



SUSTAINABLE EVANSVILLE
AREA COALITION
Henderson • Vanderburgh • Warrick

Fair Housing & Focus Area Plans

Volume 4

*A Regional Plan for Sustainable Development
for Henderson, Vanderburgh, and Warrick Counties*

April 2014



Fair Housing & Focus Area Plans

Volume 4

*A Regional Plan for Sustainable Development
for Henderson, Vanderburgh, and Warrick Counties*

April 2014



SUSTAINABLE EVANSVILLE
AREA COALITION
Henderson • Vanderburgh • Warrick



This document and its reporting were financed, in part, through a grant from the U.S. Department of Housing and Urban Development, the U.S. Environmental Protection Agency, and the U.S. Department of Transportation.

RESOLUTION

**A RESOLUTION OF THE EVANSVILLE METROPOLITAN PLANNING ORGANIZATION
ADOPTING THE MILLENNIAL PLAN FOR 2040: A Regional Plan for Sustainable Development for
Henderson, Vanderburgh, and Warrick Counties**

WHEREAS, the Evansville Metropolitan Planning Organization (EMPO) is the organization designated by the Governor as the Metropolitan Planning Organization responsible, together with the State, for carrying out the provisions of 23 U.S.C. 134 (Federal-Aid Highway planning requirements), and capable of meeting the requirements of 49 U.S.C. 1603(a) (Federal Transit planning requirements) in the Evansville-Henderson Urbanized Area; and

WHEREAS, the Evansville Metropolitan Planning Organization has established a region-wide, cooperative, comprehensive, and continuing planning process to develop the unified planning work program, long range transportation plan, and transportation improvement program. The Evansville Metropolitan Planning Organization enacts the plans and programs to facilitate federal, state, and local funding for surface transportation improvements carried out by the Indiana Department of Transportation, the Kentucky Transportation Cabinet, the region's communities and counties, and transit operators, and provides technical assistance and expertise to regional transportation interests; and

WHEREAS, the Evansville Metropolitan Planning Organization conducted the planning process for the *Millennial Plan for 2040* in an open, participatory manner, as required by the 2010 Regional Sustainable Communities Grant Program funded by the Office of Sustainable Housing and Communities (OSHC) of the U.S. HUD;

WHEREAS, the *Millennial Plan for 2040* includes goals, objectives and recommendations to achieve the regional vision related to Transportation and Infrastructure Development, Housing and Neighborhood Development, Workforce and Economic Development, Environment and Healthy Communities, Arts and Cultural Development, and Building and Land Development;

WHEREAS, the Evansville Metropolitan Planning Organization has complied with HUD OSHC Terms and Conditions for FY 2010 NOFA;


WHEREAS, the consultant for the Evansville Metropolitan Planning Organization presented the draft *Millennial Plan for 2040* to the Sustainable Evansville Area Coalition (SEAC), at the SEAC Steering and Technical committees, the Evansville MPO Technical and Policy Committees public meetings, and made the draft Plan open to public review and comment online at www.SEACplan.org; and

NOW, THEREFORE, BE IT RESOLVED that the Evansville Metropolitan Planning Organization Policy Committee at the regular meeting of April 3rd, 2014 adopts the *Millennial Plan 2040*.

Duly adopted by the Evansville Metropolitan Planning Organization Policy Committee on this third day of April, 2014.



Jack Corn, Chairman

ATTEST:


Seyed Shokouhzadeh, Executive Director

(THIS PAGE INTENTIONALLY LEFT BLANK)

EVANSVILLE MPO POLICY COMMITTEE MEMBERS

| | |
|--|---|
| Mr. Jack Corn, Jr. | Chairperson, Evansville City Council Appointment |
| Mr. Stephen Melcher | Vice Chairperson, Vanderburgh County Commissioner |
| Ms. Angela Koehler Lindsey | Vanderburgh County Council |
| Mr. Lloyd Winnecke | Mayor, City of Evansville |
| Ms. Stephanie Brinkerhoff-Riley | Evansville City Council |
| Mr. Russell Sights | Henderson City Manager |
| Ms. Lori Buehlman | Newburgh Town Manager |
| Mr. Richard Reid | Warrick County Commission |
| Mr. William Hubiak | Henderson County Appointment |
| Mr. Rusty Fowler | Indiana Department of Transportation |
| Mr. Kevin McClearn | Kentucky Transportation Cabinet |
| Mr. Donald Angel | Vanderburgh County Commission Appointment |
| Mr. Todd M. Robertson | City of Evansville Mayoral Appointment |
| Mr. Karl Browning | Indiana Department of Transportation (NV) |
| Mr. Rick Marquis | Indiana Federal Highway Administration (NV) |
| Ms. Michelle Allen | Indiana Federal Highway Administration (NV) |
| Mr. Shawn Seals | Indiana Department of Environmental Management (NV) |
| Ms. Marisol Simon | Federal Transit Administration Region V (NV) |
| Mr. Tony Greep | Federal Transit Administration Region V (NV) |
| Mr. Jose Sepulveda | Kentucky Federal Highway Administration (NV) |
| Ms. Bernadette Dupont | Kentucky Federal Highway Administration (NV) |
| Mr. Michael Hancock | Kentucky Transportation Cabinet (NV) |
| Mr. Keith Damron | Kentucky Transportation Cabinet (NV) |
| Mr. John Gowins | Kentucky Division of Air Quality (NV) |

EVANSVILLE MPO TECHNICAL COMMITTEE MEMBERS

Mr. Patrick Keepes Chairperson, Evansville City Engineer

Mr. John Stoll Vice-Chairperson, Vanderburgh County Engineer

The following organizations are represented on the Technical Committee:

| | |
|--|---|
| American Medical Response | Henderson City Engineer Assistant Henderson City Manager |
| Bernardin, Lochmueller and Associates | Henderson County Engineer |
| Carver Community Organization | Henderson County Riverport |
| Commonwealth Engineering, Inc. | Henderson-Henderson County Chamber of Commerce |
| CSX Transportation | Henderson-Henderson County Plan Commission |
| Easter Seals Rehabilitation Center | Henderson Judge Executive |
| Economic Development Coalition of Southwest Indiana | Indiana Department of Environmental Management (Indianapolis) |
| EnviroKinetics, Inc. | Indiana Department of Transportation (Indianapolis) |
| Evansville ARC | Indiana Department of Transportation (Vincennes) |
| Evansville Bicycle Club | Indiana Southern Railroad |
| Evansville Board of Public Safety | Kentucky Transportation Cabinet (Frankfort) |
| Evansville Chamber of Commerce | Kentucky Transportation Cabinet (Madisonville) |
| Evansville Department of Metropolitan Development | Metropolitan Evansville Transit System |
| Evansville Department of Transportation and Services | Posey County Chamber |
| Evansville Department of Urban Forestry | River City Taxi |
| Evansville Environmental Protection Agency | St. Mary's Trauma Hospital |
| Evansville Parks and Recreation Department | SIRS Inc. |
| Evansville Police Department | Port of Indiana - Mount Vernon |
| Evansville Regional Airport | University of Evansville |
| Evansville Water and Sewer Department | Evansville-Vanderburgh Area Plan Commission |
| Federal Highway Administration (Indiana) | Vanderburgh County Emergency Management Agency |
| Federal Highway Administration (Kentucky) | Warrick County Economic Development |
| Federal Transit Administration (Region V) | Warrick County Plan Commission |
| Green River Area Development District | Warrick County School Corporation |
| Henderson Area Rapid Transit | Westside Improvement Association |

CONSORTIUM MEMBERS

| | |
|--------------------------------|---|
| Ms. Christy Gillenwater | Chamber of Commerce of Southwest Indiana |
| Mr. Paul Medcalf | Congregations Acting for Justice and Empowerment (CAJE) |
| Mr. Philip Hooper | Department of Metropolitan Development |
| Mr. Ron London | Evansville-Vanderburgh Area Plan Commission |
| Mr. Rick Moore | Evansville Housing Authority |
| Mr. Drew Hays | Evansville-area Trails Coalition |
| Ms. Lori Reed | Habitat for Humanity |
| Ms. Pam Whitter | Henderson Area Rapid Transit (HART) |
| Ms. Kathy Ferrell | Henderson City-County Planning Commission |
| Mr. Brad Schneider | Henderson-Henderson County Chamber of Commerce |
| Ms. Bobbie Jarrett | Housing Authority of Henderson |
| Ms. Marcia Dowell | Keep Evansville Beautiful |
| Ms. Lynn Miller Pease | Leadership Evansville |
| Mr. Kerry Kamp | Metropolitan Evansville Transit System (METS) |
| Ms. Dona Bergman | Sustainability, Energy & Environmental Quality |
| Ms. Terri Weyer | USDA Rural Development Office, Jasper IN |
| Mr. Paul Medcalf | Warrick Area Transit Solutions (WATS) |
| Ms. Sherri Rector | Warrick County APC |
| Ms. Shari Sherman | Warrick County Chamber of Commerce |
| Ms. Andrea Hays | Welborn Baptist Foundation |
| Mr. Kevin Bain | Welborn Baptist Foundation |

STEERING COMMITTEE

| | |
|---------------------------------|---|
| Ms. Christy Gillenwater | Chamber of Commerce of Southwest Indiana, Director |
| Ms. Pam Hendrickson | City of Boonville, Mayor |
| Mr. Larry Thurby | City of Corydon, Mayor |
| Ms. Connie Robinson | City of Evansville, City Council |
| Mr. Lloyd Winnecke | City of Evansville, Mayor |
| Mr. Alan Taylor | City of Henderson, Commissioner |
| Mr. Mike Farmer | City of Henderson, Commissioner |
| Mr. Robert "Robby" Mills | City of Henderson, Commissioner |
| Mr. Robert Pruitt | City of Henderson, Commissioner |
| Mr. Russell Sights | City of Henderson, City Manager |
| Mr. Steve Austin | City of Henderson, Mayor |
| Mr. David Sellers | City of Robards, Mayor |
| Ms. Virginia Dicken | Congregations Acting for Justice and Empowerment (CAJE), Lead Organizer |
| Mr. Philip Hooper | Department of Metropolitan Development, Director |
| Mr. Rick Moore | Evansville Housing Authority, Director |
| Mr. Hugh McCormick | Henderson County Judge Executive |
| Mr. Brad Schneider | Henderson-Henderson County Chamber of Commerce, Director |
| Mr. Bob Stobbs | Town of Darmstadt, Town Council |
| Ms. Lori Buehlman | Town of Newburgh, Town Manager |
| Mr. Joe Kiefer | Vanderburgh County, Commissioner |
| Ms. Marsha Abel | Vanderburgh County, Commissioner |
| Mr. Stephen Melcher | Vanderburgh County, Commissioner |
| Ms. Shari Sherman | Warrick County Chamber of Commerce, Director |
| Mr. Don Williams | Warrick County, Commissioner |
| Mr. Marlin Weisheit | Warrick County, Commissioner |
| Mr. Richard Reid | Warrick County, Commissioner |

Acknowledgements

LIVE COMMITTEE

| | |
|-----------------------------------|---|
| Mr. Ken Scheller | Aurora |
| Ms. Terri Lautner-Uebelhor | Catholic Charities (a United Way Agency) |
| Mr. Paul Medcalf | Congregations Acting for Justice and Entitlement (CAJE) |
| Mr. Philip Hooper | Department of Metropolitan Development |
| Mr. Dennis Au | Department of Metropolitan Development |
| Ms. Laura Walker | Department of Metropolitan Development |
| Mr. Rick Moore | Evansville Housing Authority |
| Mr. Seyed Shokouhzadeh | Evansville Metropolitan Planning Organization |
| Mr. David Smith | Evansville Vanderburgh School Corporation |
| Mr. Mike Labitzke | Evansville Water and Sewer Utility |
| Mr. Shawn Hayden | General Manager of Eastland Mall |
| Mr. Gregory Haas | Haas Construction |
| Ms. Lori Reed | Habitat for Humanity |
| Mr. Frank Lucician | Habitat for Humanity |
| Ms. Pam Whitter | Henderson Area Rapid Transit (HART) |
| Ms. Kathy Ferrell | Henderson City-County Planning Commission |
| Mr. Bill Hubiak | Henderson County Engineer |
| Mr. Dennis Branson | Henderson County Surveyor |
| Mr. Steve Smith | Henderson Department of Municipal Power and Light |
| Mr. Curt Freese | Henderson City-County Planning Commission |
| Mr. Ken Ferry | Henderson Water Utility |
| Ms. Bobbie Jarrett | Housing Authority of Henderson |
| Ms. Marcia Dowell | Keep Evansville Beautiful |
| Mr. Kerry Kamp | Metropolitan Evansville Transit System (METS) |
| Mr. Brad Morton | Morton Solar & Wind |

LIVE COMMITTEE (Continued)

| | |
|-------------------------------------|---|
| Mr. George R. Postlethweight | National Association of Realtors |
| Mr. Justin Jones | RCR Henderson |
| Mr. Joe Ballard | Solid Waste District, Vanderburgh County |
| Mr. Bill Pedtke | Southwestern Indiana Builders Association |
| Ms. Dona Bergman | Sustainability, Energy & Environmental Quality |
| Mr. Arlen Kaufman | University of Evansville |
| Mr. Michael A. Tessier | University of Evansville |
| Ms. Laurie Berry | University of Southern Indiana |
| Ms. Terri Weyer | USDA Rural Development Office, Jasper IN |
| Mr. Jerry Cloud | USDA Rural Development Office, Madisonville KY |
| Mr. Blaine Oliver | Evansville-Vanderburgh Area Plan Commission |
| Mr. Ron Keeping | Vectren |
| Mr. Paul Medcalf | Warrick Area Transit Solutions (WATS) |
| Ms. Sherri Rector | Warrick County APC |
| Mr. Guy Gentry | Warrick County School Corporation, Transportation Dept. |
| Ms. Andrea Hays | Welborn Baptist Foundation |
| Ms. Amy Brown | Wellness Advisory Council - EVSC |

Acknowledgements

WORK COMMITTEE

| | |
|--------------------------------|--|
| Mr. Jim Beck | Alcoa |
| Ms. Amy Westlund | Berry Plastics |
| Ms. Christy Gillenwater | Chamber of Commerce of Southwest Indiana |
| Mr. Philip Hooper | Department of Metropolitan Development |
| Ms. Laura Walker | Department of Metropolitan Development |
| Mr. Skyler York | Department of Metropolitan Development |
| Mr. Greg Wathen | Economic Development Coalition of Southwest Indiana |
| Mr. Seyed Shokouhzadeh | Evansville Metropolitan Planning Organization |
| Mr. Douglas Joest | Evansville Regional Airport |
| Ms. Pam Whitter | Henderson Area Rapid Transit (HART) |
| Ms. Kathy Ferrell | Henderson City-County Planning Commission |
| Ms. Susanne Wilson | Henderson Community College |
| Mr. Brad Schneider | Henderson-Henderson County Chamber of Commerce |
| Mr. Abraham Brown | Hospitality and Outreach for Latin Americans (HOLA) |
| Ms. Alisha Aman | Ivy Tech |
| Mr. Kerry Kamp | Metropolitan Evansville Transit System (METS) |
| Mr. Brad Morton | Morton Solar & Wind |
| Mr. Kevin T. Sheilley | Northwest KY Forward |
| Ms. Kathy Shoettlin | Old National Bank |
| Mr. Tim Skinner | RCR/Henderson |
| Mr. Jack McNeely | Southwest Indiana Building and Construction Trades Council |
| Mr. Bill Pedtke | Southwestern Indiana Builders Association |
| Ms. Kim Howard | Southwestern Indiana Small Business Development Center |
| Ms. Dona Bergman | Sustainability, Energy & Environmental Quality |
| Mr. Chuck Whobrey | Teamsters Local Union 215 |

WORK COMMITTEE (Continued)

| | |
|---------------------------|---|
| Ms. Kelly Dillion | Toyota |
| Mr. Arlen Kaufman | University of Evansville |
| Ms. Sarah Mardon | University of Kentucky - Henderson Field Office |
| Mr. Philip Parker | University of Southern Indiana |
| Ms. Wendy Bredhold | University of Southern Indiana |
| Mr. Blaine Oliver | Evansville-Vanderburgh Area Plan Commission |
| Mr. Paul Medcalf | Warrick Area Transit Solutions (WATS) |
| Ms. Sherri Rector | Warrick County APC |
| Ms. Shari Sherman | Warrick County Chamber of Commerce |
| Mr. Evan Beck | Woodward Commercial Realty |

Acknowledgements

PLAY COMMITTEE

| | |
|-------------------------------|--|
| Ms. Rita H. Joest | Alphagraphics |
| Mr. Mark Kellan | Audubon Nature Center |
| Ms. Stephanie Richard | Business Environments |
| Mr. Phillip Parker | Career Services and Placement for USI |
| Ms. Emily Gilliam | City of Henderson Parks Department |
| Mr. Bob Warren | Convention Visitor Bureau, Evansville |
| Mr. Danny Alsip | Deaconess |
| Mr. Philip Hooper | Department of Metropolitan Development |
| Ms. Laura Walker | Department of Metropolitan Development |
| Mr. Skyler York | Department of Metropolitan Development |
| Ms. Rhonda W. Bowels | Education and Workforce Development Cabinet |
| Ms. Nancy J. McClure | Evansville African American Museum |
| Ms. Marcia Learned-Au | Evansville Central Library |
| Mr. Seyed Shokouhzadeh | Evansville Metropolitan Planning Organization |
| Mr. Josh Gilmore | Evansville Museum of Arts, History and Science |
| Mr. Brett Schelhorn | Evansville Public Library |
| Ms. Melissa Davis | Evansville Public Library |
| Mr. Douglas Joest | Evansville Regional Airport |
| Ms. Roberta Heiman | Evansville-area Trails Coalition |
| Ms. Pam Whitter | Henderson Area Rapid Transit (HART) |
| Mr. Herb McKee | Henderson City-County Plan Commission Vice Chair |
| Ms. Kathy Ferrell | Henderson City-County Planning Commission |
| Ms. Marcia Eblen | Henderson County Tourism Commission |
| Mr. Scott Schymik | Kirby's Private Dining |
| Ms. Stephanie Terry | Koch Family Children's Museum of Evansville |

PLAY COMMITTEE (Continued)

| | |
|----------------------------|---|
| Mr. Erik Beck | Mesker Park Zoo |
| Mr. Bruce D. Begley | Methodist Hospital |
| Mr. Kerry Kamp | Metropolitan Evansville Transit System (METS) |
| Mr. Bill Pedtke | Southwestern Indiana Builders Association |
| Mr. John Greaney | St. Mary's |
| Ms. Dona Bergman | Sustainability, Energy & Environmental Quality |
| Mr. Arlen Kaufman | University of Evansville |
| Mr. Blaine Oliver | Evansville-Vanderburgh Area Plan Commission |
| Ms. Denise Johnson | Vanderburgh County and City of Evansville Parks and Recreation Department |
| Mr. Paul Medcalf | Warrick Area Transit Solutions (WATS) |
| Ms. Sherri Rector | Warrick County APC |
| Ms. Shari Sherman | Warrick County Chamber of Commerce |
| Ms. Connie Barnheld | Warrick County Museum |
| Mr. Peggy Forbes | Warrick County Parks Board |

Acknowledgements

PUBLIC INVOLVEMENT COMMITTEE

| | |
|---|--|
| Ms. Beth Broshears | City of Boonville |
| Ms. Bonnie Rheinhardt | City of Evansville |
| Mr. Buzzy Newman | City of Henderson |
| Ms. Theresa Curtis | City of Henderson |
| Mr. Tim Ethridge | Evansville Courier & Press |
| Mr. Seyed Shokouhzadeh | EVV Metropolitan Planning Organization |
| Mr. Tim Huelsing | South Central Communications |
| Ms. LaDonne Craig/Ms. Angie Ross | Townsquare Media |
| Ms. Kristen Tucker | Tucker Publishing |
| Ms. Debi Neal | Warrick County Publishing Inc. |
| Mr. Mark Glover | WEHT News 25 |
| Ms. Ella Johnson-Watson | WNIN Public Radio/Television |
| Mr. Bob Walters | WTVW Local 7 |

RSG

Mr. Vince Bernardin, PhD - Principal
Mr. Steven Trevino
Transportation and HelpVIZ Modeling

VPS ARCHITECTURE

Sarah A. Schuler, AIA - Principal
George S. Link, AIA - Principal
Graphic Design
3D Modeling and Rendering

The working team from the **Evansville Metropolitan Planning Organization** includes:

- **Seyed Shokouhzadeh** – Executive Director
- **Pamela Drach** – Deputy Director
- **Vishu Lingala** – Transportation Planner: Travel Demand Modeling/GIS
- **Erin Mattingly** – Transportation Planner: Non-motorized/Public Outreach/MTP
- **Rob Schaefer** – Transportation Planner: Public Transportation/Transit
- **Craig Luebke** – Transportation Planner: Environmental/Rural/TIP
- **Laura Lamb** – Transportation Planner: GIS/Freight/Land Use/Smart Growth
- **Kari Akin** – Accountant/Grants Manager
- **Jeff Okes** – Transportation Technician

The consultant planning team from **Bernardin Lochmueller & Associates** includes:

- **Michael Hinton** – Principal in Charge
- **Keith Lochmueller** – Transportation Planning
- **David Isley** – Project Management
- **David Goffinet** – Public Participation Planning
- **Michael Shoulders, AICP** – Urban Design and Regional Planning
- **Robert Grewe, AICP** – Economic Development Planning
- **Matthew Schriefer, AICP** – Land Use Planning
- **Michael Grovak** – Transit Planning
- **Dr. Thomas Cervone** – Environmental Planning
- **Dawn Hoesli** – Graphic Layout
- **Michael Howery** – Graphic Illustration

We thank all of the Consortium Member Organizations and those who attended stakeholder meetings for providing reliable input and ideas. It is to the People of the three-county Region, that this Plan is dedicated, in order that they find optimism and prosperity in the coming decades. Any errors, oversights, or inaccuracies are the responsibility of Bernardin Lochmueller & Associates.

Table of Contents

| | |
|--|----|
| Acknowledgements | i |
| Executive Summary | 1 |
| Chapter 1: Fair Housing and Equity Assessment (FHEA) | 10 |
| Introduction | 11 |
| Executive Summary | 15 |
| Identification and Assessment of Racial/Ethnic Segregation and Integration | 17 |
| Identification and Assessment of Racially Concentrated Areas of Poverty (RCAP) | 21 |
| A Closer Look at the HUD RCAP Tracts | 27 |
| Identification and Assessment of Disparity in Access to Opportunity | 31 |
| School Proficiency Index | 35 |
| Poverty Index | 37 |
| Labor Market Engagement Index | 39 |
| Job Access Index | 41 |
| Housing Stability Index | 43 |
| Opportunity Index | 45 |
| Identification and Assessment of Public Investment Triggers | 49 |
| Identification and Assessment of the Existing Fair Housing Issues | 53 |
| Fair Housing Activities and Programs | 57 |
| Findings and Recommendations | 59 |
| Chapter 2: Boonville Downtown Revitalization Plan | 66 |
| Executive Summary | 67 |
| Introduction | 75 |
| Public Involvement | 83 |
| Existing Conditions | 89 |

| | |
|--|------------|
| Goals and Objectives..... | 103 |
| Alternatives..... | 109 |
| Recommendations..... | 123 |
| Recommendation: Boonville CDC..... | 125 |
| Recommendation: Promotion of Downtown..... | 127 |
| Recommendation: 4th Street Bike Route..... | 129 |
| Recommendation: Gateways..... | 133 |
| Recommendation: Courthouse Square Park..... | 137 |
| Recommendation: Glenn Kramer Park..... | 141 |
| Recommendation: Courthouse Square Reconfiguration..... | 143 |
| Recommendation: 2nd Street Reconfiguration..... | 145 |
| Recommendation: The Square..... | 147 |
| Recommendation: The Historic Corridor..... | 149 |
| Recommendation: Other Potential Projects..... | 151 |
| Appendices: For Boonville Downtown Plan..... | 153 |
| Appendix A: Attitude Survey..... | 155 |
| Appendix B: Media Coverage..... | 159 |
| Appendix C: L.A.N.D. Analysis..... | 171 |
| Appendix D: Market Gap Analysis Table..... | 173 |
| Appendix E: Recommendations Map and Images..... | 175 |
| Appendix F: CDC Info..... | 187 |
| Appendix G: Sign-in Sheets..... | 189 |
| Appendix H: Public Hearing Notice and Minutes..... | 193 |
| Acknowledgements..... | 201 |
| Chapter 3: Haynie's Corner Art District Plan..... | 204 |
| Executive Summary..... | 205 |

Table of Contents

| | |
|---|------------|
| Introduction | 209 |
| Planning Process | 213 |
| Development Resources and Initiatives | 223 |
| Recommendation: Alhambra Theatre | 237 |
| Recommendation: Urban Living Center/City Gallery | 243 |
| Recommendation: Parking/Event Area | 247 |
| Recommendation: Galleries and Events | 251 |
| Recommendation: In Home Gallery Space | 255 |
| Recommendation: Mixed Use Infill | 259 |
| Recommendation: Traffic, Parking & Streetscape Improvements | 263 |
| Recommendation: Trail Enhancements | 267 |
| Recommendation: Gateway/Wayfinding Structures | 271 |
| Recommendation: Transit Shelter | 273 |
| Acknowledgements | 275 |
| Chapter 4: Henderson East End Revitalization Plan | 278 |
| Executive Summary | 279 |
| Introduction | 283 |
| Planning Process | 285 |
| Development Resources and Initiatives | 301 |
| Recommendation: Community Gardens | 303 |
| Recommendation: Food Hub and Retail Outlet | 305 |
| Recommendation: Business Incubator Facility and Micro-Financing Program | 309 |
| Recommendation: Safe Routes to School | 311 |
| Recommendation: After-School Programming and Facility | 313 |
| Recommendation: Letcher Street Redevelopment - Cultural District | 315 |
| Recommendation: Greening of the East End | 321 |

| | |
|--|------------|
| Recommendation: New East End Community Park (Letcher and Helm Street) | 325 |
| Recommendation: Restart Housing Efforts to Create Neighborhood of Choice | 327 |
| Recommendation: Community Policing | 329 |
| Recommendation: Repurpose Audubon School to Provide Senior Housing | 333 |
| Recommendation: Bike and Pedestrian Improvements | 335 |
| Recommendation: East End Gateways | 337 |
| Recommendation: Multipurpose Neighborhood Facility | 339 |
| Acknowledgements | 341 |
| Thank You | 343 |

Executive Summary

Volume 4 of the SEAC Plan provides a new and innovative approach to understanding fair housing and equity within a regional context, as well as Focus Area Plans that provide guidance and specific recommendations for three distinct neighborhoods.

The fair housing and equity component provided considerable insight and new perspectives that were integrated into the planning process and embedded into subsequent recommendations.

The Focus Area Plans provide excellent examples of neighborhood redevelopment planning. Many of the recommendations and initiatives will serve as pilot projects that can be replicated in other neighborhoods and jurisdictions in the Region.

Fair Housing and Equity Assessment

As a recipient of a Sustainable Communities Regional Planning Grant, the Evansville Metropolitan Planning Organization (EMPO) was required to prepare a Fair Housing and Equity Assessment (FHEA) for the Evansville-Henderson Region.

The Department of Housing and Urban Development (HUD) provides the following rationale for preparing a Fair Housing and Equity Assessment.

*Sustainability also means creating "geographies of opportunity", places that effectively connect people to jobs, quality public schools, and other amenities. Today, too many HUD-assisted families are stuck in neighborhoods of concentrated poverty and segregation, where one's zip code predicts poor education, employment and even health outcomes. These neighborhoods are not sustainable in their present state.*¹

The Fair Housing and Equity Assessment provides for an alternative approach to addressing fair housing. Specifically, HUD has identified the following expectations associated with regard to preparing the Fair Housing and Equity Assessment:

1. Understand the historical, current and future context for equity and opportunity in the region and the data and evidence that demonstrates those dynamics.
2. Engage regional leaders and stakeholders in the findings and implications of the analysis.
3. Integrate knowledge developed through the Regional FHEA exercise into the strategy development process (e.g. priority setting and decision making).

The Department of Housing and Urban Development notes that the FHEA concept emerges from the linkage of the following two distinct strands, with the intention to more effectively promote inclusive and sustainable regions.

1. Regional is better than local for certain decisions.
2. Refined thinking regarding fair housing is starting to inform policy.

HUD has summarized the Components of the Regional FHEA as the identification and assessment of five specific topics:

- Segregated Areas and Areas of Increasing Diversity and/or Racial/Ethnic Integration
- Racially/Ethnically Concentrated Areas of Poverty
- Access to Existing Areas of High Opportunity
- Major Public Investments
- Fair Housing Issues, Services and Activities

A key consideration concerning the methodology for the preparation of the Fair Housing and Equity Assessment was to align the planning process for the FHEA parallel to the

¹ HUD Secretary Shaun Donovan, February 23, 2010

development of the Regional Plan for Sustainable Development. This provided for an optimal measure of coordination between the two planning efforts and also provided greater opportunity to include and address findings from the FHEA planning process into the Sustainable Development Plan and vice versa.

To assist with the preparation of the Fair Housing and Equity Assessment, HUD provided Grantee with data and mapping tools to analyze fair housing and equity in the regional perspective. These data and maps are the core components of the planning and analysis.

Following is summary of the findings identified in the course of preparing the Fair Housing and Equity Assessment:

- Variation of Fair Housing Concerns and Capacities throughout Jurisdictions in the Region
- Disconnect Between High Access to Employment and Low Employment Within the Same Areas
- Non-White Populations Are Not Equitably Represented in Suburban and Rural Areas
- White Populations Are Not Equitably Represented in Urban Areas
- Concern About the Loss of Affordable Housing Stock
- Need for Additional Housing Choices for Lower Income and Special Needs Populations
- Need for Fair Housing Training
- Lack of Knowledge About Housing Programs and Resources
- Need for Additional Affordable Housing Units
- Concern About Heightened Underwriting for Home Loans
- Negative Impact of Current Zoning and Development Codes on Housing Choice Opportunities
- Need for awareness of emerging LGBT fair housing considerations
- Language Barriers Can Provide a Challenge to Housing Choice
- Accessibility Code Provisions for Housing Units May Not Be

Adequately Enforced

- Stigma Associated with Affordable Housing
- Lack of Public Transit to All Areas at All Times

Focus Area Plans

As part of the SEAC Plan, three neighborhood plans were prepared. These plans are intended to serve as practical guidance for the successful redevelopment of these neighborhoods and to serve as pilot projects where sustainability concepts can be successfully embedded in local communities and serve to provide examples for these new development concepts. Successful implementation of plans and sustainability initiatives in these neighborhoods will help to promote the utilization of sustainable practices in other areas of the Region.

The three Focus Area Plans neighborhoods include the following:

- Downtown Boonville (Boonville, IN)
- Haynie's Corner Art District (Evansville, IN)
- Henderson East End Neighborhood (Henderson, KY)

Following are summary remarks on these Focus Area Plans planning engagements.

Downtown Boonville

The Downtown Revitalization Plan is included as a Focus Area Plans plan as an example of sustainable development strategies for Warrick County. The Plan focused solely on the downtown area and included strategies for making the downtown more attractive to Boonville citizens and visitors. Recommendations included creating an organization to help sustain downtown development, adding a bicycle route to promote bicycling in and around downtown, and developing new park and recreation facilities. A summary of the recommended projects are listed below.

