

Appendices

CITY OF FRANKLIN

**INTERSTATE 65 INTERCHANGE
ECONOMIC DEVELOPMENT PLAN**

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Appendices

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Development Preference Exercise:

October 22, 2014 - Results

	Number of "voting dots"		
	A	B	C
1. Commercial Outlets	0	14	6
2. Hospitality Hotels	3	15	9
3. In-line Retail	1	13	7
4. Architectural Themes	0	7	17
5. Iconic Structures	12	4	6

Development Preference Exercise:

Please place a "voting dot" next to one or more image(s) from each line that most closely resembles how you would like the development area surrounding the I-65 interchange to look.

1 COMMERCIAL OUTLOTS:



A Corporate Standard Design...



B Upgraded Aesthetics...



C Design Unique to Franklin...

2 HOSPITALITY/HOTELS:



A Traditional Motel/Hotel...



B Corporate/Extended Stay Suites...



C Full Service Hotel/Conference Center...

3 IN-LINE RETAIL:



A Standard Strip Development...



B Improved Facades/Finishes...



C Anchor with Destination Retail...

4 ARCHITECTURAL THEMES:



A Standard Corporate Design...



B Semi-Custom Corporate Standards...



C Custom Design Standards/Appearance...

5 ICONIC STRUCTURES:



A Traditional...



B Interactive/Sculptural Feature...



C Iconic Public Art...

6. Development at the interchange should serve the citizens of Franklin as much as travelers on Interstate 65.

Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
1+1+1+1+1+1+1+1+1+1= 11	1+1+1+1+1+1+1+1+1+1= 9	1+1= 2	0	0

7. The interchange should serve as an engine for job creation in the community.

Strongly Agree	Agree	Neutral	Disagree	Strongly Disagree
1+1+1+1+1+1+1+1= 8	1+1+1+1+1+1+1+1+1+1= 10	1+1+1+1= 4	0	0

Other Thoughts:

STRUCTURES SHOULD MATCH OUR DOWNTOWN AREA
FRANKLIN LACKS 2 THINGS; HOTELS AND MAJOR ATTRACTION/DESTINATION (JOHN WALES; WALESATWORK@YAHOO.COM)
AVOID TRAFFIC ISSUES SIMILAR TO SHEEK ROAD IN GREENWOOD
WE REALLY NEED NEW HOTELS TO COMPLIMENT THE AMENITITES PEOPLE ARE ALREADY COMING TO FRANKLIN TO SEE.

Vision for the Project Area

October 22, 2014 - Results

- 1 WOULD LIKE TO SEE NICE SIT DOWN RESTAURANTS BUILT BY THE INTERSTATE, SOMETHING LIKE OLIVE GARDEN
- 2 OLD MOTELS TORN DOWN AND NEW ONES BUILT. A NICE SIT DOWN RESTAURANT.
- 3 THOUGHTFUL LANDSCAPE DESIGN
- 4 VERY HIGH END MULTI-FAMILY; NO LOW END
- 5 PROTECT EXISTING SINGLE FAMILY AND EVEN ENHANCE
- 6 RE-WORK ROAD TO IMPROVE HIGHWAY INTERCHANGE AND ACCELERATE/DECELERATE LANES
- 7 STRONG ARCHITECTURAL STATEMENT - BUT NO "COOKIE CUTTER"
- 8 HIGH END RESTAURANTS; NOT PRESENT IN CITY
- 9 LARGE, UPSCALE OFFICE SPACE
- 10 POST SECONDARY EDUCATIONAL, SUCH AS ALREADY STARTED IN ZONE 'C'
- 11 LARGE SCALE BIG BOX OFFICE/WAREHOUSE
- 12 NORTH SIDE OF AREA 'H' NEEDS A BUFFER ZONE!
- 13 STOP LIGHT FOR FIRE DEPARTMENT TO AVOID SIRENS
- 14 CURRENT STRIP MALL DEMOLISHED; ACCESS TO NEW FRONTAGE ROAD TO STRIPMALL TO IMPROVE
- 15 CLEAN SLATE AND START OVER
- 16 BIKE LANES AND WALKING TRAILS
- 17 WELCOME SIGNAGE THAT DRAWS VISITORS INTO DOWNTOWN
- 18 SIT DOWN RESTAURANT SUITABLE FOR BUSINESS CLIENTS AND COLLEGE GUEST SPEAKERS
- 19 GATEWAY NEEDS TO HAVE SAFE WALKING/BIKING ACCESS FOR COLLEGE STUDENTS
- 20 COFFEE SHOP - GATHERING SPACE WITH WIFI FOR COLLEGE STUDENTS AFTER HOURS
- 21 THE TRAFFIC LIGHT BY McDONALDS NEEDS TO BE UPGRADED TO HAVE WALKING TRAFFIC. PEOPLE WALK ACROSS THE ROAD ALL THE TIME.
- 22 SR44 NEEDS UPDATED. WOULD LIKE TO SEE IT CHANGED TO 4 LANES WITH A GRASS MEDIAN WITH TREES AND PLANTS. ALSO PUT IN STREET LIGHTING THAT WILL MATCH THE LIGHTING DOWNTOWN.
- 23 DEVELOPMENT NEEDS TO KEEP TRAFFIC FLOW SMOOTH AND ACCESS TO SR44 SHOULD BE LIMITED TO AVOID EXCESSIVE TRAFFIC LIGHTS AND CONGESTION.
- 24 NO BUILDINGS VS. VACANT BUILDINGS
- 25 THE COVE APARTMENTS NEED REMOVED OR A COMPLETE MAKE OVER. THEY ARE OUTDATED AND RUN DOWN AND DETRACT FROM THE CITY.
- 26 THERE NEEDS TO BE TRAFFIC LIGHTS AT THE RAMPS TO GET ON AND OFF THE INTERSTATE
- 27 NEED TO FILL THE EMPTY STRIP MALL AND UPDATE THE BUILDING ACROSS THE STREET WHERE THE LIQUOR STORE IS. A NICE LIQUOR STORE WOULD BE GOOD - LIKE CROWN LIQUORS.
- 28 NEED BETTER SIGNAGE ON INTERSTATE. CURRENTLY ALL BILLBOARDS HEADING SOUTH ADVERTISE TAYLORSVILLE AND STATE SIGNS SHOW A BUNCH OF EMPTY SLOTS.
- 29 AVOID TRAFFIC ISSUES SIMILAR TO SLEEPY ROAD IN GREENWOOD
- 30 CONFERENCE CENTER/HOTEL; RESTAURANTS
- 31 LOWER SPEED LIMIT IN AREA
- 32 BETTER SIGNAGE DIRECTION TO DOWNTOWN SUCH AS "HISTORIC ANTIQUE AND ARCHITECTURAL DISTRICT" THAT CLEARLY LEAD THE WAY DOWNTOWN.
- 33 WOULD LIKE TO SEE A NICE HOTEL. THERE ARE NO NICE HOTELS SOUTH OF INDY UNTIL COLUMBUS. PEOPLE COME HERE FOR THE RACES AND A NICE HOTEL WOULD BE A GOOD BUSINESS TO HAVE.
- 34 NICE GROCERY STORE
- 35 TIES IN WITH EXISTING RENOVATION WORK GOING ON DOWNTOWN
- 36 NEED A GROCER STORE (X2X3)
- 37 GROCERY STORE
- 38 NEED QUALITY HOTELS/MOTELS
- 39 NEED GROCERY STORE

