

Development Activities Meeting Report (Version: 01/24/2024)

This report created by the Neighborhood Planner and included with staff reports to City Boards and/or Commissions.

Logistics	Stakeholders
Project Name/Address: 3300 Preble Ave	Groups Represented (e.g., specific organizations, residents, employees, etc. where this is evident): Marshall Shadeland Civic Group [MSCG] Board Marshall Shadeland residents Applicant [ALCOSAN] Brown & Caldwell SPC DCP Councilman [District 6] PPC
Parcel Number(s): 75-K-60	
ZDR Application Number: BDA-2024-07516	
Meeting Location: Virtual on Google Meet	
Date: March 4, 2025	
Meeting Start Time: 6:00 pm	Approx. Number of Attendees: 20
Boards and/or Commissions Request(s): PC [Planning Commission]; To be reviewed for an additional wet weather pump station.	

How did the meeting inform the community about the development project?

Ex: Community engagement to-date, location and history of the site, demolition needs, building footprint and overall square footage, uses and activities (particularly on the ground floor), transportation needs and parking proposed, building materials, design, and other aesthetic elements of the project, community uses, amenities and programs.

During the community meeting, the applicants gave us an overview of the background, the function(s) of the facility, the wet weather pump station, and the proposed plan and design, and the timeline for it.

The applicants introduced themselves and gave an overview of ALCOSAN's Clean Water Project and the plant expansion proposal. Showing drone images of the 59-acre wastewater treatment plant facility, they helped the attendees understand the location as well. Once the project is done, the wastewater treatment capacity will be increased from 250 gallons per day to 600 million gallons per day. They also presented a top view to show exactly where the additional wet weather pump station would be and the site layout in general.

Afterwards, they explained the extent of the construction- ongoing and upcoming for the next 5 years. Overall, it will be 180' deep and 115' in diameter. There are underground structures, conduits and utilities involved. As for the Wet Weather Pump Station [WWPS] exterior, to match with the existing buildings on ALCOSAN Campus, a bright colored brick geometric form is chosen. The proposed color is green, and there is a wave pattern that will change the brightness, density and shadow as sun goes around the building, and as somebody walks past the facility. The base of the building will be a pre-cast concrete structure, but will have similar pattern to play with light and shadow to break down the massiveness of the building. They showed two short videos to present how the building's exterior changes throughout the day.

The applicants then discussed the construction impacts. Trucks and equipment will go through Woods Run via Preble Ave, the main work occurring within ALCOSAN's main campus. The scheduled work hours are M-F, 7 am through 5 pm.

Depending on the type of work, there may be some extended hours on certain occasions. Then they presented the timeline for the project, the steps that have occurred already, and the next steps.

MSCG then opened up the floor for questions.

Input and Responses

Questions and Comments from Attendees	Responses from Applicants
. Can you send a copy of this presentation to MSCG for the rest of the community to see it?	. We can send it to you after the meeting.
. The rock you are taking out of the shafts- is that going to be staged somewhere or is that going to be hauled away directly?	. The loading process will remain within ALCOSAN's facilities. It's a direct haul away everyday, during the production period. There is no room for large stockpiling in the premises, so.
. Have we discussed any finances regarding this plan? How is this going to affect or if it's going to affect your customers?	. All of our capital projects are funded through taxes and bonds. And, that is so that we can keep working without having our customers having to pay every time. Initially, there were talks about fundings from congress. But, there is none at the moment. We are working to get some funding from other sources, but until we secure some, there will be an increase in the amount you and I pay, every year. We do have a clean water assistance fund to help low-income households throughout this period. You can find the information on our website.
. When is the hearing?	. [DCP] The PC briefing is on March 25 th and the PC hearing is on April 8 th . And, CDAP happens on April 1 st .

Other Notes

During and after the presentation, Q/A and other discussions around the Development Activity, MSCG board members and residents showed their general support for this project, contingent upon a discussion during the board meeting. They invited the participants to send their questions between the DAM and the Board Meeting, if any.

Planner completing report: NT