1. Boonville CDC

This recommendation included the creation of a Community Development Corporation (CDC) that would be responsible for seeing that the other recommended projects are completed over time. Shortly after adoption of the Plan, a non-profit organization named Boonville Now was formed to carry out the recommendations of the Plan. Soon after it was formed, Boonville Now began fundraising activities, such as an annual golf scramble.

2. Promotion of Downtown

This recommendation included promoting special events, festivals, and businesses downtown. Shortly after Boonville Now was created, a Boonville Now Facebook page was developed (www.facebook.com/BoonvilleNow) that is used to promote special events and activities in Boonville.

3. 4th Street Bike Route

This recommendation was for a bike lane that would connect City Lake Park and Scales Lake Park on the south and north parts of the City. This route would go through downtown along 4th Street.

4. Gateways

This recommendation was for the addition of gateways on each end of the one-way pairs of Main Street and Locust Street welcoming people to downtown Boonville. In 2013, a new sign was constructed on the east side of the city along SR 62 welcoming people to the City of Boonville.

5. Courthouse Square Park

This recommendation was for the demolition of dilapidated structures at the corner of Second Street and Locust Street on the Courthouse Square and the development of a pocket park in their place. Funding is currently being raised for the demolition of these buildings, a portion of which has already been purchased.

6. Glenn Kramer Park

This recommendation was for the development of a new park at the corner of Walnut Street and Third Street on an existing vacant lot. This lot is one block south of the Courthouse Square. The park would include passive recreation elements such as picnic tables and active recreation elements such as a small playground.

7. Courthouse Square Reconfiguration

This recommendation is a longer term project that includes reconstruction of the Courthouse Square to address the parking around the Square. The current parking configuration can be dangerous for vehicles backing out of spaces onto the streets surrounding the Square.

8. Second Street Reconfiguration

This recommendation would provide a more pedestrian-friendly area on one side of the Courthouse Square. It includes removal of existing parallel parking to expand the existing sidewalk.

9. The Square

This recommendation would complete updates to the entire Courthouse Square. It includes updated lighting, planters, sidewalks, bike racks, trash receptacles, etc. around the Square that is not part of the Courthouse Square Reconfiguration or Second Street Reconfiguration projects.

10. The Historic Corridor

This recommendation includes updating the streetlights and sidewalks along the one-way pairs of Locust Street and Main Street through downtown Boonville.

Haynie's Corner Art District

The Haynie's Corner Art District Plan is included as a Focus Area Plans plan in this Regional Plan for Sustainable Development as an example of sustainable development strategies for a near downtown urbanized neighborhood. The planning process focused on identifying strategies to further previous efforts to create a functional art district and to leverage the art district as a means to revitalize the surrounding neighborhoods.

Over the past two decades there have been a number of compelling examples of cities that have realized economic benefit by supporting the creation of art districts. Paducah, Kentucky redeveloped an aging downtown area by implementing a plan to create an art district. Their efforts were recognized by Evansville civic leaders and soon the City of Evansville announced their interest in pursuing a similar engagement that would result in the revitalization of the Haynie's Corner Art District.

After years of implementing a number and variety of policy initiatives designed to foster the growth and development of the Haynie's Corner Art District, it became evident that there was value in stepping back and pursuing a more focused planning effort. The Haynie's Corner Art District Plan was identified as an appropriate component within the Sustainable Evansville Area Coalition Regional Plan and accordingly was prepared by the lead consultant, Bernardin Lochmueller & Associates.

Recommendations in the plan include strategic investments to support the arts, along with appropriate infrastructure improvements to create a unique sense of place that would help to attract private investment. Following is a summary of recommended projects:

1. Revitalize the Alhambra Theatre

Revitalization of the Alhambra Theatre is the defining project associated with establishing meaningful art engagements and realizing the successful redevelopment of the Haynie's Corner Art District.

2. Transition the Urban Design Center into the City Gallery/Urban Living Center

Transition the Urban Design Center into a permanent center to support art initiatives and promote urban living.

3. Develop a Parking/Event Area Between Adams Avenue and Washington Avenue

Create an event/ parking area in the Art District by extending the parking lot at 60 Adams Avenue north and incorporate the parcel at 9 Washington Avenue. These two parcels, separated by an alley, provide an excellent area for parking and could also serve as unique venue for events in the Art District.

4. Develop Galleries and Events in the Haynie's Corner Area

Develop adequate gallery space and host regular events in the Haynie's Corner Art District. Galleries and events are essential to creating a vibrant art district and to attracting future commercial and retail activity.

5. Pilot a Housing Renovation or New Housing Construction Project that Incorporates Sustainable Design and Gallery Space for Artists

Identify a housing renovation or new construction project that can serve as a model for incorporating gallery and art production space into a residence. Success of a pilot "in-home gallery" project could help attract artists to reside in the Haynie's Corner Art District.

6. Pursue Mixed Use Infill Projects at Haynie's Corner

Pursue mixed use redevelopment projects on the parcels at 1022 SE Second Street and on the larger parcel at 22 Jefferson Avenue. These projects will serve as anchor developments for the Art District and will also help to pilot the concept of successfully embedding mixed use developments proximate to residential areas.

7. Install Sustainable Streetscape and Parking Improvements

Pursue strategic public works and traffic management enhancements in the core of the Haynie's Corner Art District. Specifically, the projects entail the following:

- Reconfigure the public parking lot adjacent to 1007 Parrett Street.
- Create a boulevard experience along a short block of Washington Avenue between Parrett Street and SE Second Street.
- Create additional parallel parking spaces along northbound SE Second Street, between Adams Avenue and Washington Avenue, by reducing the width of the sidewalk
- Install a traffic circle at the 3-way intersection of SE Second Street, Jefferson Avenue and Parrett Street.

8. Initiate and Coordinate Trail Enhancements near Adams Avenue and Second Street

Leverage the planned construction of an extension of the Evansville Greenway Bike Trail through the Haynie's Corner Art District. Identify and develop trail enhancements that will help to position the Art District as a trail destination. The Greenway extension is planned to cross Veteran's Memorial Parkway and run along Shawnee Drive, which changes into Adams Avenue and then turns south onto SE Second Street.

9. Develop Gateway/Way Finding Structures at Appropriate Locations That Identify the Haynie's Corner Art District

Install gateway features along the primary entries into the Haynie's Corner Art District in order to promote and highlight the Art District. Gateways create a sense of place and a source of pride for residents and the perception of a unique destination for visitors.

10. Install a Transit Shelter near Adams Avenue and SE Second Street

Design and construct a transit shelter near SE Second Street and Adams Avenue that will serve as a pilot for other new transit shelters in the Region. The shelter should incorporate an appropriate neighborhood theme/design and should also incorporate artistic and sustainable design features. The shelter itself should be an example of functional public art.

Henderson East End Neighborhood

The Henderson East End Revitalization Plan is included in the Focus Area Plans as an example of sustainable development strategies for a mid-sized city neighborhood. The planning process focused on identifying strategies to revitalize a once thriving working class neighborhood that provided affordable housing and a cohesive, highly functional neighborhood. The East End Neighborhood developed and evolved around the Henderson Hosiery Mill that provided considerable employment opportunities for nearly a century. With the closure of the mill, the East End Neighborhood has been in decline for three decades.

A number of faith-based organizations recognized the challenges this neighborhood was facing and shared their findings with City officials. The preparation of the Henderson East End Redevelopment Plan was identified as a priority concern by the City of Henderson and subsequently identified as a component of the SEAC Plan.

Initial planning efforts were led by One Life Church, who created the Engage Henderson framework for subsequent planning and implementation purposes. Engage Henderson consisted of a team of individuals that expressed an interest in helping to improve the East End Neighborhood, along with assistance from the University of Southern Indiana Center for Applied Research and Economic Development.

The East End Revitalization Plan serves as an excellent example of a faith-based collaboration for a neighborhood revitalization effort.

Recommendations in the Henderson East End Revitalization Plan include the following:

1. Community Gardens

Community Gardens should be installed in appropriate locations within the East End Neighborhood. The gardens can create a stabilizing function for the neighborhood by providing active venues for neighbors to meet and interact.

2. Creation of Food Hub and Retail Outlet

The East End Neighborhood can capitalize on the increasing interest in local and healthy food choices. The development of a food hub and retail outlet would create a unique business development opportunity that could result in attracting additional business and investment to the East End Neighborhood.

3. Business Incubator Facility and Micro-Financing Program

To encourage business development and support entrepreneurial endeavors, a business incubator facility should be sited in the East End Neighborhood. The incubator project should be accompanied by the creation of micro-financing program to help finance business development projects.

4. Safe Routes to School

A highly functional Safe Routes to School Program should be pursued to ensure the continued success of South Heights and Jefferson Elementary Schools.

5. After-School Programming and Facility

In order to continue the success realized by the South Heights and Jefferson Elementary Schools, an after-school program should be developed to ensure that students have a safe and healthy place to spend their time after school and before they go home for the evening.

6. Letcher Street Redevelopment - Cultural District

The revitalization of the Letcher Street Corridor can serve as a magnet to attract new investment and create a positive perception of the greater East End Neighborhood.

7. Greening of the East End

Trees can help create neighborhoods of choice and create a positive perception. A comprehensive plan to install and maintain a healthy variety of trees should be pursued.

8. New East End Community Park (Letcher and Helm Street)

The newly cleared corner of Letcher and Helm Street can accommodate a new community park. Parks that offer unique experiences can provide a positive perception of the neighborhood and can also attract visitors that help to create a dynamic atmosphere.

9. Create a Neighborhood of Choice through Coordinated Housing Improvements

A re-start of the housing development and improvement efforts, with a focus on coordination opportunities, could measurably increase the value of housing related engagements in the East End and result in creating a neighborhood of choice.

10. Community Policing

Pursue a community policing engagement in the East End Neighborhood. In order to address the lingering criminal element in the East End, a community policing engagement was identified as an alternative public safety approach.

11. Senior Housing (former Audubon School)

Repurpose the former Audubon School to provide senior housing opportunities. The Audubon School is a compelling structure and reminder of the proud history of the East End Neighborhood. Creating affordable housing for seniors would be an excellent reuse of the property.

12. Bike and Pedestrian Improvements

Identify opportunities to make bike and pedestrian improvements throughout the East End Neighborhood. Neighborhoods that provide opportunities to walk/bike to destinations are becoming neighborhoods of choice.

13. East End Gateways

Install appropriate gateway features that announce the entry into the East End Neighborhood. Gateway features can help to create a positive perception of an area and promote a sense of destination to attract persons from outside the neighborhood. Gateways can also help to build pride and ownership in the neighborhood by residents.

14. Develop a Multipurpose Neighborhood Facility

Establish a multipurpose neighborhood facility that can host a number and variety of organizations that can provide resources to the East End Neighborhood. These services can play a vital role in the redevelopment of the East End Neighborhood.





Chapter 1: Fair Housing and Equity Assessment (FHEA)

Introduction

The Evansville Metropolitan Planning Organization (EMPO) received a Sustainable Communities Regional Planning Grant. As a grantee, the EMPO is required to prepare a Fair Housing and Equity Assessment (FHEA) for the planning area. The planning area includes Vanderburgh and Warrick counties in Indiana and Henderson County, Kentucky. The planning area is depicted in Figure 1-1.

Additional background information on the planning area can be located in *The Metro Area Today Volume I* and *The Millennial Plan for 2040 Volume II*. These documents are available on the Sustainable Evansville Area Coalition website at www.seacplan.org. Chapter 2, Who We Are, of Volume 1 provides summary information on the following topic areas:

- **Population**
- **Households and Families**
- **Income**
- **Labor Force**
- **Education**
- **Commuting**

The Department of Housing and Urban Development (HUD) provides the following rationale for preparing a Fair Housing and Equity Assessment.

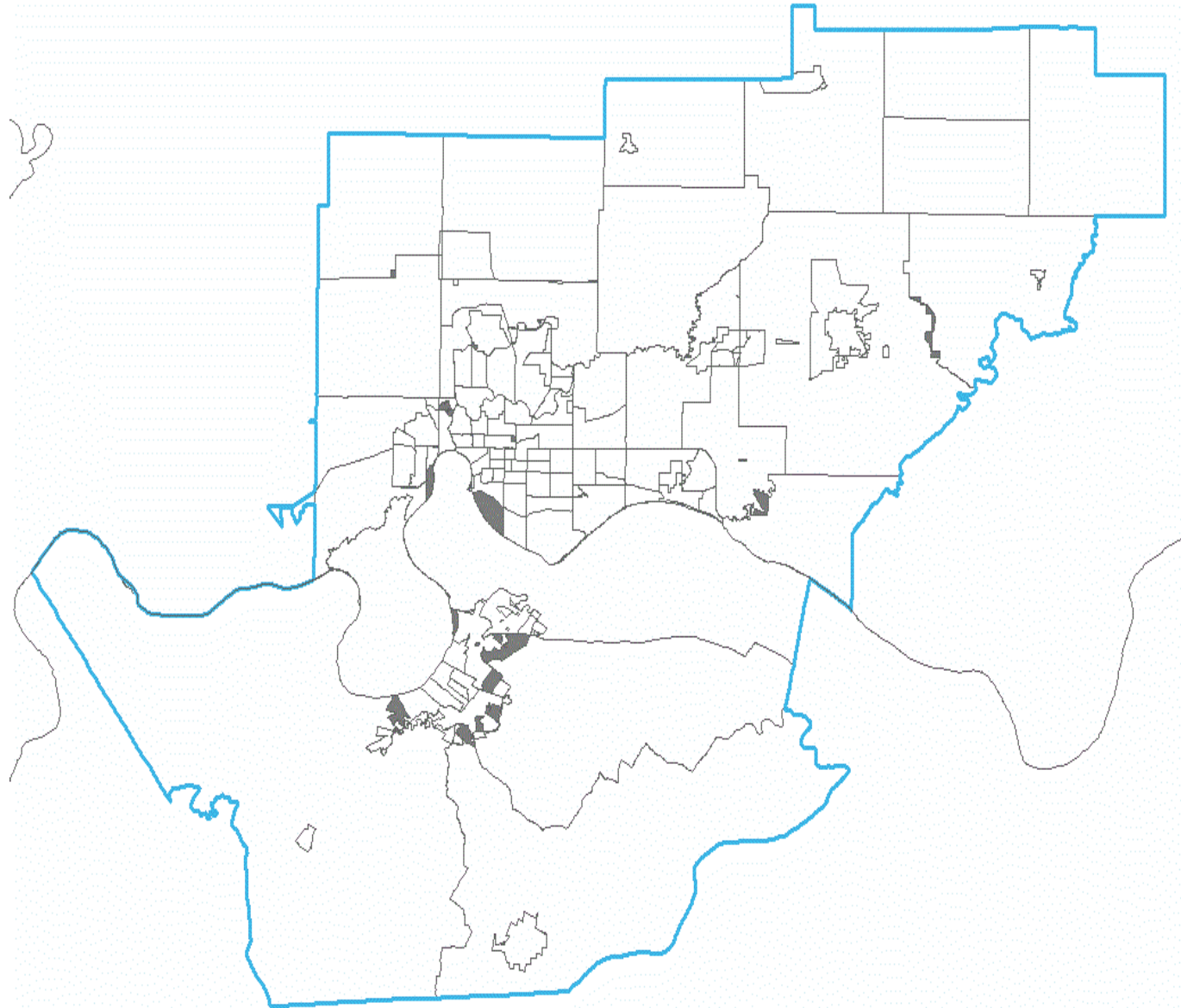
"Sustainability also means creating 'geographies of opportunity,' places that effectively connect people to jobs, quality public schools, and other amenities. Today, too many HUD-assisted families are stuck in neighborhoods of concentrated poverty and segregation, where one's zip code predicts poor education, employment and even health outcomes. These neighborhoods are not sustainable in their present state."¹

As HUD grantees, a number of other local agencies are required to prepare an Analysis of Impediments to Fair Housing as a component of their grant agreements. These agencies include:

- City of Evansville Department of Metropolitan Development
- City of Evansville/Vanderburgh County Human Relations Commission
- City of Henderson Department of Community Development
- Henderson/Henderson County Human Rights Commission
- Evansville Housing Authority
- Henderson Housing Authority



Figure 1-1: FHEA Planning Area



Introduction

The involvement of these agencies in the preparation of the FHEA provided considerable value in the planning process and in the preparation of the FHEA document.

While the Analysis of Impediments completed by local agencies are very helpful in addressing fair housing issues, the Fair Housing Equity Assessment provides for an alternative approach to addressing fair housing. Specifically, HUD has identified the following expectations associated with the Grantee's FHEA obligations.

1. Understand the historical, current and future context for equity and opportunity in the region and the data and evidence that demonstrates those dynamics.
2. Engage regional leaders and stakeholders in the findings and implications of the analysis.
3. Integrate knowledge developed through the Regional FHEA exercise into the strategy development process (e.g. priority setting and decision making).²

While the FHEA may appear to be similar to the HUD prescribed Analysis of Impediments to Fair Housing, HUD notes two important distinctions:

1. The FHEA is NOT a revision of the Analysis of Impediments standard and obligation.
2. The FHEA can help inform, but does NOT, on its face, count for the Analysis of Impediments that jurisdictions prepare.

The Department of Housing and Urban Development notes that the FHEA concept emerges from the linkage of the following two distinct strands, with the intention to more effectively promote inclusive and sustainable regions.

1. Regional is better than local for certain decisions.
2. Refined thinking regarding fair housing is starting to inform policy.

HUD has summarized the Components of the Regional FHEA as the identification and assessment of five specific topics:

- Segregated Areas and Areas of Increasing Diversity and/or Racial/Ethnic Integration
- Racially/Ethnically Concentrated Areas of Poverty
- Access to Existing Areas of High Opportunity
- Major Public Investments
- Fair Housing Issues, Services and Activities³

A key consideration concerning the methodology for the preparation of the Fair Housing Equity Assessment was to align the planning process for the FHEA parallel to the development of the Sustainability Plan for the region. This provided for an optimal measure of coordination between the two planning efforts and also provided greater opportunity to include and address findings from the FHEA planning process into the Sustainability Plan and vice versa.

One of the most important outcomes of the Fair Housing Analysis of Impediments is that many of the findings were considered in the development of the SEAC Plan. A considerable number of the recommendations regarding housing, economic development and transit were based on the FHEA.



The approach to the preparation of the FHEA was a combination of specific engagements with key organizations, as well as general meetings with stakeholders. Specific engagements included the following organizations that have existing relationships with HUD:

- Henderson Housing Authority
- Evansville Housing Authority
- Evansville Department of Metropolitan Development
- Henderson Department of Community Development
- Evansville-Vanderburgh County Human Relations Commission
- Henderson-Henderson County Human Rights Commission

The Indiana Department of Workforce Development (Southwest Indiana Office) was also consulted.

The Evansville Housing Roundtable provided the opportunity of a monthly meeting with housing organizations to share findings and information associated with the preparation of the FHEA.

A specific engagement was conducted to obtain feedback and perspective from residents of Public Housing on October 10, 2012.

A specific engagement was conducted to obtain feedback and perspective from Spanish speaking citizens on August 22, 2010.

For additional information on the Fair Housing and Equity Assessment (FHEA) requirement for Sustainable Communities Regional Planning Grant recipients see the *HUD Program Policy Guidance OSCH-2012-03* included as Appendix F in Volume 5 of the Appendices document.

Executive Summary

Preparing the Fair Housing Equity Assessment provided a regional context to examine fair housing considerations in the project area. Further, the ability to examine fair housing issues while preparing a growth and development plan through 2040 provided a very viable planning framework.

In the interest of brevity, the executive summary will simply outline findings identified in the course of developing the Fair Housing and Equity Assessment.

- Variation of Fair Housing Concerns and Capacities throughout Jurisdictions in the Region
- Disconnect Between High Access to Employment and Low Employment Within the Same Areas
- Non-White Populations Are Not Equitably Represented in Suburban and Rural Areas
- White Populations Are Not Equitably Represented in Urban Areas
- Concern About the Loss of Affordable Housing Stock
- Need for Additional Housing Choice for Lower Income and Special Needs Populations
- Need for Fair Housing Training
- Lack of Knowledge About Housing Programs and Resources
- Need for Additional Affordable Housing Units
- Concern About Heightened Underwriting for Home Loans
- Negative Impact of Current Zoning and Development Code on Housing Choice Opportunities
- Need for awareness of emerging LGBT fair housing considerations
- Language Barriers Can Provide a Challenge to Housing Choice
- Accessibility Code Provisions for Housing Units May Not Be Adequately Enforced
- Stigma Associated with Affordable Housing
- Lack of Public Transit to All Areas at All Times





Identification and Assessment of Racial/Ethnic Segregation and Integration

The planning area does have some measure of racial/ethnic segregation. A review of the Sustainable Communities Regional Planning Grant FHEA maps (SCRPC FHEA maps) provides considerable resources to consider the degree of racial/ethnic segregation and integration. For additional information on the data and analysis that is reflected on the SCRPC FHEA maps, see the *FHEA Data Documentation Draft 2013* in Appendix G in Volume 5 of the Appendices document.

Table 1-1 is a Dissimilarity Index for the Region provided by the FHEA HUD Look Up Data Excel spreadsheet. The calculated index can take on a value from zero (0) to one (1), with zero representing complete integration and one representing complete segregation. HUD notes that this Index can loosely be interpreted as the percentage of one group that would need to move in order for each census tract to match the racial/ethnic composition of the three-county study area.

The Index indicates a lesser degree of dissimilarity between Non-White - White (0.44) and greater dissimilarity between the other categories of White - Black (0.57), White -Hispanic (0.52) and White - Asian (0.56). This data provides perspective on the disparity between race and ethnic groups; it does not provide a spatial analysis of the dissimilarity. While the index values are less than one (complete segregation), the values are closer to the midpoint between zero and one, which would seem to indicate the degree of dissimilarity is not at the higher end of the scale.

Table 1-1: Dissimilarity Index

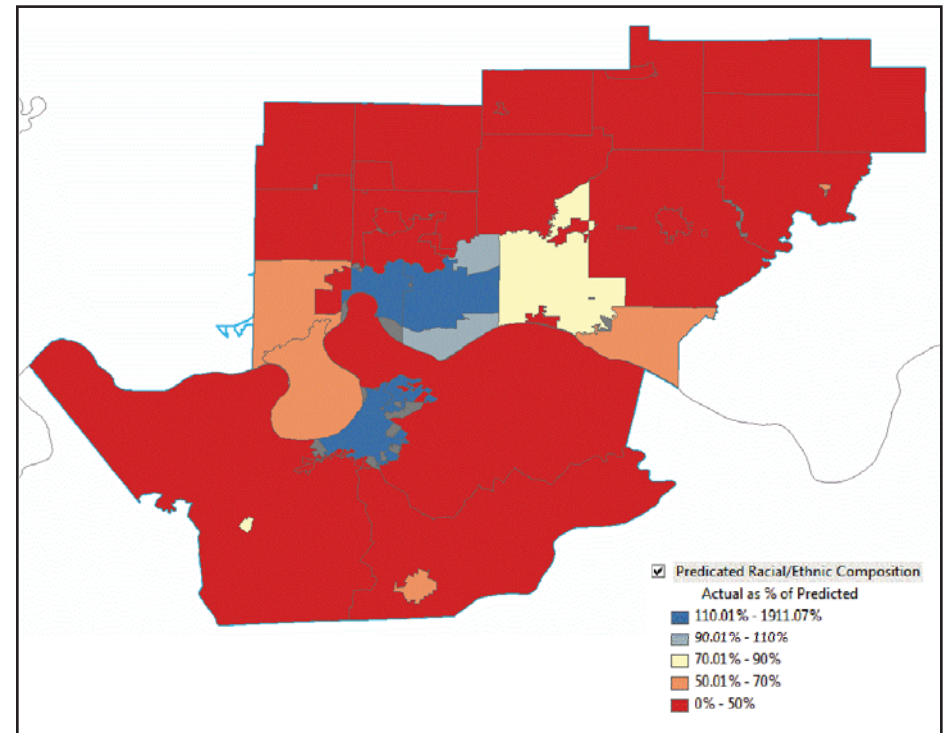
| Segregation | |
|--|---|
| Grantee | Evansville Metropolitan Planning Organization |
| White-Non-White* | 0.44 |
| White-Black | 0.57 |
| White-Hispanic | 0.52 |
| White-Asian | 0.56 |
| White-Pacific Islander | N/A |
| White-Native American | N/A |
| <p>* Non-White Includes persons identifying persons identified as Hispanic or Latino (including Hispanic Whites), Black or African American, Asians, Native Hawaiian and Other Pacific Islander, American Indian and Alaska Native, Other Races, or Multi-racial</p> <p>Notes: Dissimilarity Indices are calculated over the grantee geographies for each non-white group with at least 1% of the grantee area population or 5,000 or more persons. Red shading indicates severe segregation, yellow indicates moderate segregation, and green indicates low segregation</p> | |
| Zero (0) value = perfect integration | |
| One (1) value = complete segregation | |

Figure 1-2 is a map that depicts a comparison of the Predicted Racial/Ethnic Composition to the Actual Racial/Ethnic Composition. Another way to think of this is that if the region's total population is 12 percent non-white, the predicted value for each census tract in the region would have a 12 percent non-white population. The higher the percentage noted in the map legend, the closer the relationship between predicted and actual racial/ethnic composition. A value of one hundred percent would indicate that a given census tract racial/ethnic composition is identical to the aggregate racial/ethnic composition of the Region.

The map indicates that predicted values of Racial/Ethnic Composition are more closely aligned with actual values in the urban and near urban areas, with values ranging from seventy to above one hundred percent. This seems to indicate that the urban and near urban areas more closely reflect the racial/ethnic composition of the region. Suburban and rural tracts reflect a lesser relationship between predicted and actual values that range from zero to 50 percent.

The reason for these racial/ethnic concentrations is difficult to articulate. However, it seems clear the racial/ethnic compositions are not equally represented in rural and suburban areas. No specific public policies have been identified to account for the difference in the predicted racial concentration to the actual racial concentration in the study area.

Figure 1-2: Predicted Racial/Ethnic Composition



Identification and Assessment of Racial/Ethnic Segregation and Integration

One consideration for greater racial/ethnic concentrations in the urban areas is the African American Schools that were located in urban areas in the early 1900s and were a magnet for the settlement by African American persons. These settlement trends could still be reflected generations later. Following is information on the African American schools in urban areas of Evansville and Henderson:

"Lincoln was the first new school built in Evansville for the black minority community. The school cost \$275,000 to build. The school included twenty-two classrooms, a gymnasium, auditorium, sewing room, home economics kitchen, study hall, and manual training center. However, Lincoln didn't have a cafeteria. The library had no books and the board refused to allocate money for that purpose. To stock the library, Mrs. Alberta K. McFarland Stevenson, Lincoln's first librarian, went door to door collecting books and money donations. Classes were first begun in 1928. It was a K-12 school. Since Lincoln was the only black high school for miles around, black students from Mt. Vernon, Rockport, Newburgh, and Grandview were bussed to Evansville to attend Lincoln. In 1928, the enrollment was over 300. The last all-black high school class was graduated in June 1962. Lincoln was made a K-8 school in 1962. By September 1972, the Evansville-Vanderburgh schools began desegregating under the order of federal court Judge Hugh S. Dillin. In order to achieve integration, the inner city was cut into a pie and neighborhood children were bussed to other schools. Over the years, many new programs were put into place. Title I, after school programs, scouting, and business partnerships. In 1996, Lincoln adopted the year round calendar. School would be divided with shorter breaks. Intersessions would happen in October, March and June. Summer vacation would last for six weeks instead of the traditional nine weeks. The Lincoln community looks forward to the next years." ⁴

Additional considerations for the racial/ethnic concentrations are referenced in Darrel Bigham's *We Only Ask for a Fair Trial: A History of the Black Community in Evansville*. The text was published in 1987 by Indiana University Press 977.233.

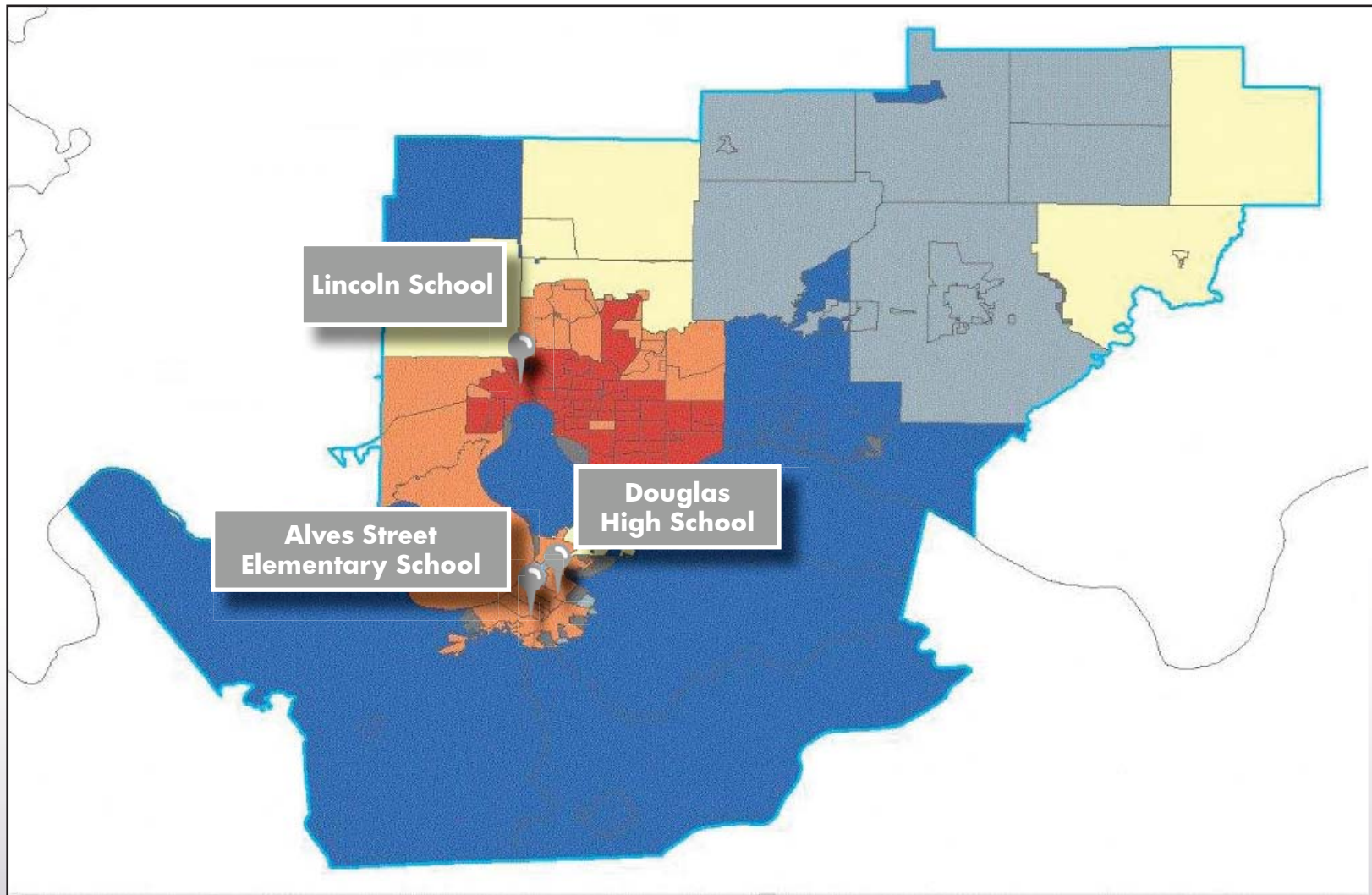
Mr. Bigham's text outlines the following considerations about the early settlement of the Evansville community and associated impacts to the African-American population:

- The Evansville area realized limited economic growth and the creation of new employment opportunities between 1865-1900, in comparison to similar-sized cities in the North.
- Evansville, being the southernmost city in Indiana, had considerable cultural and economic ties to the South, which held considerably less-than-positive attitudes toward African Americans. This was compounded by poor transportation networks to the rest of the Indiana.
- The Evansville area was settled predominately by German immigrants creating a highly homogenous population.
- In the early 1900s the region did not produce the requisite number of semiskilled production jobs to create economic advancement, unlike Chicago, Gary, Detroit and Indianapolis.
- The percent of African-Americans in the Evansville area was much smaller than that of similar sized cities in the North.