1 of 2

- 40 SOUND BARRIER ALONG I-65
- 41 WOULD LIKE TO SEE A GROCERY STORE ADDED TO SERVE HOMEOWNERS EAST OF US31 AND TRAVELERS ON I-65. ALSO
- 42 WOULD LIKE TO SEE NICE HOTELS BUILT LIKE A HAMPTON INN
- 43 MORE CHOICES ON PLACES TO EAT LIKE STEAKHOUSE, RED LOBSTER, ITALIAN RESTAURANT
- 44 NEED MEIJER TO COMPETE WITH WALMART
- 45 COMBO HOTEL/MAJOR ATTRACTION - DESTINATION. SUCH AS A HOTEL WITH INDOOR WATER PARK. THIS COULD ALSO
- 46 ACCELERATE MORE FAMILY/YOUTH SPORTS OPPORTUNITIES AT THE SCHOOLS
- 47 EASIER ACCESS TO BUSINESSES. THE OLD STRIP MALL COULD HOUSE A MID-RANGE SIT DOWN RESTAURANT BUT NEEDS
- 48 EASIER ACCESS.
- 49 WIDE SIDEWALK PATHWAYS THAT ARE INVITING
- 50 NICE HOTELS - HOLIDAY INN EXPRESS, HAMPTON INN, ETC.
- 51 TRADER JOES
- 52 STEAKHOUSE, ITALIAN RESTAURANT
- 53 LIKE TO SEE A MAJOR ATTRACTION LIKE IKEA, TRADER JOE'S, CABELLA'S ETC. THIS WOULD LEAD OTHER SMALL
- 54 BUSINESSES OR RETAILERS TO FOLLOW
- 55 THE COVE APARTMENTS NEED TO BE GONE OR CLEANED UP
- 56 A LARGER GAS STATION CONVENIENCE STORE THAT IS EASY TO ENTER
- 57 ARCHITECTURAL STANDARDS TO BE ENFORCED ON ALL NEW CONSTRUCTION.
- 58 INDOOR SHOOTING/ARCHERY RANGE OR OTHER RECREATIONAL FACILITIES
- 59 FINE/CASUAL DINING OPTIONS; CLASS 'A' OFFICE BUILDING; LUXURY APARTMENTS
- 60 OFFICE/EDUCATION HIGHER LEARNING
- 61 1ST RATE HOTELS FOR OUR OUT OF TOWN VISITORS/CORPORATIONS
- 62 WATER TOWER "FRANKLIN"
- 63 RETAIL CENTERS; HOTEL - HIGHER QUALITY
- 64 MEDICAL CENTER (URGENT CARE)
- 65 REQUIRE IMPROVEMENT IN HOTEL/MOTEL ENTRANCE TO FRANKLIN. WOULD LIKE TO SEE A RESTAURANT (NICE)
- 66 QUARTER MILE DIRT TRACK EAST OF 65
- 67 PLEASE NO TRUCK STOPS - I.E. WHITELAND
- 68 IKEA
- 69 HOTEL; HILTON-GARDEN, HOLIDAY INN EXPRESS
- 70 MATCH DOWNTOWN LOOK AND FEEL
- 71 FOOD MARKET SUCH AS 'WHOLE FOODS'. RESTAURANTS OTHER THAN FAST FOOD. OFFICE AND LIGHT
- 72 MANUFACTURING EAST OF I-65
- 73 AGREE WITH ABOVE
- 74 SOME SORT OF SIGNAL IN FRONT OF FIRE STATION TO ALERT TRAFFIC OF THE EMERGENCY VEHICLE IS ENTERING THE
- 75 ROAD WAY.
- 76 RESTAURANTS NEED IN FRANKLIN
- 77 AVOID CHEAP LOOKING STRIP MALLS
- 78 BETTER ROAD ACCESS TO BUSINESSES. NEED SIDEWALKS.
- 79 GOOD LIGHTING AND SIGNAGE. SAFE FOR PEDESTRIANS YET CATER TO VEHICLES. GROCERY STORE - FRESH THYME
- 80 TRAFFIC CONTROL FROM NORTH BOUND I-65 EXIT RAMP.



**CITY OF FRANKLIN: INTERSTATE 65 INTERCHANGE ECONOMIC DEVELOPMENT PLAN
PREFERRED LAND USES AT THE INTERCHANGE**

These are specific uses for the interchange that were requested by stakeholders and citizens during the planning process:

Grocery store

Trader Joes

Fresh Market

Quality hotels

Sit down restaurants

Olive Garden

Outback

Cracker Barrel

Texas Roadhouse

Red Lobster

Buffalo Wild Wings

Fast food restaurants

Trails

Sports complex

Target store

Casino

Skyzone

Drug store

Pet store

Destination retail

Cabelas

Bass Pro Shops

Recreation lake

Movie Theater

Waterpark

Nice looking strip malls

Conference center



**CITY OF FRANKLIN: I-65 INTERCHANGE ECONOMIC DEVELOPMENT PLAN
SWOT AND VISION ANALYSIS**

What is the perception of Franklin/the interchange?

Interchange sets a negative tone
Many do not know where Franklin is
Franklin College is recognizable: but is still a hidden gem
Perceived as far away from Indianapolis – too far south
People feel Franklin has lower socio-economic position
Low congestion
Easy access to the community
Interchange is a pass through, pit stop

What are the strengths of the interchange?

Housing affordability
Safety
Sense of community
Lots of opportunities for citizen to get involved
Strategic location between Indianapolis and Columbus
Strong educational resources: K- Higher Education
Authentic charm – “Real Small Town”
Vibrant downtown
Local healthcare system
Local agencies/institutions/government work together well
Two major retirement communities – also a challenge to tax base
Military presence
Good fiscal responsibility/no local debt
Lots of activities for kids

What are the weaknesses of the interchange/community?

Housing quality in parts of the community
College graduates leave the community
Limited downtown housing/upper floor housing
Collaboration between the college and the community
Lack of retail options
Lack of locally based dining options
No plan for local business development
Lack of grocery options or a local market
Lack of visitor hospitality/hotels

What are the opportunities for the interchange/community?

- Improved aesthetics and functionality of the interchange
- Improve the hodge podge of building types/styles
- Chance to create a better first impression
- Plan can improve accessibility and traffic flow at the interchange
- Creation of a gateway overlay
- Need to communicate community values
- Provide connectivity to important places, features and entities
- Need coordinated marketing effort
- Gateway to Indianapolis

What is the one thing, if resources were no object, which would transform the interchange?

- Start from scratch at the interchange
- Reorganize access points and access roads at the interchange
- Extensive landscaping and hardscaping
- Great wayfinding and signage
- Iconic feature at the gateway
- Create a unique attraction/destination for the interchange
- Improve safety at the interchange – lights, traffic, visibility, truck routes
- Trader Joes
- A destination – like a body of water, or a Cabela's/Bass Pro
- Hotels
- Youth sports complex
- Movie Theater
- Nice Grocery
- Restaurants
- Destination retail
- Waterpark

What are the broad goals/vision for the interchange?

- Make it a destination
- Serve I-65 traffic as well as current citizens
- Improve Image: Great Place, Town, Community, Family Friendly, Multiple Options
- Be the place where people want to stay
- Use gateway to draw people downtown
- Develop a Convention and Visitors Bureau
- Move the entrance to the golf course
- Annexation for economic development
- Provide more industrial ground

Visual Preference Survey

Desired Preferences:

- Connected, but unique, architecture
- Coordinated development patterns
- Good looking design, but do not create monotony
- Inviting feel, but make it a place that feels specific to Franklin
- Landscaping and signage need to be part of the overall aesthetic
- Create façade elements to give buildings depth

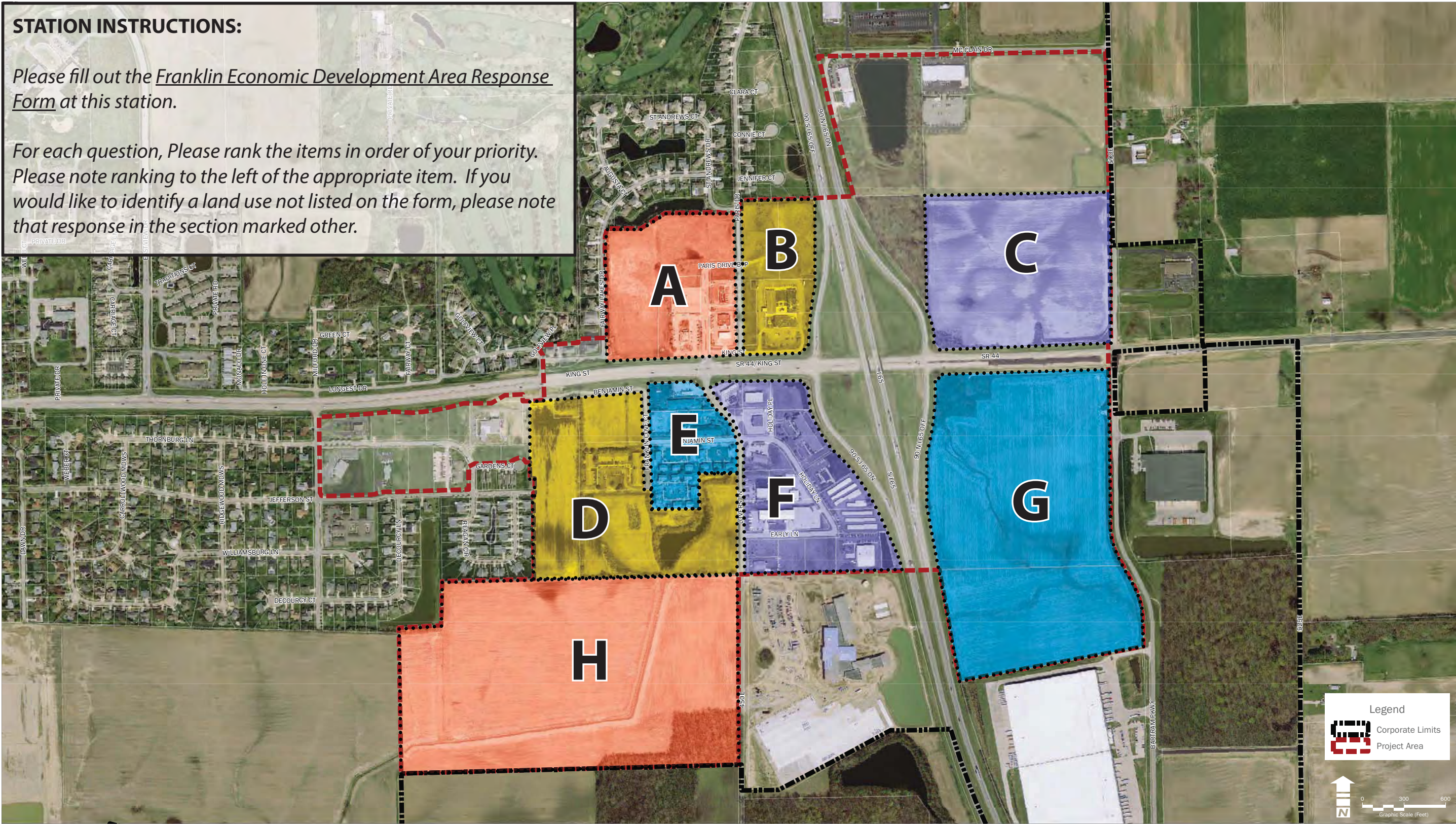
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Development Area Plan:

STATION INSTRUCTIONS:

Please fill out the Franklin Economic Development Area Response Form at this station.

For each question, Please rank the items in order of your priority. Please note ranking to the left of the appropriate item. If you would like to identify a land use not listed on the form, please note that response in the section marked other.



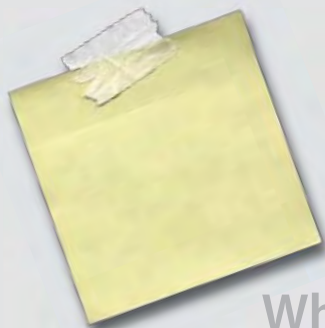
Tell us your **VISION** for the Project Area . . .

Concerns . . .

Opportunities . . .

Issues . . .

General Comments . . .



What would you like to see at the interchange.



What are your general thoughts and comments.

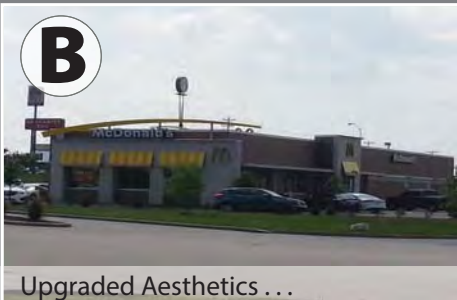
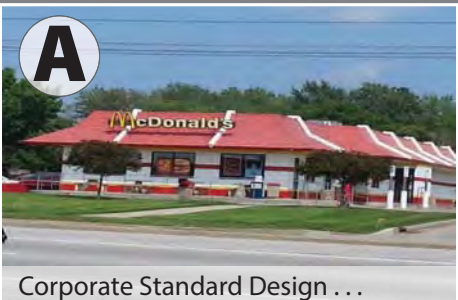
What concerns do you have about redevelopment at this location.

What impact would redevelopment have at this location.

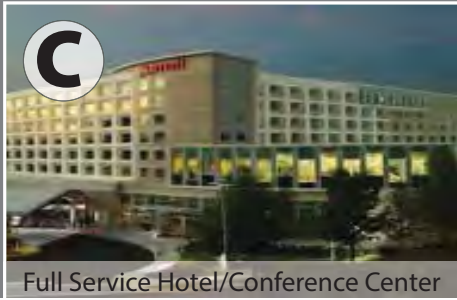
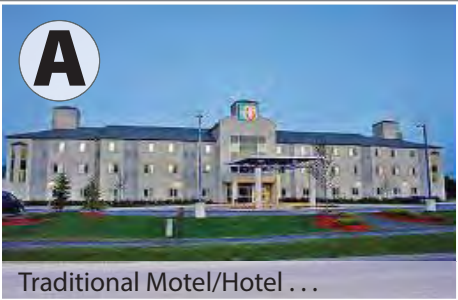
Development Preference Exercise:

Please place a "voting dot" on one or more image(s) from each line that most closely resembles how you would like the development area surrounding the I-65 Interchange to look.

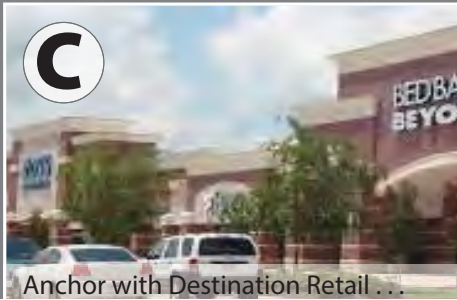
1 COMMERCIAL OUTLOTS:



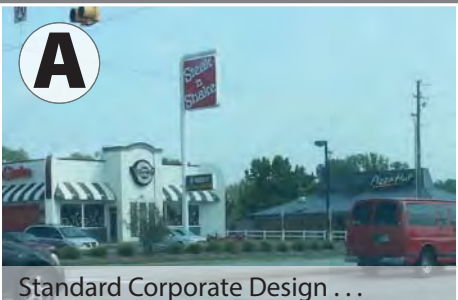
2 HOSPITALITY/HOTELS:



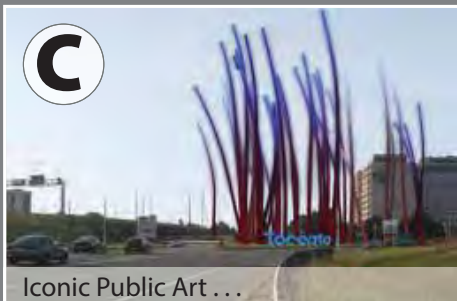
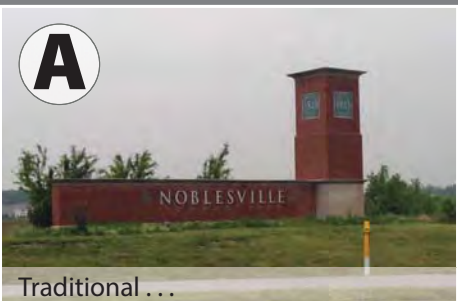
3 IN-LINE RETAIL:



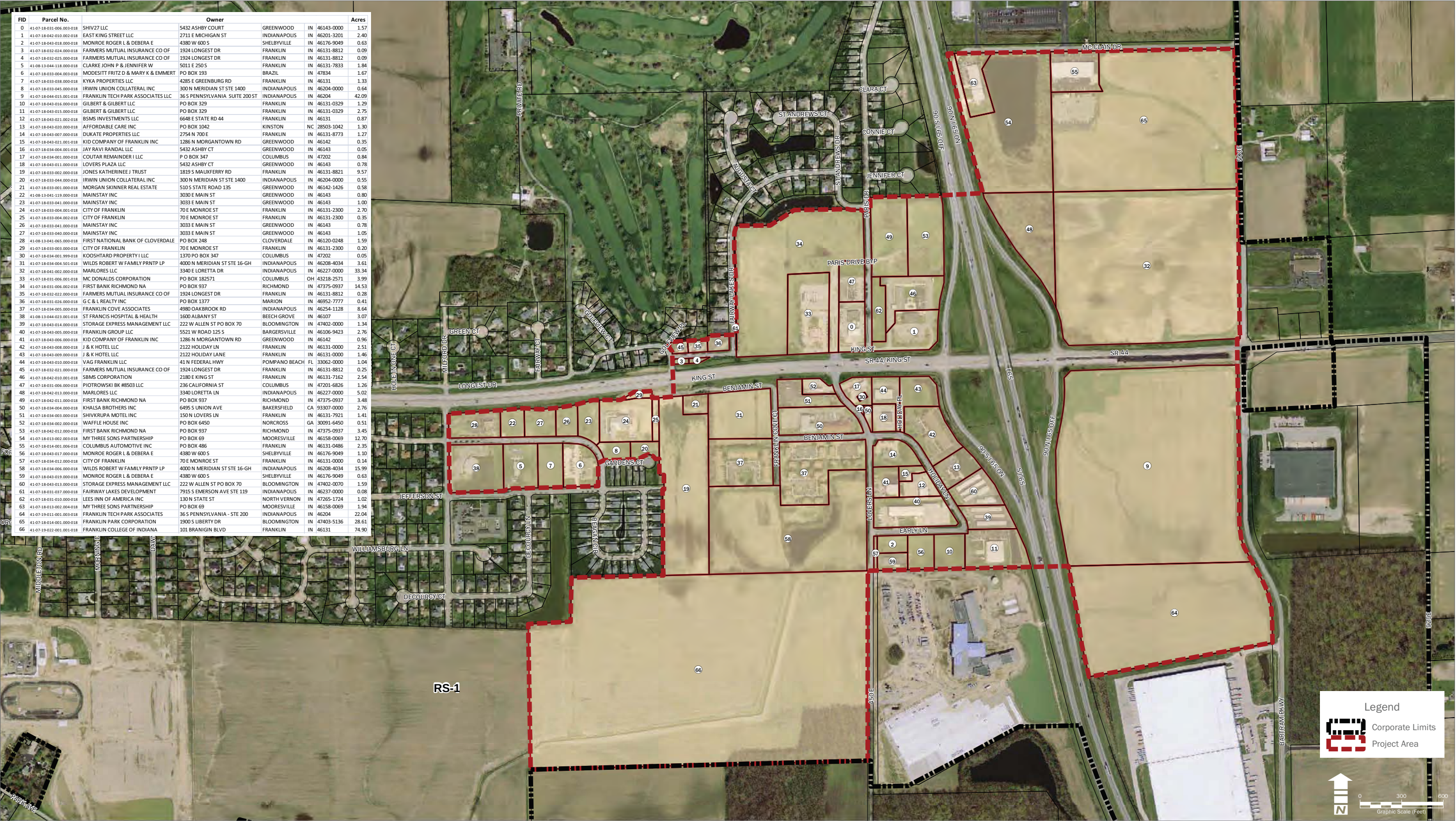
4 ARCHITECTURAL THEMES:



5 ICONIC STRUCTURES:



Project Area: Parcel Map





CITY OF FRANKLIN: INTERSTATE 65 INTERCHANGE ECONOMIC DEVELOPMENT PLAN
 PARCEL DEVELOPMENT DETAILS

KEY	RESIDENTIAL SQUARE FOOTAGE	NUMBER OF RESIDENTIAL UNITS	COMMERCIAL SQUARE FOOTAGE	NUMBER OF COMMERCIAL BUILDINGS	YEAR BUILT	LAND ASSESSED VALUE	IMPROVEMENT ASSESSED VALUE	TOTAL ASSESSED VALUE	CURRENT LAND USE	ZONING	ACRES	PROPERTY TAX 2012 PAY 2013	PROPERTY TAX 2013 PAY 2014
0	0	0	7646	2	2009	235400	677000	912400	COM CONVENIENCE MARKET W GAS	MXR	1.574513	\$23,200.00	\$23,200.00
1	0	0	7500	1	1976	177400	357400	534800	COM RESTAURANT/CAFE/BAR	MXR	2.399227	\$16,320.27	\$15,275.23
2	0	0	0	0	0	10500	0	10500	INDUSTRIAL VACANT LAND	IL	0.628057	\$452.00	\$452.00
3	0	0	0	0	0	700	0	700	COM VACANT LAND	MXC	0.091374	\$70.00	\$70.00
4	0	0	0	0	0	500	0	500	COM VACANT LAND	MXC	0.094507	\$58.00	\$58.00
5	0	0	4104	1	2004	127300	372800	500100	COM MEDICAL CLINIC/OFFICES	MXC	1.844439	\$23,264.66	\$23,264.66
6	0	0	9150	1	1999	120700	666400	787100	COM OFFICE BLDGS 1& 2 STORY	MXC	1.668878	\$21,979.00	\$25,459.00
7	0	0	0	0	0	1600	0	1600	COM VACANT LAND	MXC	1.332626	\$88.00	\$88.00
8	0	0	0	0	0	700	0	700	RES VACANT PLATTED LOT	MXC	0.635312	\$710.96	\$1,478.09
9	1044	1	0	0	1969	65600	0	65600	AGRI VACANT LAND	MXR / IL	42.09497	\$1,590.38	\$1,714.38
10	0	0	0	0	0	29100	0	29100	INDUSTRIAL VACANT LAND	IL	1.285248	\$1,213.00	\$1,213.00
11	0	0	36864	2	2002	154400	1079000	1233400	INDUSTRIAL WAREHOUSE	IL	2.75232	\$31,906.00	\$32,743.00
12	0	0	12600	3	2001	76800	194300	271100	COM OTHER RETAIL STRUCTURES	MXR	0.872525	\$10,400.16	\$9,254.00
13	0	0	2948	1	1995	99100	226200	325300	COM MEDICAL CLINIC/OFFICES	MXR	1.2969	\$10,244.00	\$12,055.55
14	0	0	5000	1	2005	133800	251100	384900	COM OTHER COMMERCIAL STRUCTURE	MXR	1.27341	\$11,158.00	\$14,038.00
15	0	0	7800	2	2001	45600	147700	193300	COM OTHER COMMERCIAL STRUCTURE	MXR	0.349401	\$7,442.26	\$10,525.64
16	0	0	0	0	0	6300	0	6300	COM VACANT LAND	MXR	0.04843	\$99.68	\$282.60
17	0	0	1938	2	1972	132900	0	132900	COM SMALL RETAIL LT 10000 SF	MXR	0.839526	\$2,206.00	\$3,127.00
18	0	0	4900	1	2008	91800	260000	351800	COM SMALL RETAIL LT 10000 SF	MXR	0.781422	\$19,793.00	\$15,320.00
19	0	0	0	0	0	14800	0	14800	AGRI VACANT LAND	RM	9.565954	\$391.48	\$421.48
20	0	0	0	0	0	700	0	700	RES VACANT PLATTED LOT	MXC	0.548393	\$864.75	\$1,442.70
21	0	0	0	0	0	26400	0	26400	RES VACANT UNPLATTED 0-9.99AC	RM	0.583731	\$802.00	\$821.80
22	0	0	0	0	0	8400	0	8400	COM VACANT LAND	MXC	0.796254	\$807.95	\$769.00
23	0	0	0	0	0	1300	0	1300	COM VACANT LAND	MXC	1.003922	\$73.00	\$73.00
24	0	0	0	0	0	0	0	0	EXEMPT: MUNICIPALITY	MXC	2.696585	EXEMPT	EXEMPT
25	0	0	0	0	0	0	0	0	EXEMPT: MUNICIPALITY	MXC	0.351183	\$10.00	\$10.00
26	0	0	0	0	0	1700	0	1700	COM VACANT LAND	MXC	1.050506	\$94.00	\$94.00
27													
28	0	0	2400	1	1977	139300	319200	458500	COM FULL SERVICE BANKS	MXC	1.594407	\$11,305.00	\$11,455.00
29	0	0	0	0	0	0	0	0	EXEMPT: MUNICIPALITY	MXC	0.199651	EXEMPT	EXEMPT
30	0	0	1938	1	1996	0	223000	223000	COM STRUCTURE ON LEASED GROUND	MXR	0.054477	\$5,721.00	\$5,829.00
31	0	0	0	0	0	5900	0	5900	AGRI VACANT LAND	RM	3.608673	\$138.00	\$150.00
32	0	0	0	0	0	53900	0	53900	AGRI VACANT LAND	MXR	33.33702	\$1,211.78	\$1,305.78
33	0	0	0	1	1986	487900	264000	751900	COM FRANCHISE-TYPE RESTAURANT	MXR	3.993218	\$21,526.00	\$27,856.00
34	0	0	0	0	0	22500	0	22500	AGRI VACANT LAND	MXR	14.53382	\$1,021.62	\$545.44
35	0	0	2556	1	1991	36500	185300	221800	COM OFFICE BLDGS 1& 2 STORY	MXC	0.28416	\$6,346.00	\$6,802.00
36	0	0	3000	1	1992	39200	220300	259500	COM OFFICE BLDGS 1& 2 STORY	MXC	0.405678	\$7,636.00	\$8,104.00

