
- 1995 Noblesville Comprehensive Plan
- 1999 Hamilton County Bridge Study
- 2008 Pleasant Street Bridge Study
- 2015 Pleasant Street Corridor Feasibility Study
- Nov. 2019 Mayor Jensen Elected
- Jan. 2020 Pleasant Street Made #1 Priority
- Jul. 2020 Community Advisory Committee Meeting
- Jul. 2020 Public Information Meeting
- Oct. 2020 Pleasant Street Alternative Selected
- Nov. 2020 Community Advisory Committee Meeting
- Mar. 2021 Public Information Meeting
- Jan. 2022 Project Receives \$8.5 Million In State Funding Through Indianapolis MPO

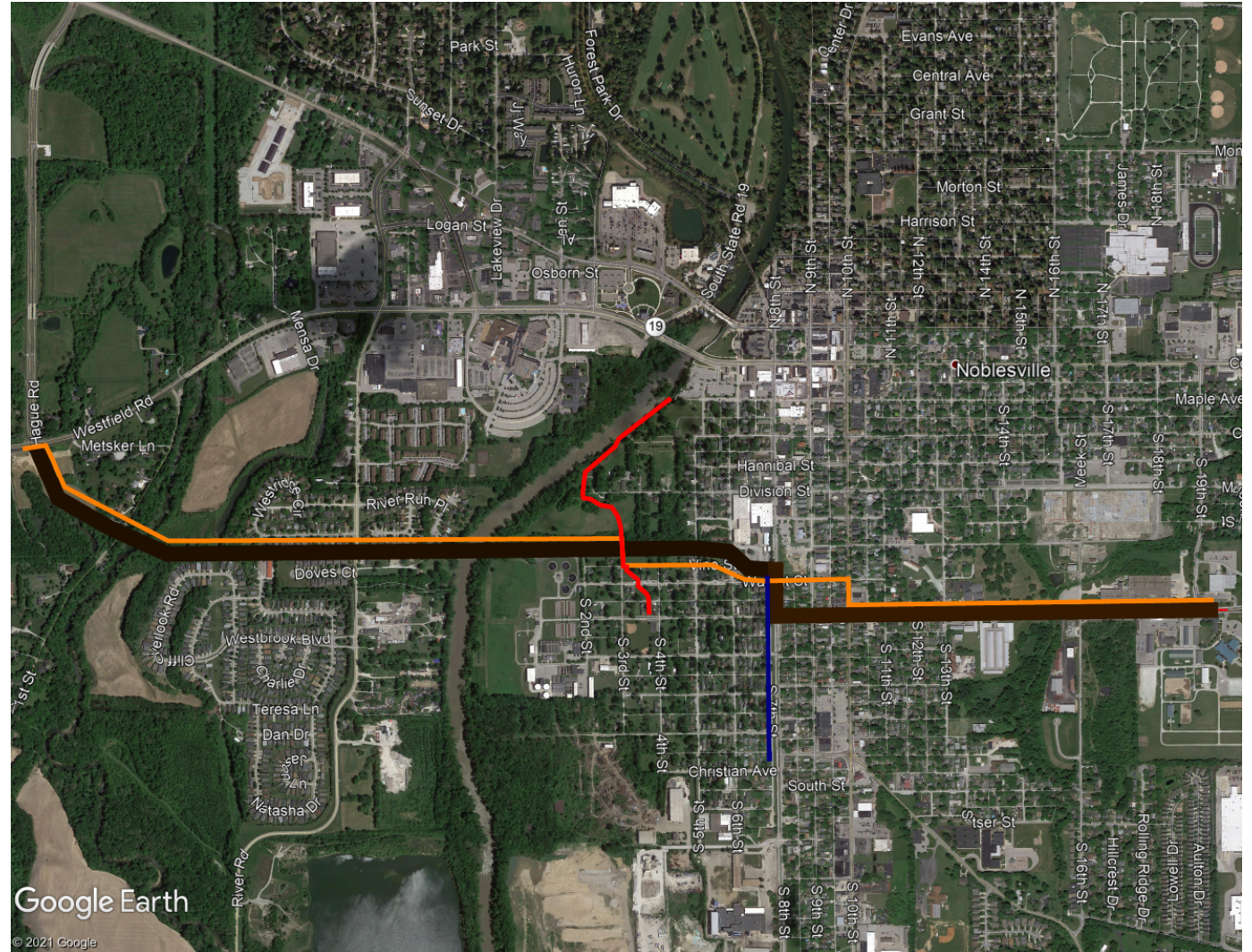
# Public Information to Date

- Public Information Meeting #1 And #2
- Community Advisory Committee Meetings #1 And #2
- Project Website [www.reimaginepleasantst.com](http://www.reimaginepleasantst.com)
- Project Video Flyover (Posted To Website)
- 312 Survey And Notification Letters Sent To Property Owners In And Around The Corridor