Another consideration from the history of the area is that it was not uncommon for land deeds to contain restrictions that might include the provisions that would not allow the land to be transferred or sold to minority persons.

The Douglass High School, built in 1931-32 on the corner of Alvasia and Clay Streets, was in the city of Henderson and served as the high school for all the other African American schools in Henderson County. This school also served only African American students.⁵

Figure 1-3: School Locations



⁵ Dudley, pp. 177 & 155. In 1951, G. Brisco Houston was principal of the Henderson County Consolidated Schools [source: "Notes on district officers," KNEA Journal, vol. 22, no. 2, p. 6 (online at Kentucky Digital Library)]. The Henderson County schools were fully integrated in the fall of 1965.

Identification and Assessment of Racially Concentrated Areas of Poverty (RCAP)

HUD has provided data and maps depicting Racially Concentrated Areas of Poverty (RCAP). These are defined as census tracts that meet both the following characteristics:

- Family Poverty Rate > 40 percent or Family Poverty Rate \geq 300 percent of Metro Tract Average (whichever is lower)
- Majority of the Non-White Population > 50 percent

Table 1-2 provides summary information on the RCAPs in the region. ⁶

Table 1-2 indicates that the region has two (2) RCAPs that include 1 percent of the Region's total population. Further, the table indicates that RCAPs include a total population of 3,459 persons which is 1.25 percent of the Region's total population. 2,326 persons in the RCAP are Non-White, which is 7.89 percent of the Region's Non-White population. 2,144 persons in the RCAP are black, which is 11.71 percent of the Region's Black population.

21

Table 1-2: Racially/Ethnically Concentrated Areas of Poverty

| Racially/Ethnically Concentrated Areas of Poverty | | | |
|---|---|-------|-----------------------|
| Grantee | Evansville Metropolitan Planning Organization | | |
| | | Count | Percent |
| | Total Tracts | 148 | 100% |
| | RCAP/ECAP Tracts | 2 | 1% |
| | Non RCAP Tracts | 146 | 99% |
| | | | |
| | Population in RCAP/ECAP | Count | % of Group in Percent |
| | Total Population | 3,459 | 1.25% |
| | Non-White* | 2,326 | 7.89% |
| | Black | 2,144 | 11.71% |
| | Hispanic | 0 | 0.00% |
| | Asian | 0 | 0.00% |
| | Pacific Islanders | 0 | 0.00% |
| | Native Americans | 0 | 0.00% |

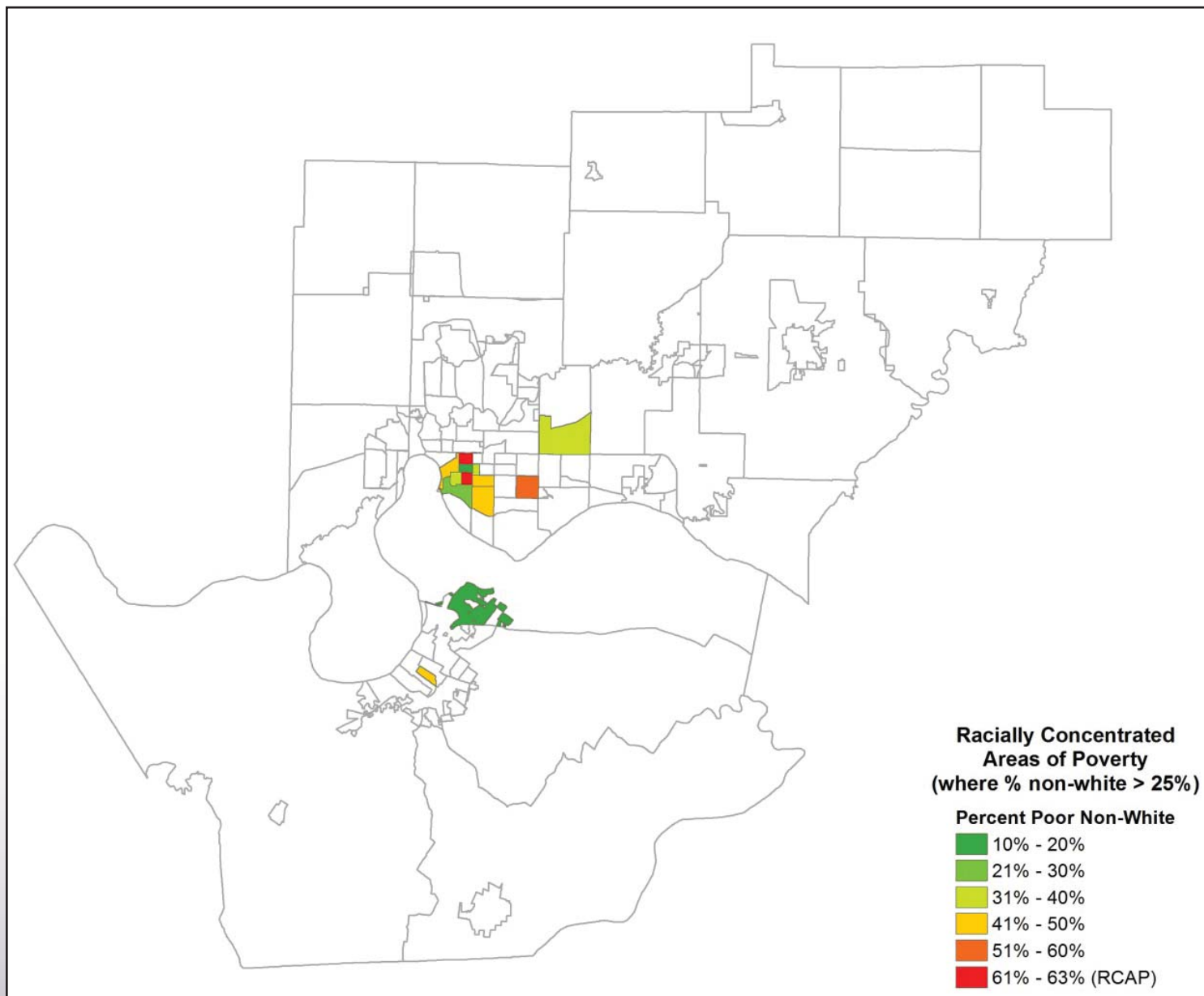
Figure 1-4 is a map depicting the Racially Concentrated Areas of Poverty. The map also depicts Racially Concentrated Area of Poverty where the percent of Non-White population is greater than 25 percent. Considering the relatively limited number of RCAPs, it was of interest to consider other areas of concentrated poverty that had a lesser threshold of non-white population. This map was created with GIS mapping software, not the HUD SCRPG mapping resource.

The map indicates that the RCAPs are two census tracts within the Evansville urbanized area that are located west of US 41, south the Lloyd Expressway and east of the Evansville downtown area. These census tract numbers are: 1816300130 and 1816300140.

Figure 1-5 provides a map depicting the Racially Concentrated Areas of Poverty within the context of other local government jurisdictions and highway networks within the Region.

Figure 1-6 provides a map that illustrates the Racially Concentrated Areas of Poverty within the context of existing transit services in the Region.

Figure 1-4: Racially Concentrated Areas of Poverty



Identification and Assessment of Racially Concentrated Areas of Poverty (RCAP)

Figure 1-5: Racially Concentrated Areas of Poverty - Regional Jurisdictions

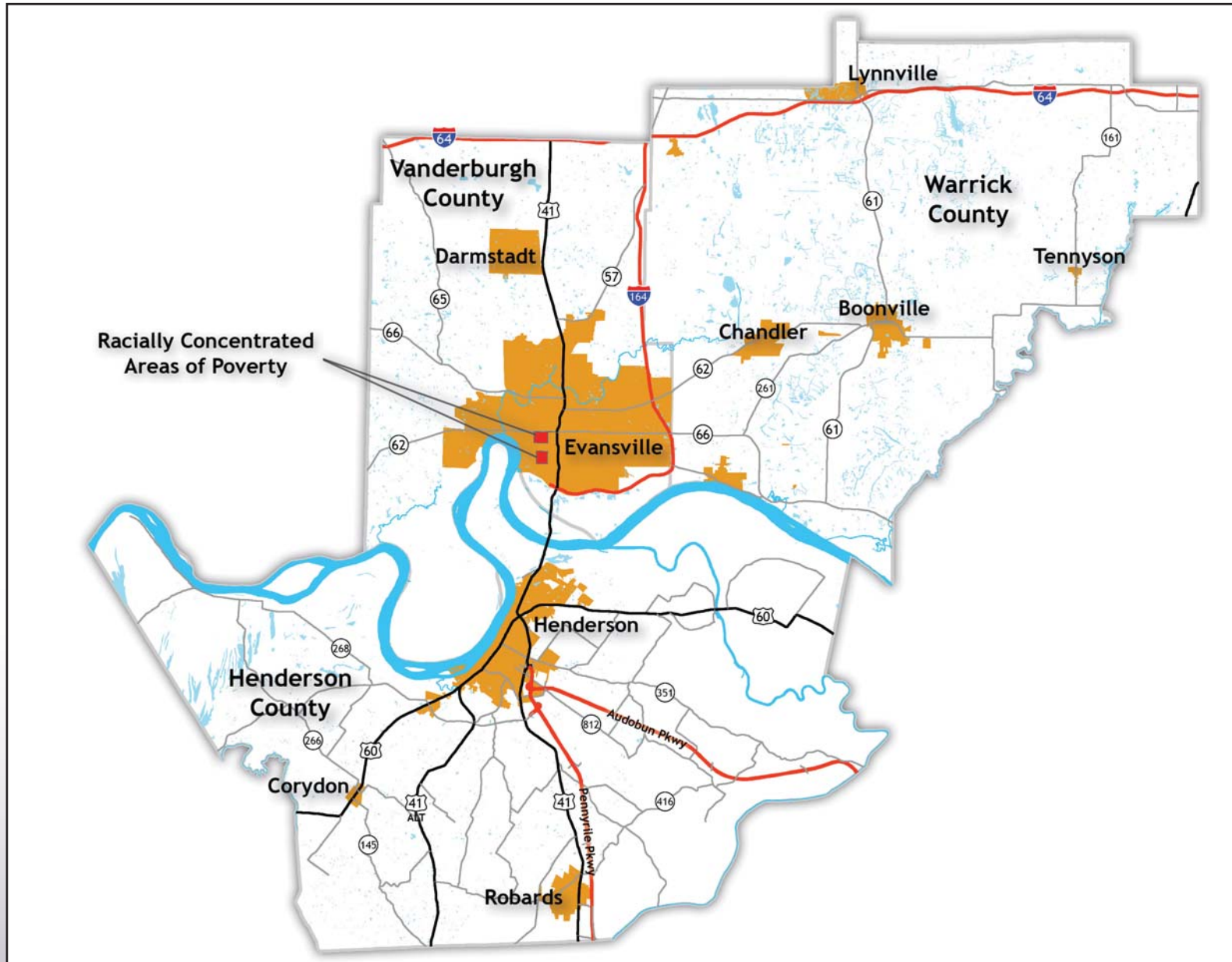
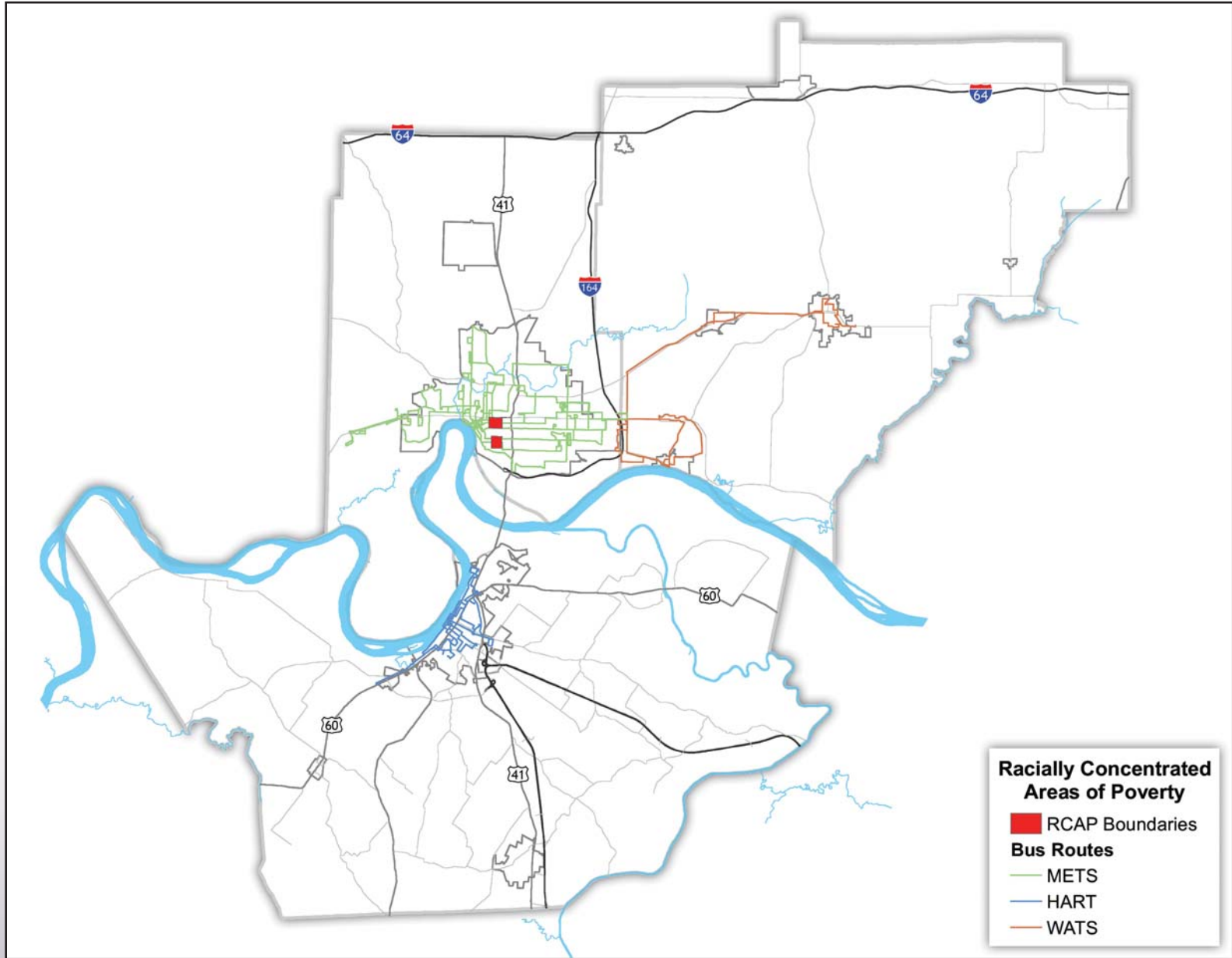


Figure 1-6: Racially Concentrated Areas of Poverty - Transit Service



Identification and Assessment of Racially Concentrated Areas of Poverty (RCAP)

Figure 1-7 provides an aerial photograph image of the two RCAP areas. The red lines depict the boundaries of the RCAP areas.

While the planning area does exhibit the characteristics of an RCAP in two census tracts, this appears to be relatively low in comparison to other grantees.

Table 1-3 on the next page indicates that planning area ranks 34 of 44 grantees in terms of the percent of total population that reside in Racially Concentrated Areas of Poverty. The population of two RCAP census tracts includes 1.4% of the total study area population.

Table 1-4 on the next page indicates that the planning area ranks 31 of 44 grantees in terms the number of census tracts the exhibit RCAP characteristics, with 2 such census tracts.

Figure 1-7: Aerial Photograph of the TWO RCAP Areas

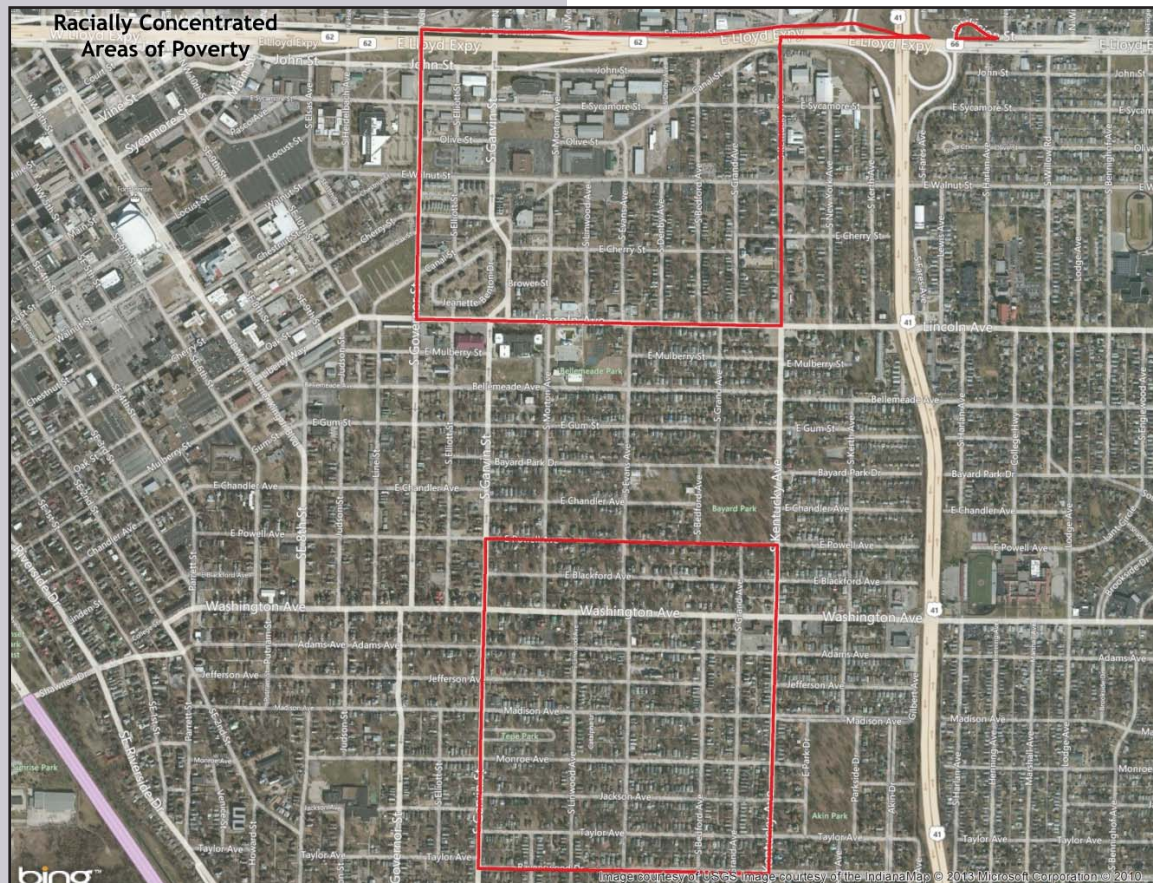


Table 1-3: Percent of Region's Population Residing in an RCAP

| # | Grant Area | Total Tracts | RCAPs | % RCAP | Total Pop | White Pop | Non-White Pop |
|----|--|--------------|-------|--------|------------|-----------|---------------|
| 1 | Appleton-Oshkosh-Neenah, WI | 6 | 4 | 66.7% | 4,537 | 551 | 88% |
| 2 | Rapid City, SD | 54 | 13 | 24.1% | 19,721 | 3,328 | 83% |
| 3 | Phoenix-Mesa-Scottsdale, AZ | 102 | 21 | 20.6% | 179,799 | 60,117 | 67% |
| 4 | Sarasota-Bradenton-Venice, FL | 11 | 1 | 9.1% | 34,890 | 18,755 | 46% |
| 5 | Hartford-West Hartford-Willimantic, CT | 539 | 46 | 8.5% | 1,551,653 | 1,144,746 | 26% |
| 6 | Wausau-Merrill, WI | 12 | 1 | 8.3% | 7,975 | 4,986 | 37% |
| 7 | New York-Newark-Bridgeport, NY-NJ-CT-PA | 3,896 | 320 | 8.2% | 13,820,495 | 6,776,967 | 51% |
| 8 | Memphis, TN-MS-AR | 146 | 11 | 7.5% | 1,111,815 | 76,889 | 31% |
| 9 | Fresno-Madera, CA | 505 | 37 | 7.3% | 1,598,539 | 583,558 | 63% |
| 10 | Detroit-Warren-Flint, MI | 1,711 | 121 | 7.1% | 4,860,001 | 3,377,494 | 31% |
| 11 | Kansas City-Overland Park-Kansas City, MO-KS | 939 | 66 | 7.0% | 1,844,276 | 1,388,412 | 25% |
| 12 | Chicago-Naperville-Michigan City, IL-IN-WI | 3,723 | 242 | 6.5% | 8,808,320 | 4,908,234 | 44% |
| 13 | San Jose-San Francisco-Oakland, CA | 477 | 28 | 5.9% | 1,412,041 | 598,758 | 58% |
| 14 | Los Angeles-Long Beach-Riverside, CA | 276 | 16 | 5.8% | 780,953 | 326,391 | 58% |
| 15 | Cleveland-Akron-Elyria, OH | 1,767 | 99 | 5.6% | 3,851,135 | 3,045,843 | 21% |
| 16 | St. Louis-St. Charles-Farmington, MO-IL | 1,583 | 87 | 5.5% | 2,568,327 | 1,921,446 | 25% |
| 17 | Boston-Worcester-Manchester, MA-NH | 1,004 | 48 | 4.8% | 3,137,730 | 2,367,809 | 25% |
| 18 | Minneapolis-St. Paul-St. Cloud, MN-WI | 1,308 | 60 | 4.6% | 2,952,173 | 2,370,947 | 20% |
| 19 | Austin-Round Rock, TX | 480 | 22 | 4.6% | 1,589,393 | 901,647 | 43% |
| 20 | Houston-Baytown-Huntsville, TX | 1,643 | 72 | 4.4% | 5,758,647 | 2,491,502 | 57% |
| 21 | Miami-Fort Lauderdale-Miami Beach, FL | 1,088 | 45 | 4.1% | 4,352,318 | 1,369,477 | 69% |
| 22 | Birmingham-Hoover-Cullman, AL | 133 | 5 | 3.8% | 206,928 | 149,265 | 28% |
| 23 | Sacramento-Arden-Arcade-Truckee, CA-NV | 630 | 22 | 3.5% | 2,238,216 | 1,314,258 | 41% |
| 24 | Montgomery-Alexander City, AL | 30 | 1 | 3.3% | 51,555 | 36,471 | 29% |
| 25 | Gulfport-Biloxi-Pascagoula, MS | 281 | 8 | 2.8% | 391,409 | 283,924 | 27% |
| 26 | Peoria-Canton, IL | 364 | 10 | 2.7% | 371,120 | 318,794 | 14% |
| 27 | Des Moines-Newton-Pella, IA | 186 | 5 | 2.7% | 448,533 | 377,952 | 16% |
| 28 | Greensboro-Winston-Salem-High Point, NC | 978 | 26 | 2.7% | 1,539,043 | 1,066,625 | 31% |
| 29 | Seattle-Tacoma-Olympia, WA | 1,498 | 39 | 2.6% | 3,887,253 | 2,839,406 | 27% |
| 30 | Orlando-The Villages, FL | 46 | 1 | 2.2% | 126,422 | 84,539 | 33% |
| 31 | Knoxville-Sevierville-La Follette, TN | 384 | 6 | 1.6% | 680,629 | 600,567 | 12% |
| 32 | Richmond, VA | 70 | 1 | 1.4% | 192,515 | 151,509 | 21% |
| 33 | Huntsville-Decatur, AL | 72 | 1 | 1.4% | 103,150 | 83,206 | 19% |
| 34 | Evansville, IN-KY | 148 | 2 | 1.4% | 276,883 | 247,386 | 11% |
| 35 | Roanoke, VA | 231 | 3 | 1.3% | 453,898 | 385,380 | 15% |
| 36 | Salt Lake City-Ogden-Clearfield, UT | 765 | 8 | 1.0% | 2,004,230 | 1,615,542 | 19% |
| 37 | Asheville-Brevard, NC | 311 | 3 | 1.0% | 402,920 | 353,847 | 12% |
| 38 | Bangor, ME | 164 | 1 | 0.6% | 103,882 | 97,888 | 6% |
| 39 | Madison-Baraboo, WI | 426 | 2 | 0.5% | 576,864 | 499,390 | 13% |
| 40 | Albany-Schenectady-Amsterdam, NY | 99 | 0 | 0.0% | 126,053 | 116,296 | 8% |
| 41 | Atlanta-Sandy Springs-Gainesville, GA-AL | 62 | 0 | 0.0% | 96,214 | 73,555 | 24% |
| 42 | Burlington-South Burlington, VT | 83 | 0 | 0.0% | 206,360 | 192,433 | 7% |
| 43 | Eugene-Springfield, OR | 91 | 0 | 0.0% | 246,828 | 207,153 | 16% |
| 44 | Portland-Lewiston-South Portland, ME | 135 | 0 | 0.0% | 422,975 | 396,311 | 6% |

Table 1-4: Number of RCAPs in the Region

| # | Grant Area | Total Tracts | RCAPs | % RCAP | Total Pop | White Pop | Non-White Pop |
|----|--|--------------|-------|--------|------------|-----------|---------------|
| 1 | New York-Newark-Bridgeport, NY-NJ-CT-PA | 3,896 | 320 | 8.2% | 13,820,495 | 6,776,967 | 51% |
| 2 | Chicago-Naperville-Michigan City, IL-IN-WI | 3,723 | 242 | 6.5% | 8,808,320 | 4,908,234 | 44% |
| 3 | Detroit-Warren-Flint, MI | 1,711 | 121 | 7.1% | 4,860,001 | 3,377,494 | 31% |
| 4 | Cleveland-Akron-Elyria, OH | 1,767 | 99 | 5.6% | 3,851,135 | 3,045,843 | 21% |
| 5 | St. Louis-St. Charles-Farmington, MO-IL | 1,583 | 87 | 5.5% | 2,568,327 | 1,921,446 | 25% |
| 6 | Houston-Baytown-Huntsville, TX | 1,643 | 72 | 4.4% | 5,758,647 | 2,491,502 | 57% |
| 7 | Kansas City-Overland Park-Kansas City, MO-KS | 939 | 66 | 7.0% | 1,844,276 | 1,388,412 | 25% |
| 8 | Minneapolis-St. Paul-St. Cloud, MN-WI | 1,308 | 60 | 4.6% | 2,952,173 | 2,370,947 | 20% |
| 9 | Boston-Worcester-Manchester, MA-NH | 1,004 | 48 | 4.8% | 3,137,730 | 2,367,809 | 25% |
| 10 | Hartford-West Hartford-Willimantic, CT | 539 | 46 | 8.5% | 1,551,653 | 1,144,746 | 26% |
| 11 | Miami-Fort Lauderdale-Miami Beach, FL | 1,088 | 45 | 4.1% | 4,352,318 | 1,369,477 | 69% |
| 12 | Seattle-Tacoma-Olympia, WA | 1,498 | 39 | 2.6% | 3,887,253 | 2,839,406 | 27% |
| 13 | Fresno-Madera, CA | 505 | 37 | 7.3% | 1,598,539 | 583,558 | 63% |
| 14 | San Jose-San Francisco-Oakland, CA | 477 | 28 | 5.9% | 1,412,041 | 598,758 | 58% |
| 15 | Greensboro-Winston-Salem-High Point, NC | 978 | 26 | 2.7% | 1,539,043 | 1,066,625 | 31% |
| 16 | Austin-Round Rock, TX | 480 | 22 | 4.6% | 1,589,393 | 901,647 | 43% |
| 17 | Sacramento-Arden-Arcade-Truckee, CA-NV | 630 | 22 | 3.5% | 2,238,216 | 1,314,258 | 41% |
| 18 | Phoenix-Mesa-Scottsdale, AZ | 102 | 21 | 20.6% | 179,799 | 60,117 | 67% |
| 19 | Los Angeles-Long Beach-Riverside, CA | 276 | 16 | 5.8% | 780,953 | 326,391 | 58% |
| 20 | Rapid City, SD | 54 | 13 | 24.1% | 19,721 | 3,328 | 83% |
| 21 | Memphis, TN-MS-AR | 146 | 11 | 7.5% | 1,111,815 | 76,889 | 31% |
| 22 | Peoria-Canton, IL | 364 | 10 | 2.7% | 371,120 | 318,794 | 14% |
| 23 | Gulfport-Biloxi-Pascagoula, MS | 281 | 8 | 2.8% | 391,409 | 283,924 | 27% |
| 24 | Salt Lake City-Ogden-Clearfield, UT | 765 | 8 | 1.0% | 2,004,230 | 1,615,542 | 19% |
| 25 | Knoxville-Sevierville-La Follette, TN | 384 | 6 | 1.6% | 680,629 | 600,567 | 12% |
| 26 | Birmingham-Hoover-Cullman, AL | 133 | 5 | 3.8% | 206,928 | 149,265 | 28% |
| 27 | Des Moines-Newton-Pella, IA | 186 | 5 | 2.7% | 448,533 | 377,952 | 16% |
| 28 | Appleton-Oshkosh-Neenah, WI | 6 | 4 | 66.7% | 4,537 | 551 | 88% |
| 29 | Roanoke, VA | 231 | 3 | 1.3% | 453,898 | 385,380 | 15% |
| 30 | Asheville-Brevard, NC | 311 | 3 | 1.0% | 402,920 | 353,847 | 12% |
| 31 | Evansville, IN-KY | 148 | 2 | 1.4% | 276,883 | 247,386 | 11% |
| 32 | Madison-Baraboo, WI | 426 | 2 | 0.5% | 576,864 | 499,390 | 13% |
| 33 | Sarasota-Bradenton-Venice, FL | 11 | 1 | 9.1% | 34,890 | 18,755 | 46% |
| 34 | Wausau-Merrill, WI | 12 | 1 | 8.3% | 7,975 | 4,986 | 37% |
| 35 | Montgomery-Alexander City, AL | 30 | 1 | 3.3% | 51,555 | 36,471 | 29% |
| 36 | Orlando-The Villages, FL | 46 | 1 | 2.2% | 126,422 | 84,539 | 33% |
| 37 | Richmond, VA | 70 | 1 | 1.4% | 192,515 | 151,509 | 21% |
| 38 | Huntsville-Decatur, AL | 72 | 1 | 1.4% | 103,150 | 83,206 | 19% |
| 39 | Bangor, ME | 164 | 1 | 0.6% | 103,882 | 97,888 | 6% |
| 40 | Albany-Schenectady-Amsterdam, NY | 99 | 0 | 0.0% | 126,053 | 116,296 | 8% |
| 41 | Atlanta-Sandy Springs-Gainesville, GA-AL | 62 | 0 | 0.0% | 96,214 | 73,555 | 24% |
| 42 | Burlington-South Burlington, VT | 83 | 0 | 0.0% | 206,360 | 192,433 | 7% |
| 43 | Eugene-Springfield, OR | 91 | 0 | 0.0% | 246,828 | 207,153 | 16% |
| 44 | Portland-Lewiston-South Portland, ME | 135 | 0 | 0.0% | 422,975 | 396,311 | 6% |

A Closer Look at the HUD RCAP Tracts

The City of Evansville has recognized the inherent challenges associated with the census tracts that HUD has categorized as Racially Concentrated Areas of Poverty and has made considerable investment in these same areas. In Tract 001500, the City of Evansville, the Evansville-Vanderburgh School Corporation, the Boys' and Girls' Club, and the African-American Community have actively strived to provide resources and support for households in poverty. The Assets Map located in Volume 2, Chapter 4, reflects recent improvements within the Transition Zone that falls between the two RCAP Census Tracts. Projects of note within or directly adjacent to the RCAP tracts are as follows:

- **Lincoln Elementary School** – The Evansville-Vanderburgh School Corporation completed major expansion and renovations that transformed Lincoln from a grade 6 – 8 school into a Kindergarten through Eighth Grade elementary school. This strategy increased enrollment and involved more families from the local community in school activities. A second gymnasium was added along with classrooms and labs.
- **Boys' and Girls' Club of Evansville** – The Boys' and Girls' Club has constructed its headquarter facilities immediately east of the Lincoln Elementary School. The new facility maintains after school hours of 2:30 to 7:30 p.m. The following programs are offered:
 - Character and Leadership
 - Education and Career
 - Health and Life Skills
 - The Arts
 - Sports, Fitness and Recreation
- **City Municipal Pool and Splash Park** – The City of Evansville constructed a new public swimming pool on Lincoln Avenue, also east of Lincoln Elementary School. The facility has accommodations for very young children, teens and adults.

