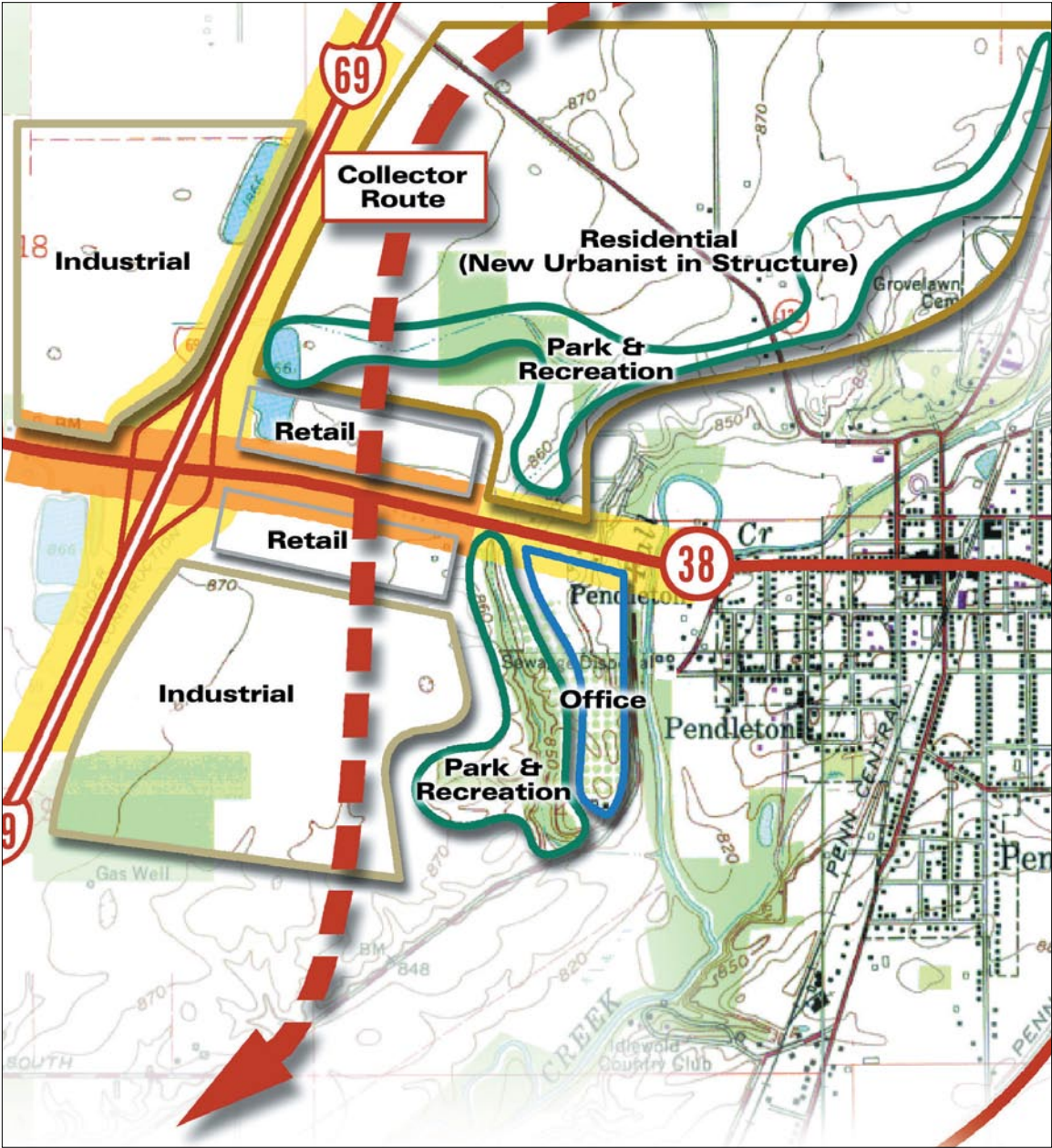


Falls Pointe Pre-Development Plan
Town of Pendleton, IN



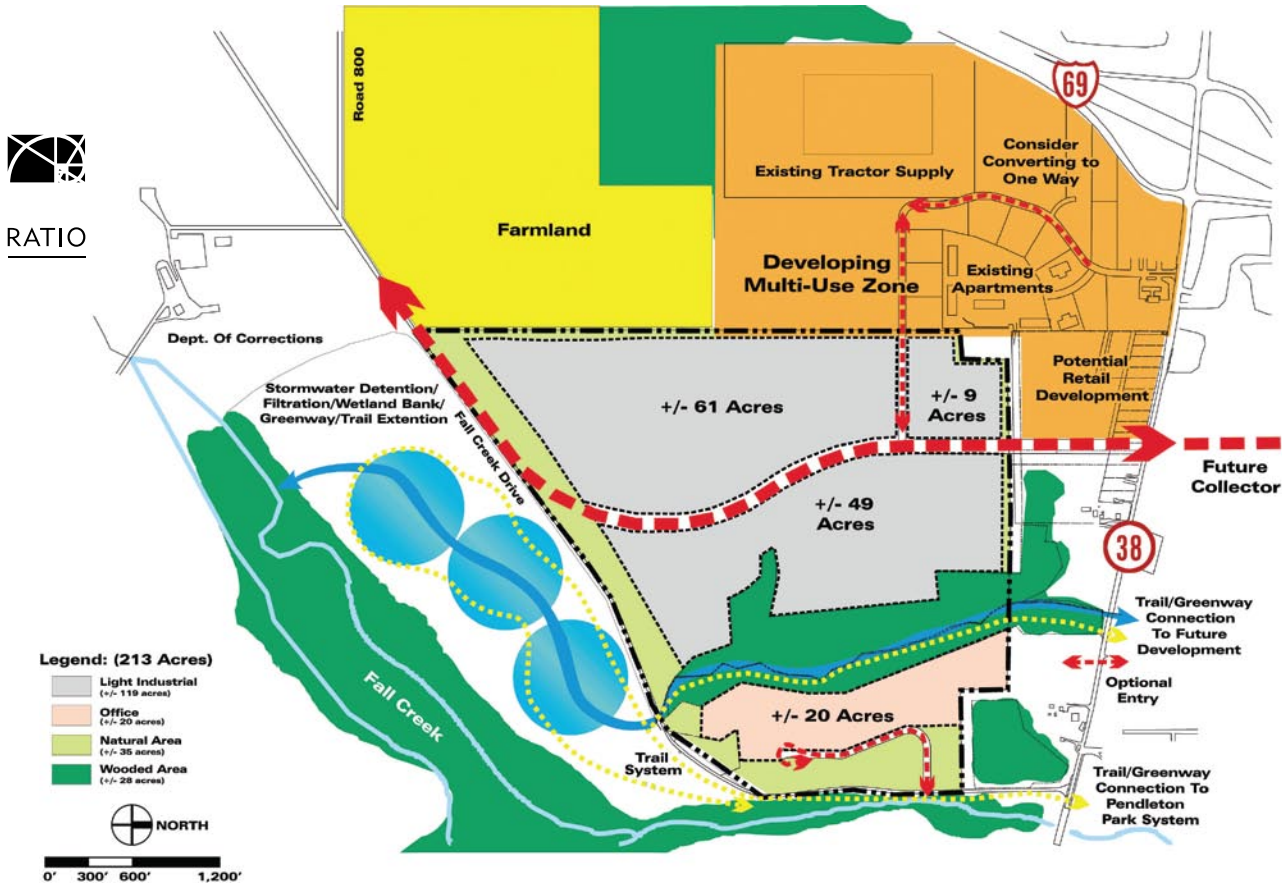
RATIO

Year: 1999

Reference Contact: Doug McGee

Phone: 765.778.2173

Falls Pointe Pre-Development Plan
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The Falls Pointe Pre-Development Study evaluated both on and off-site influences, conditions and characteristics that might affect the development of a 213-acre site in Pendleton, Indiana.

The Town's directive to RATIO was to conduct the study with the knowledge that the project site would be developed as a business/industrial park. The purpose of the development of the site would be to maintain and extend the quality of life in the Town of Pendleton, a community which has distinguished itself through its intimate, vibrant and well-maintained historic residential and commercial districts – qualities championed by the new urbanist movement, but which had always been present in Pendleton.

As a gateway to the community, it was critical that the Falls Pointe Development created quality employment opportunities for the Town's residents, while ensuring a quality visual and physical environment for the project and surrounding areas. RATIO's study also brought to light several issues that caused the Town to update their comprehensive plan.