- 241 People Signed Up For Contact List
- Small Group Presentations – Rotary Club, Local HOA
- 1 On 1 Property Owner Meetings
  - 62 Individual Meetings Completed And Counting
- Additional Project Meetings With Affected Property Owners And Businesses



# Meeting #2 Recap – Project Details

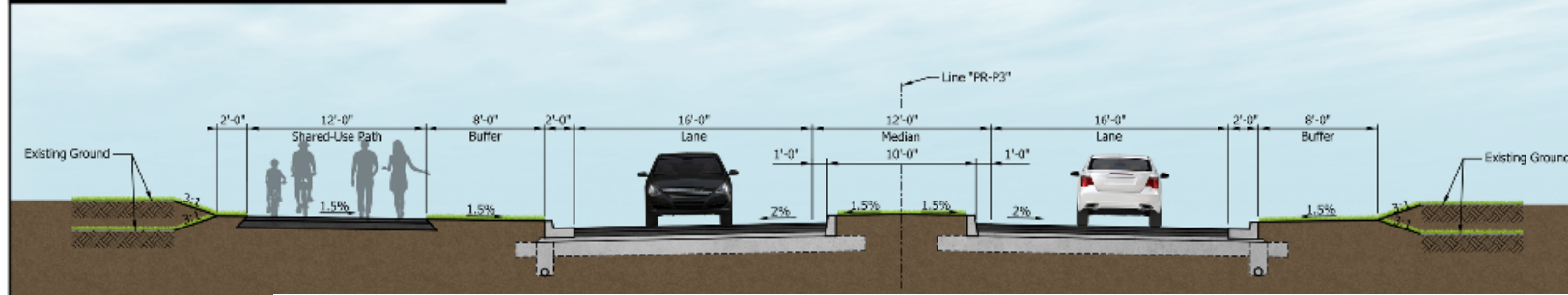
- Alternative B-1
- Connects SR 32 To 19<sup>th</sup> Street
- New Roadway From SR 32 To 8<sup>th</sup> Street
- Uses Existing 8<sup>th</sup> And Pleasant Street Roadway From 8<sup>th</sup> Street To 19<sup>th</sup> Street
- Speed Limit 30 Mph
  - 25 Mph Between 6<sup>th</sup> And 11<sup>th</sup>
- Trail Connectivity
  - Midland Trace
  - Riverwalk Trail
  - Nickel Plate Trail
- Roundabout Intersections
  - SR 32
  - River Road
  - 8<sup>th</sup> Street (X2)
  - 10<sup>th</sup> Street
  - 19<sup>th</sup> Street (Currently Not Included)