- **The Evansville African-American Museum** – The Evansville African Museum on the site of the original Lincoln Gardens Public Housing Project, sits just northwest of Lincoln Elementary School.
- **Grocery Outlet Store** – The Grocery Outlet Store, situated just west of Lincoln Elementary School, provides a full range of food and sundries for an area that was once considered a "food desert."

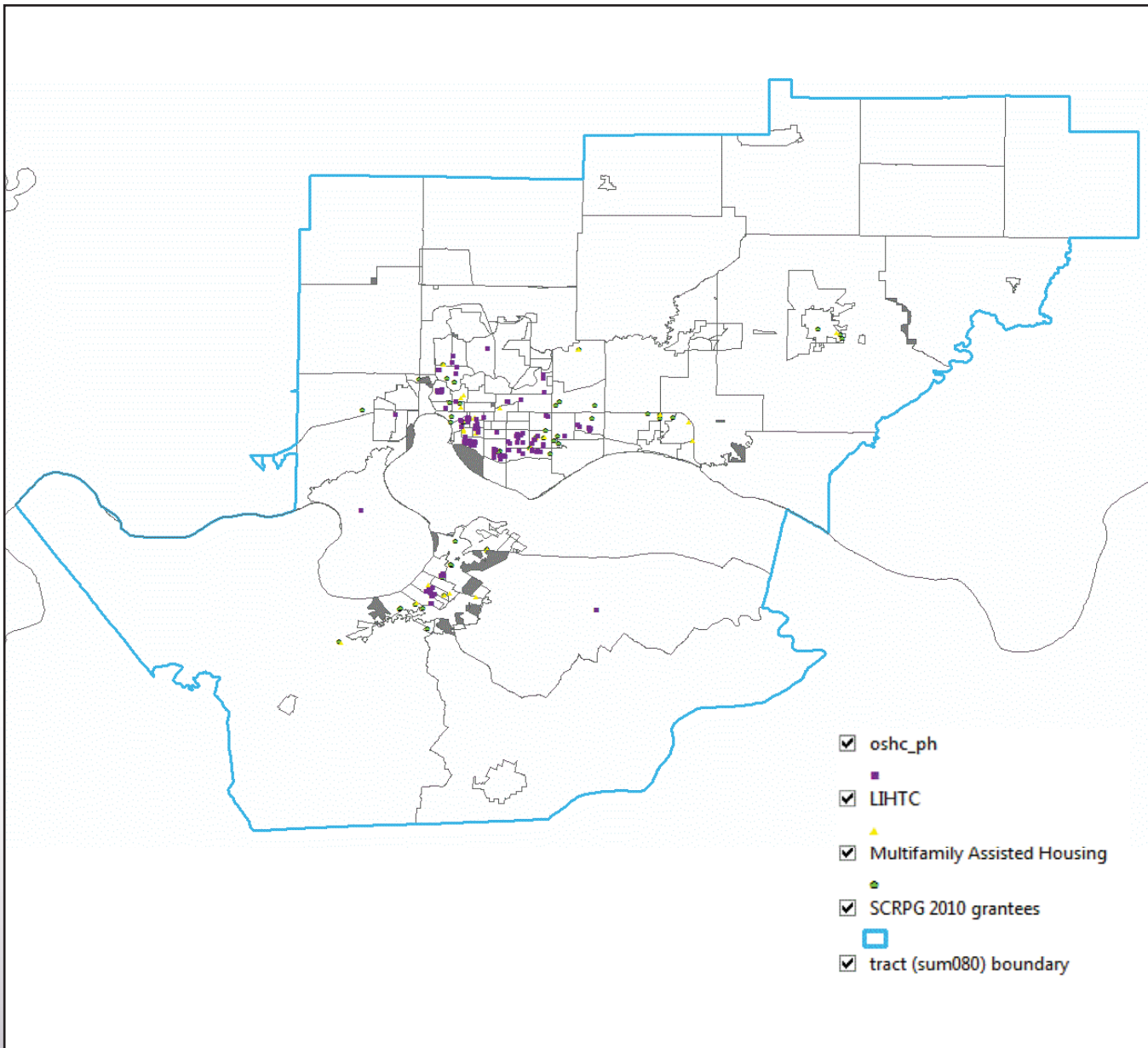
To provide more transportation options to urban residents, an east-west bus rapid transit route is recommended. The bus rapid transit line for Lincoln Avenue would run from a terminus near Lincoln Avenue and west of Highway 41. The dedicated line, with stops spaced approximately one mile apart along Lincoln Avenue, would give residents in tracts 001300 and 001400 more mobility and wider opportunities for employment.

There are five Low Income Housing Tax Credit properties in the RCAPs and five Public Housing properties in the RCAP. This appears to be a very small percentage of total HUD assisted housing units. However, there are a considerable number of Public Housing properties immediately to the west and south of the RCAPs.

Figure 1-8 provides a map depicting the location of assisted housing in the Region. Specifically, the map shows the location of public housing units, Low Income Housing Tax Credit properties, and Multi-Family Assisted Housing units.



Figure 1-8: Location of HUD Assisted Housing

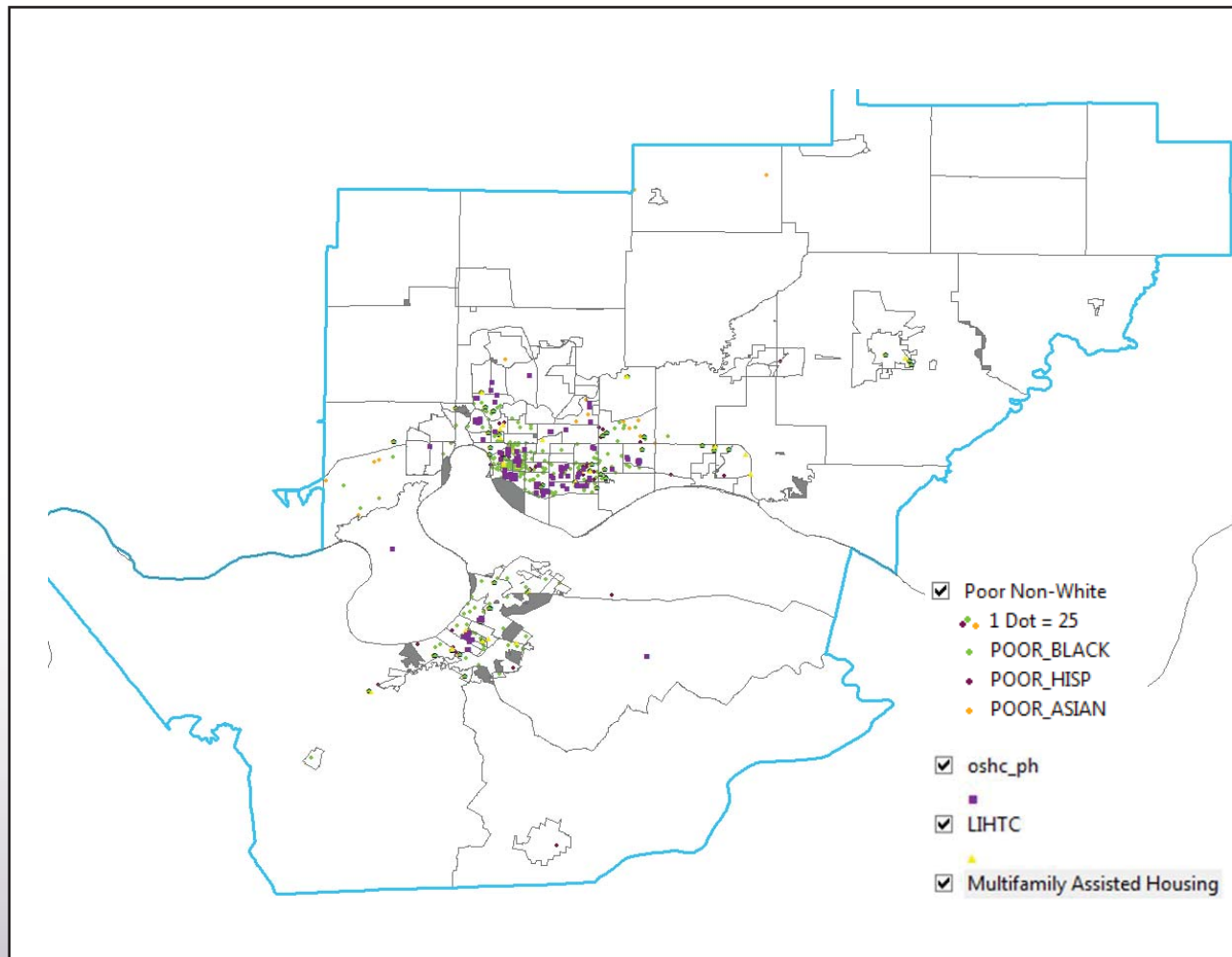


A Closer Look at the HUD RCAP Tracts

Figure 1-9 provides a map that shows the HUD Assisted Housing data from Figure 4.0, with an overlay depicting the Region's Poor Non-White population. In many areas of the Region there appears to be a spatial relationship between the location of HUD assisted housing and the Poor Non-White populations.

The map also indicates that the majority of the Region's Poor Non-White population reside in the urban and near urban areas. Very few Poor Non-White persons reside in the Region's more recently developed suburban areas.

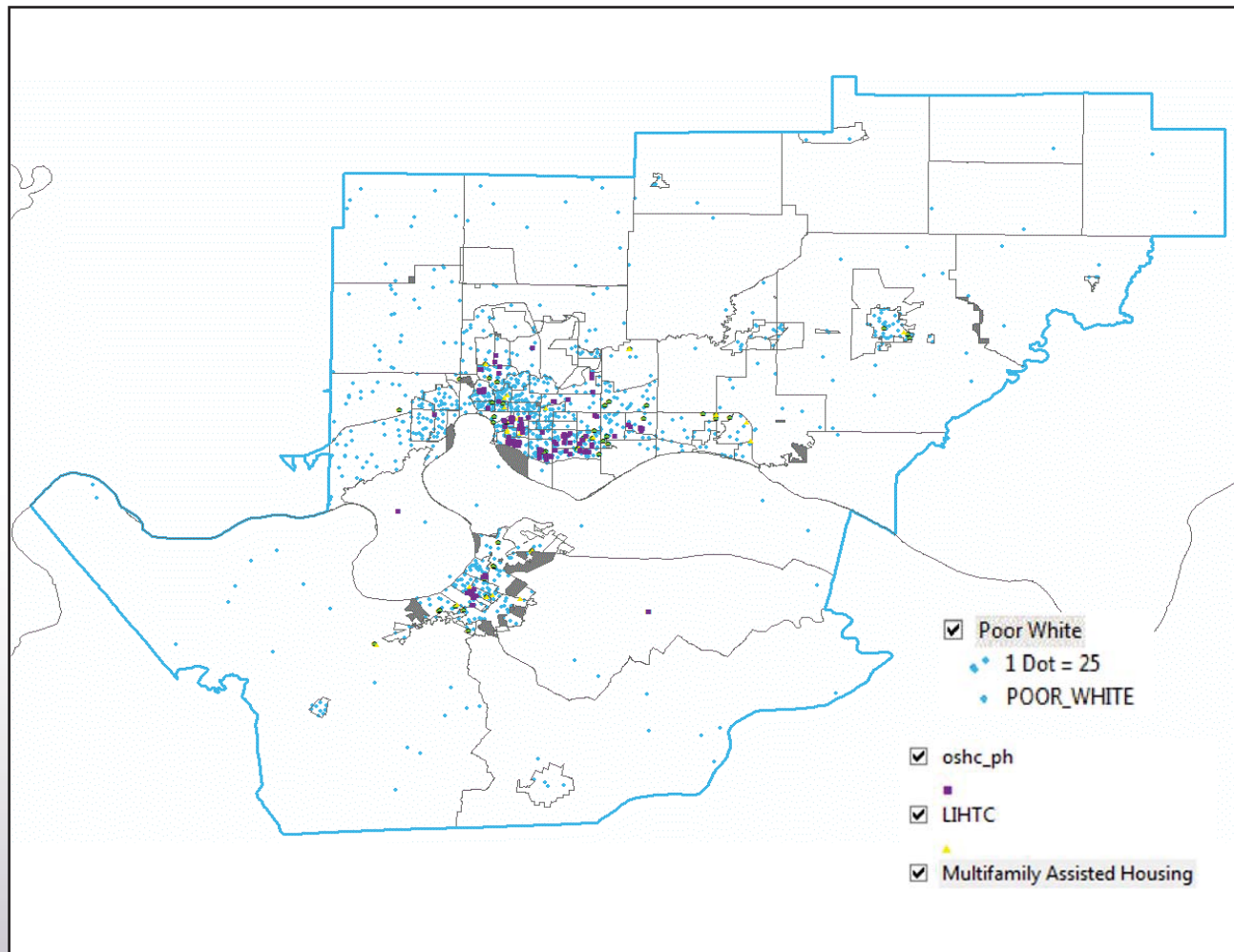
Figure 1-9: Location of HUD Assisted Housing - Overlay Poor Non-White Population



While there is some spatial relationship between the location of HUD Assisted Housing and Poor White Populations, Poor Non-White Populations appear to have a stronger spatial relationship or concentration near HUD Assisted Housing.

For additional context on the past and future development plans for the study area, including those impacting the RCAP census tracts, please refer to *The Millennial Plan for 2040 Volume II*. This document can be viewed at www.seacplan.org.

Figure 1-10: Location of HUD Assisted Housing - Overlay Poor White Population



Identification and Assessment of Disparity in Access to Opportunity

HUD has provided a new tool for Sustainable Communities Regional Planning Grantees to help communities understand and appreciate their respective region's disparity in Accessing Opportunity. The tool involves the creation of indices for the following areas:

- School Proficiency Index
- Poverty Index
- Labor Market Index
- Housing Stability Index
- Job Access Index

These separate indices are utilized to calculate a single index that depicts the Access to Opportunity in the region. This is referred to as the Opportunity Index.

Following are the summary spreadsheets and maps that depict the five indices noted above:

31

Table 1-5 breaks down the five indices for specific population cohorts. These cohorts include:

- All persons in the Region
- Poor Families
- Persons in Voucher Households
- Persons in Public Housing
- White Persons
- Black Persons
- Hispanic Persons
- Asian Persons (group makes up less than 1 percent of the grantee area jurisdiction appears as N/A)
- Native American (group makes up less than 1 percent of the grantee area jurisdiction appears as N/A)
- Pacific Islander (group makes up less than 1 percent of the grantee area jurisdiction appears as N/A)



Below is HUD's narrative for interpreting the data depicted in Table 1-5 Disparity in Accessing Opportunity: ⁷

"Notes: Racial/Ethnic group making up less than 1 percent of the grantee area jurisdiction will appear as "N/A." Each opportunity dimension ranges from 1 to 10, with 10 representing the most opportunity-rich census tracts, and 1 representing the most opportunity-scarce census tracts. Data represent the average neighborhood characteristics for each group.

Highlighted disparity cells represent statistically significant differences across groups at the 0.1 significance level. For more information on the variables in each dimension, please refer to *FHEA Data Documentation Draft 2013 Appendix G* in Volume 5, Appendices Document. Values can be loosely interpreted as the percentile ranking of the average neighborhood for the particular group."

Table 1-5: Disparity in Accessing Opportunity Index ⁷

| Grantee | | Evansville Metropolitan Planning Organization | | | | | | | | | | |
|--|---------------|---|-------------------------------|---------------|---------------|-----------------------|------------------------|-----------------------|--------------------------|-----------------------|-----------------------------|----------------------------------|
| Dimension | All Persons | Poor Families | Persons in Voucher households | Persons in PH | White Persons | Black Persons | Hispanic Persons | Asian Persons | Native American | Pacific Islander | | |
| School Index | 4.30 | 3.33 | 2.60 | 2.51 | 4.46 | 2.42 | 4.04 | N/A | N/A | N/A | | |
| Poverty Index | 4.74 | 2.98 | 2.78 | 1.96 | 4.90 | 2.93 | 4.00 | N/A | N/A | N/A | | |
| Labor Engagement Index | 5.86 | 4.25 | 3.76 | 2.66 | 6.00 | 4.00 | 5.49 | N/A | N/A | N/A | | |
| Housing Neighborhood Stability Index | 5.67 | 3.93 | 3.35 | 2.15 | 5.86 | 3.41 | 4.87 | N/A | N/A | N/A | | |
| Job Accessibility Index | 5.54 | 6.39 | 6.47 | 8.09 | 5.45 | 6.45 | 6.23 | N/A | N/A | N/A | | |
| Opportunity Index | 5.49 | 3.63 | 2.96 | 2.45 | 5.68 | 3.15 | 4.95 | N/A | N/A | N/A | | |
| Demographic Shares of Total Population | | | | | 89.35% | 6.61% | 1.29% | 0.97% | 0.15% | 0.00% | | |
| | Poor Families | Poor White | Poor Black | Poor Hispanic | Poor Asian | Poor Native Americans | Poor Pacific Islanders | Disparity Black-White | Disparity Hispanic-White | Disparity Asian-White | Disparity Native Am - White | Disparity Pacific Islander White |
| School Index | 3.33 | 3.38 | 1.98 | 3.30 | N/A | N/A | N/A | 1.40 | 0.08 | N/A | N/A | N/A |
| Poverty Index | 2.98 | 3.39 | 2.13 | 2.10 | N/A | N/A | N/A | 1.26 | 1.30 | N/A | N/A | N/A |
| Labor Engagement Index | 4.25 | 4.50 | 3.39 | 4.41 | N/A | N/A | N/A | 1.11 | 0.09 | N/A | N/A | N/A |
| Housing Stability Index | 3.93 | 4.41 | 2.78 | 2.96 | N/A | N/A | N/A | 1.62 | 1.44 | N/A | N/A | N/A |
| Job Accessibility Index | 6.39 | 6.29 | 6.49 | 7.63 | N/A | N/A | N/A | -0.20 | -1.34 | N/A | N/A | N/A |
| Opportunity Index | 3.63 | 3.95 | 2.43 | 3.36 | N/A | N/A | N/A | 1.51 | 0.58 | N/A | N/A | N/A |

Notes: Racial/Ethnic group making up less than 1% of the grantee area jurisdiction will appear as "N/A." Each opportunity dimension ranges from 1 to 10, with 10 representing the most opportunity-rich census tracts, and 1 representing the most opportunity-scarce census tracts. Data represent the average neighborhood characteristics for each group. Highlighted disparity cells represent statistically significant differences across groups at the 0.1 significance level. For more information on the variables in each dimension, please read the PDR Fair Housing Data Documentation Guide. Values can be loosely interpreted as the percentile ranking of the average neighborhood for the particular group. For example, in Apache County, poor Whites (on average) live in the 81st percentile neighborhood in terms of composite opportunity, whereas poor Native Americans live in the 28th percentile neighborhoods in terms of composite opportunity. This translates to a statistically significant 53 percentile difference in neighborhood opportunity between poor Whites and poor Native Americans

Identification and Assessment of Disparity in Access to Opportunity

In order to view and analyze Table 1-5, the following are breakout tables of the larger spreadsheet.

Table 1-6: Disparity in Accessing Opportunity - Family Type ⁸

| Grantee | | Evansville Metropolitan Planning Organization | | | |
|--|-------------|---|-------------------------------|---------------------------|--|
| Dimension | All Persons | Poor Families | Persons in Voucher households | Persons in Public Housing | |
| School Index | 4.30 | 3.33 | 2.60 | 2.51 | |
| Poverty Index | 4.74 | 2.98 | 2.78 | 1.96 | |
| Labor Engagement Index | 5.86 | 4.25 | 3.76 | 2.66 | |
| Housing Neighborhood Stability Index | 5.67 | 3.93 | 3.35 | 2.15 | |
| Job Accessibility Index | 5.54 | 6.39 | 6.47 | 8.09 | |
| Opportunity Index | 5.49 | 3.63 | 2.96 | 2.45 | |
| Demographic Shares of Total Population | | | | | |

Poor Families, Person in Voucher Households, and Persons in Public Housing scored considerably lower than the values for All Persons in the Region with one exception. These groups scored higher in the Job Accessibility Index than the average of All Persons in the Region. This could be explained by Figure 1-20 (later in the report) that seems to indicate a higher level of Job Accessibility in the same geographic areas as the location of Voucher Households and Persons in Public Housing.

8 HUD FHEA Look Up Data

Table 1-7: Disparity in Accessing Opportunity - Race/Ethnicity ⁹

| Grantee | | Evansville Metropolitan Planning Organization | | | | | |
|--|---------------|---|------------------|---------------|-----------------|------------------|--|
| Dimension | White Persons | Black Persons | Hispanic Persons | Asian Persons | Native American | Pacific Islander | |
| School Index | 4.46 | 2.42 | 4.04 | N/A | N/A | N/A | |
| Poverty Index | 4.90 | 2.93 | 4.00 | N/A | N/A | N/A | |
| Labor Engagement Index | 6.00 | 4.00 | 5.49 | N/A | N/A | N/A | |
| Housing Neighborhood Stability Index | 5.86 | 3.41 | 4.87 | N/A | N/A | N/A | |
| Job Accessibility Index | 5.45 | 6.45 | 6.23 | N/A | N/A | N/A | |
| Opportunity Index | 5.68 | 3.15 | 4.95 | N/A | N/A | N/A | |
| Demographic Shares of Total Population | 89.35% | 6.61% | 1.29% | 0.97% | 0.15% | 0.00% | |

Non-White Person's scores are considerably lower than the values for White Persons in the Region, with one exception. Non-White Persons scored higher in the Job Accessibility Index than the White Persons in the Region. This could be explained by Figure 1-21 (later in the report) that seems to indicate a higher level of Job Accessibility in the same geographic areas as the location Non-White Persons.

9 HUD FHEA Look Up Data

Table 1-8: Disparity in Accessing Opportunity - Poor Families ¹⁰

| Grantee | Evansville Metropolitan Planning Organization | Poor Female | Poor White | Poor Black | Poor Hispanic | Poor Asian | Poor Native American | Poor Pacific Islander |
|-------------------------|---|-------------|------------|------------|---------------|------------|----------------------|-----------------------|
| School Index | | 3.33 | 3.38 | 1.98 | 3.30 | N/A | N/A | N/A |
| Poverty Index | | 2.98 | 3.39 | 2.83 | 2.18 | N/A | N/A | N/A |
| Labor Engagement Index | | 4.25 | 4.50 | 3.39 | 4.41 | N/A | N/A | N/A |
| Housing Stability Index | | 3.93 | 4.41 | 2.78 | 2.96 | N/A | N/A | N/A |
| Job Accessibility Index | | 6.39 | 6.29 | 6.49 | 7.63 | N/A | N/A | N/A |
| Opportunity Index | | 3.63 | 3.85 | 2.43 | 3.36 | N/A | N/A | N/A |

Poor White families appear to score higher than Poor Black and Poor Hispanic families in all categories with exception of the Jobs Accessibility Index. This same trend was noted in Table 1-6 and Table 1-7.

10 HUD FHEA Look Up Data

Table 1-9: Disparity in Accessing Opportunity - Disparity Values ¹¹

| Grantee | Evansville Metropolitan Planning Organization | Disparity Black-White | Disparity Hispanic-White | Disparity Asian-White | Disparity Native Am-White | Disparity Pacific Islander-White |
|-------------------------|---|-----------------------|--------------------------|-----------------------|---------------------------|----------------------------------|
| School Index | | 1.40 | 0.08 | N/A | N/A | N/A |
| Poverty Index | | 1.26 | 1.30 | N/A | N/A | N/A |
| Labor Engagement Index | | 1.11 | 0.09 | N/A | N/A | N/A |
| Housing Stability Index | | 1.62 | 1.44 | N/A | N/A | N/A |
| Job Accessibility Index | | -0.20 | -1.34 | N/A | N/A | N/A |
| Opportunity Index | | 1.51 | 0.58 | N/A | N/A | N/A |

The highlighted cells in Table 1-9 Disparity in Accessing Opportunity - Disparity Values indicate a significant disparity between Black and White populations for the following indices:

- School Index
- Poverty Index
- Housing Stability Index
- Opportunity Index

11 HUD FHEA Look Up Data

School Proficiency Index

Figure 1-11 provides a map of index data associated with School Proficiency. The scale is from 1 to 10, with 10 being the higher value.

The School Proficiency Index is created from the specific School's Math Proficiency divided by the State Math Proficiency and the specific School's Reading Proficiency divided by the State Reading Proficiency. As such, the data may not reflect certain recent dynamics that would influence these data sets. Representatives from Vanderburgh County have indicated that recent improvements to the Evansville-Vanderburgh County School Corporation made after 2009 could positively influence these indices.

Figure 1-11: School Proficiency Index

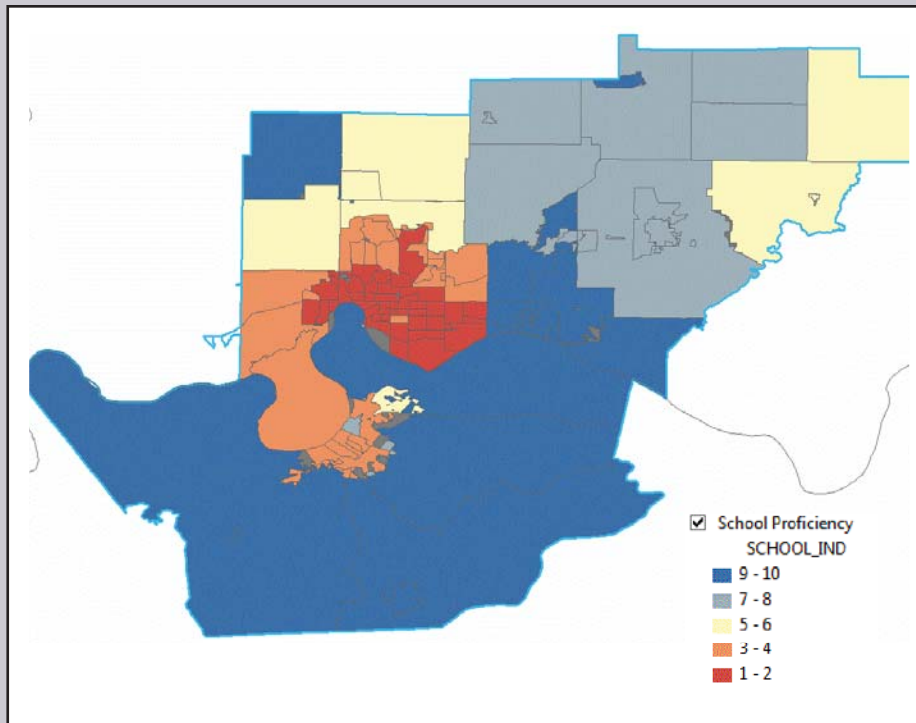


Figure 1-12 provides the School Proficiency data with an overlay of the Region's Poor Non-White population. The urban areas of Vanderburgh County appear to have a high concentration of Poor Non-White Persons within the boundaries the lowest School Proficiency Index.

Figure 1-12: School Proficiency Index - Overlay Poor Non-White Population

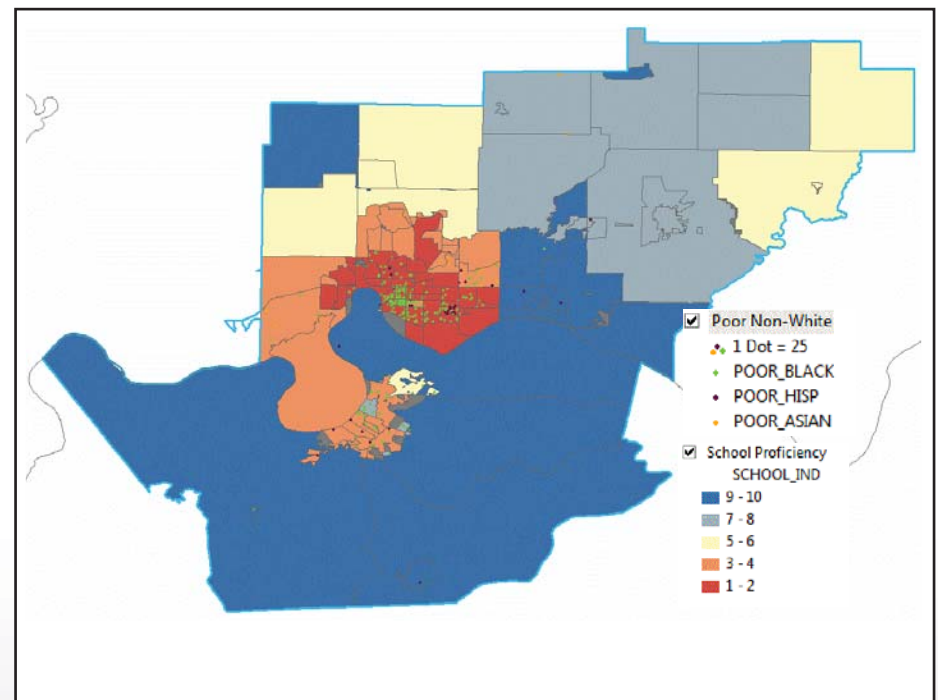
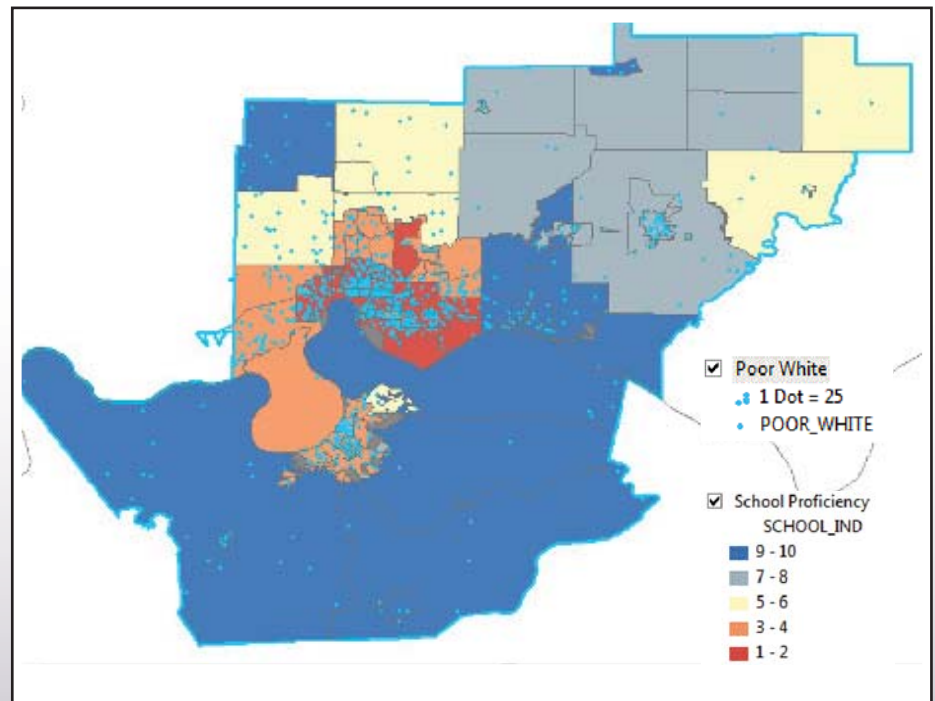




Figure 1-13 provides the School Proficiency data with an overlay of the Region's Poor White population. The urban areas of Vanderburgh County appear to also have a high concentration of Poor White Persons within the boundaries the lowest School Proficiency Index.

