



HUNTER TOWN CENTER

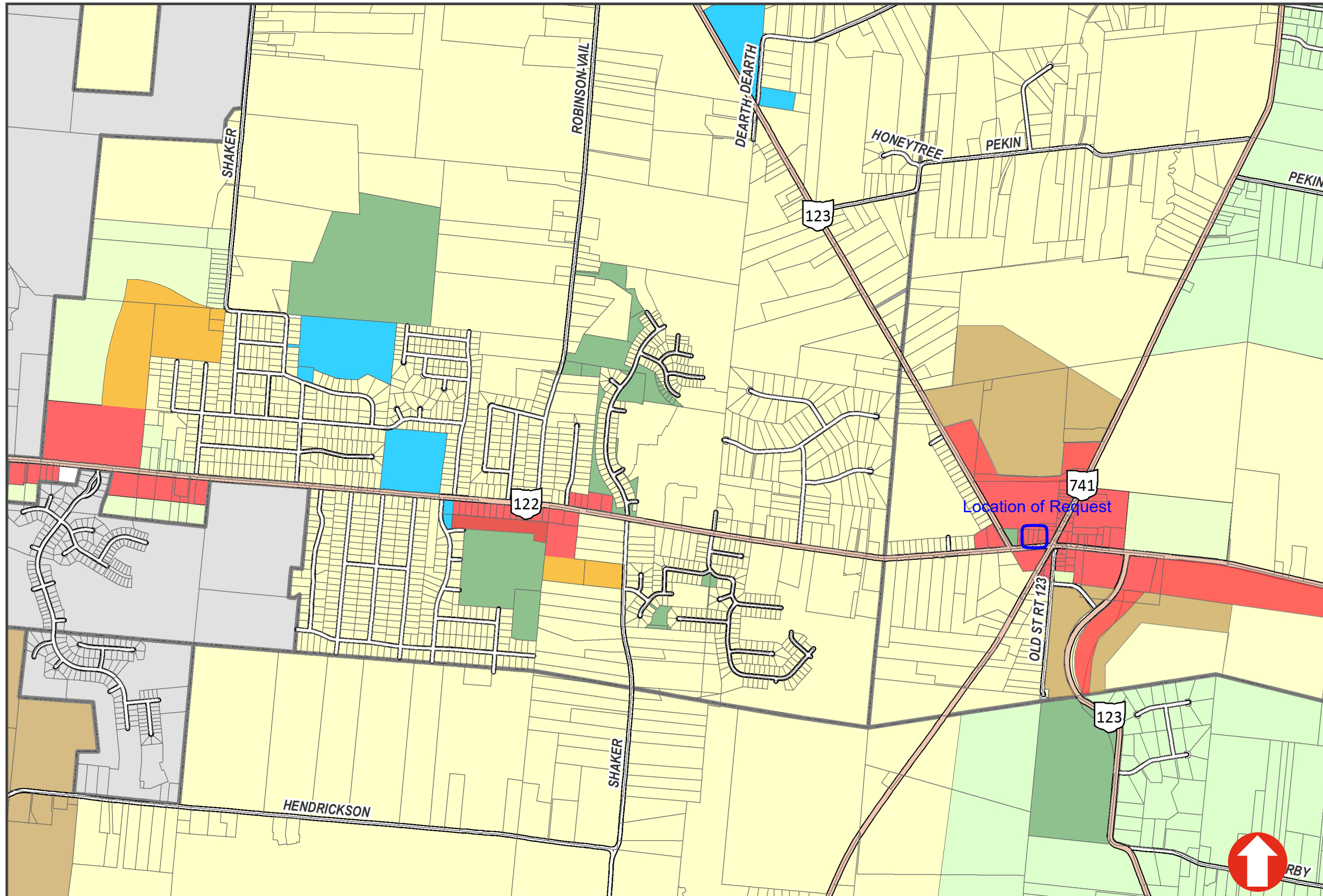
The existing Hunter commercial center has developed in a straight line along SR 122 as a strip mall rather than a town center pattern of growth. There is an area for expansion east of Hunter Park that will only increase the strip mall style development. The existing buildings face away from Franklin Township's Hunter Park and by necessity the utilities of the buildings face Hunter Park. This unintended visual separation creates a barrier between the park and the commercial center. At the Public Workshop a design team composed of business owners and residents brought forth a concept to expand the Hunter Park's parking lot and connect the parking lot to Thelma Drive to provide additional circulation options. Other Hunter Park improvements were also discussed. These types of projects would require a significant amount of funds to complete.

The concept represented in [Map 4 - Hunter Town Center](#) shows the formation of outlots on the back side of the existing commercial center, positioned to take advantage of shared parking agreements with Hunter Park. Zoning and deed restrictions could specify allowable uses compatible with recreation activities such as batting cages, indoor sports facilities, and music and dance studios. Such uses would not only add to Hunter Park, but would help create the critical mass needed to form a town center. The funds from the sale of the parcels as well as a TIF overlay district could be used to upgrade the park and transition the strip mall into a town center. The funds could also be used to build a structure for a farmers market or event space.