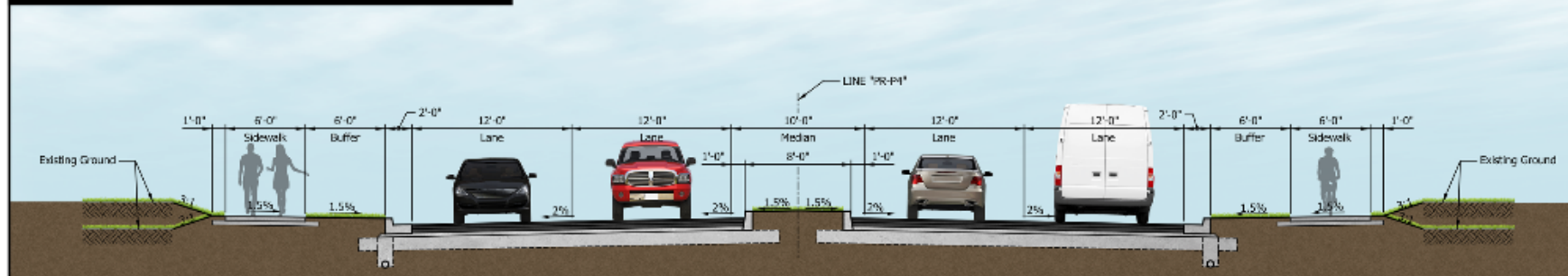


# Meeting #2 Recap – Typical Sections

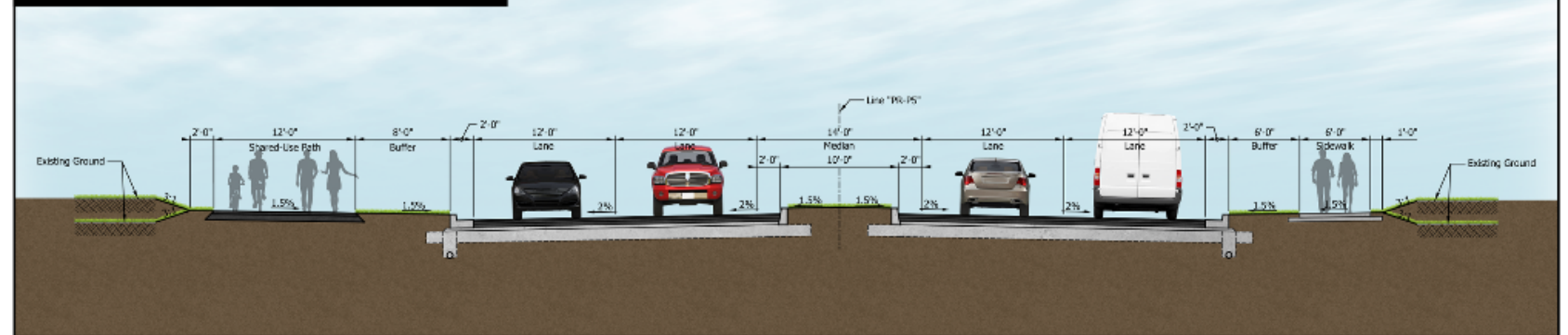
PLEASANT STREET TYPICAL SECTION 1



PLEASANT STREET TYPICAL SECTION 2



PLEASANT STREET TYPICAL SECTION 3



# Meeting #2 Recap – Construction Phasing

- **Phase 1 – River Road to 11<sup>th</sup> Street**
  - Bid Opening – Fall 2022
  - Construction – 2023 to 2024
- **Phase 2 -11<sup>th</sup> Street to 19<sup>th</sup> Street**
  - Bid Opening – Fall 2023
  - Construction – 2024 to 2025
- **Phase 3 - SR 32 to River Road**
  - Bid Opening – Fall 2023
  - Construction – 2024 to 2025



# Land Acquisition

- **92 Properties Affected**
  - Phase 1: 61 Properties
  - Phase 2: 20 Properties
  - Phase 3: 11 Properties
- **Individual Property Owner Meetings**
- **Mailed Letters**
- **Land Acquisition Team**
  - Appraiser
  - Buyer
  - Relocation Agent





# Relocation Benefits

**People And Businesses That Are Displaced Because Of The Project  
Receive Relocation Benefits If They Meet Requirements**

- **Moving Costs**
- **Closing Costs & Incidental Expenses**
- **Increased Mortgage Interest**
- **Business Re-establishment**
- **Business Searching Expenses**
- **Payment-in-lieu**
- **Rental Assistance**
  - Comparable Rent + Utilities Is More Than Yours
  - New Rent Is More Than Current Rent + Utilities
  - Income Dependent If Below HUD Level
- **Down Payment Assistance**
  - Buy A Replacement Home Rather Than Rent
  - Amount Is \$7,200 Or RAP (If Higher)
- **Price Differential**
  - Best Comp Is Priced More Than Offer
  - House You Buy Costs More Than Offer