The higher index of School Proficiency is located in rural Henderson County, KY, northern Vanderburgh County (near Darmstadt) and southwest Warrick County. Lowest School Proficiency is evidenced in the urban area of the City of Evansville, followed by the near urban areas of the Evansville and the City of Henderson, KY. Other rural areas of Vanderburgh, Warrick and Henderson County appear to have an average or above average index.

Figure 1-13: School Proficiency Index - Overlay Poor White Population



Poverty Index

Figure 1-14 provides a mapping of the index data associated with the Poverty Index for the Region.

The Poverty Index was developed from data associated with the Family Poverty Rate and the Percent of Households Receiving Public Assistance from the American Community Survey 2005-2009. As such, the data may not reflect certain recent dynamics that could influence these data sets.

The areas exhibiting higher level of the Poverty Index appear to be located in the urban areas of the City of Henderson and Evansville. Higher levels of poverty also located in rural parts of the Region. Pockets of higher levels of the Poverty Index appear to be demonstrated in parts of the City of Boonville and the Town of Chandler.

Figure 1-14: Poverty Index

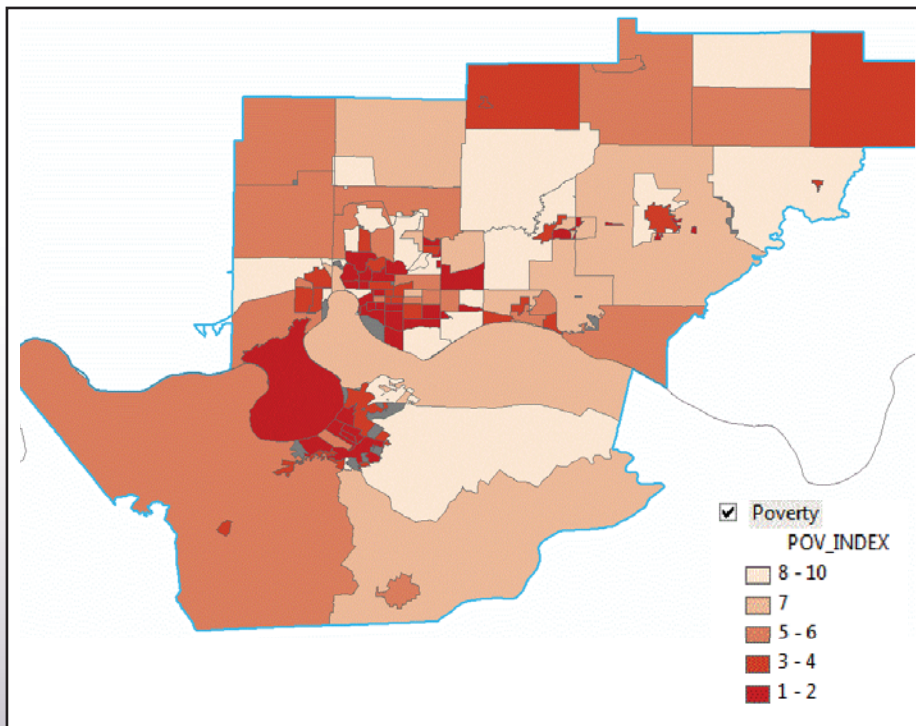


Figure 1-15 provides mapping of the Poverty Index with an overlay of Poor Non-White Persons. Poor Non-White Persons are represented in areas with a high Poverty Index but are not represented in the rural areas of the Region.

Figure 1-16 provides mapping of the Poverty Index with an overlay of Poor White Persons.

Poor White Persons are represented in areas with a high Poverty Index and to a lesser extent in the rural areas of the Region.

Figure 1-15: Poverty Index - Overlay Poor Non-White Population

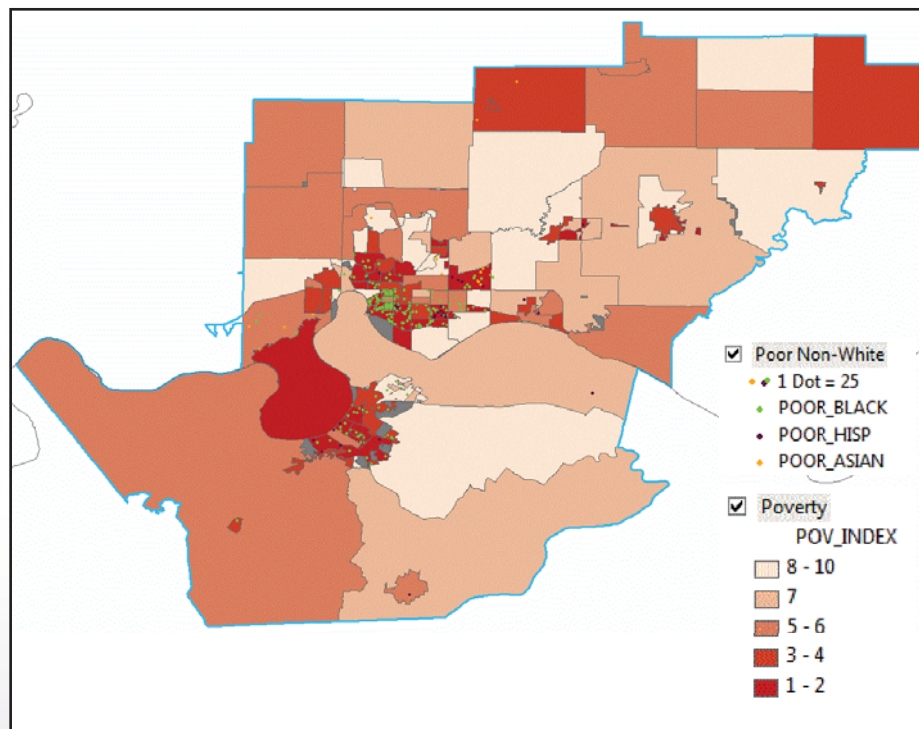
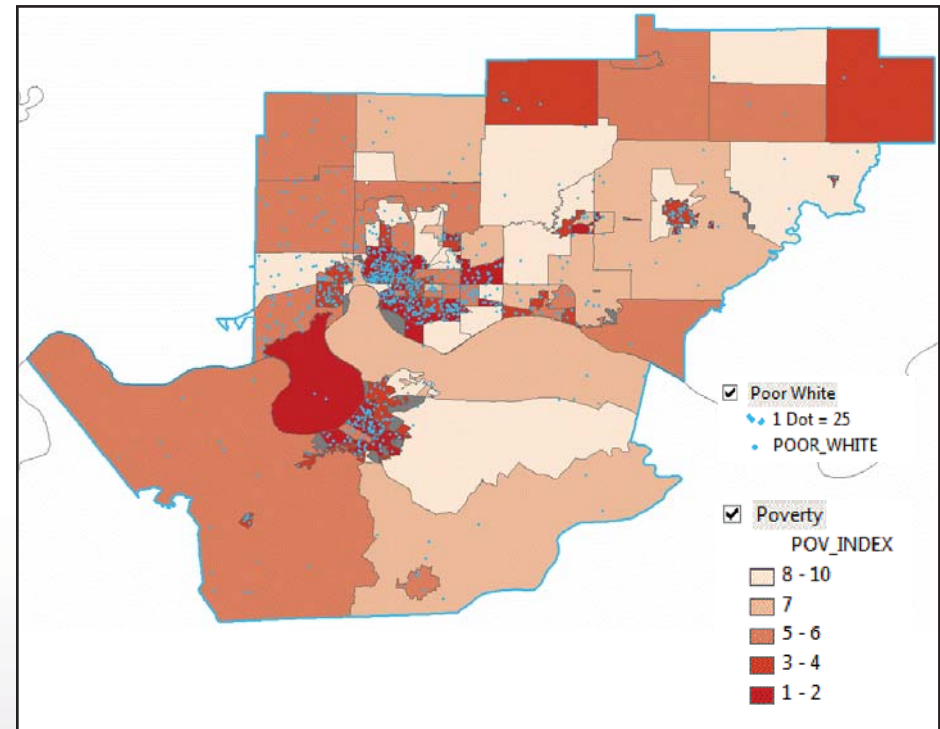


Figure 1-16: Poverty Index - Overlay Poor White Population

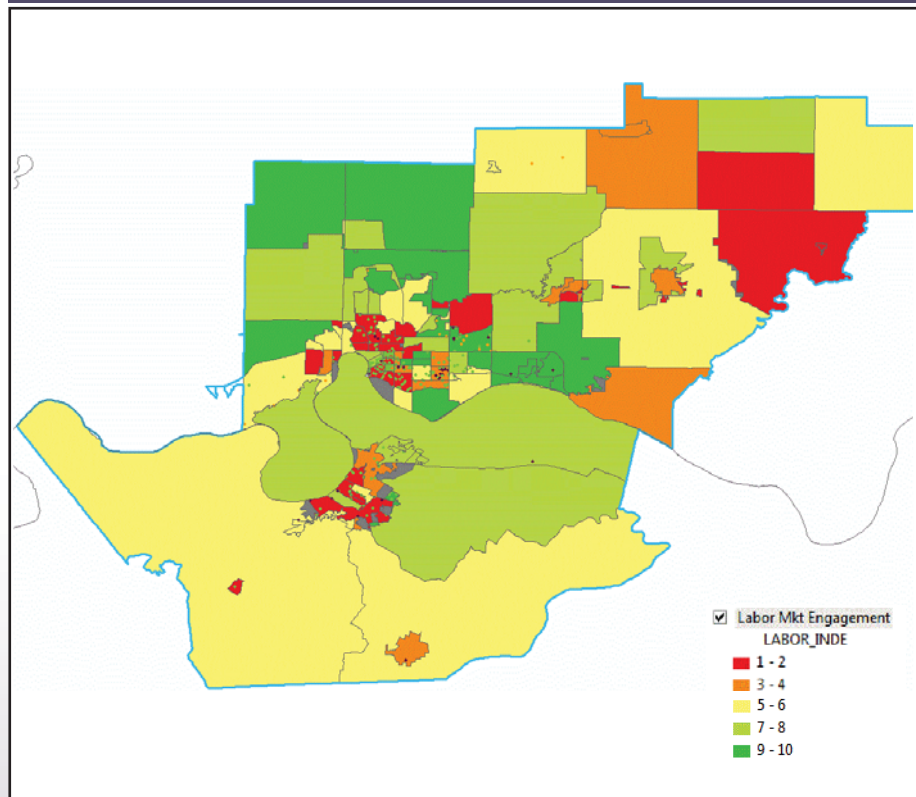


Labor Market Engagement Index

The Labor Market Engagement Index was developed from data associated with the Unemployment Rate, Labor Force Participation Rate and Percent with a Bachelor's Degree of Higher Education from the American Community Survey 2005-2009. As such, the data may not reflect certain recent dynamics that could influence these data sets.

Figure 1-17 is a map of the Labor Market Engagement Index.

Figure 1-17: Labor Market Engagement Index



The Labor Market Engagement Index appears to have a lower value in the urban and near urban areas of Evansville and Henderson. Parts of rural Warrick County also exhibit lower values. The higher values of Labor Market Engagement are exhibited in the suburban and rural parts of the Region.

Figure 1-18 appears to indicate a closer spatial relationship between Poor Non-White populations and areas of lower Labor Market Engagement than that of the Poor White populations that are depicted on Figure 1-19.

Figure 1-18: Labor Market Engagement Index - Overlay Poor Non-White Population

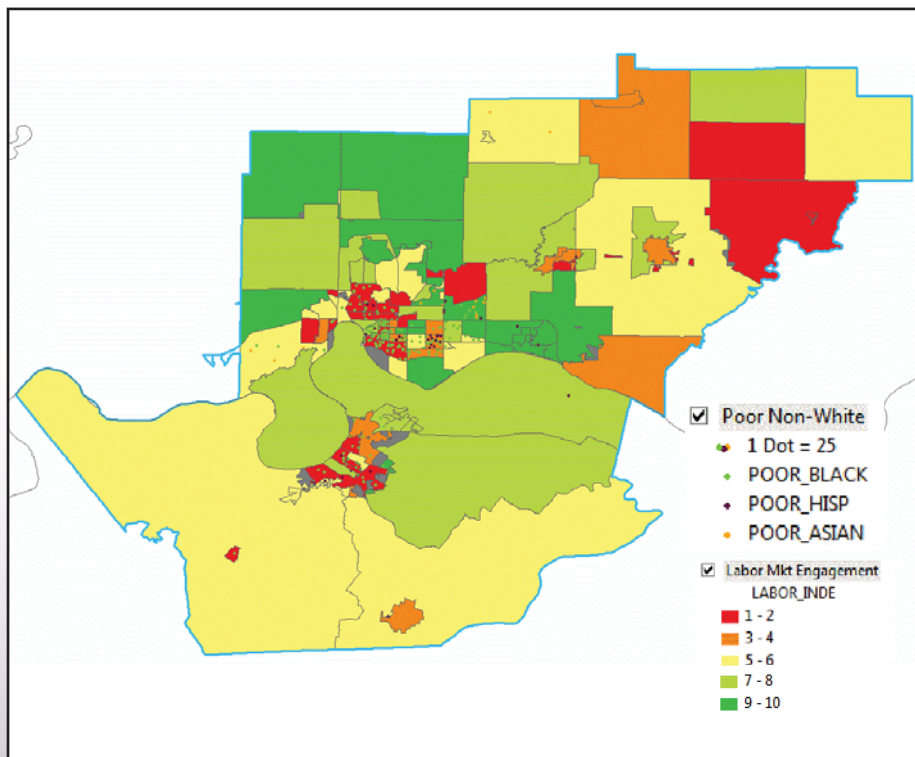
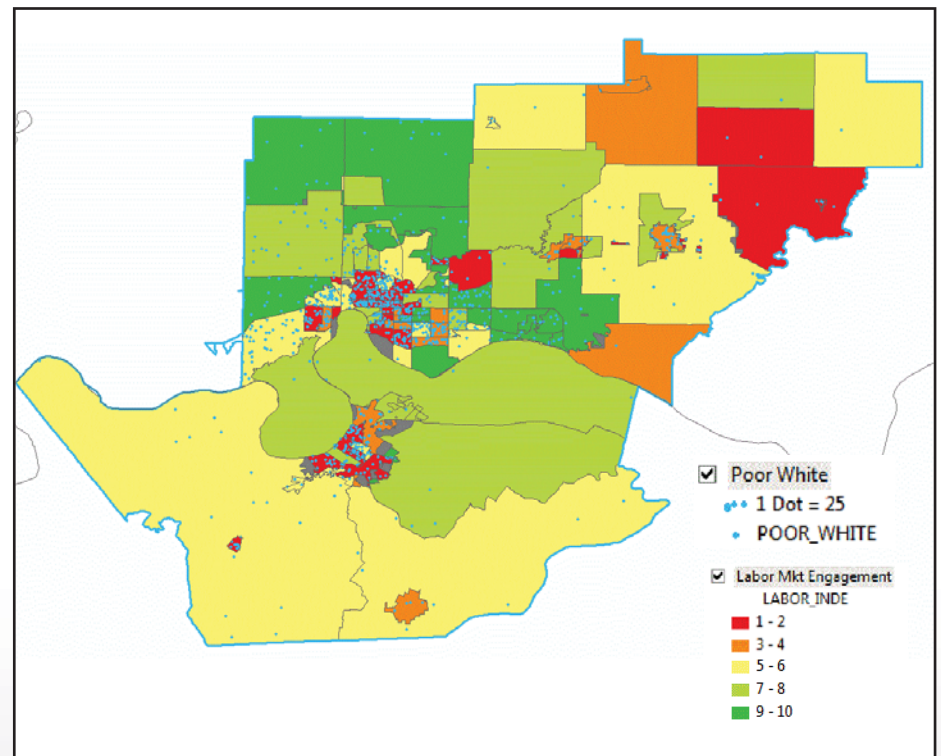


Figure 1-19 reflects high concentrations of Poor White Labor Market Engagement in the core urban areas but also depicts Labor Poor White Market Engagement in the rural areas.

Figure 1-19: Labor Market Engagement Index - Overlay Poor White Population



Job Access Index

The Job Access Index was developed from data associated with the Tract-Level Job Counts, Tract-Level Workers Counts, Origin-Destination Flows, Aggregate Commute Time and Tract-Average Commute Time by Mode from the American Community Survey 2005-2009. As such, the data may not reflect certain recent dynamics that could influence these data sets.

Figure 1-20 provides mapping of the Job Access Index.

Job Access values appear to be higher in the urban and near urban areas of Evansville and Henderson. Job Access values appear to be lower in the rural parts of the region. This seems intuitive considering that most job opportunities are within the urban areas of the region.

However, it is interesting to note that while "access" to jobs in urban areas appears to have a very positive number, many of the same urban areas do not exhibit positive values for Labor Market Engagement that is discussed above.

While the reason for this disparity is not evident, the lack of workforce skills or lack of mobility come to mind as potential explanations for the variation between Job Access and Labor Market Engagement.

While there is no immediate data that provides evidence, another consideration might include the potential for racial bias in filling employment openings.

Figure 1-20: Job Access Index

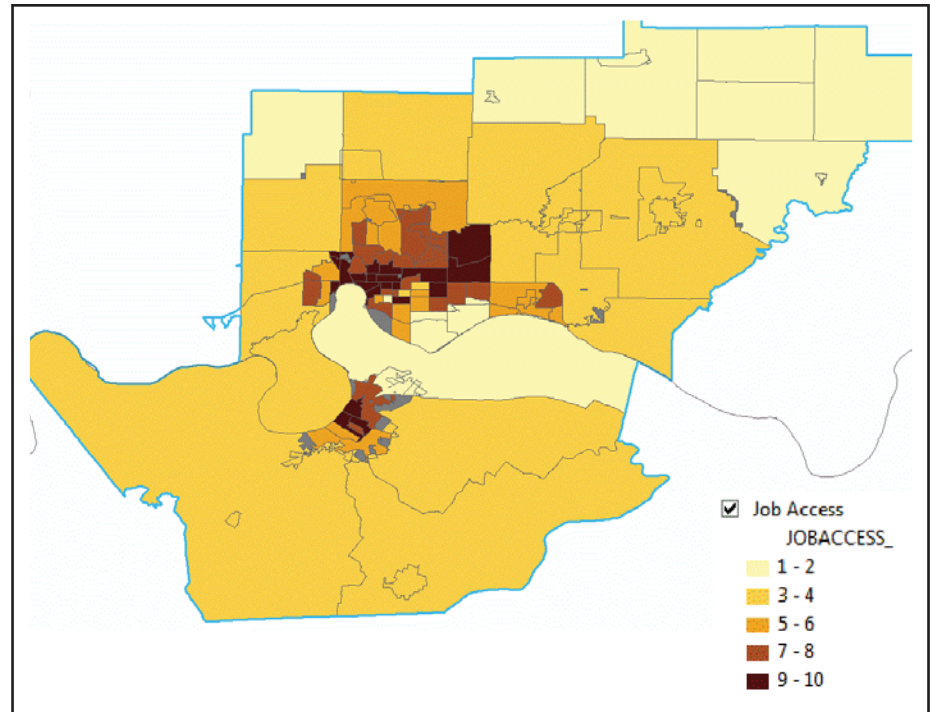


Figure 1-21 indicates that Poor Non-White persons appear to have a relatively high index to Access to Jobs. However, as noted in the Figure 1-18, the Labor Market Engagement Index is lower in some of these same areas. It would appear that for some Poor Non-White persons they have access to jobs and are engaged in the labor market or rather not working.

Figure 1-22 appears to indicate that Poor White persons in the urban and suburban areas have a higher index concerning Access to Jobs.

Figure 1-21: Job Access Index - Overlay Poor Non-White Population

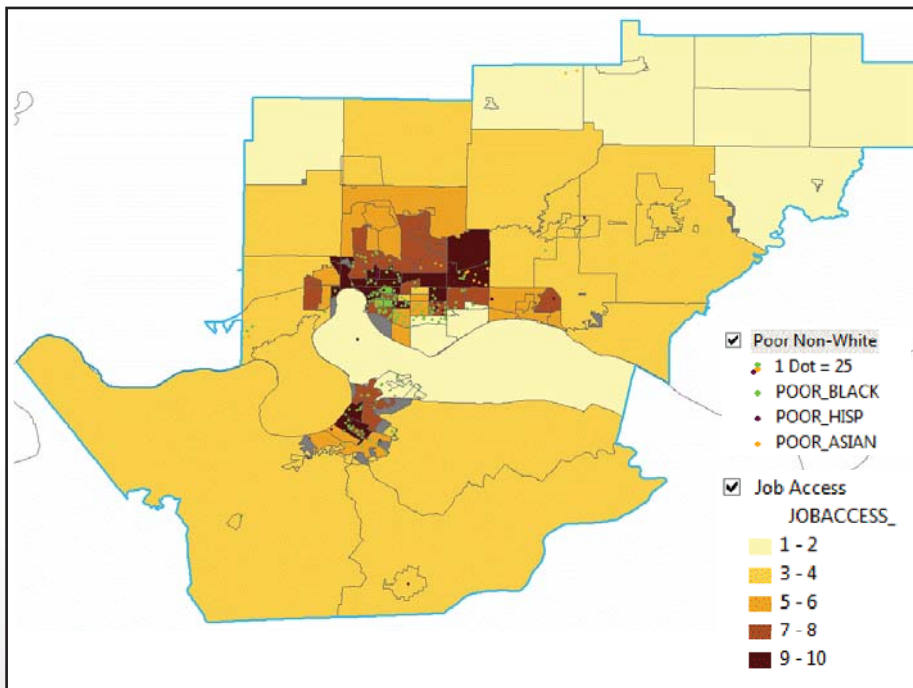
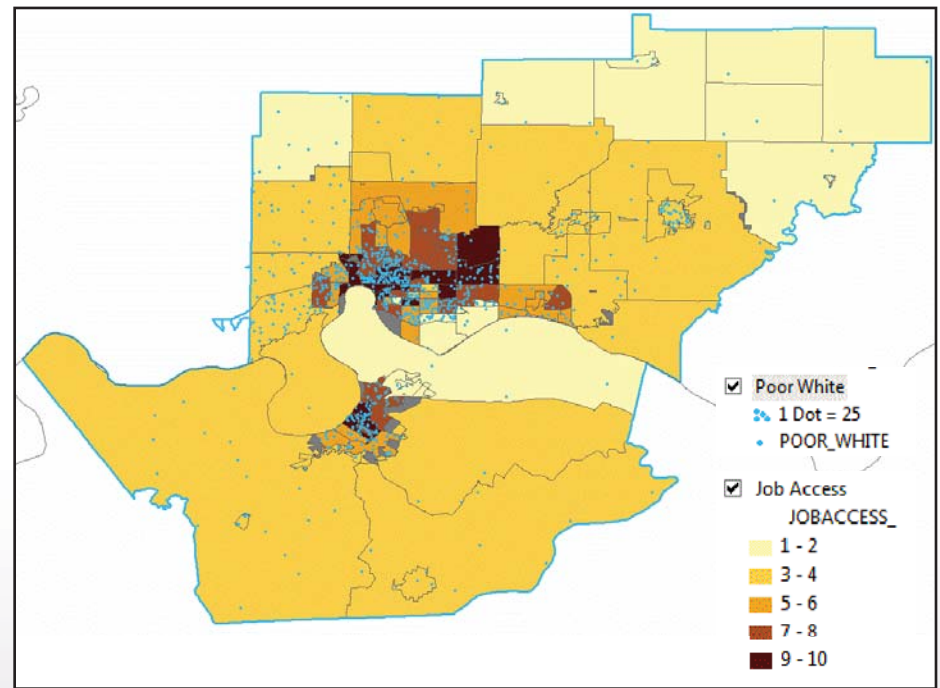


Figure 1-22: Job Access Index - Overlay Poor White Population

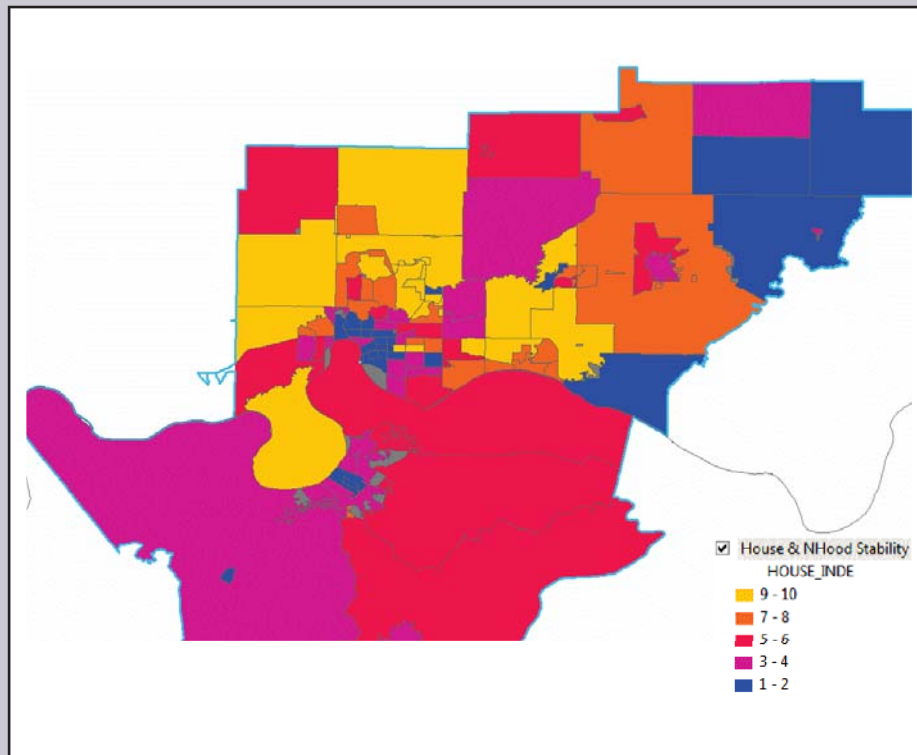


Housing Stability Index

The Housing Stability Index was developed from data associated with Homeownership Rate, Percent Loans Low-Cost (refinance), Percent of Loans Low-Cost (new purchase), Percent Vacant (non-seasonal) Percent Crowded the following factors in the American Community Survey 2005-2009. As such, the data may not reflect certain recent dynamics that could influence these data sets.

Figure 1-23 provides mapping of the Housing Stability Index.

Figure 1-23: Housing Stability Index



The highest values for Housing Stability are exhibited in the rural and suburban areas of the region. The lower values are evidenced in urban and near urban areas of Evansville and Henderson and in rural parts of the Region with relatively low housing density. These lower densities could be attributed to land use issues such as surface mining lands, large industrial complexes and related development constraints.

Figure 1-24: Housing Stability Index - Overlay Poor Non-White Population

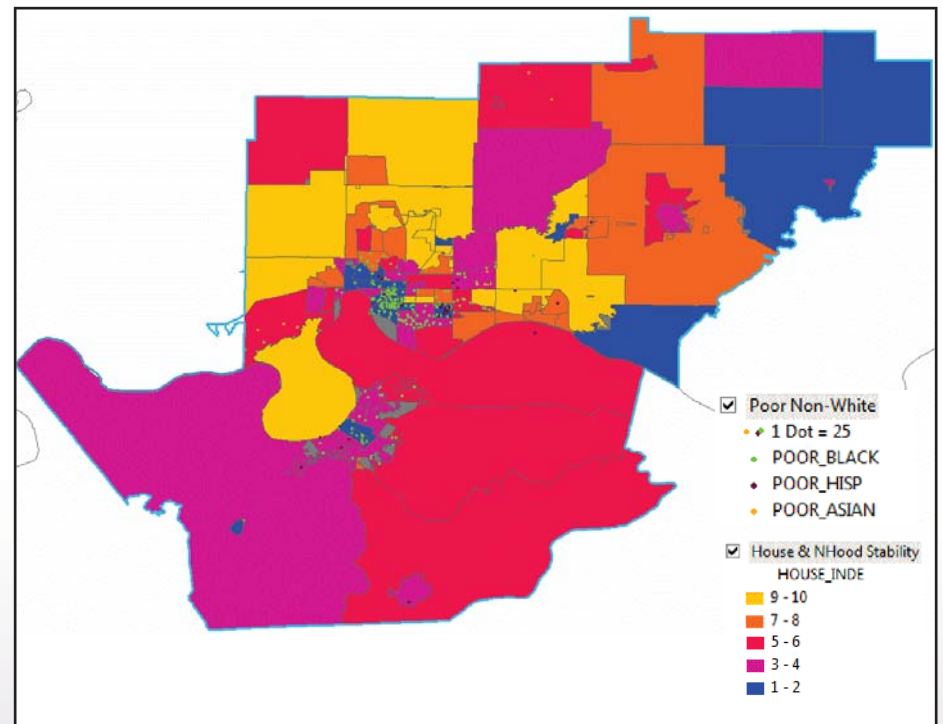
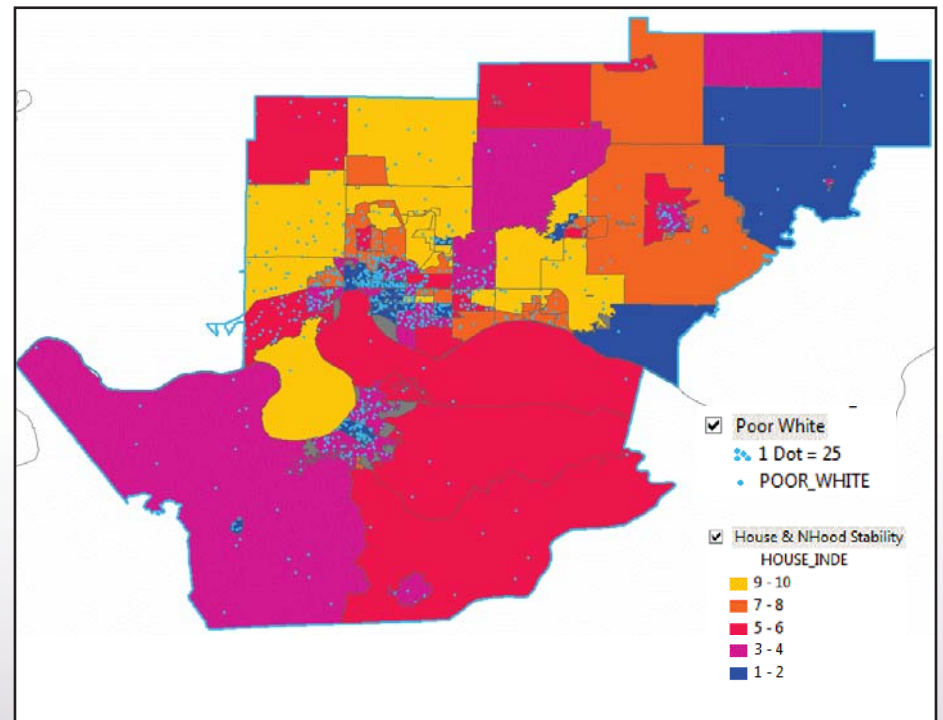




Figure 1-24 provides mapping of Housing Stability Index - Overlay Poor Non-White Population. Figure 1-24 appears to indicate that poor Non-White persons are very tightly represented in the urban areas that have a much lower index for Housing and Neighborhood Stability.

