

**From:** [Andy Blake](#)  
**To:** [Duke Pierson](#)  
**Subject:** Fwd: Jefferson Orchards  
**Date:** Monday, May 14, 2018 6:53:23 PM

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**From:** Andy Blake  
**Sent:** Monday, May 14, 2018 6:11:14 PM  
**To:** Mark Ralston; Nic Diehl  
**Cc:** Edward Erfurt  
**Subject:** Jefferson Orchards

Good afternoon Mark:

Nic has informed us that you are coming to town next week and would like to meet. You had mentioned that you were coming to town. We will make ourselves available. I think it would be most productive if we had an agenda of what specifics you would like to speak about to make it productive. I see a couple of issues as we have previously discussed:

1. Northern orphaned parcel: This parcel is now part of Rockwool so that the northern piece isn't orphaned with the intent to be deeded back to the Orchards. This parcel needs to be merged with your newly acquired piece through a merger plat. It then can be rededicated back to the Orchards. The newly acquired piece should be annexed. This is a simple process that requires your consultants to simply turn in the application and required paperwork.
2. Planning – As you know, in 2012, Jefferson Orchards was selected for a complete rezoning and land development plan free of charge to the landowner through a federal and local HUD Challenge Planning Grant. The site was envisioned and planned as a transit oriented development with about a 1/3 zoned special district industrial. This is the zoning that Rockwool took advantage of and probably consisted of about \$100,000 in free planning that resulted in a completely vested and approved plan by the Planning Commission and Council. It's the plan that still exists today. There has been an expressed a desire by you to allow industrial on the entire remaining parcel. While this may be possible with an ordinance change, zoning is just one aspect of the two step planning process within the City. The City requires underlying zoning plus a land development plan. The land development plan is the vested land use document that goes to public hearing and sets out road networks, utility corridors, environmentally sensitive areas, land bays utilizing best land use analysis. The best example of this is your own land development plan. Simply, it requires a vision – providing enough flexibility to allow uses while setting up some certainly and flexibility. There are planning firms across the country that focuses on this type of development and process. The same type of process needs to occur again if you plan on re-entitling the property to another plan.

While the City isn't able to pony up additional funds to once again plan Jefferson Orchards, we learned last week that the City does have the ability to apply for 2 grants that could plan the Orchard and surrounding site. Our consultant is currently writing a summary of the process for applying for these grants. One grant is through the US EDA up to \$300,000 to conduct a market study and land planners plan the Orchards, Tackley Mill, Blackford Village presenting a fully vested plan that is publicly vetted and development ready. This grant has a rolling deadline and does require a match.. The City would be willing to administer this but would be looking or a monetary contribution by the

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land owner(s). The second grant is called BUILD (formerly TIGER Planning Grant) which could be applied for to design and engineer the rest of the road, bike path and the train station (if it is found feasible by the market study and analysis).

I have spoken to City Council and the Planning Commission about this area. They are open to ideas, but consistent with our land use regulations, it requires a plan. The Council would like to see a wholistic approach that takes into consideration your land along with surrounding properties. It's almost 1,500 acres of land. Some properties could be ripe for larger scale manufacturing. Other areas not so much- which can serve as support uses for the larger scale manufacturing. The Council (along with myself) isn't necessarily keen on calling the area an industrial park especially given the City's two decade history of cleaning up turn of the century dirty industrial sites and the fact that development patterns that focus solely on industrial parks have changed in the last 20 years. The Council is very much accommodating to high-tech and clean manufacturing and research – like Rockwool and the potential user to Rockwool's north- along with other compatible uses. But, to put it as simply as we can, we need a solid vision and plan.

Many thanks

Andy