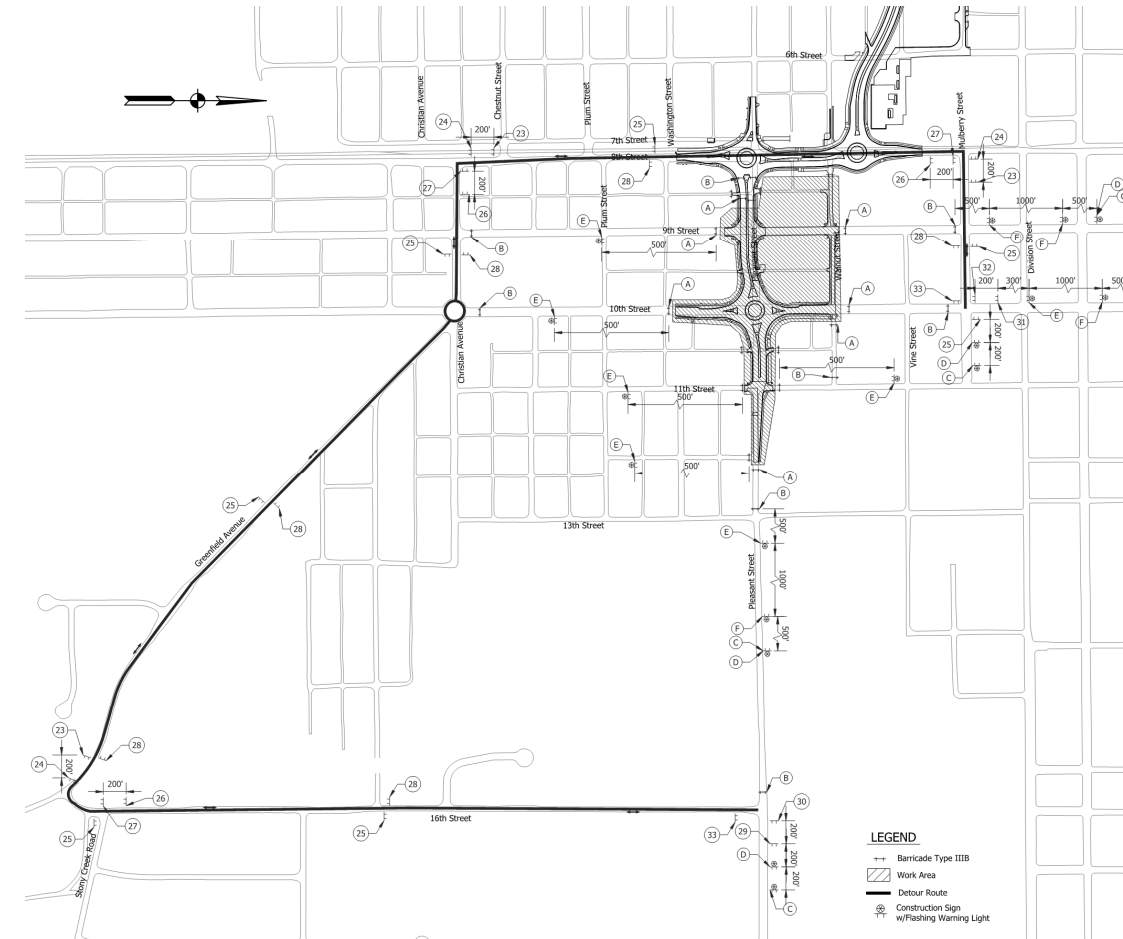
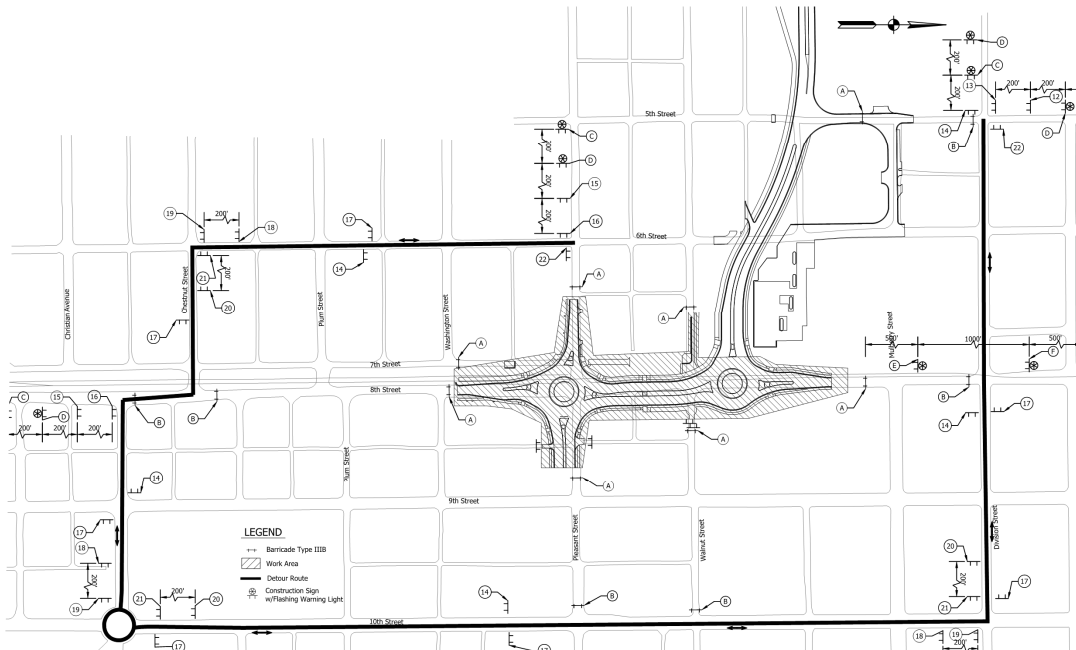
# Phase 1 – River Road to 11<sup>th</sup> Street