Figure 1-25 provides mapping of Housing Stability Index - Overlay Poor White Population. Figure 1-25 reflects that poor White Persons are located in the areas with the lowest index, however they are also represented in the outlying rural and suburban areas.

Figure 1-25: Housing Stability Index - Overlay Poor White Population



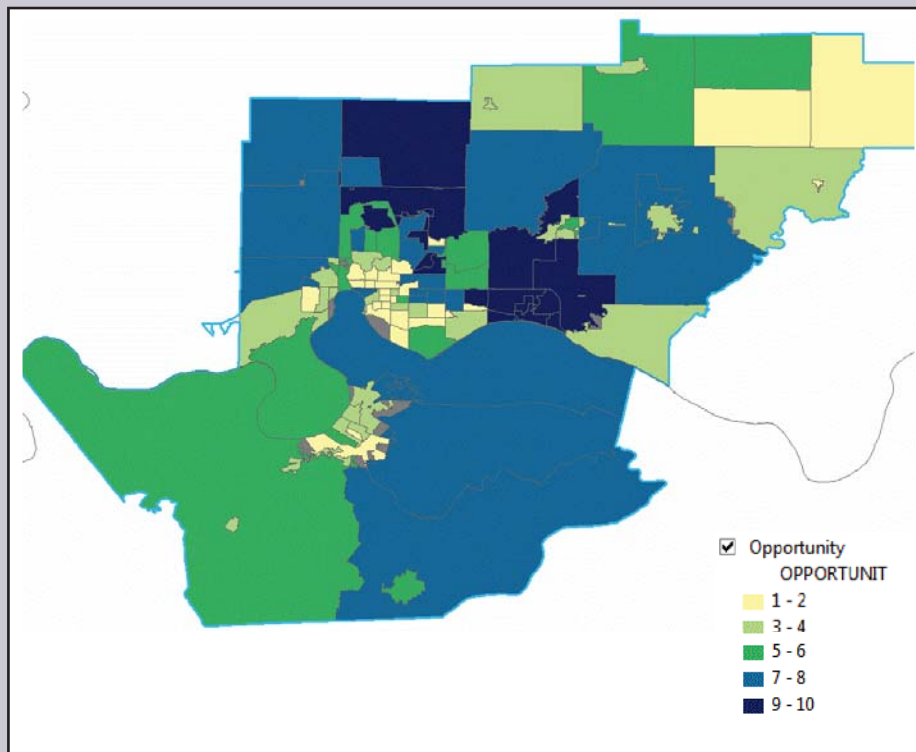
Opportunity Index

Figure 1-26 provides mapping of the Opportunity Index.

HUD notes that the "opportunity" is a multi-dimensional concept. Further HUD has developed a method to quantify, or create an index, that indicates the ability of a person or family to access and capitalize on opportunity. The index is a function of the following, previously outlined, dimensions of the Region:

- School Proficiency
- Poverty
- Labor Market Engagement
- Neighborhood Stability
- Job Access

Figure 1-26: Opportunity Index



The highest values for the Opportunity Index are located in Northeast Vanderburgh County and Southwest Warrick County. The lower values for the Opportunity Index are located in the urban or near urban areas of Henderson and Evansville. Northeast Warrick County also exhibits lower values for the Opportunity Index.

Figure 1-27 provides mapping of the Opportunity Index - Poor Non-White Overlay. Figure 1-27 represents that the Poor Non-White population is not represented in areas with a high Opportunity Index. Instead the majority of Poor Non-White persons appear to reside in areas with the lowest to low Opportunity Index values.

In the course of developing the FHEA, numerous engagements were held with community planning, housing and economic development staff and agencies. Focused efforts to engage public housing and human rights staff were pursued at a July 2, 2103 Draft FHEA presentation. In the course of a collective review of the Draft FHEA and associated mapping and data tools, no participants offered insights or perspectives as to the seeming discrepancies identified in the Access to Opportunity maps and data.

Figure 1-27 represents that Poor Non-White population is not overly represented in areas with a high Opportunity Index but seemingly in a higher frequency than the Poor Non-White population.

The majority of Poor Non-White persons appear to reside in areas with the lowest to low Opportunity Index values. However there appears to be a limited representation of Poor White Population in the areas with a high Opportunity Index, which is not as evident with the Poor Non-White Population.

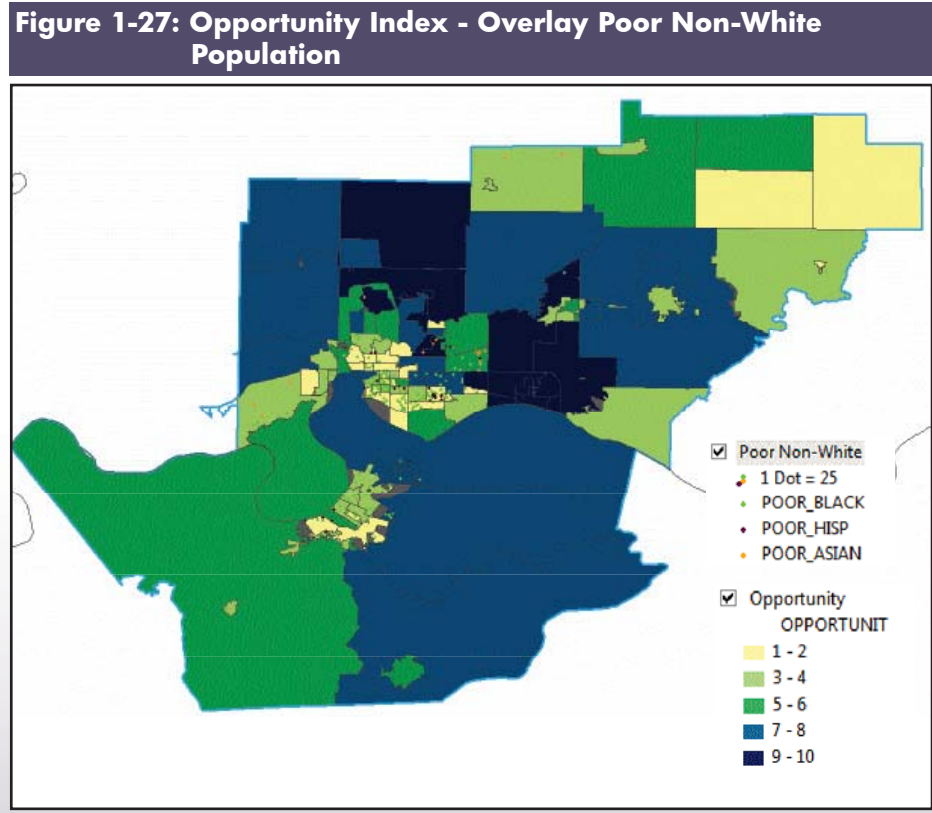
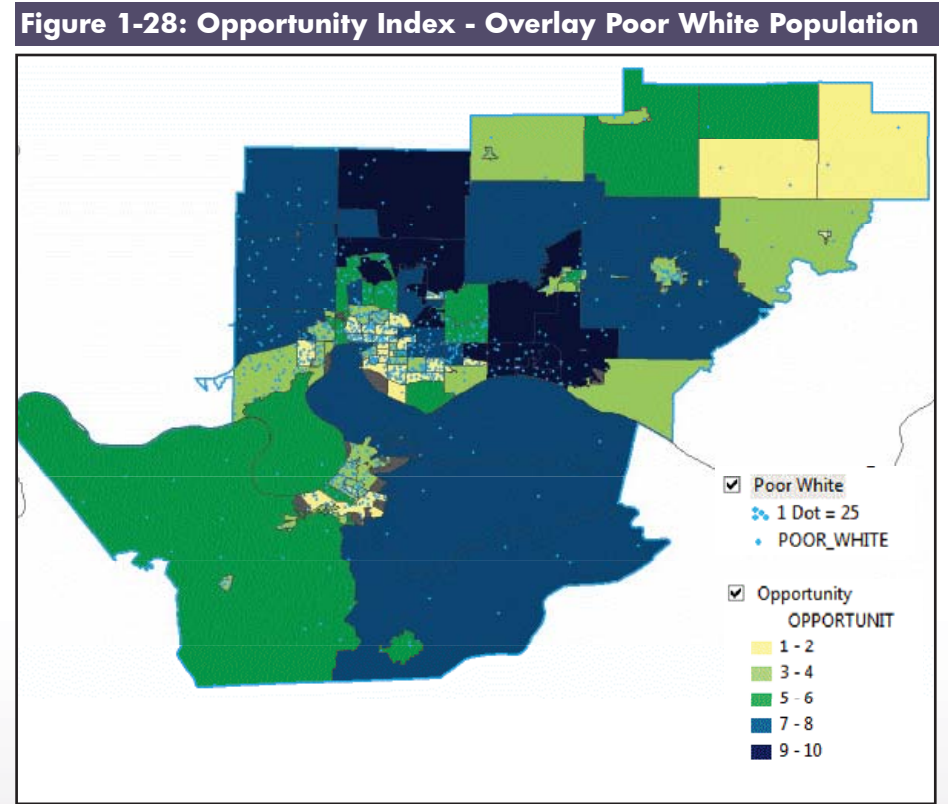


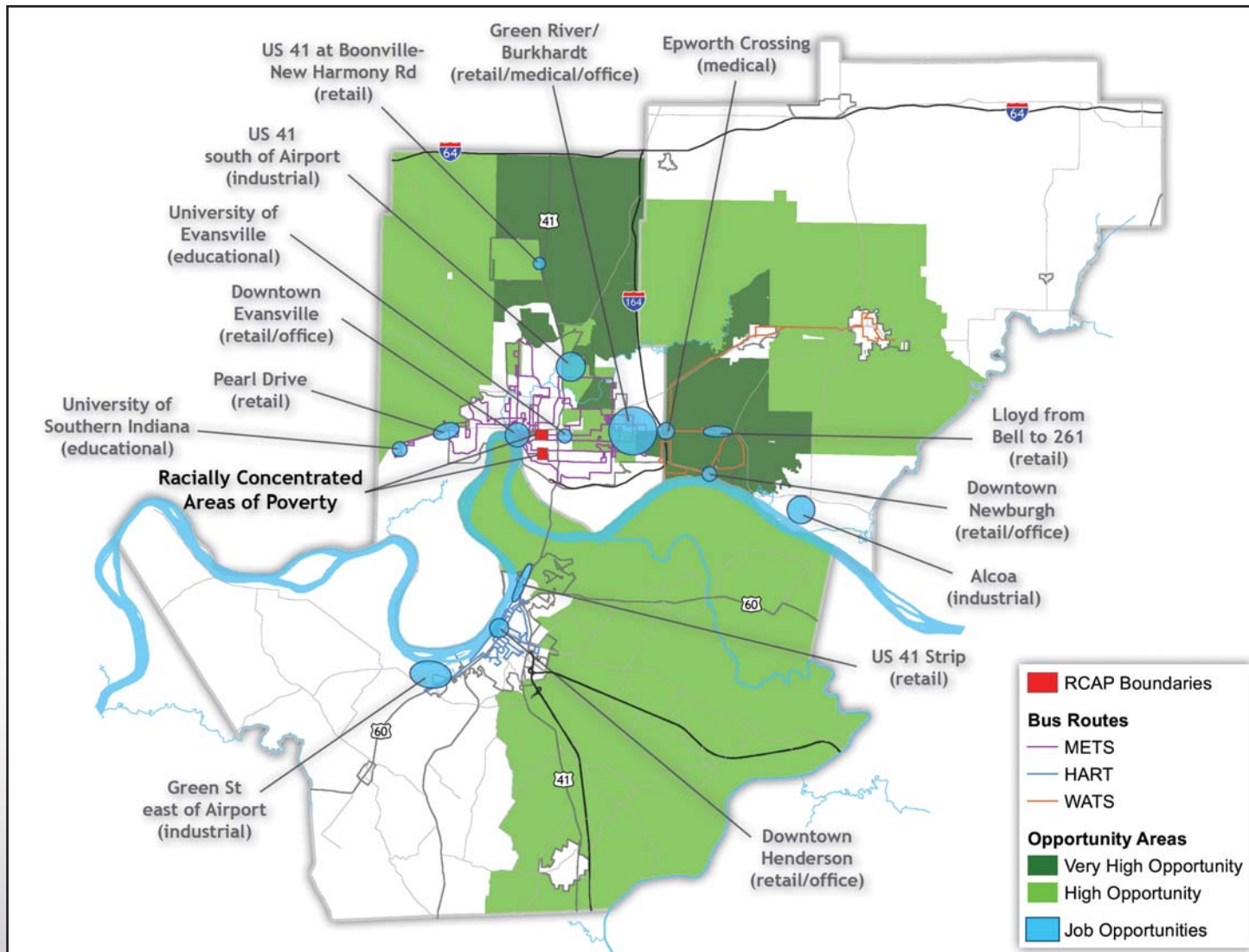
Figure 1-28 provides mapping of the Opportunity Index - Poor White Overlay. Figure 1-28 represents the Poor White population having a higher representation in areas with a higher opportunity index than Poor Non-White persons.



Opportunity Index

Figure 1-29 is a map that illustrates the Racially Concentrated Areas of Poverty within the context of the Areas of Opportunity and areas associated with providing significant levels of employment opportunities.

Figure 1-29: Opportunity Index - Job Opportunities





Identification and Assessment of Public Investment Triggers

Identification and Assessment of Public Investment Triggers That Impact Access to Opportunity and Demographic Changes

Following is a listing of public investment resources and a brief narrative concerning the impact to accessing opportunity and demographic changes.

Housing and Urban Development (HUD) Resources

The cities of Evansville and Henderson are HUD Entitlement Communities and as such receive annual installment of both Community Development Block Grant (CDBG) Funds and Home Investment Partnership Act (HOME) Funds. Investment of these funds are consistent with their respective Annual Action Plans.

49

The Evansville Housing Authority and the Henderson Housing Authority receive HUD funds to operate their respective public housing programs. These agencies also operate a variety of youth development and workforce training programs. Investment of these funds are consistent with their respective Annual Action Plans.

Low Income Housing Tax Credits

Low Income Housing Tax Credits have been utilized to a considerable degree to help create affordable housing in the region. In July 2013 the City of Evansville celebrated a 40-unit scattered site housing project near the Haynie's Corner Neighborhood.



LIHTC are allocated via a scoring formula to applicants from around the State of Indiana. Formulas can change annually and there is normally some measure of consideration to siting of LIHTC facilities in terms of their impact to accessing opportunities and demographic changes. In fact, many times LIHTC properties provide direct resources to help residents access opportunities such as onsite training programs and access to computer and the Internet. On the other hand, high densities of LIHTC properties can create concentration of lower income persons that in certain circumstances may create significant demographic (and socio-economic) changes in an area.

Department Transportation (USDOT and INDOT)

The largest investment that the region will realize in the coming years is the completion of Interstate 69. This project will involve a new bridge spanning the Ohio River to connect I-69 in Indiana to new sections of I-69 in Kentucky. Local officials in Indiana and Kentucky submit that this project will create conditions for the region to realize new economic development opportunities. These opportunities could be realized in many sectors; however the most likely sectors for new development will be in the manufacturing and distribution/logistics sectors.

Evansville Metropolitan Planning Organization (EMPO)

The Evansville Metropolitan Planning Organization is responsible for regional decisions associated with the investment of transportation funds for their respective service area.

These larger transportation investments can have considerable impact on the future of community and economic development concerns. For instance, one project on the horizon is the reconstruction of the interchange at US 41 and the Lloyd Expressway. Improvements could include enhanced pedestrian and bicycle access. Such improvements can help to provide greater access to opportunities.

Regional Transit Operations

The region is served by the following three separate transit operations: Metropolitan Evansville Transit System (METS), Henderson Area Rapid Transit (HART), and Warrick Area Transit System (WATS). Each of these transit organizations make considerable investments in the operation of their respective services.

Local funding for many local agencies is anticipated on a more project specific basis and is invested in a very specific and unique manner to accomplish community goals and objectives. These local funding investments include but are not limited to the following:



Identification and Assessment of Public Investment Triggers

Indiana School Voucher Program

The largest investment of local financial resources is the operation of K-12 schools. Also, access to a high performing school has often been considered a primary concern in regard to accessing opportunity. Indiana has recently enacted a new policy that could have considerable impact in regard to a student's ability to attend high performing schools.

As of 2011, the State of Indiana is allowing families to attend the school of their choice. This is accomplished by providing eligible students a voucher that follows them to the school that they desire to attend.

However, it is not clear yet how this new policy would impact a student's ability to attend their school of choice. One key consideration is the finite capacity of school facilities. For instance, a high performing school may have many requests for enrollment but can only admit the number of students that the school's structural capacity and faculty can accommodate. Another constraint is that if a student resides in a location that has no school bus or transit service to their school of choice, the student must make their own arrangements for transportation.

The Voucher Program clearly has direct impact in terms of students accessing high performing educational opportunities and over time could have significant impact in regard to the composition of the socio-demographic fabric in Evansville and Warrick Counties. It would seem that under the Voucher Program, students are no longer limited to the educational choices available within their zip code.

As the schools and community gain experience with implementing the new school choice program, strategic investments and related policy enhancements will likely be identified to increase the success of the program and to help students attend the school of their choice.

For additional information on the Indiana School Voucher Program, see the following website: www.schoolchoiceindiana.com.



Combined Sewer Overflow Project (EPA Consent Decree)

The City of Evansville could make improvements to their sanitary sewer systems in amounts approaching \$500,000,000. These improvements are necessary to address deficiencies in the City's sanitary sewer system. These improvements could help to increase affordable housing choice by eliminating odor and flooding in certain locations throughout the city.

Convention Hotel

The City of Evansville is pursuing the development of a new convention hotel in the City's downtown area, near the new Ford Center Arena. The new hotel is designed to attract additional convention events which could create a measurable increase in job opportunities in the City's downtown and surrounding area.

Indiana University Medical Center-Evansville

The Indiana University Medical Center-Evansville is anticipating the location of a new medical school. Local officials see this as hugely important component to growing the region's healthcare sector. Clearly the location of the facility could impact employment opportunities. However, it is also evident that the facility will create new direct and indirect jobs wherever the facility is located.

Henderson Downtown Redevelopment

The City of Henderson is realizing a revitalization of their downtown area. Public and private investment is helping to realize new restaurants, along with retail and commercial development. These projects will create new employment opportunities in the City's downtown area.

Additional Information

Additional information on planned transportation improvements in the study area can be found in *The Millennial Plan for 2040 - Volume 3*. This volume includes the Metropolitan Transportation Plan prepared by the Evansville Metropolitan Planning Organization.

Additional information on planned affordable housing and economic development investments can be found in *The Millennial Plan for 2040 - Volume 2*.

These documents can be viewed at www.seacplan.org.



Identification and Assessment of the Existing Fair Housing Issues

Identification and Assessment of the Existing Fair Housing Issues, Services and Activities

The following constitutes inventory of existing Fair Housing issues, services and activities:

Fair Housing Issues

The *City of Henderson Analysis of Impediments to Fair Housing and Fair Housing Choice 2009* indicates that for the period of June 2005 through June 2009 only one complaint was filed with the Kentucky Human Rights Commission. This complaint was dismissed for no probable cause. The AI further states that the Kentucky Human Rights Commission has not conducted nor has any record of housing testing being performed over the last ten years. Also noted is that there was no record of any additional private discrimination suits filed by private plaintiffs during the 2005-2009 time period.

The Henderson-Henderson County Human Relations Commission, from 2005-2009, has records of receiving and forwarding four fair housing complaints to the Kentucky Commission on Human Rights. Footnotes in the AI state that two of the complaints were associated with racial discrimination and two complaints were associated with the Americans with Disabilities Act. None of the complaints were judged to have cause.

Fair Housing Services

The following organizations provide Fair Housing Services to specific geographic services areas.

Evansville Human Relations Commission
Diane Clements Boyd, Executive Director
209 Civic Center Complex
1 NW Martin Luther King, Jr. Blvd.
Evansville, Indiana 47708
Phone: (812) 436-4927

Fax: (812) 436-4929
TDD Hearing Impaired: (812) 436-4928
dclements@evansvillegov.org

The Human Relations Commission investigates charges of discrimination within Vanderburgh County and the City of Evansville in areas of employment, education, credit, public accommodations and housing.

The ordinance empowering the commission is similar to the Indiana State Civil Rights Act and provides protection for individuals based on their race, color, religion, handicap and gender. Charges must be filed within 90 days of an alleged discriminatory act occurring. The Commission is made up of an 11 member board comprised of Vanderburgh County residents and are appointed for a two year term by government officials. There are five staff members consisting of three investigators, a secretary and the executive director. For additional information see the Commission's website at: <http://www.evansvillegov.org/index.aspx?page=55>.

Henderson-Henderson County Human Rights Commission
Jeffrey Gregory, Executive Director
P.O. Box 716
Henderson, KY 42420
(270) 831-1200, ext. 273
(270) 831-1206 fax
hendersonhrc@yahoo.com e-mail

Kentucky has a growing network of local human rights commissions. These partners promote peace, mutual respect, understanding, and quality of life in their regions.

They provide a local presence and face-to-face contact necessary to individuals and communities in order to uphold security in an increasingly growing Commonwealth.

Local commissions assist by forwarding discrimination complaints to the Kentucky Commission on Human Rights. A few have local anti-discrimination ordinances that allow them to enforce these laws on a local level. The commissions hold education and outreach events to promote and highlight civil rights and equality.

Local human rights commissions are vital to Kentucky and the Kentucky Commission on Human Rights. Their assistance helps the Kentucky Commission on Human Rights provide a community presence in the 120 counties of the state.
<http://kchr.ky.gov/localcomm.htm>

Henderson-Henderson County Human Rights Commission meets the third Wednesday of each of the following months: January, March, May, July, September, and November, beginning at 5:30 pm, at the Municipal Center, 222 First Street, on the second floor.

Indiana Civil Rights Commission

The Indiana Civil Rights Commission (ICRC) enforces the civil rights laws of the State of Indiana. The ICRC investigates complaints of discrimination and educate organizations, companies, landlords, associations, and individuals on their rights and responsibilities under Indiana Civil Rights Laws.

Indiana Civil Rights Commission
100 North Senate Ave
Indiana Government Center North, Room N103
Indianapolis, IN 46204.
(317) 232-2600
Toll Free Calling
(800) 628-2909
Hearing Impaired
(800) 743-3333
Fax (317) 232-6580
<http://www.in.gov/icrc/>



Identification and Assessment of the Existing Fair Housing Issues

Kentucky Commission on Human Rights

The Kentucky General Assembly created the Kentucky Commission on Human Rights in 1960. Initially, the state government agency was instructed to encourage fair treatment and foster mutual understanding and respect, and to discourage discrimination against any racial or ethnic group or its members.

However, in 1966, the commission role expanded with the passage of The Kentucky Civil Rights Act (Kentucky Revised Statute [KRS] 344). This law made discrimination illegal on a state level, and it made the Kentucky Commission on Human Rights the statutory authority to enforce the law for the Commonwealth. Kentucky became the first state south of the Mason Dixon Line to make discrimination illegal.

With the 11-member board of commissioners, the executive director and 36 staff members, the agency receives, initiates, investigates, conciliates and rules upon jurisdictional complaints alleging violations of the Kentucky Civil Rights Act. Certified with substantial equivalency to the US Department of Housing and Urban Development and the US Equal Employment Opportunity Commission, the Kentucky Commission on Human Rights also enforces the policies set forth in The US Civil Rights Act, The US Fair Housing Act, The US Americans with Disabilities Act and other federal civil rights laws.

KCHR is mandated by KRS 344 to educate members of the public about their rights under the law to live free from discrimination in Kentucky. The agency conducts a comprehensive program of education, training, outreach, partnerships, and public awareness initiatives to vigorously carry out this task.

KCHR is headquartered in Louisville and has a Northern Kentucky office in Covington.

Kentucky Commission on Human Rights
332 W. Broadway, 7th Floor
Louisville, KY 40202
(502) 595-4024
(800) 292-5566
Fax: (502)595-4801
TDD: (502) 595-4084
<http://kchr.ky.gov/about/aboutkchr.htm>

Lexington Fair Housing Council

LFHC is a non-profit civil rights agency which provides free legal assistance to victims of housing discrimination throughout Kentucky. LFHC is partnering with the Homeless and Housing Coalition of Kentucky (HHCK) to offer this service opportunity through the Build Corps program.

The Lexington Fair Housing Council (LFHC) is the only private nonprofit fair housing agency in Kentucky and investigates complaints throughout the Commonwealth. City of Henderson staff indicated that they have taken advantage of the service provided by the LFHC.

The Lexington Fair Housing Council investigates complaints of discrimination from the public and receives referrals from other nonprofit agencies.

The Council also conducts fair housing seminars for the public, government agencies, trade groups, real estate professionals, and associations. The Council invites the public to call the office if they would like the Council to send someone to speak about fair housing to their group.

The Lexington Fair Housing Council can also provide self-testing services to real estate brokers, apartment owners, builders, developers, and insurance agents who want to ensure that their agents and staffers are compliant with fair housing laws. Call the Council to request a proposal for self-testing services.



The Lexington Fair Housing Council does not charge for its services.

Lexington Fair Housing Council
207 E. Reynolds Rd. Suite 130, Lexington, KY 40517
Call: 1(859)971-8067
Toll-free: 1(866)438-8617
Fax: 1(859)971-1652
<http://www.lexingtonfairhousing.com/>

Training Materials

Updated in July 2011, the Indiana Civil Rights Commission's training material examines particular issues, about your rights and responsibilities under Indiana Civil Rights Laws, and explains the process of filing a complaint. You can print the materials yourself or request for them to be mailed to you on-line for no charge.
<http://www.in.gov/icrc/2328.htm>

The Kentucky Commission on Human Rights has a number of resources posted on their website. These include posters, brochures, and newsletters.
<http://kchr.ky.gov/reports/>

The Lexington Fair Housing Council website includes a variety of fair housing resources including but not limited to brochures, occupancy/design standards and video presentations in Spanish.
<http://lexingtonfairhousing.com/news.htm>

Fair Housing Activities and Programs

City of Henderson Proclamation of "Fair Housing Month"

At the regular meeting of the Board of Commissioners of the City of Henderson, Kentucky held on Tuesday, April 9, 2013 the Board approved a proclamation publicly declaring the month of April 2013 as "Fair Housing Month" and urged all citizens to join in reaffirming the obligation and commitment to fair housing opportunities for all.

City of Henderson Fair Housing Activities Identified in Analysis of Impediments

The City of Henderson Analysis of Impediments to Fair Housing and Fair Housing Choice 2009 indicates that for the period of June 2005 through June 2009 the following fair housing programs and activities were identified:

57

- Housing counseling and assistance with filing a fair housing complaint
- Fair housing presentations are provided to all recipients of HUD housing programs, including Section 8, public housing, etc.
- Fair Housing Workshops
- Fair Housing Poster Contests
- Latino/Hispanic Outreach Events
- Distribution of Fair Housing information to area landlords
- Community information about who to contact about fair housing
- Use of HUD entitlement and related resources to create affordable housing choices for lower income persons
- Housing Authority continues to expand their portfolio of affordable housing opportunities
- Members of the Henderson Audubon Board of Realtors sign a fair housing document attesting to nondiscriminatory practices as a requirement for renewing their license

2013 Evansville-Vanderburgh County Human Relations Commission Annual Dinner

On September 6, 2013 the Evansville-Vanderburgh County Human Relations Commission will host its Annual Dinner. The guest speaker for the event was Constance L. "Connie" Rice, Civil Rights Attorney and Co-Founder of *The Advancement Project*.

City of Evansville-Vanderburgh County Fair Housing Activities Identified in Analysis of Impediments

- Human Rights Commission (HRC) sponsored Fair Housing Month training April 26, 2012.
- Guest speaker at 2012 annual dinner was Merlyn Brown, Attorney Advisor to HUD and HUD Midwest Regional Offices in Chicago.
- HRD staff and commissioners attend statewide trade association meeting
- HRC investigator attended HUD National Fair Housing Training academy in 2012
- Fair Housing Outreach - public service announcements on radio and in newspapers. Fair housing booklets distributed to general public, community groups and organizations (also Family Day in the Park)
- HRC hired consultants to provide Fair Housing education and outreach. Presentations at homeless shelters, neighborhood associations, real estate associations, public housing, places of worship etc. (HRC received special demonstration grant of \$25,000)
- Fair housing training at Village Green Apartments and Leisure Living Apartments
- Executive Director presentation to workgroup
- HRC sponsored Fair Housing training April 7-8, 2011
- HRC attend trade association
- HRC attend training academy

Kentucky Legal Aid

The mission of Kentucky Legal Aid is to assist and enable low income families, elderly, disabled and other vulnerable individuals in South Central and Western Kentucky to resolve legal problems that are barriers to self-sufficiency, and to provide these individuals an opportunity for an improved quality of life.