RED LION TOWN CENTER

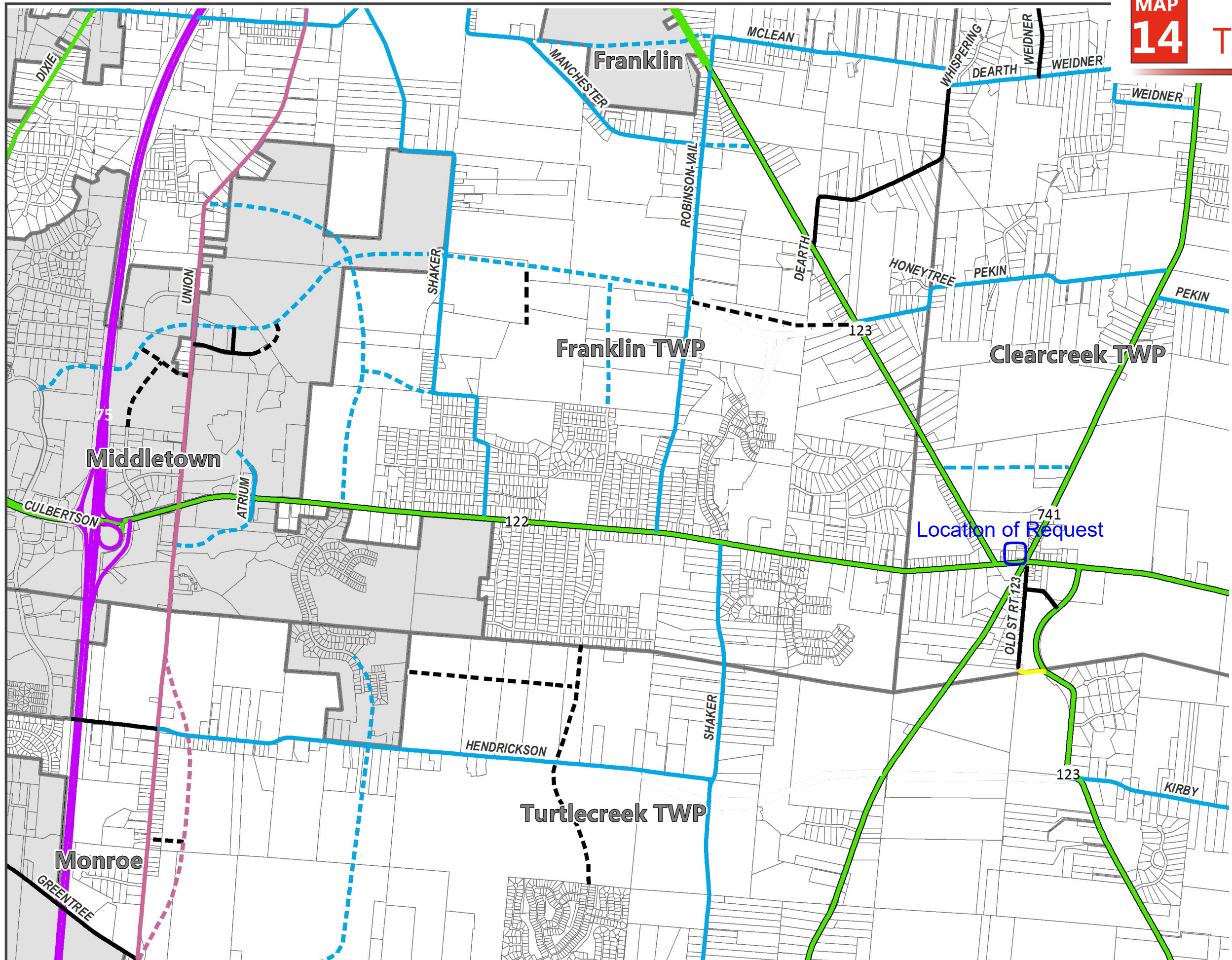
Throughout the planning process it was recommended that Red Lion strengthen its commercial core through the establishment of a town center. The conceptual design in [Map 5 - Red Lion Town Center](#) concept design provides a framework to achieve many of the principles established in a Mixed-Use Zone. Commercial development in this area would follow form-based code principles, where buildings face major streets and parking is located to the side or behind structures. A central green space would serve as a community gathering space for active programming, designed to draw additional customers to increase the visibility and value of the site. Walkable streets with retail, offices, and housing are encouraged in the design. The residential development to the east of SR 741 eliminated the Red Lion bypass plan originally proposed in the 2005 Clearcreek Township Comprehensive Plan. A collector road, connecting SR 741 and SR 123, could be lined with mixed use developments to continue the town center concept.

MAP 8 Future Land Use



Legend

- Political Subdivisions *
- Lakes and Rivers
- Municipal Land *
- Future Land Uses**
- Agricultural-Rural Residential
- Commercial
- Industrial
- Mixed-Use Neighborhood
- Multi-Family Residential
- Office
- Protection Area
- Public-Semi-Public
- Parks and Recreational-Open Space
- Single Family Residential



Legend	
Functional Classifications (Existing)	
	Collector
	Interstate
	Local Road
	Major Collector/Distributor
	Primary Arterial
	Primary Collector/Distributor
	Secondary Arterial
	Vacation
Functional Classifications (Future)	
	Collector
	Interstate
	Local Road
	Major Collector/Distributor
	Primary Arterial
	Primary Collector/Distributor
	Secondary Arterial
	Vacation
	County Boundaries
	Parcels *
	Political Subdivisions *
	Lakes and Rivers
	Municipal Land *