- Phase 1 Design – 60%
- Phase 1 Landscape Plans – 20%
- Phase 1 Land Acquisition - ~50% Parcels Acquired
- Phase 1 Field Work
  - Archaeology – 90%
  - Geotechnical - Complete
  - Hazardous Material Investigations – Spring 2022
- Phase 1 Permits
  - IDNR - Complete
  - IDEM 404 - Complete
  - USACE 401 - Ongoing
  - IDEM Rule 5 – Ongoing
- Phase 1 Building Demolitions – Spring/Summer 2022



# Phase 1 Road Closures

- River Road – Traffic Maintained During Construction
- 8<sup>th</sup> Street – Closure With Detour Route
- 10<sup>th</sup> Street – Closure With Detour Route



# Phase 2 – 11<sup>th</sup> Street to 19<sup>th</sup> Street

- Phase 2 Design – 20%
- Phase 2 Landscape Plans – 0%
- Phase 2 Land Acquisition – Begin Summer/Fall 2022
- Phase 2 Field Work
  - Archaeology - Complete
  - Geotechnical – Complete
  - Hazardous Materials Investigations – Spring 2022
- Phase 2 Permits
  - IDNR – Submit May 2022
  - IDEM 404 - Complete
  - USACE 401 - Ongoing
  - IDEM Rule 5 – Ongoing
  - County Drainage Permit - Ongoing