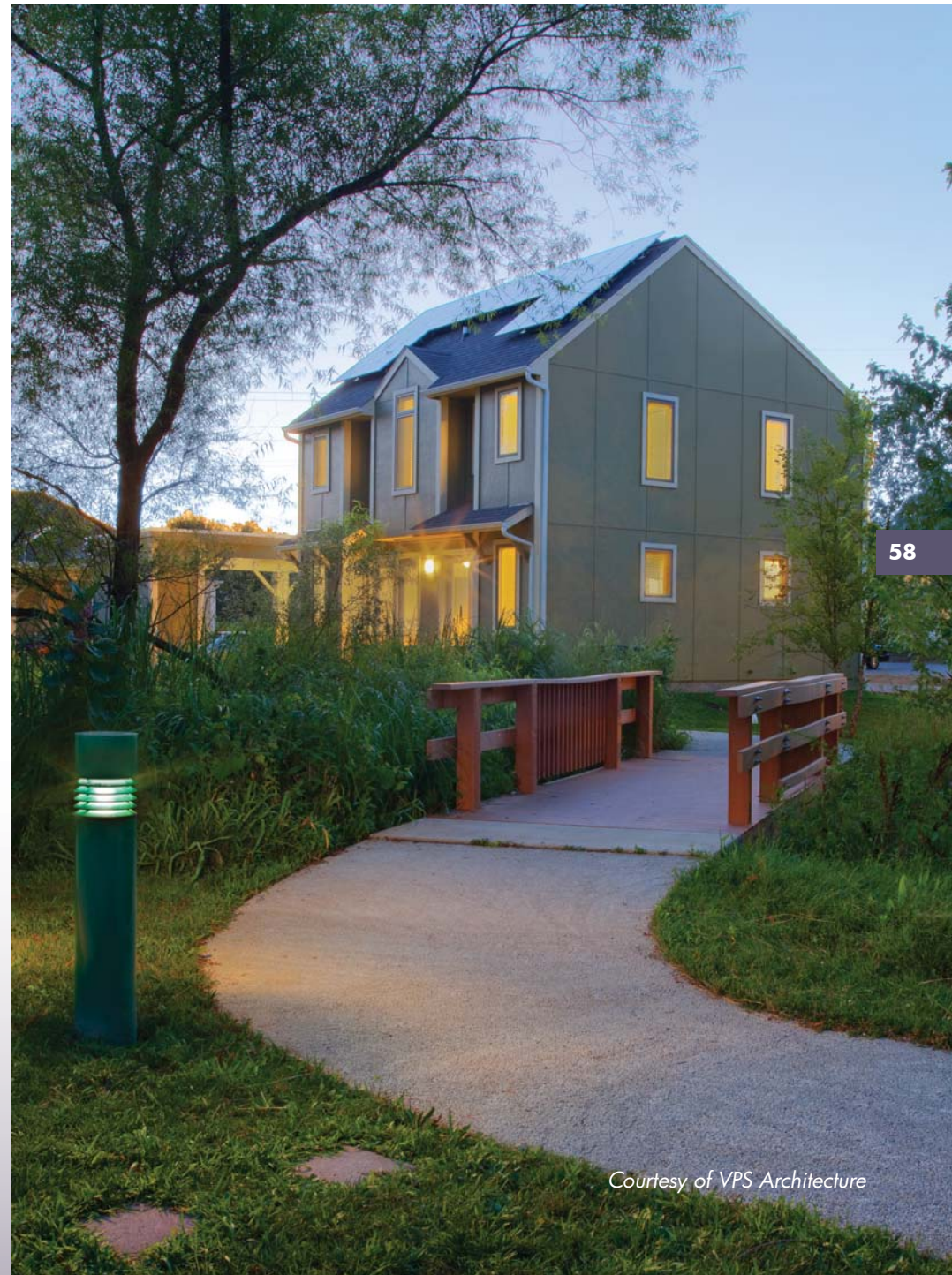
Kentucky Legal Aid
117 West Second St.
Owensboro, KY 42303
Local: (270) 442-5518
Local: (270) 683-4585
Toll Free: (800) 467-2218
Toll Free: (800) 467-2260

Indiana Legal Services - Evansville

Indiana Legal Services-Evansville Office provides legal representation, consultation, and advice to persons with income up to 125 percent of the Federal Poverty Guidelines (up to 200 percent in certain circumstances). Legal areas of assistance include: family law, consumer law, senior law, housing issues, public benefits. Counties served include: Daviess, Dubois, Gibson, Knox, Martin, Perry, Pike, Posey, Spencer, Vanderburgh, and Warrick.

Office hours: Monday-Friday 8:00 am -4:30 pm;
Intake hours: Tuesday 11 am - 1 pm and Wednesday 9-11:00 am.

Indiana Legal Services - Evansville
2425 US Highway 41 N.
Suite 401
Evansville, IN 47711
Phone: (812) 426-1295
Second Phone: (800) 852-3477
Fax: 812-422-7332



Findings and Recommendations

Conclusions Regarding Findings and Recommendations to be Implemented Through Regional Planning

Finding: Variation of Fair Housing Concerns and Capacities throughout Jurisdictions in the Region

The three counties in the study areas have different concerns and capacities concerning fair housing. Evansville and Henderson are long standing HUD Entitlement Grantees and as such are much more familiar with fair housing concerns and has developed appropriate measures of capacity to address fair housing concerns. Warrick County on the other hand is not a HUD Entitlement Grantee and as such is not as familiar with fair housing concerns and has not developed fair housing capacities.

59

RECOMMENDATION:

Warrick County can measurably increase its familiarity and capacities concerning fair housing by participating in the events and activities of the neighboring cities of Evansville and Henderson. As appropriate persons and organizations increase their understating of fair housing issues, specific fair housing resources might be identified for Warrick County to pursue on their own.

It is evident that the region would benefit greatly from the 3 counties being collectively involved and participating in each counties respective fair housing programs. As this participation increases, jurisdictions might find value in not trying to do everything but rather doing specific activities well, that can be part of highly functioning, multi-county approach to ensuring fair housing. While there exists a measure of coordination between the counties, a structured and cognizant approach to coordinate efforts would create considerable value in addressing fair housing concerns and meeting fair housing goals.

Finding: Disconnect Between High Access to Employment and Low Employment Within the Same Areas

The HUD SCRPG maps point out areas in the Evansville urban area where the access to jobs index scores very high but the index labor market participation in the same areas scores very low. There appears to be limiting factors that keeping persons from these areas from entering the workforce. Possible reasons for persons not entering the workforce might be a disconnect between potential workers and the type of jobs that appear to be available. Another limiting factor might be the lack of mobility such as highly functioning transit services or there could be a lack of training opportunities.

RECOMMENDATION:

Engage the Southwest Indiana Workforce Development Board and the Green River Workforce Area to share the FHEA data and findings concerning access to jobs and workforce participation in certain areas of the region. Further, ask Workforce Boards to conduct an appropriate investigation/survey in order to determine what is keeping persons from entering the workforce.

Should the investigation/survey reveal reasonable causes for this disconnect between the access to jobs and participation in the workforce, actionable plans should be put in place and executed to address this concern.

A related initiative is the specific advocacy programs to provide one on one assistance with assisting persons find employment and/or job training opportunities that will lead to employment.

Finding: Non-White Populations Are Not Equitably Represented in Suburban and Rural Areas

The HUD SCRPG maps indicate that Non-White populations are not equitably represented in the suburban and rural locations in the region.

Finding: Non-White Populations Are Not Equitably Represented in Suburban and Rural Areas

The HUD SCRPG maps indicate that Non-White populations are not equitably represented in the suburban and rural locations in the region.

RECOMMENDATION:

The Housing Plan component of the Sustainability Plan should incorporate suggestions for providing affordable housing units within new suburban housing developments in the region. There are examples of communities that have successfully structured programs such as this. Pursuing this on regional scale will ensure that development will not move to a neighboring county to avoid affordable housing requirements.

Finding: White Populations Are Not Equitably Represented in Urban Areas

The HUD SCRPG maps indicate that White populations are not equitably represented in the urban locations of the region.

RECOMMENDATION:

The Housing Plan component of the Sustainability Plan should incorporate suggestions for encouraging housing options in the downtown and urbanized locations in the region. New mixed use housing opportunities on a regional scale could create momentum and generate interest in pursuing housing in the downtown and urbanized areas.

Finding: Concern About the Loss of Affordable Housing Stock

In discussion with housing organizations, there was common concern about the loss of affordable housing stock. This attrition is mostly due to the age of some affordable housing stock that oftentimes ends up being demolished because of the cost to make necessary improvements outweighing the value of the property. This seems to be more acute in lower income areas of the region.

RECOMMENDATION:

Housing organizations will continue to consider owner-occupied and rental unit rehabilitation programs. As federal funding for these activities continues to decrease a regional approach to identifying the most cost effective and value oriented candidate units for rehabilitation might increase the effective use of housing rehabilitation resources. Hosting regional meetings of the 3 county housing organizations would ensure more efficient use of housing resources.

Finding: Need for Additional Housing Choice for Lower Income and Special Needs Populations

Housing organizations have also identified the need for additional housing choices for low income persons with special needs. Further, with the aging baby boomers population and extended life expectancy, demand for accessible units will likely increase.

RECOMMENDATION:

Regional engagements to help educate and raise awareness about the need for accessible housing choices is the optimal approach for success.

Another suggestion is for local housing to agree on a goal for a certain percent of new housing units to be built to universal design standards. This will help to increase the inventory of accessible units. A related consideration would be to pilot such an initiative with housing that is utilizing public funding in the project pro-forma.

Finding: Need for Fair Housing Training and Education

From discussions with housing organizations, it appears evident that there remains considerable need to provide fair housing training and education. Considering the churn of employees in the housing and the ever increasing engagement of new persons and organizations in the housing industry, additional fair housing training is needed.

Findings and Recommendations

RECOMMENDATION:

Many of the housing organizations are familiar with fair housing and some have fair housing educational resources. Greater value could be realized by a coordination of fair housing training within the 3 county area. Coordination could simply involve scheduling training events 3-6 months in advance of the program year in a coordinated fashion.

Issue: Lack of Knowledge About Housing Programs and Resources

There is a lack of knowledge of housing programs to increase housing choice. This is particularly the case with affordable housing, and housing for seniors and disabled persons.

RECOMMENDATION:

Educational resources and presentations need to be provided to prospective home buyers/renters in the community with referral and contact information available.

Finding: Need for Additional Affordable Housing Units

In the course of planning efforts, there has been a consistent theme about the need for additional affordable housing units in the region to improve options for housing choice.

RECOMMENDATION:

While many of the affordable housing developers active in the region have developed the capacity to utilize public housing programs, there appears to be room to improve the region's capacity to better leverage private sector funding to collaborate on affordable housing production.

Finding: Concern About Heightened Underwriting for Home Loans

While this report provides no specific data, housing organizations have shared concern about the impact of new homebuyer lending underwriting guidelines. This may not be a local concern as the

financial downturn of 2008 has resulted in stricter underwriting for the majority of lenders.

RECOMMENDATION:

Increases in access to credit counseling resources could help to address improving creditworthiness of prospective homebuyers. Financial resources to provide soft second mortgages to help position prospective homebuyers as viable candidates for home mortgages could also help to address this concern.

Findings: Negative Impact of Current Zoning and Development Codes on Housing Choice Opportunities

While this report contains no specific citations, concern about the impact of how current zoning, development code and subdivision ordinances may create barriers to fair housing choice. These were specific concerns noted about how such policies might impact urban infill housing (i.e., lot setbacks) and group homes/community residential units. Large lot zoning for half acre lots or larger, tends to put some suburban neighborhoods out of economic reach to low and moderate income families.

RECOMMENDATION:

Local governments in the jurisdiction should pursue a coordinated review of their development codes to identify potential barriers to fair housing choice and make improvements to the development codes to ensure fair housing distribution. Pursuing this code analysis on a regional basis will help to create coordinated and consistent development provisions and help to avoid certain jurisdictions from hosting more than their share of affordable and special population housing.

Finding: Evolving Public Perspectives on LGBT Matters Necessitates Continuing Educational Efforts to Increase Awareness and Understanding

The federal Fair Housing Act prohibits housing discrimination based

on race, color, national origin, religion, sex, disability, and familial status (i.e., presence of children in the household). The Fair Housing Act does not specifically include sexual orientation and gender identity as prohibited bases. However, a lesbian, gay, bisexual, or transgender (LGBT) person's experience with sexual orientation or gender identity housing discrimination may still be covered by the Fair Housing Act. In addition, housing providers that receive HUD funding, have loans insured by the Federal Housing Administration (FHA), as well as lenders insured by FHA, may be subject to HUD program regulations intended to ensure equal access of LGBT persons.

Source: http://portal.hud.gov/hudportal/HUD?src=/program_offices/fair_housing_equal_opp/LGBT_Housing_Discrimination

RECOMMENDATION:

Jurisdictions within the region should make efforts to increase their awareness of LGBT fair housing considerations. Efforts should be also be taken to identify and to participate in educational opportunities designed to assist communities meet the Fair Housing Act requirements.

Finding: Language Barriers Can Provide a Challenge to Housing Choice

Language barriers can lead to challenges for persons to realize housing choice. For the region, the Hispanic population would be most acutely impacted by language barriers. It is important to note that most communities in the region have core housing choice information and materials available in multiple languages. While this is helpful, it does not address all cases where in language is creating a barrier to housing choice.

RECOMMENDATION:

To help address the concern about language barriers, real estate persons and organizations should be aware of translation services to aid in having effective conversations with persons that may not speak English.

Finding: Accessibility Code Provisions for Housing Units May Not Be Adequately Enforced

There have been instances identified where non-complying ADA features have been "grandfathered in" and as a result limit accessibility of these units to disabled persons.

RECOMMENDATION:

Instances or reports of grandfathered building code issuance should be fully investigated to be sure that the property meets all ADA and fair housing requirements. The region might also consider reviewing their code provisions concerning ADA requirements to be sure they are using best practices.

Finding: Stigma Associated with Affordable Housing

In too many instances across the region there is "stigma" about providing affordable housing opportunities. This can result in NIMBY reactions to affordable housing developments.

RECOMMENDATION:

The Region should engage in activities that communicate the value that affordable housing brings to the community. This message might include, but is not limited to, the following:

- *Creates profound effects on childhood development and school performance*
- *Improves health outcomes for families and individuals*
- *Increases spending and employment in the surrounding economy*
- *Reduces the likelihood of foreclosure*
- *Creates competitive advantage in attracting and retaining workers*

Finding: Lack of Public Transit to All Areas at All Times

Lack of available public transit can be a considerable barrier to housing choice.

RECOMMENDATION:

Transit operations in the region should conduct a thorough analysis of their service to determine opportunities to increase transit service to underserved areas.

Findings and Recommendations

Major Takeaways from Stakeholder Engagement

The most significant takeaway from stakeholder engagement in the development of the Fair Housing Equity Assessment is the regional framework itself.

Stakeholder engagement shed light on the common challenges, resources and engagements that the jurisdictions share.

This shared engagement has the potential for considerable future coordination efforts that can measurably increase housing choice for citizens in the three-county region.

A related takeaway is an increased awareness and understanding of fair housing concerns that was provided by HUD FHEA data and maps.

Implementation Considerations

Table 1-10 provides a summary of the findings and recommendations identified in the Fair Housing Equity Assessment.

The implementation of the recommendations outlined the Fair Housing Equity Assessment will be a considerable undertaking. In consideration of limited staff capacity and funding availability to local governments and related human rights organizations, coordination and collaboration is essential. Following is a listing of the organizations that should continue to collaborate on addressing the findings and recommendations in the FHEA:

- Henderson County Local Governments
- Vanderburgh County Local Governments
- Warrick County Local Governments
- Evansville/Vanderburgh County Human Relations Commission
- Henderson/Henderson County Human Rights Commission
- City of Evansville Department of Metropolitan Development
- City of Henderson Department of Community Development
- Henderson Housing Authority
- Evansville Housing Authority
- WorkOne Southwest Indiana
- Henderson Area - Kentucky Office of Employment and Training
- Metropolitan Evansville Transit Service
- Warrick Area Transit Service
- Henderson Area Rapid Transit
- Real Estate Developers
- Special Needs Providers
- Faith-Based Community Development Organizations
- Institutions of Higher Education
- Realtors
- Landlords
- Market Rate Housing Developers
- Not for Profit Housing Developers

Table 1-10: Summary of Findings and Recommendations

| FINDING | RECOMMENDATION | PRIORITY:TIMELINE |
|--|---|--------------------|
| Variation of Fair Housing Concerns and Capacities throughout Jurisdictions in the Region | Warrick County participating in fair housing events and activities of the neighboring cities of Evansville and Henderson. | high : short-term |
| Disconnect Between High Access to Employment and Low Employment Within the Same Areas | Engage the Workforce to share the FHEA data and findings regarding jobs and workforce participation. | high : short-term |
| Non-White Populations Are Not Equitably Represented in Suburban and Rural Areas | SEAC Housing Plan should incorporate suggestions for providing affordable housing units within new suburban housing developments. | high : short-term |
| White Populations Are Not Equitably Represented in Urban Areas | SEAC Housing Plan should incorporate suggestions for encouraging housing options in the downtown and urbanized. | high : short-term |
| Lack of Public Transit to All Areas at All Times | Transit operations in the region should conduct a thorough analysis of their service to determine opportunities to increase transit service to underserved areas. | high : short-term |
| Concern About the Loss of Affordable Housing Stock | Housing organizations will continue to consider owner-occupied and rental unit rehabilitation programs. Consider a coordinated, regional approach to housing rehabilitation. | medium : mid-term |
| Need for Additional Housing Choice for Lower Income and Special Needs Populations | Regional engagements to help educate and raise awareness. Agree on a goal for a percent of new housing units to be built to universal design standards. | medium : mid-term |
| Need for Fair Housing Training and Education | Value realized by a coordination of fair housing training within the 3 county areas. | medium : mid-term |
| Lack of Knowledge about Housing Programs and Resources | Educational resources and presentations need to be provided to prospective home buyers/renters in the community with referral and contact information available. | medium : mid-term |
| Need for Additional Affordable Housing Units | Improve the region's capacity to better leverage private sector funding to collaborate on affordable housing production. | medium : long-term |
| Concern About Heightened Underwriting for Home Loans | Increase access to credit counseling and provide resources to provide soft second mortgages to help position prospective homebuyers as viable candidates for home mortgages. | medium : long-term |
| Negative Impact of Current Zoning and Development Codes on Housing Choice Opportunities | Local governments should pursue a coordinated review of their development codes to identify potential barriers to fair housing choice and make improvements development codes to ensure fair housing distribution. | medium : long-term |
| The Fair Housing Act does not specifically include sexual orientation and gender identity as prohibited bases. However, a lesbian, gay, bisexual, or transgender (LGBT) person's experience with sexual orientation or gender identity housing discrimination may still be covered by the Fair Housing Act. In addition, housing providers that receive HUD funding, have loans insured by the Federal Housing Administration (FHA), as well as lenders insured by FHA, may be subject to HUD program regulations intended to ensure equal access of LGBT persons. | Jurisdictions within the region should make efforts to increase their awareness of LGBT fair housing considerations. Efforts should be also be taken to identify and to participate in educational opportunities designed to assist communities meet the Fair Housing Act requirements. | medium : long-term |
| Language Barriers Can Provide a Challenge to Housing Choice | Real estate professionals and organizations should be aware of translation services to aid in having effective conversations with persons that may not speak English. | medium : long-term |
| Accessibility Code Provisions for Housing Units May Not Be Adequately Enforced | Grandfathered building code issuance should be fully investigated to be sure that the property meets all ADA and fair housing requirements. Also review and update code provisions concerning ADA requirements. | medium : long-term |
| Stigma Associated with Affordable Housing | The Region should engage in activities that communicate the value that affordable housing brings to the community. | medium : long-term |





Chapter 2: Boonville Downtown Revitalization Plan

Executive Summary

Beginning in the summer of 2010 and ending in the spring of 2011, planners and architects from Bernardin, Lochmueller & Associates and VPS Architecture assisted the City of Boonville in creating a Downtown Revitalization Plan. The Plan was formally adopted by the Boonville City Council on March 3, 2011.

The Downtown Revitalization Plan is included as a sub-area plan in this Regional Plan for Sustainable Development as an example of sustainable development strategies for Warrick County. The Plan focused solely on the downtown area and included strategies for making the downtown more attractive to Boonville citizens and visitors. Recommendations included creating an organization to help sustain downtown development, adding a bicycle route to promote bicycling in and around downtown, and developing new park and recreation facilities. The full list of recommended projects is listed below and detailed in a copy of the Plan that follows.





Public Involvement

The City of Boonville established a Revitalization Plan Steering Committee that worked with the planners and architects to develop the Downtown Revitalization Plan. The Steering Committee consisted of the following:

- Pam Hendrickson, Boonville Mayor
- Tim Mosby, Warrick County Commissioner
- Nova Conner, Warrick County Council
- Steve Smith, Old National Bank
- Sherri Sherman, Warrick County Chamber of Commerce
- LaDonna Camp, Garden Club
- Adrian Held, Purdue Extension Office
- Susan Decker, Decker's Flowers & Gifts
- Debbie Neal, Warrick Publishing
- Mike Webb, Boonville Park Board
- Beth Broshears, Zoning Administrator
- Ralph Turpen, Turpen Communications-WBNL

In addition to the Steering Committee meetings, two Community Workshops were held to get input from the general public. In all, nearly 40 people attended the two workshops combined. During these two workshops, many ideas were gathered that helped develop the goals, objectives, and recommendations of the Downtown Revitalization Plan.

Executive Summary

The Vision, Goals, and Objectives

Input from the Community Workshops helped the Steering Committee develop a vision statement, goals, and objectives for the Downtown Revitalization Plan. The vision statement for the Plan is:

“Downtown Boonville will continue to be a great place to live, work, play, and visit, by focusing on the heritage, charm, and small town feel that the downtown has to offer. Downtown Boonville will become a historically rich destination with a mix of unique and family-owned businesses, diverse activities, festivals and events, and recreational opportunities.”



The goals and objectives were divided into five categories, each with a specific focus. One overall goal and multiple objectives were derived for each category. The five categories are:

1. **Community**

- Goal: Create a positive feeling of community in Boonville where all organizations and individuals are willing to work together for the betterment of the downtown.

2. **Amenities**

- Goal: Create a dynamic downtown where both residents and visitors have multiple opportunities for working, living, shopping, and entertainment.

3. **The Square**

- Goal: Create a sense of place around the Courthouse that distinguishes the Square as the focal point of the city and a destination for people from Warrick County and surrounding counties.

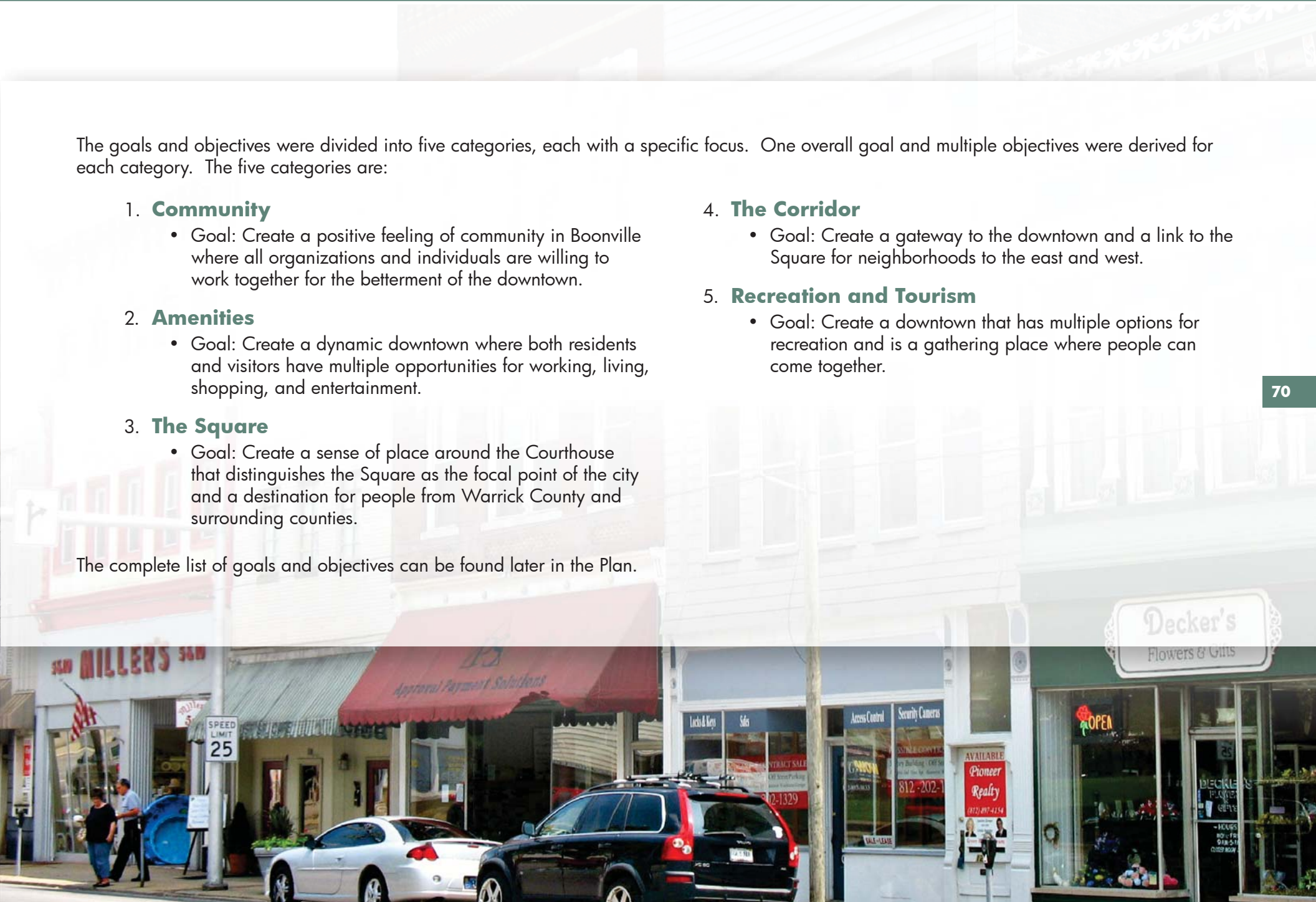
4. **The Corridor**

- Goal: Create a gateway to the downtown and a link to the Square for neighborhoods to the east and west.

5. **Recreation and Tourism**

- Goal: Create a downtown that has multiple options for recreation and is a gathering place where people can come together.

The complete list of goals and objectives can be found later in the Plan.



Executive Summary

Recommendations

From the goals and objectives, a refined list of recommended projects was developed through the Revitalization Plan Steering Committee. The recommended projects included a top 10 priority projects list and seven additional secondary recommendations. The project list includes:

1. Boonville CDC

- This recommendation included the creation of a Community Development Corporation (CDC) that would be responsible for seeing that the other recommended projects are completed over time. Shortly after adoption of the Plan, a non-profit organization named Boonville Now was formed to carry out the recommendations of the Plan. Soon after it was formed, Boonville Now began fundraising activities, such as an annual golf scramble.

2. Promotion of Downtown

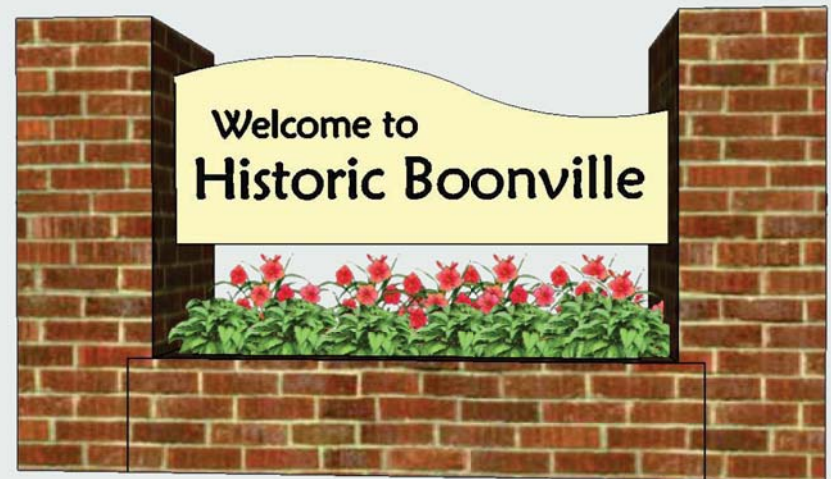
- This recommendation included promoting special events, festivals, and businesses downtown. Shortly after Boonville Now was created, a Boonville Now Facebook page was developed (www.facebook.com/BoonvilleNow) that is used to promote special events and activities in Boonville.

3. 4th Street Bike Route

- This recommendation was for a bike lane that would connect City Lake Park and Scales Lake Park on the south and north parts of the City. This route would go through downtown along 4th Street.

4. Gateways

- This recommendation was for the addition of gateways on each end of the one-way pairs of Main Street and Locust Street welcoming people to downtown Boonville. In 2013, a new sign was constructed on the east side of the city along SR 62 welcoming people to the City of Boonville.



5. Courthouse Square Park

- This recommendation was for the demolition of dilapidated structures at the corner of 2nd Street and Locust Street on the Courthouse Square and the development of a pocket park in their place. Funding is currently being raised for the demolition of these buildings, a portion of which has already been purchased.



6. Glenn Kramer Park

- This recommendation was for the development of a new park at the corner of Walnut Street and 3rd Street on an existing vacant lot. This lot is one block south of the Courthouse Square. The park would include passive recreation elements such as picnic tables and active recreation elements such as a small playground.

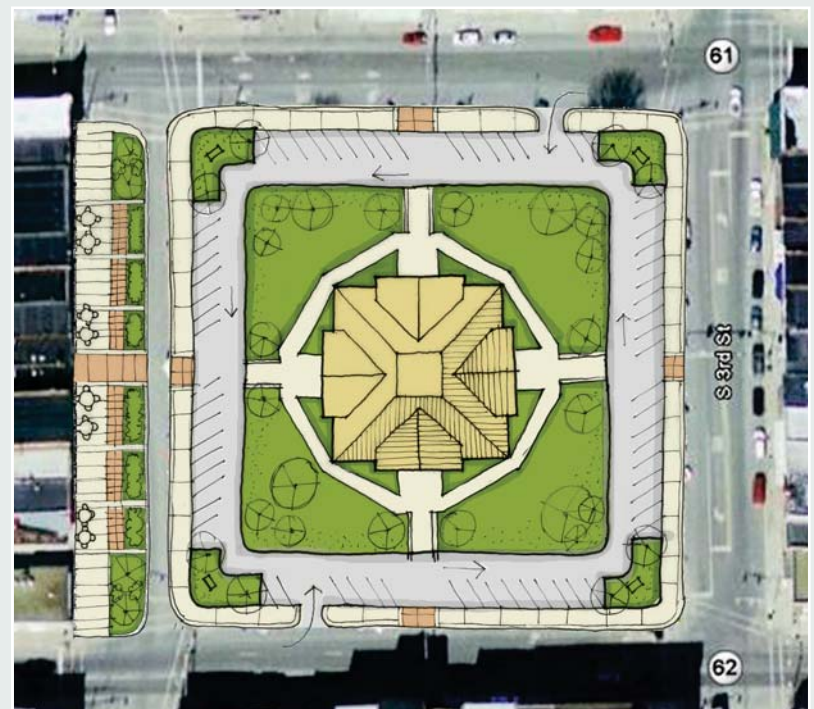


7. Courthouse Square Reconfiguration

- This recommendation is a longer term project that includes reconstruction of the Courthouse Square to address the parking around the Square. The current parking configuration can be dangerous for vehicles backing out of spaces onto the streets surrounding the Square.

8. 2nd Street Reconfiguration

- This recommendation would provide a more pedestrian-friendly area on one side of the Courthouse Square. It includes removal of existing parallel parking to expand the existing sidewalk.



Executive Summary

9. The Square

- This recommendation would complete updates to the entire Courthouse Square. It includes updated lighting, planters, sidewalks, bike racks, trash receptacles, etc. around the Square that is not part of the Courthouse Square Reconfiguration or 2nd Street Reconfiguration projects.



10. The Historic Corridor

- This recommendation includes updating the streetlights and sidewalks along the one-way pairs of Locust Street and Main Street through downtown Boonville.

Milwaukee Lanterns

Decorative Milwaukee Lanterns

Typical Applications

- Historic Districts
- City Streets
- Parks
- Residential Areas
- Campuses
- Walkways

Features

- Early era styling
- Superior performance
- Ease of maintenance
- Reliability

Lamp Types

- 70 - 250 watt metal halide
- 50 - 250 watt high pressure sodium

Approvals

- UUCUL



The Plan also included seven additional projects that should be considered in the redevelopment of downtown. These projects include:

- Adding a skate park for the youth,
- Developing a parking garage to the northeast of the Courthouse Square,
- Adding a “Movies in the Park” series during summer months at a location in or near downtown,
- Moving the existing Farmer’s Market from the Library on Main Street to a location closer to the Courthouse Square,
- Adding a public restroom facility near the Courthouse Square,
- Adding more festivals and special events downtown, and
- Adding more downtown shopping choices.

