

Appendix H

Scenario Planning

- Plainfield Growth Scenarios

Scenario One: Explosive Growth

The Town of Plainfield, and by extension, southern Hendricks County continues to see tremendous interest from the commercial, residential, and industrial sectors. Central Indiana recognizes the benefits of the high-quality Plainfield and Mill Creek school systems and families flock to the Town to take advantage of the community's amenities and proximity to downtown Indianapolis. Continued expansion at the Indianapolis International Airport encourages buildout of the AmeriPLEX Industrial Center and continued infill along the Ronald Reagan Parkway. The Shops at Perry Crossing reports low vacancy rates which spurs additional investment and added density in the Plainfield Downtown District. The Town's transportation investment continues to place a premium on connectivity and walkability by building out the trail network and expanding the linear park system. The Town also collaborates with Hendricks County and Indianapolis to invest in expanded local and regional transit service, providing multi-modal and mass transit enhancements that improve access to Plainfield and the Indianapolis metropolitan area.

Residential development continues to occur along Hadley Road and Moon Road with a focus on single family subdivisions. With commercial vacancy rates at historically low levels, Plainfield and Hendricks County establish an alliance with the Hendricks County Economic Development partnership and the Plainfield Chamber of Commerce to promote the creation of an expanded West Side suburban TIF District that supports a new commercial district west of Moon Road. Continued interest along the I-70 corridor is seen by additional development at the I-70 and SR 39 interchange and various other locations in the area.

Town revenue and budgets benefit from the increased interest and assessed valuation which, in turn, provides an opportunity to facilitate many of the comprehensive plan goals and objectives. Transportation and utility networks are challenged by the prolonged expansion, which puts a strain on commuter travel and town mobility. As the industrial centers reach their peak, so to do the corridors in the area. Trucks volumes not only increase, but run at a 24/7 level and existing utility facilities are leveraged to their maximum. Communities devote ample resources to not only expanding critical corridors and facilities, but also reinvesting in local networks.

Scenario 2: Adaptive Re-use

Automation takes hold of the Ronald Regan Parkway as industrial and logistic centers convert to fulfillment centers. Plainfield recognizes the significance of this shift in the industrial sector and solidifies a partnership with Ivy Tech and Vincennes University to expand secondary educational opportunities to support the development of robotics in heavy manufacturing. These enhancements bring more jobs to the community, which in turn is supported by continued residential development and commercial in-fill. Modest single-family residential developments sprout up along the western edge of Plainfield, but higher density in the core of the community becomes a core driver. The Downtown District sees an influx of investment, supported by portions of the Shops at Perry Crossing being converted to multi-unit residential. Downtown becomes a vibrant, walkable destination that continues to spur pedestrian-oriented development and draws residents and visitors in for community events, performances, and civic celebrations.

The advancement of robotics and the conversion to more automated logistics and fulfillment centers creates a name for Plainfield in the region. The partnership with Ivy Tech and Vincennes creates multiple educational opportunities for those looking for a career in the support of the logistics sector. New professions evolve as the interplay between freight and life sciences, technology, and heavy manufacturing are solidified. Technology incubators grow from these connections, as do the need for start-up workspace, co-working incubators, and co-resource centers. Employment opportunities are wide-ranging and attract a workforce interested in technology, innovation, and entrepreneurship.

The traditional commercial enterprises in Plainfield also see opportunity in the expansion and conversion of the Ronald Reagan corridor. With re-development of multi-family residential around the Shops at Perry Crossing, additional boutique retail and local restaurant options sprout up throughout the downtown core. The expanded trail network connects the eastern portions of Plainfield to the downtown and throughout the expanded residential neighborhoods, further reinforcing Plainfield's civic pride and community identity. Existing transportation challenges still exist, and the SR 267 corridor, Hadley Road, and US 40 bear the brunt of the higher density. Strong revenue projections and stable budgets provide the means from which the Town and County can address vehicular mobility in the area.

Scenario 3: Regional Partnerships

The national economy is under duress due to the global pandemic and lending limitations, which translates to many corporations being hesitant to make major investments in growth. Freight and logistics continue to be a stabilizing force in the economy as the online marketplace accelerates its hold on retail. Warehouses systematically improve both their efficiency and capacity by enhancing their fulfillment capabilities. Air and over-the-road freight continue to be strong sectors of the economy and existing logistic centers increase their workforce to keep up with eCommerce. Much like the corporate climate, families maintain their current residences to hedge against the uncertainty in the economy and the world.

The Town of Plainfield and the City of Indianapolis develop a unique partnership to promote the available opportunities along the Ronald Reagan Parkway and at Ameriplex. With job stability in these areas, and a focus on incentivizing shipping through the Indianapolis Airport Authority, the local work force is emboldened to travel in all parts of the metropolitan area to this reliable commercial area.

The commercial retail sector, while recovering from the pandemic, continues to be hit hard, particularly those businesses with less on-line presence. Companies see additional brick-and-mortar presence closure in an adjustment to a post-pandemic shopping environment. The Town partners with developers to find creative alternatives to fill vacated store fronts. Partnerships with colleges, universities and technical schools provide opportunities for those who lost jobs to expand their skill set or shift career paths altogether.

While residential growth and new home starts remain steady, the mobile workforce creates a demand for additional growth of food and beverage in eastern Plainfield. This occurs as continued in-fill and re-use along US 40 and within the industrial park network. With increased truck volumes in the area, and additional commuter traffic, the Town utilizes available budgets to continue to address operations at intersections in eastern Plainfield, while directing some investment to utility expansion and community pedestrian connectivity.