# Phase 3 – SR 32/Hague Rd. to River Road

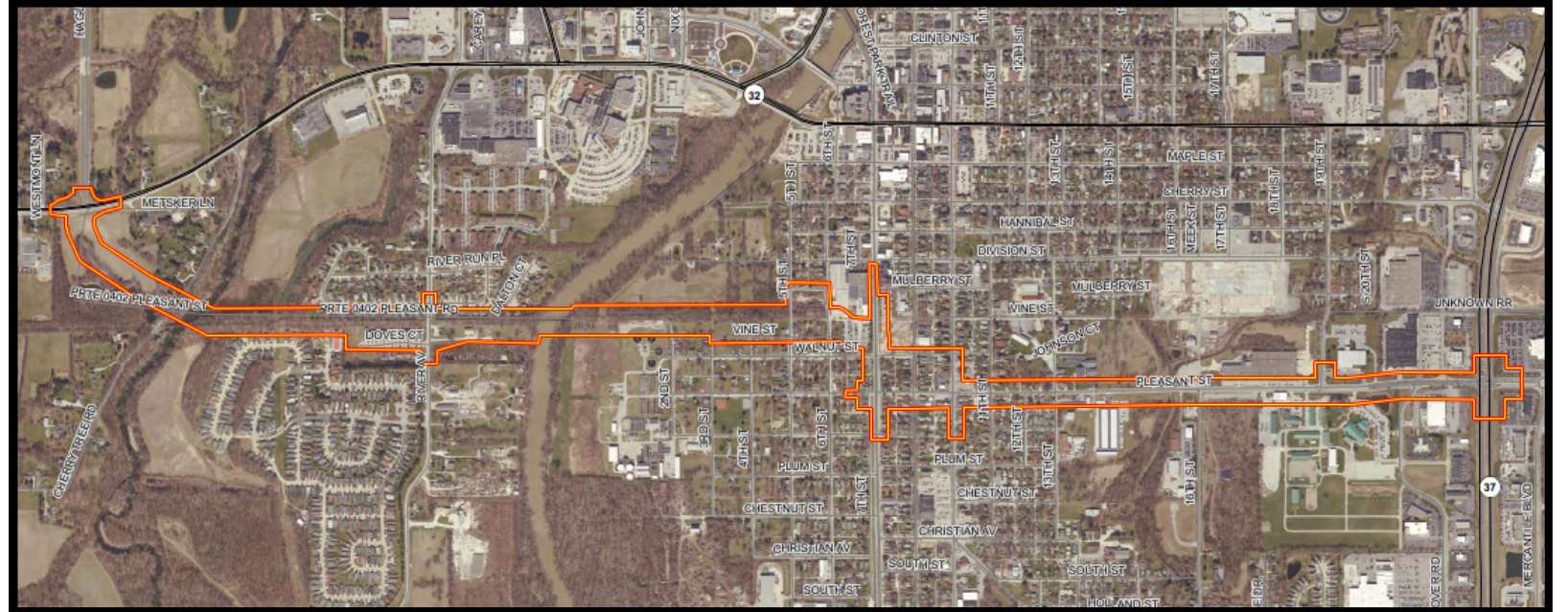
- Phase 3 Design – 20%
- Phase 3 Landscape Plans – 0%
- Phase 3 Land Acquisition – Begin Summer/Fall 2022
- Phase 3 Field Work
  - Archaeology – 90%
  - Geotechnical – 90%
- Phase 3 Permits
  - IDNR – Submit May 2022
  - IDEM 404 - Complete
  - USACE 401 - Ongoing
  - IDEM Rule 5 – Ongoing
  - INDOT Right Of Way Permit @ SR 32





# Environmental Investigations

- Purpose And Need
- Ongoing
  - Phase II Hazardous Materials Investigations
  - Section 401/404 Permit
- Completed
  - Waters And Wetlands Investigation
  - Draft Traffic Noise Study
  - Historic Certificate Of Approval
  - Draft Environmental Assessment



# Environmental Investigations

- **Waters And Wetlands Investigation**
  - Identified 2 Wetlands And 5 Waterways
  - No Impacts Will Occur To The Wetlands
  - Stream Impacts Total 369 Feet Due To 3 Crossings

**Wetland Delineation and Waters of the US Report**  
**East-West Corridor Project**  
**Noblesville Township, Hamilton County, Indiana**

Report Completed: November 13, 2020  
Revised: February 22, 2021



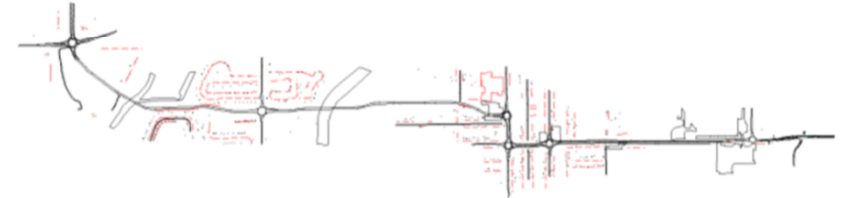
# Environmental Investigations

- **Draft Traffic Noise Study**
  - Identified 10 Impacted Receivers
  - Impacted Receivers Did Not Meet All Feasible And Reasonable Conditions For Noise Abatement