37	0	196	139874	36	1980	432000	2368000	2800000	COM 40+ FAMILY APARTMENTS	RM	8.640837	\$62,938.36	\$57,608.36
38	0	0	7168	1	1997	261400	434000	695400	COM MEDICAL CLINIC/OFFICES	MXC	3.074255	\$18,469.00	\$18,676.00
39	0	0	16400	3	1995	90300	288900	379200	COMMERCIAL MINI-WAREHOUSE	IL	1.343807	\$13,045.00	\$15.00
40	0	0	32140	1	1995	117200	428000	545200	INDUSTRIAL LT MFG & ASSEMBLY	IL	2.755113	\$18,677.00	\$16,957.10
41	0	0	5984	1	1996	89200	334700	423900	COM OTHER COMMERCIAL STRUCTURE	MXR	0.956111	\$22,607.42	\$21,378.29
42	0	142	33624	1	1997	214300	2099300	2313600	COM MOTELS/TOURIST CABINS	MXR	2.512642	\$57,902.00	\$40,520.00
43	0	0	0	0	0	80200	0	80200	COM VACANT LAND	MXR	1.458203	\$2,141.00	\$2,141.00
44	0	4	7995	1	1997	260500	345200	605700	COM NEIGHBORHOOD SHOPPING CNTR	MXR	1.039665	\$29,301.26	\$41,908.66
45	0	0	2170	1	1992	29100	163900	193000	COM OFFICE BLDGS 1& 2 STORY	MXC	0.252457	\$5,722.00	\$6,170.00
46	0	96	16640	2	1976	302400	406400	708800	COM MOTELS/TOURIST CABINS	MXR	2.539329	\$238,210.36	\$276,549.06
47	0	0	0	1	1995	276500	239900	516400	COM FRANCHISE-TYPE RESTAURANT	MXR	1.263551	\$11,392.00	\$11,497.00
48	0	0	0	0	0	49200	0	49200	RES VACANT UNPLATTED 0-9.99AC	MXR	5.016831	\$1,753.00	\$1,753.00
49	0	0	0	0	0	27000	0	27000	COM VACANT LAND	MXR	3.480473	\$3,974.70	\$3,076.00
50	0	90	21090	2	1994	322100	1892900	2215000	COMMERCIAL HOTELS	MXR	2.76461	\$57,275.00	\$57,274.00
51	0	45	10422	1	1997	169900	1079200	1249100	COMMERCIAL HOTELS	MXR	1.410417	\$32,854.00	\$30,010.00
52	0	0	0	1	1980	116500	156600	273100	COM FRANCHISE-TYPE RESTAURANT	MXR	0.513163	\$5,323.00	\$6,328.00
53	0	0	0	0	0	26900	0	26900	COM VACANT LAND	MXR	3.446798	SEE 49	SEE 49
54	0	0	0	0	0	59500	0	59500	INDUSTRIAL VACANT LAND	IG	12.70093	\$3,393.24	\$2,124.24
55	0	0	30000	1	1998	124400	927200	1051600	INDUSTRIAL SMALL SHOPS	IG	2.354185	\$30,862.00	\$28,609.00
56	0	0	4400	1	1992	19100	0	19100	INDUSTRIAL VACANT LAND	IL	1.09942	\$802.00	\$802.00
57	0	0	0	0	0	0	0	0	EXEMPT: MUNICIPALITY	IL	0.142253	\$20.00	\$20.00
58	0	0	0	0	0	27100	0	27100	AGRI VACANT LAND	RM	15.99172	\$609.18	\$655.18
59	0	0	4400	1	1992	52300	106300	158600	INDUSTRIAL WAREHOUSE	IL	0.628058	\$4,180.00	\$4,756.00
60	0	0	22035	4	2003	138100	422900	561000	COMMERCIAL MINI-WAREHOUSE	IL	1.591397	\$19,837.00	\$32,879.00
61	0	0	0	0	0	0	0	0	COMMON AREAS	MXR	0.084379	\$39.00	\$148.00
62	0	0	0	0	0	8500	0	8500	COM VACANT LAND	MXR	1.019107	\$782.56	\$1,214.13
63	0	0	18975	2	2005	130700	1029400	1160100	INDUSTRIAL LT MFG & ASSEMBLY	IG	1.939271	\$31,273.00	\$31,828.00
64	0	0	806916	1	2009	36400	0	36400	INDUSTRIAL WAREHOUSE	IL	22.04112	\$812.72	\$876.72
65	0	0	0	0	0	69900	0	69900	EXEMPT GOV'T PROPERTY	IG	28.61061	EXEMPT	EXEMPT
66	0	0	0	0	0	0	0	0		RT-1	74.90147	\$4,131.06	\$3,032.26

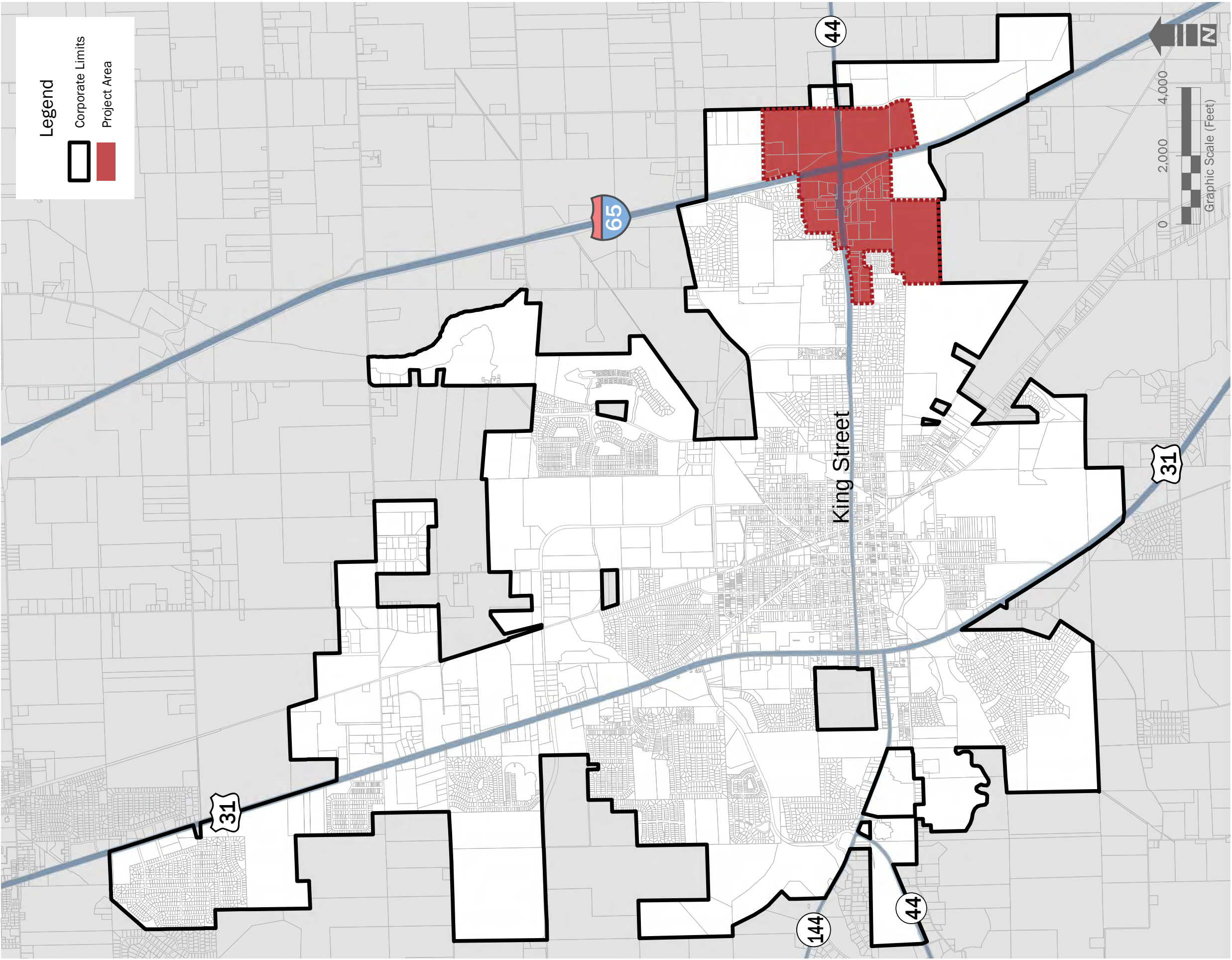


CITY OF FRANKLIN: INTERSTATE 65 INTERCHANGE ECONOMIC DEVELOPMENT PLAN
PARCEL OWNERSHIP DATA

KEY	PARCEL NUMBER	OWNER	PROPERTY STREET ADDRESS	OWNER MAILING ADDRESS	OWNER CITY	OWNER STATE	OWNER ZIP	ACRES
0	41-07-18-031-006.003-018	SHIV27 LLC	2120 E KING ST	5432 ASHBY COURT	GREENWOOD	IN	46143-0000	1.574513
1	41-07-18-042-010.002-018	EAST KING STREET LLC	2180 E KING ST	2711 E MICHIGAN ST	INDIANAPOLIS	IN	46201-3201	2.399227
2	41-07-18-043-018.000-018	MONROE ROGER L & DEBERA E	193 LOVERS LN	4380 W 600 S	SHELBYVILLE	IN	46176-9049	0.628057
3	41-07-18-032-024.000-018	SCHLETZER KURT R	1912 LONGEST DR	1924 LONGEST DR	FRANKLIN	IN	46131-8812	0.091374
4	41-07-18-032-025.000-018	CARSON KEVIN & SMITH DUANE ETC.	1924 LONGEST DR	1924 LONGEST DR	FRANKLIN	IN	46131-8812	0.094507
5	41-08-13-044-118.000-018	CLARKE JOHN P & JENNIFER W	1761 THORNBURG LN	5011 E 250 S	FRANKLIN	IN	46131-7833	1.844439
6	41-07-18-033-004.003-018	MODESITT FRITZ D & MARY K & EMMERT	1781 THORNBURG LN	PO BOX 193	BRAZIL	IN	47834	1.668878
7	41-07-18-033-038.000-018	KYKA PROPERTIES LLC	1771 THORNBURG LN	4285 E GREENBURG RD	FRANKLIN	IN	46131	1.332626
8	41-07-18-033-045.000-018	INDIANA RENEWAL AND DEVELOPMENT LLC	1812 GARDENS CT	5424 MCFARLAND RD	INDIANAPOLIS	IN	46227	0.635312
9	41-07-18-044-015.001-018	FRANKLIN TECH PARK ASSOCIATES LLC		36 S PENNSYLVANIA SUITE 200 ST	INDIANAPOLIS	IN	46204	42.09497
10	41-07-18-043-016.000-018	GILBERT & GILBERT LLC	2151 EARLY LN	PO BOX 329	FRANKLIN	IN	46131-0329	1.285248
11	41-07-18-043-015.000-018	GILBERT & GILBERT LLC	2159 EARLY LN	PO BOX 329	FRANKLIN	IN	46131-0329	2.75232
12	41-07-18-043-021.002-018	BSMS INVESTMENTS LLC	2141 HOLIDAY LN	6648 E STATE RD 44	FRANKLIN	IN	46131	0.872525
13	41-07-18-043-020.000-018	AFFORDABLE CARE INC	2134 HOLIDAY LN	PO BOX 1042	KINSTON	NC	28503-1042	1.2969
14	41-07-18-043-007.000-018	DUKATE PROPERTIES LLC	2111 HOLIDAY LN	2754 N 700 E	FRANKLIN	IN	46131-8773	1.27341
15	41-07-18-043-021.001-018	KID COMPANY OF FRANKLIN INC	2139 HOLIDAY LN	1286 N MORGANTOWN RD	GREENWOOD	IN	46142	0.349401
16	41-07-18-034-004.001-018	JAY RAVI RANDAL LLC		5432 ASHBY CT	GREENWOOD	IN	46143	0.04843
17	41-07-18-034-001.000-018	COUTAR REMAINDER I LLC	2105 E KING ST	P O BOX 347	COLUMBUS	IN	47202	0.839526
18	41-07-18-043-011.000-018	LOVERS PLAZA LLC	95 LOVERS LN	5432 ASHBY CT	GREENWOOD	IN	46143	0.781422
19	41-07-18-033-002.000-018	JONES KATHERINEE J TRUST		1819 S MAUXFERRY RD	FRANKLIN	IN	46131-8821	9.565954
20	41-07-18-033-044.000-018	INDIANA RENEWAL AND DEVELOPMENT LLC	1828 GARDENS CT	5424 MCFARLAND RD	INDIANAPOLIS	IN	46227	0.548393
21	41-07-18-033-001.000-018	MORGAN SKINNER REAL ESTATE		510 S STATE ROAD 135	GREENWOOD	IN	46142-1426	0.583731
22	41-08-13-041-119.000-018	MAINSTAY INC	1760 THORNBURG LN	3030 E MAIN ST	GREENWOOD	IN	46143	0.796254
23	41-07-18-033-041.000-018	MAINSTAY INC	1780 THORNBURG LN	3033 E MAIN ST	GREENWOOD	IN	46143	1.003922
24	41-07-18-033-004.001-018	CITY OF FRANKLIN	1875 BENJAMIN DR	70 E MONROE ST	FRANKLIN	IN	46131-2300	2.696585
25	41-07-18-033-004.002-018	CITY OF FRANKLIN	0 E KING & 1800 THORNBURG	70 E MONROE ST	FRANKLIN	IN	46131-2300	0.351183
26	41-07-18-033-040.000-018	MAINSTAY INC	1770 THORNBURG LN	3033 E MAIN ST	GREENWOOD	IN	46143	1.050506
27	Parcel combined with #22 and #26							
28	41-08-13-041-065.000-018	FIRST NATIONAL BANK OF CLOVERDALE	1701 E KING ST	PO BOX 248	CLOVERDALE	IN	46120-0248	1.594407
29	41-07-18-033-003.000-018	CITY OF FRANKLIN		70 E MONROE ST	FRANKLIN	IN	46131-2300	0.199651
30	41-07-18-034-001.999-018	KOOSHTARD PROPERTY I LLC		1370 PO BOX 347	COLUMBUS	IN	47202	0.054477
31	41-07-18-034-004.501-018	WILDS ROBERT W FAMILY PRNTP LP	0 BENJAMIN DR	4000 N MERIDIAN ST STE 16-GH	INDIANAPOLIS	IN	46208-4034	3.608673
32	41-07-18-041-002.000-018	MARLORES LLC		3340 E LORETTA DR	INDIANAPOLIS	IN	46227-0000	33.33702
33	41-07-18-031-006.001-018	MC DONALDS CORPORATION	2080 E KING ST	PO BOX 182571	COLUMBUS	OH	43218-2571	3.993218
34	41-07-18-031-006.002-018	THOMPSON FARMS INC.		675 DELMAR AVE SE	ATLANTA	GA	30312	14.53382
35	41-07-18-032-022.000-018	CARSON, KEVIN & SMITH DUANE	1924 LONGEST DR	1924 LONGEST DR	FRANKLIN	IN	46131-8812	0.28416
36	41-07-18-031-026.000-018	KYKA PROPERTIES LLC	2000 LONGEST DR	PO BOX 441	FRANKLIN	IN	46131	0.405678
37	41-07-18-034-005.000-018	FRANKLIN COVE ASSOCIATES		4980 OAKBROOK RD	INDIANAPOLIS	IN	46254-1128	8.640837
38	41-08-13-044-023.001-018	WINDROSE HEALTH NETWORK INC.	55 MILFORD DR	14 TRAFALGAR SQ	TRAFALGAR	IN	46181	3.074255

39	41-07-18-043-014.000-018	STORAGE EXPRESS MANAGEMENT LLC	2158 HOLIDAY LN	222 W ALLEN ST PO BOX 70	BLOOMINGTON	IN	47402-0000	1.343807
40	41-07-18-043-005.000-018	FRANKLIN GROUP LLC	2112 EARLY LN	5521 W ROAD 125 S	BARGERSVILLE	IN	46106-9423	2.755113
41	41-07-18-043-006.000-018	KID COMPANY OF FRANKLIN INC	189 LOVERS LN	1286 N MORGANTOWN RD	GREENWOOD	IN	46142	0.956111
42	41-07-18-043-008.000-018	J & K HOTEL LLC	2122 HOLIDAY LN	2122 HOLIDAY LN	FRANKLIN	IN	46131-0000	2.512642
43	41-07-18-043-009.000-018	FRANKLIN LIN LLC	160 HOLIDAY LN	3259 HARVEY CT	PLEASANTON	CA	94588	1.458203
44	41-07-18-043-010.000-018	VAG FRANKLIN LLC	151 HOLIDAY PL	41 N FEDERAL HWY	POMPANO BEACH	FL	33062-0000	1.039665
45	41-07-18-032-021.000-018	SCHLETZER KURT R	1912 LONGEST DR	1924 LONGEST DR	FRANKLIN	IN	46131-8812	0.252457
46	41-07-18-042-010.001-018	SBMS CORPORATION	2180 E KING ST	2180 E KING ST	FRANKLIN	IN	46131-7162	2.539329
47	41-07-18-031-006.000-018	PIOTROWSKI BK #8503 LLC	200 PARIS DR	236 CALIFORNIA ST	COLUMBUS	IN	47201-6826	1.263551
48	41-07-18-042-013.000-018	MARLORES LLC		3340 LORETTA LN	INDIANAPOLIS	IN	46227-0000	5.016831
49	41-07-18-042-011.000-018	FIRST BANK RICHMOND NA		PO BOX 937	RICHMOND	IN	47375-0937	3.480473
50	41-07-18-034-004.000-018	KHALSA BROTHERS INC	188 LOVERS LN	6495 S UNION AVE	BAKERSFIELD	CA	93307-0000	2.76461
51	41-07-18-034-003.000-018	SHIVKRUPA MOTEL INC	150 LOVERS LN	150 N LOVERS LN	FRANKLIN	IN	46131-7921	1.410417
52	41-07-18-034-002.000-018	WAFFLE HOUSE INC	110 N LOVERS LN	PO BOX 6450	NORCROSS	GA	30091-6450	0.513163
53	41-07-18-042-012.000-018	FIRST BANK RICHMOND NA		PO BOX 937	RICHMOND	IN	47375-0937	3.446798
54	41-07-18-013-002.003-018	MY THREE SONS PARTNERSHIP	2155 MCCLAIN DR	PO BOX 69	MOORESVILLE	IN	46158-0069	12.70093
55	41-07-18-014-001.006-018	COLUMBUS AUTOMOTIVE INC	2205 MCCLAIN DR	PO BOX 486	FRANKLIN	IN	46131-0486	2.354185
56	41-07-18-043-017.000-018	MONROE ROGER L & DEBERA E	2137 EARLY LN	4380 W 600 S	SHELBYVILLE	IN	46176-9049	1.09942
57	41-07-18-034-012.000-018	CITY OF FRANKLIN		70 E MONROE ST	FRANKLIN	IN	46131-0000	0.142253
58	41-07-18-034-006.000-018	WILDS ROBERT W FAMILY PRNTP LP	0 LOVERS LN	4000 N MERIDIAN ST STE 16-GH	INDIANAPOLIS	IN	46208-4034	15.99172
59	41-07-18-043-019.000-018	MONROE ROGER L & DEBERA E	195 LOVERS LN	4380 W 600 S	SHELBYVILLE	IN	46176-9049	0.628058
60	41-07-18-043-013.000-018	STORAGE EXPRESS MANAGEMENT LLC	2146 HOLIDAY LN	222 W ALLEN ST PO BOX 70	BLOOMINGTON	IN	47402-0070	1.591397
61	41-07-18-031-037.000-018	FAIRWAY LAKES DEVELOPMENT		7915 S EMERSON AVE STE 119	INDIANAPOLIS	IN	46237-0000	0.084379
62	41-07-18-031-010.000-018	LEES INN OF AMERICA INC		130 N STATE ST	NORTH VERNON	IN	47265-1724	1.019107
63	41-07-18-013-002.004-018	MY THREE SONS PARTNERSHIP	2155 MCCLAIN DR	PO BOX 69	MOORESVILLE	IN	46158-0069	1.939271
64	41-07-19-011-001.003-018	FRANKLIN TECH PARK ASSOCIATES	500 BARTRAM PKY	36 S PENNSYLVANIA - STE 200	INDIANAPOLIS	IN	46204	22.04112
65	41-07-18-014-001.000-018	TRUSTEES OF IVY TECH COMM. COLLEGE		50 W FALL CREEK PKWY N DR	INDIANAPOLIS	IN	46208	28.61061
66	41-07-19-022-001.001-018	FRANKLIN COLLEGE OF INDIANA	S 450 E	101 BRANIGIN BLVD	FRANKLIN	IN	46131	74.90147