## NOISE ANALYSIS REPORT

Noblesville E-W Corridor

City of Noblesville  
Hamilton County, Indiana



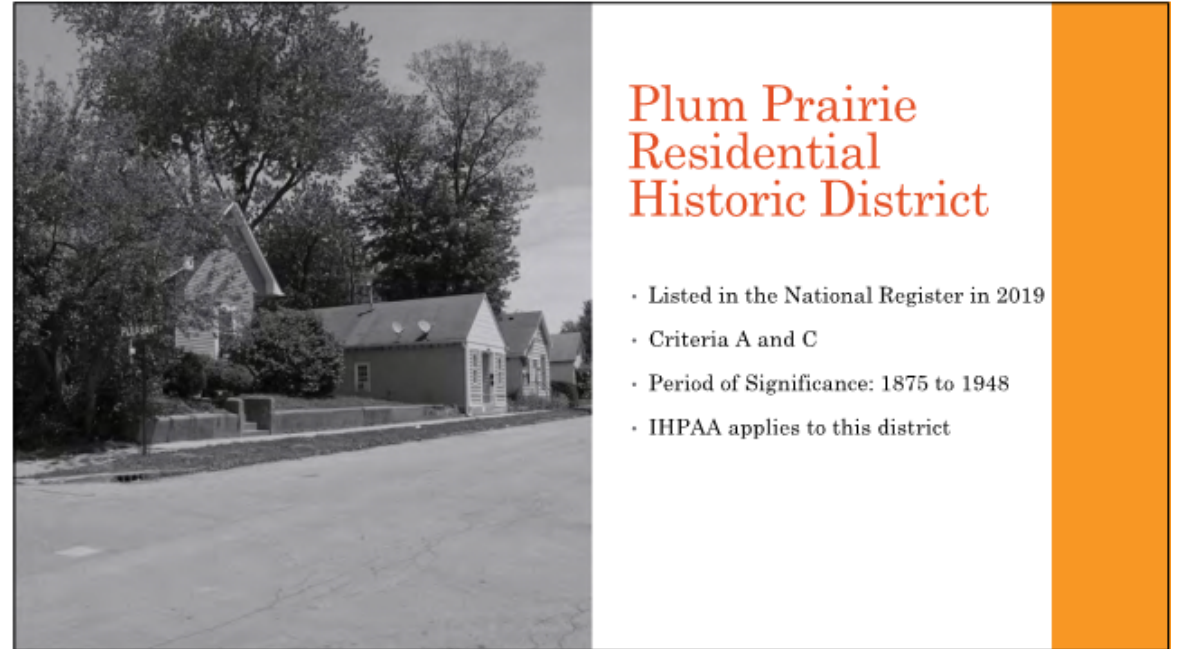
*Prepared for the:  
City of Noblesville*

*March 2022*



# Environmental Investigations

- **Certificate Of Approval**
  - **Granted By The State Historic Preservation Review Board For The Plum Prairie Historic District On July 14, 2021**
- **Mitigation Commitments**
  - **Create A Façade Grant Program**
  - **Install Interpretive Signage And Wayfinding Signs**
  - **Incorporate Context Sensitive Design.**





# Environmental Investigations

- **Draft Environmental Assessment**
  - Document Available For Review
  - Comment Period Closes On April 7, 2022