CORPORATE LIMITS MAP



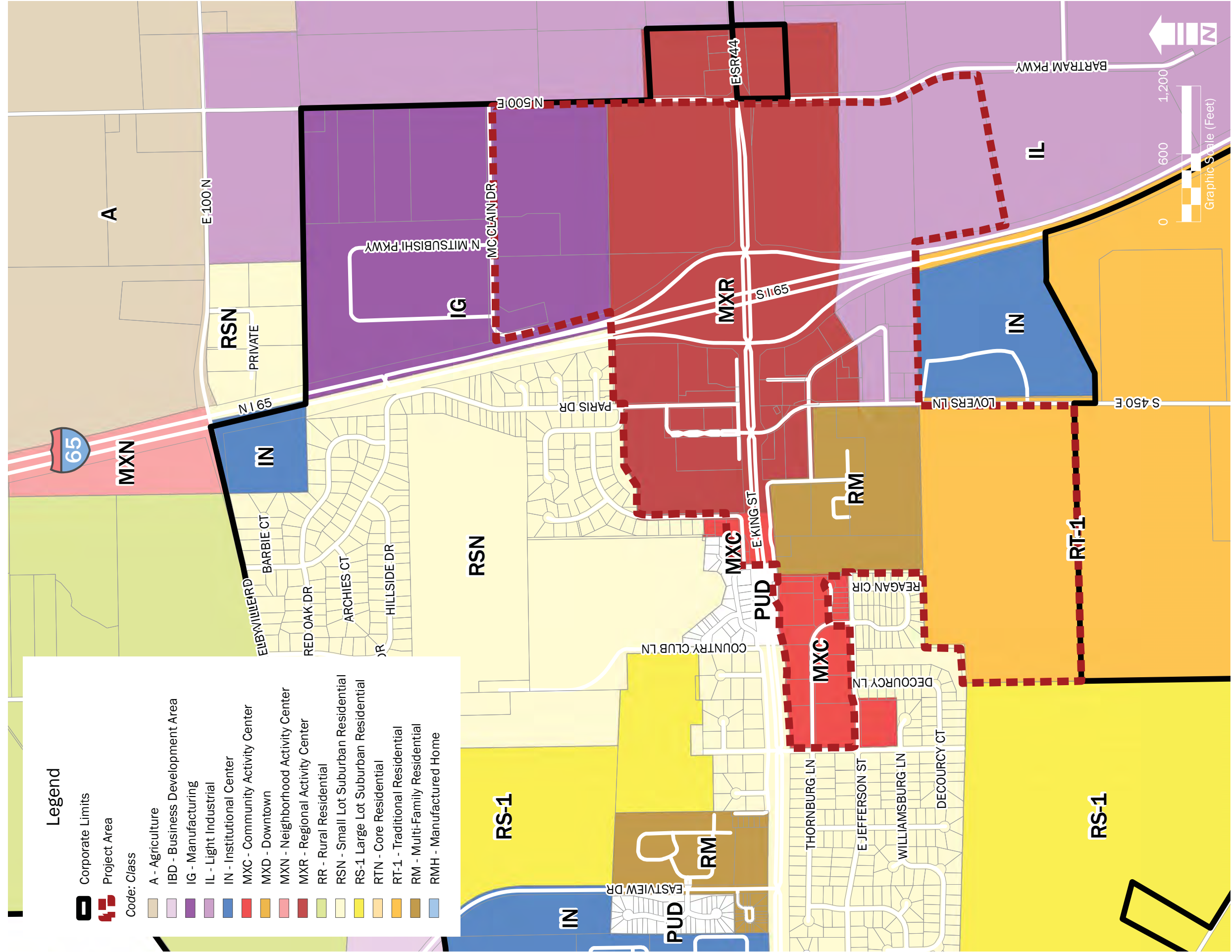
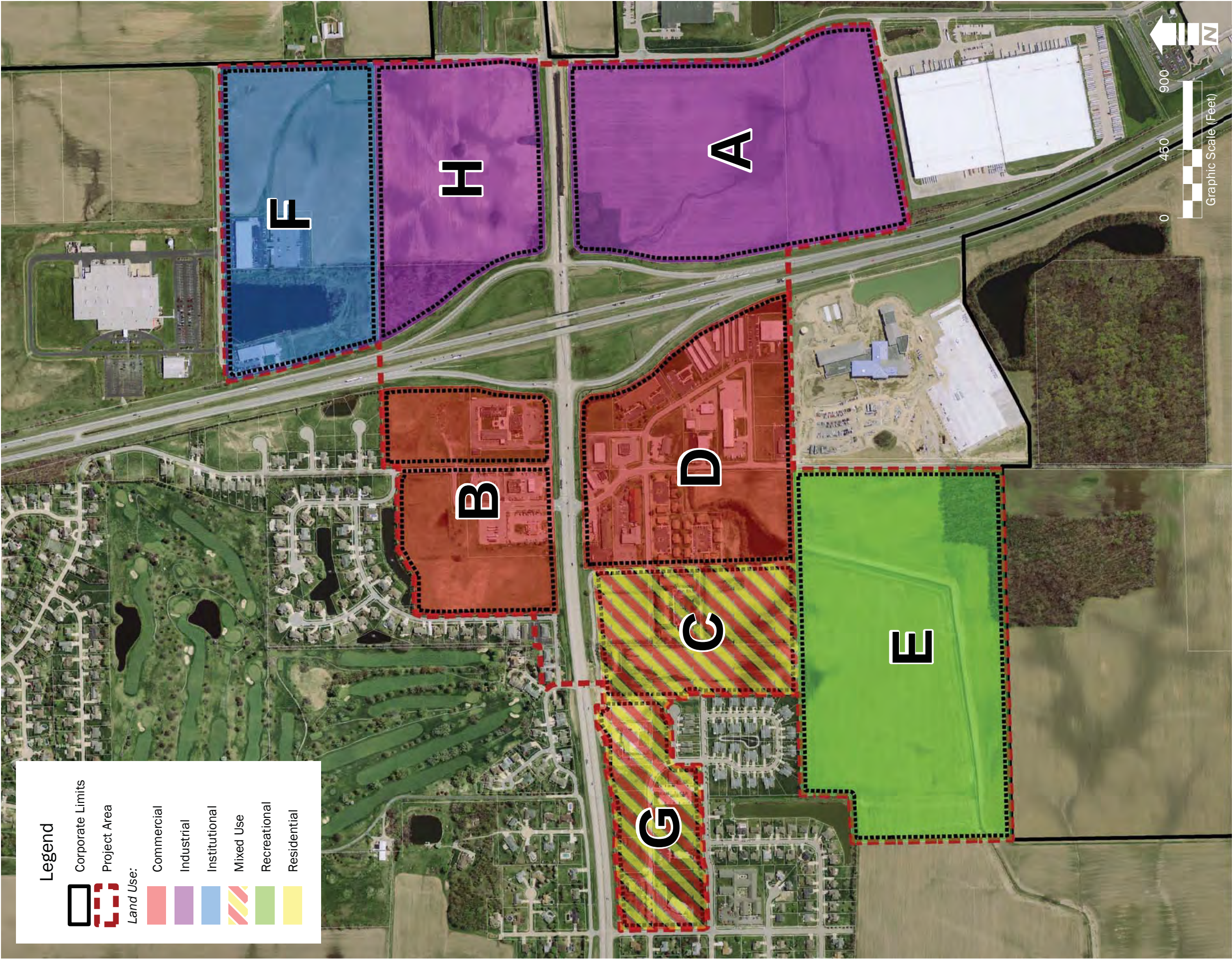