## **ENVIRONMENTAL ASSESSMENT FOR MAJOR STATE ACTIONS**

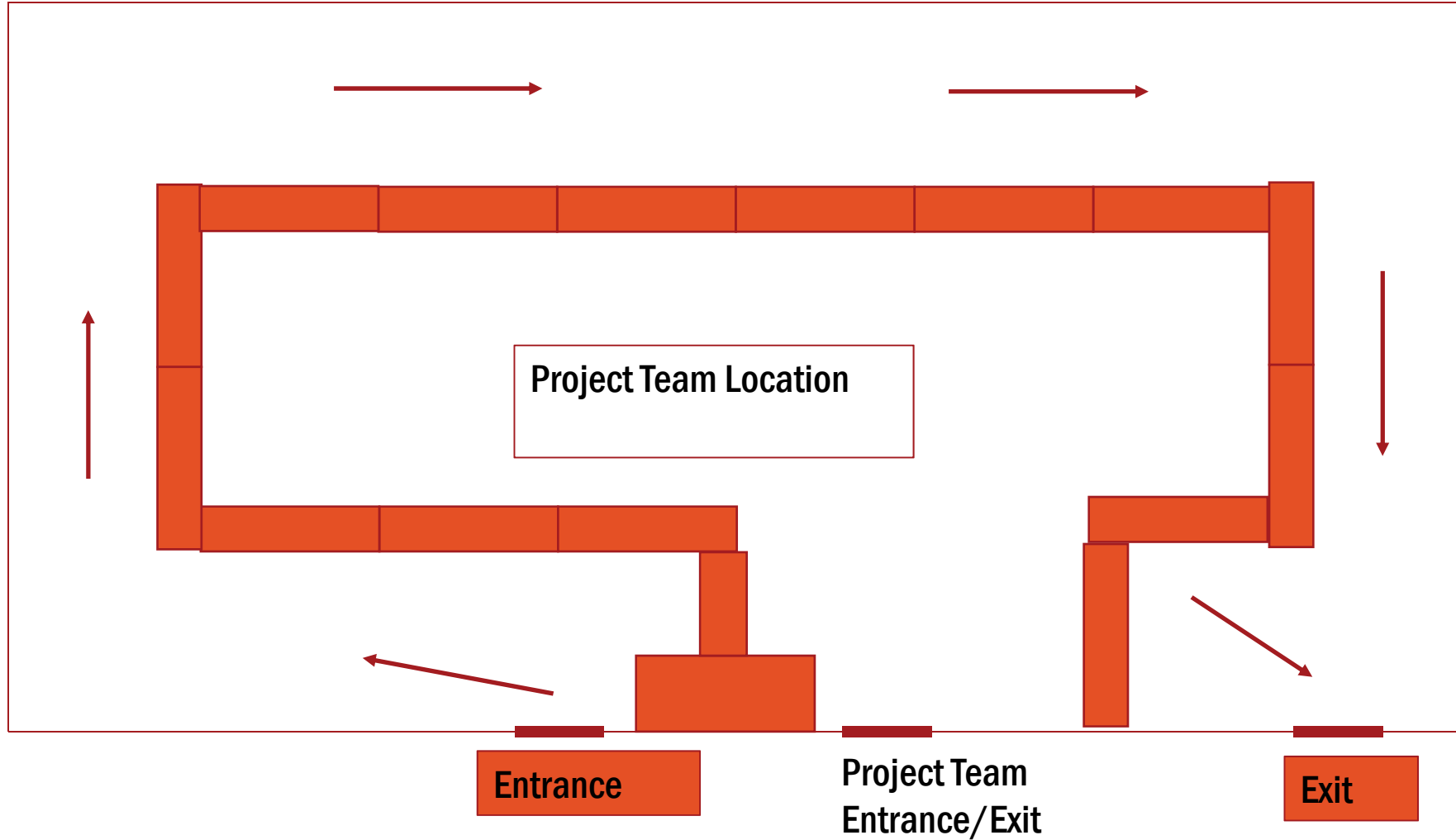
State Form 54278 (R / 2-11)

IC 13-12-4-5; 326 IAC 16; 327 IAC 11; 329 IAC 5

# Next Steps

- **Phase 1**
  - Final Design And Bidding – Complete Fall 2022
  - Property Acquisition – Complete Summer 2022
  - Utility Relocation – Start Summer 2022
  - Building Demolition – Ongoing
- **Phase 2/3**
  - Geotechnical and Archaeology Field Work – Complete Summer 2022
  - Property Acquisition – Start Fall 2022
- **Environmental Assessment – Complete Spring 2022**
- **One-on-one Meetings**
  - Property Owners And Citizens Can Contact The Project Team For A One-on-one Meeting

# Exhibit Room - A213/214



# More Information

- Summer Elmore, Senior Scientist, CHA Consulting, Inc
  - [Selmore@chacompanies.com](mailto:Selmore@chacompanies.com)
  - Office: 317-780-7182
- Alison Krupski, P.E., City Engineer, Noblesville
  - [akrupski@noblesville.in.us](mailto:akrupski@noblesville.in.us)
  - Office: (317) 776-6330
- Mike Maurovich, Project Manager, American Structurepoint, Inc.
  - [mmaurovich@structurepoint.com](mailto:mmaurovich@structurepoint.com)
  - Office: (317) 547-5580

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