EXHIBIT C

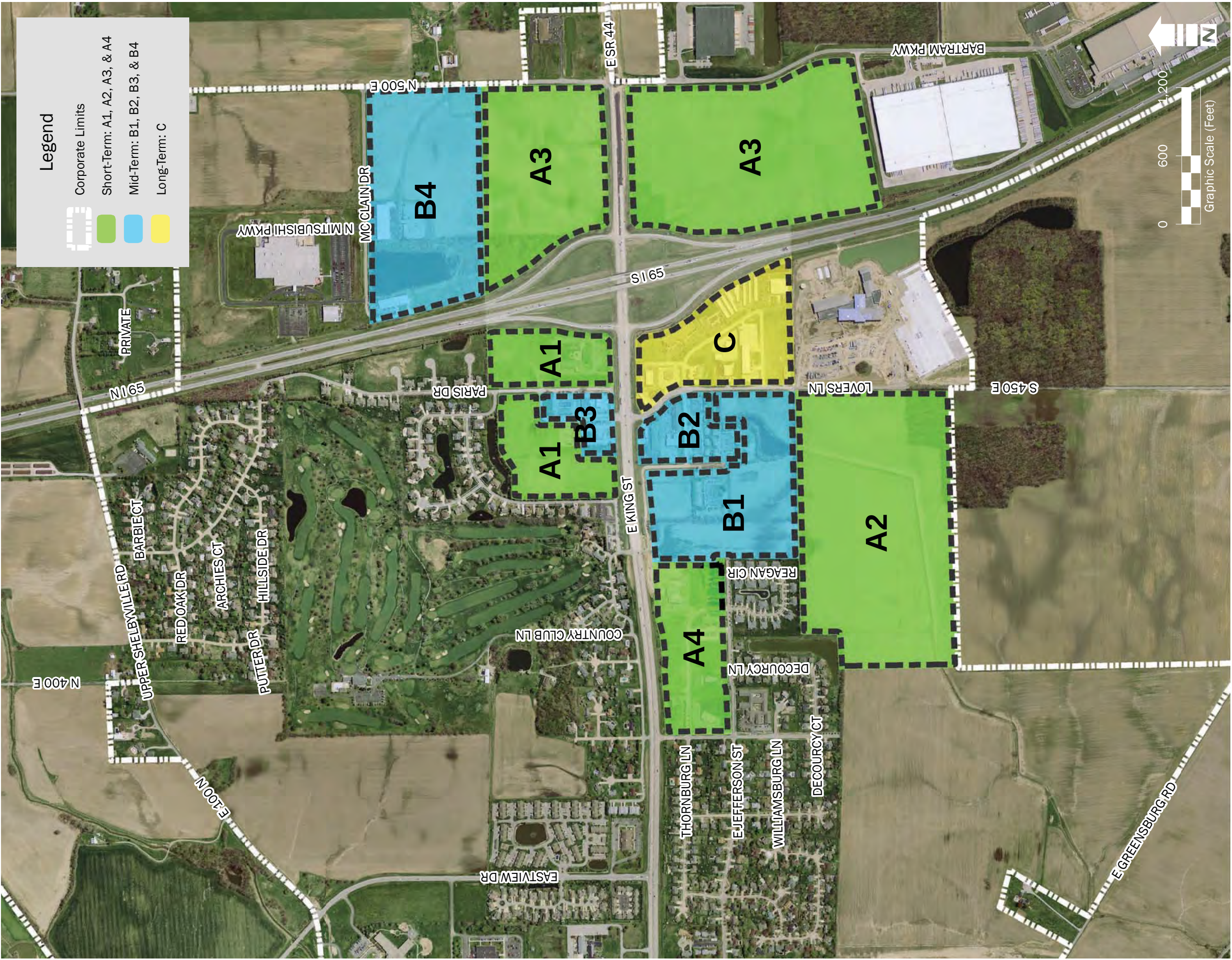
COMPREHENSIVE PLAN

LAND USE MAP

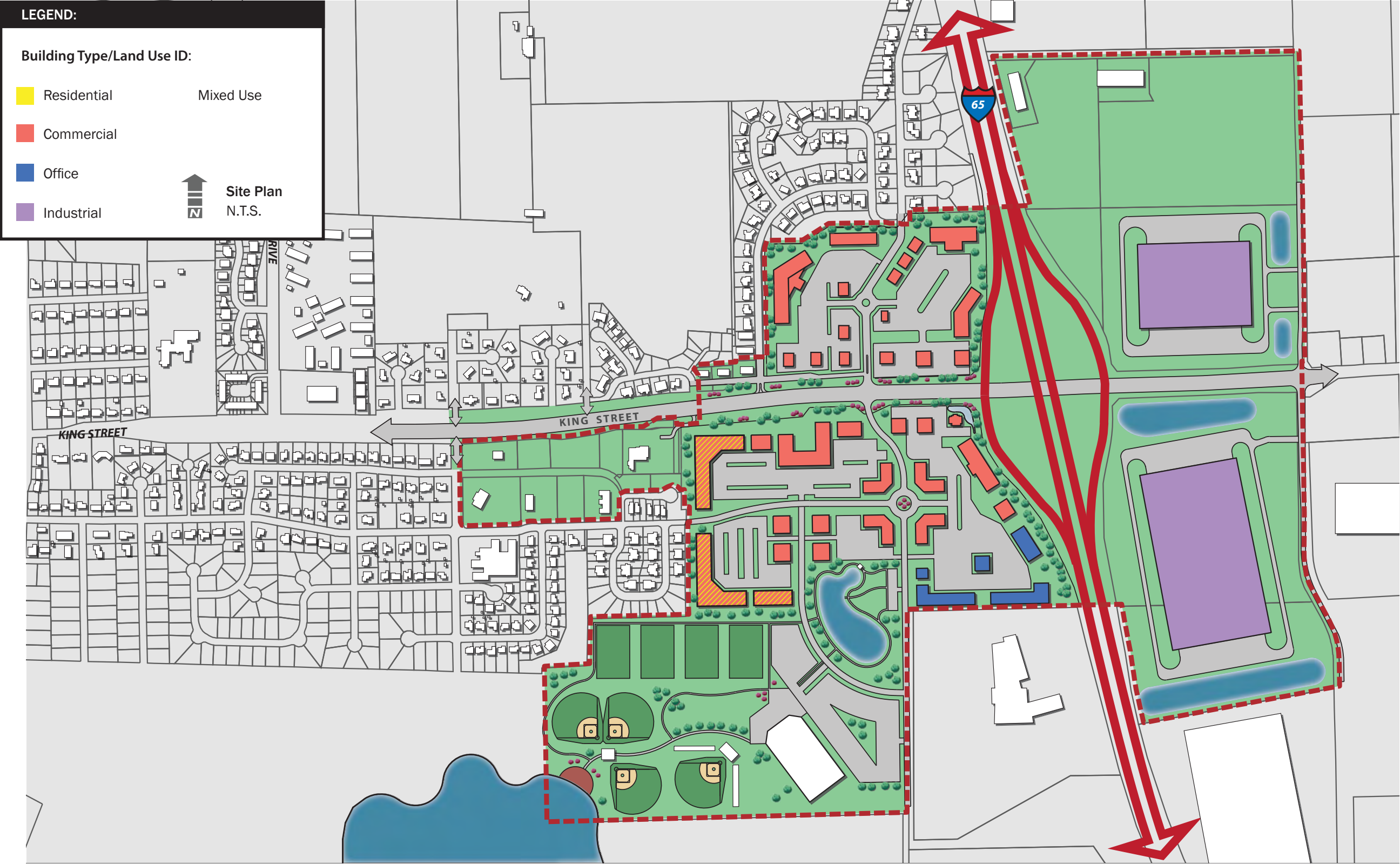
PROPOSED LAND USE MAP



PHASING PLAN MAP



CONCEPTUAL DEVELOPMENT PLAN



CONCEPTUAL DEVELOPMENT PLAN WITH DISTRICTS