74

Detailed information about the recommendations can be found later in the plan.

In addition to the recommendations listed in the Downtown Revitalization Plan, the City of Boonville should also consider housing options in and around downtown. Specifically, the City should encourage more loft housing above existing businesses downtown and more multi-family units near downtown. Providing housing options could bring more people and increase activity around downtown.

Introduction

Purpose

Boonville began as an isolated small town, but grew to become the county seat of Warrick County. Unlike many of the other small cities in Southwest Indiana, Boonville's economy has remained steady in the last few decades. Downtown Boonville has remained an active center for the city throughout the years, mostly due to the increased traffic on SR 61 and SR 62, the Warrick County Courthouse, and recently with the addition of the Warrick County Judicial Center. In previous decades, retail dominated the Courthouse Square area, but today the Square consists of professional offices, specialty stores, and vacant store fronts.

Although downtown Boonville has not experienced the same degree of economic downturn as other smaller cities across the country, it still has issues that need to be considered. The increased traffic along SR 61 and SR 62, while it does bring activity to the city center during the daytime, has become a hindrance to pedestrians. One issue is that the demand for parking for Courthouse and the Judicial Center workers out numbers the supply. Many of the buildings desperately need façade improvements while a few need to be demolished. A lack of gathering space downtown and a lack of coordination between business owners, city officials, and non-profit organizations limit and sometimes prohibit the city from creating new festivals and special events, attracting people to downtown or selling the city as a destination.

The Downtown Boonville Revitalization Plan is designed to create a healthy downtown, turning the city center into a symbol of its rich history and community pride. The plan is designed to foster the development of new amenities, partnerships and policies that will rejuvenate downtown Boonville by the plan year of 2040.





Initializing the Plan

Boonville is one of several small communities in Indiana that need financial assistance to initiate a downtown revitalization plan. The Indiana Office of Community and Rural Affairs (OCRA) administer federal funds for these communities to help them complete a variety of projects. One of these funding sources is the Community Development Block Grant (CDBG) Program provided by the U.S. Department of Housing and Urban Development (HUD). CDBG funds are assigned to three smaller funds, including the Community Focus Fund (CFF).

OCRA uses CFF money to provide grants to small communities and counties with a population of less than 50,000. These funds can be used for a wide range of community improvement projects. The goal of the CFF program is to encourage communities with eligible populations (those communities with a 51 percent or greater population that is low- and moderate-income) to focus on long-term community development.

Introduction

Process

The Downtown Revitalization Plan is an 8 month process that determines potential revitalization efforts for downtown Boonville. The plan consists of five steps including:

1. introduction to the process and gathering of historical information;
2. collecting inventory and analyzing existing demographic, market and physical conditions;
3. brainstorming sessions with community members to create goals and objectives;
4. alternative project designs for the downtown; and
5. the final preferred projects, including implementation, funding and phasing strategies.

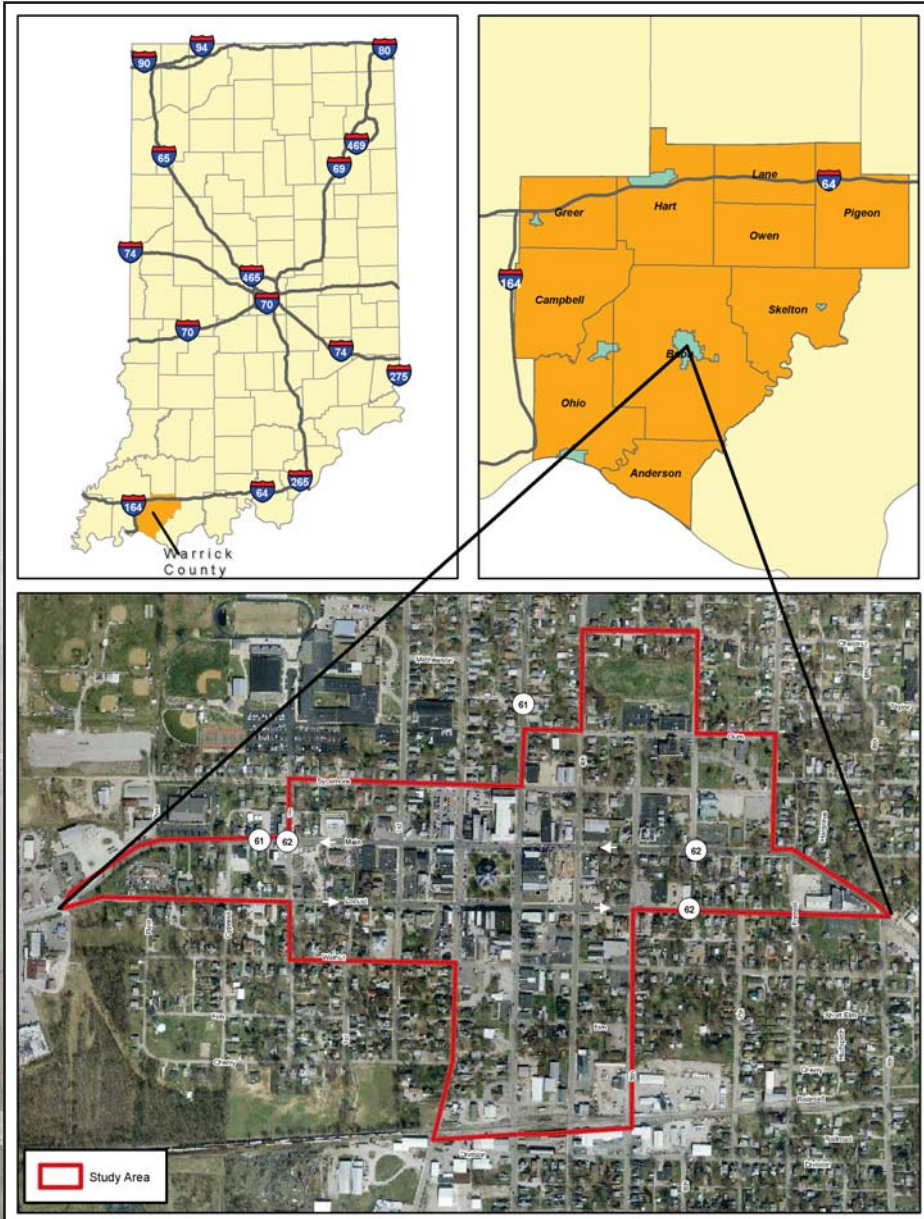
77

The plan is based on two public workshops that include a L.A.N.D. (Liabilities, Assets, Needs, Dreams) analysis brainstorming activity and a review of downtown alternative projects to determine the proposed final projects.

The process also includes a steering committee made up of community leaders, who helped guide the creation of the plan. They met three times in addition to meeting for the community workshops. The three additional meetings included a kickoff meeting to introduce the planning process and have an initial discussion of issues and final goals; a review session of the alternatives, goals, objectives and the input from the community workshop; and a meeting to discuss implementation, funding, phasing and maintenance of the proposed projects. The completed final revitalization plan is adopted by the Boonville City Council.



Figure 2-1: Location of Study Map Area



Study Area

Boonville is located in Warrick County, Indiana approximately 19 miles northeast of Evansville. A study area has been defined for the Boonville Downtown Revitalization Plan, covering approximately 27 blocks with a total of roughly 121 acres. The study area includes all areas between Main Street and Locust Street (otherwise known as SR 62) and a few select streets that contain qualities that support the downtown area. See Figure 2-1 for the location of the study area.

History

Community

Boonville was originally platted in 1818 by Chester Elliott. The original plat consisted of 25 blocks, which were landlocked by a dense forest. By the middle nineteenth century, the Wabash and Erie Canal and the first railroads bypassed Boonville, connecting northern cities to the ports in Newburgh and Evansville. During this period of time, the city's population remained unchanged while the southern riverfront cities prospered. Boonville did not experience a commercial boom until 1873 when the Lake Erie, Evansville and Southern Railroad bisected the town. Within the first years of the railroads arrival, Boonville superseded Newburgh and became the commercial and population center of Warrick County.

79

Historic Districts and Sites

The Indiana Department of Natural Resources and Historic Landmarks Foundation of Indiana jointly conduct historic structure inventories throughout the state. This inventory identifies historic districts, buildings, structures, sites and objects for inclusion in state-wide historic preservation and documents properties potentially eligible for the National Register of Historic Places or the Indiana State Register of Historic Sites and Structures. The Gibson County/Warrick County Interim Report prepared by the Historic Landmarks Foundation identifies two historical districts, the Walnut Street Historic District and the Courthouse Square Historic District, and 53 historic sites scattered throughout Boonville. Of these historic properties considered for historic preservation, only the Warrick County Courthouse and the Old County Jail are included on the National Register of Historic Places list. See Figure 2-2 for the location of Boonville's historic sites and structures.





The Gibson County/Warrick County Interim Report places properties into four designation categories:

- **Outstanding (O)** – recommended as a potential nomination for the National Register of Historic Places.
- **Notable (N)** – recommended as a potential nomination for the Indiana Register of Historic Sites and Structures (lacks national significance).
- **Contributing (C)** – contributes to the density, continuity and/or uniqueness for the whole county or historic district, but the present condition does not appear to meet National or State designation criteria. These properties may be considered for a county or local historic register program.
- **Non-Contributing (NC)** – sites in historic districts that create a negative impact.

The Courthouse Square Historic District, located between Sycamore Street, Walnut Street, 1st Street and 4th Street, is a collection of early twentieth century commercial buildings resulting from the arrival of the railroad and the commercial boom that ensued. There are 82 buildings within this historic district; 12 structures are listed as Notable and five structures are listed as Outstanding.

Introduction

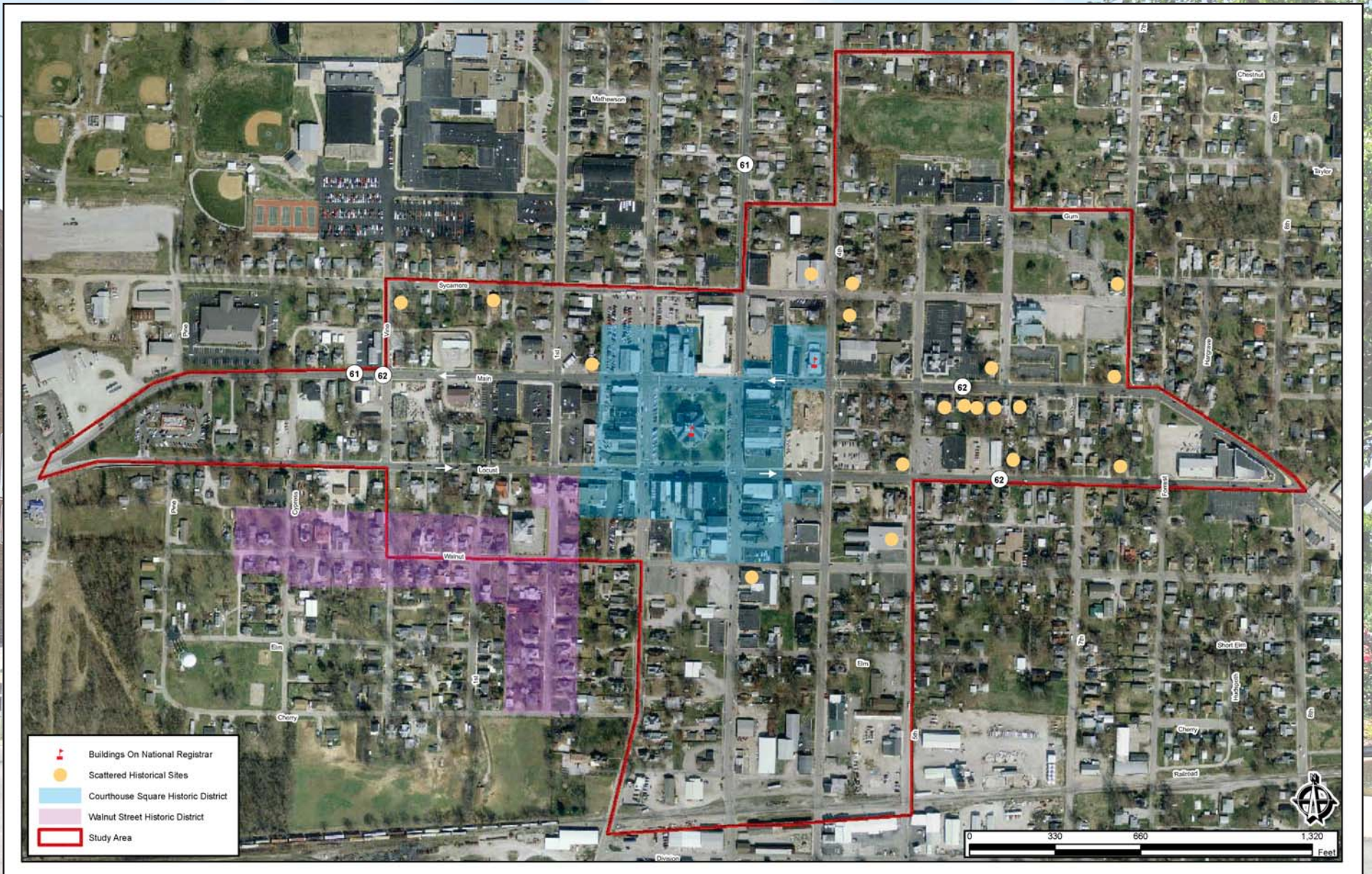
The Walnut Street Historic District is located primarily on Walnut Street between Pine Street and 2nd Street. There are 49 buildings within this historic district; four structures are listed as Notable and five structures are listed as Outstanding.

The Boonville Scattered Historic Sites are comprised of other historic buildings in Boonville that are not located within the two Historic Districts. There are 19 scattered sites located within the downtown study area; two of which are classified as Outstanding.

The identification of properties as historic is primarily for informational purposes and makes these properties available for federal and state programs and tax incentives for historic preservation. Unless these properties are placed on a local, State or National Register of historic properties, there are no restrictions on the use, rehabilitation, reconstruction or demolition of such properties above the zoning and building code requirements applicable to all properties in the jurisdiction. However, the National Environmental Policy Act and the National Historic Preservation Act generally protect these structures from the adverse impacts of improvement projects involving federal or state funds.



Figure 2-2: Historic Structures and Districts



Public Involvement

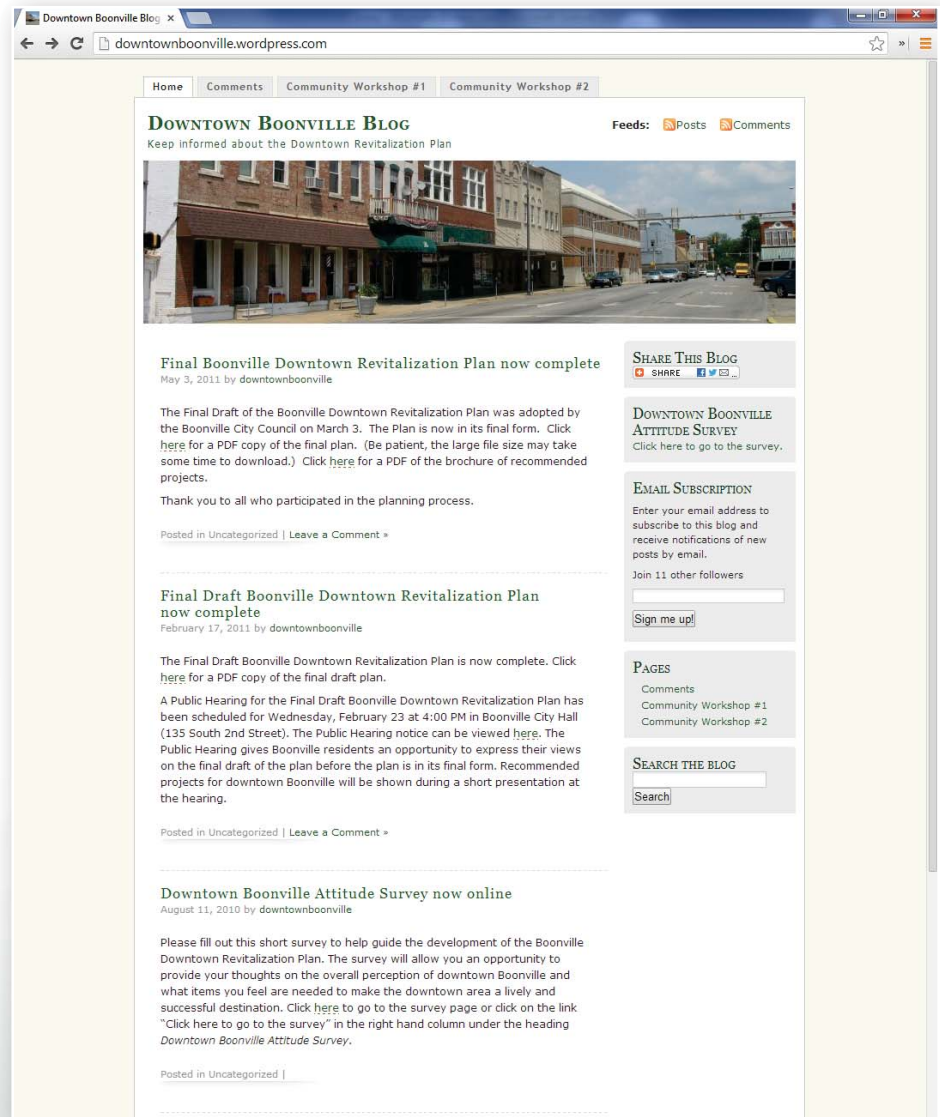
Public participation during the planning process is essential in guiding the development of a collective vision for the future of the community. During the exchange of information and ideas, planners obtain insight into what elements of the city are unique, how past and current policies have shaped the landscape, and how to solve some of the challenges the city faces. Several forms of public participation were made available to gain ideas and opinions from Boonville residents: an informational blog, community workshops, an attitude survey, steering committee meetings and a public hearing.

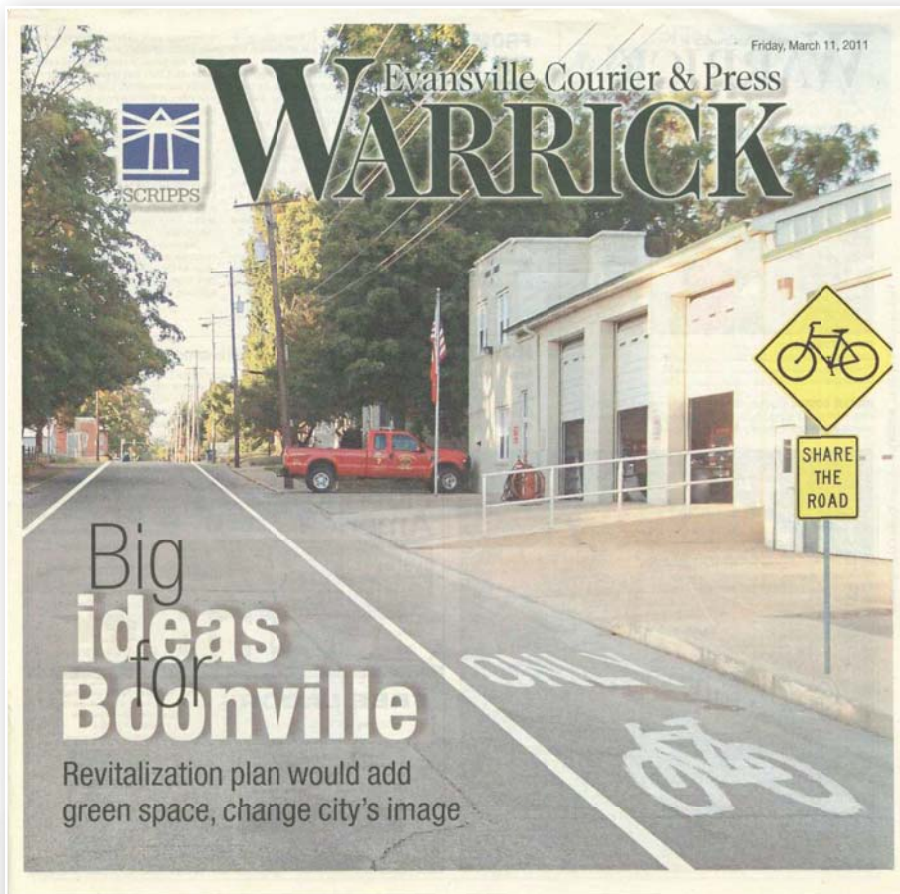
Blog

The Boonville Downtown Revitalization Blog was created to encourage communication between Mayor Pam Hendrickson, planners at Bernardin, Lochmueller & Associates and VPS Architecture, and residents of Boonville. The website was used to announce public participation events, provide links to the attitude survey and other plan-related information, as well as provide results generated by the community visioning workshops and survey. The website also contained a section for residents to interact with the planners, voice their opinions and make recommendations.

Attitude Survey

The attitude survey was posted on the Boonville Revitalization Blog on August 11, 2010. A paper version of the attitude survey was also available at City Hall. The attitude survey was created to capture the sentiment of residents towards various existing and proposed elements in the downtown area. The survey also provided insight into what role the downtown area plays in Boonville's economy.





Of the 37 surveys collected, 54 percent were filled out by women. The majority of the surveys were completed by residents between the age of 35 to 44 (43 percent). Only 11 percent of participants stated that they lived in downtown Boonville, while 54 percent of respondents lived outside of Boonville.

Overall, respondents express their general satisfaction with attractiveness, cleanliness and safety of the downtown area. The survey revealed that respondents felt the addition of new sidewalks (65%), street furniture (76%), and more retail options (76%) were extremely important to the revitalization of downtown Boonville. Although over half of the respondents felt adding a gathering area/park, streetlights and parking were important, there was a strong indication that not all respondents agreed with it being necessary. See Appendix A for a copy of the survey and the survey results.

Media Coverage

The Boonville Standard Newspaper assisted in the revitalization planning process by continually providing updates on the progress of the plan as well as providing articles on community workshops. Members of the Boonville Standard attended every community workshop and steering committee meeting. Channel 14 WFIE and Channel 25 WEHT covered some of the Community Workshops on their evening and nightly news, showing the some of the issues surrounding the downtown area and providing a glimpse of recommendations developed during the steering committee meetings. See Appendix B for copies of articles about the Revitalization Plan.

Public Involvement

Community Workshops

Community workshops are the most effective public involvement component used during the community planning process. Workshops are typically used as the primary method for residents to discuss their opinions of the current state and future of their city with city officials and planners. During the downtown revitalization planning process, Boonville held two community workshops with the help of planners from Bernardin, Lochmueller & Associates and VPS Architecture, including the Visioning Workshop and the Alternatives Workshop.

CW 1 – Visioning Workshop

Tuesday, June 29th, 2010

Visioning workshops are held to guide the project decision making process by determining the current state of downtown Boonville, community values, and the city's goals. During this four-hour workshop, the group of 29 residents participated in a L.A.N.D. (Liabilities, Assets, Needs, Dreams) analysis exercise. Participants were asked four questions during the L.A.N.D. analysis process:

1. If an individual or family was thinking about moving to the Boonville area, what would you share about this community and downtown area to make this their home? (This question identifies assets.)
2. People are often guilty of doing everything possible to avoid dealing with their weaknesses even though we know it is best to identify your weaknesses and try to improve them. With this said, what do you see as areas of weakness that need attention? (This question identifies needs.)
3. Thinking outside of the box, what opportunities are possible for this community, if it is able to capitalize on its strengths in order to address its weaknesses? (This question identifies dreams.)
4. What would prevent us from meeting the identified needs and dreams for downtown Boonville? (This question identifies liabilities.)



Through these questions, the workshop developed a list for each L.A.N.D. category. An excerpt of the list created during the workshop is included below: (See appendix C for the full list of L.A.N.D. analysis results.)

Liabilities

- Money
- State/INDOT
- Apathy
- Antiquated ordinances that prohibit growth
- Denial of problems

Assets

- Safe city, low crime rate
- Charming downtown
- Great school system
- Close proximity to many metropolitan areas (Louisville, St. Louis, Nashville, Indianapolis)
- Beautiful Courthouse

Needs

- Improve the appearance of downtown
- Improve parking around the interior of the Square
- Grow business opportunities
- Improve sidewalks and build bike paths that link important features of the city
- Be more aware and promote heritage and history

Dreams

- Parking garage
- Outdoor cinema
- Pocket park utilizing existing and future vacant lots
- Consider HUB zones/TIF districts
- Improve signage/ period signage

Each list created during the L.A.N.D. analysis played an important role in the development of the revitalization plan. Many elements in the Existing Conditions were created from the list of Assets. The Assets list also assisted in the development of the Vision Statement. The Recommendations were developed with the use of the Needs, Dreams, and Liabilities lists. Understanding the liabilities of the city was instrumental in understanding how to overcome these barriers in order to create a reasonable list of short-term and long-term projects. Needs and dreams identified during the visioning workshop provided necessary information for the creation of goals and objectives.

Public Involvement

CW 2 – Alternatives Workshop

Tuesday, July 27th, 2010

The first half of the workshop was dedicated to reviewing goals and objectives developed by the planning team. The 10 community members in attendance spent time discussing the draft goals and objectives to ensure that they were attainable and would help the community reach their overall vision for downtown.

The second half of the meeting was used to discuss the downtown alternatives created by the planning team. Based on the L.A.N.D. exercise from the first community workshop, the planning team identified key projects and alternatives for the downtown area, including a new pocket park that could be used for festivals and movies in the park, the creation of additional parking spaces around the Square, and wayfinding signs and an informational kiosk that will allow the downtown area to be more tourist- and shopper-friendly. These alternatives were presented to the community for input and discussion. Several changes and suggestions were made by the attendees.



Steering Committee Meetings

The steering committee's role in the Boonville Downtown Revitalization Plan was to give guidance and monitor the planning process. The committee met with planners from Bernardin, Lochmueller & Associates and VPS Architecture for three two-hour sessions. Twelve members were appointed to the steering committee by Mayor Pam Hendrickson. These members were chosen due to their demonstrated commitment to improve Boonville.

SC 1 – Kickoff Meeting

Friday, June 4th, 2010

The kickoff meeting was held with the steering committee to begin the downtown revitalization planning process. The first meeting gave the committee members an opportunity to voice concerns and opinions about the current conditions of downtown Boonville and to identify appropriate boundaries for the revitalization plan's study area. Following the discussion, planners from Bernardin, Lochmueller and Associates and VPS Architecture encouraged committee members to join them for a walking tour of downtown. The walking tour helped identify important issues regarding traffic safety, parking, delivery access for businesses, and existing dilapidated and vacant buildings. The tour also assisted in the generation of some initial ideas to improve the function and physical appearance of downtown.

SC 2 – Alternatives Workshop

Friday, August 13th, 2010

During the second steering committee meeting, the committee reviewed the results of the Community Visioning workshop and assisted in finalizing the downtown's goals and objectives that were developed during the second community workshop. The steering committee also worked together to form a vision statement that represented the future of downtown Boonville. Establishing a vision statement is essential to the development of the revitalization plan because it displays the values Boonville upholds, the intent to preserve the city's rich heritage, and rationale to enhance the city center for future growth.

The Downtown Boonville Vision Statement is as follows:

"Downtown Boonville will continue to be a great place to live, work, play, and visit, by focusing on the heritage, charm, and small town feel that the downtown has to offer. Downtown Boonville will become a historically rich destination with a mix of unique and family-owned businesses, diverse activities, festivals and events, and recreational opportunities."

Following the development of the visioning statement, the committee proceeded to review potential projects created during the second community workshop, ensuring that the projects supported the identified goals and objectives. During this phase, some projects were edited or removed.

SC 3 – Implementation Workshop

Friday, September 24th, 2010

The implementation workshop allowed steering committee members an opportunity to review the finalized list of projects and begin the process of identifying possible funding sources. Each project was assigned to a category on a phasing time schedule, either short-term, mid-term or long-term. The last exercise members participated in called for the development of a list of individuals or groups that would be interested in overseeing the completion of projects. This list was made strictly to be used as a reference resource for the mayor and will not be included in this plan.

Existing Conditions

Before Boonville residents can create a vision for their future, the city's past and present must be studied and understood. The history of a community helps to understand how it got to where it is today. Looking at where it is today helps to understand what is needed to reach future goals. This is why it is essential to understand the existing conditions of a community. The demographic characteristics, market conditions, existing land use, vacancies, and building and sidewalk conditions help identify the city's most critical needs.



Demographics

Population Characteristics

In 1990, Boonville had a population of 6,724 people. By 2000, the population had increased by 110 people to a total of 6,834. However, the 2009 Census Estimate shows a total population of 6,838, meaning there has only been a slight population increase of four people in nine years. Eight percent (546 persons) of Boonville's total population lived within the downtown study area in the year 2000.

Housing Characteristics

Housing Units

There were 2,843 housing units in Boonville in 1990. Between 1990 and 2000, only 98 units were gained, increasing the total of housing units to 2,941. Approximately ten percent (294) of the housing units were located within the downtown study area.

Occupied vs. Vacant Housing

In 2000, 2,701 of Boonville's housing units were occupied (92 percent), leaving 240 units vacant (8 percent). In the downtown study area, 260 units (88 percent) were occupied, meaning 34 units (12 percent) were vacant.

Renter- vs. Owner-Occupied Housing

In 2000, 1,990 housing units were owner-occupied in Boonville, which was 74 percent. The remaining 711 (26 percent) of the housing units were occupied by renters. In the downtown study area, 131 units (50 percent) were owner-occupied. One hundred and twenty nine units (50 percent) were renter-occupied.

Market Conditions

Knowing what people buy and where they make the majority of their purchases is important to understand the economy of a community. Although Boonville may attract people from Chandler, Newburgh, and the surrounding area, survey results showed that more people in Boonville do the majority of their shopping in Evansville than in Boonville. More options on the east side of Evansville, which is less than 30 minutes away, lead more people to do their shopping and socializing there rather than their in own community. Of those people taking the survey, 70 percent did their grocery shopping and other small purchases in Boonville but outside of downtown. This shows that daily needs are available for Boonville residents, but either on the edge of town or outside of the city limits.

Data from Claritas, Inc. was used to determine the gaps and surpluses in the Boonville economy. Claritas, Inc. uses the Consumer Expenditure Survey from the U.S. Bureau of Labor Statistics to determine demand and the Census of Retail Trade from the U.S. Census to determine supply. The available data gives estimates for retail sales (supply) and consumer expenditures (demand). This data was obtained for downtown Boonville (0.25 mile radius from the city center), the City of Boonville (one mile radius from the city center) and the Boonville trade area (five mile radius from the city center). The table in Appendix D shows the supply and demand for these three areas based on the data but local businesses only supplied \$93,621,276 in retail sales. Therefore, only 43 percent of the demand is supplied by local businesses.

The data does however reveal some positive information for the downtown area. The groceries and other foods category is supplying 178 percent of the demand from downtown residents. This means that people from outside of the downtown area come to the IGA or Posey's Market to do their shopping. Overall, the downtown area supplies 112 percent of the demand for all retail purchases. This shows that downtown businesses do attract people who live outside of downtown. Because many retail categories in the city and trade area supply less than 50 percent of the demand, new businesses downtown that create a variety of shopping options should attract even more people downtown. This also shows that the supply, especially of groceries, could support additional residential units downtown.



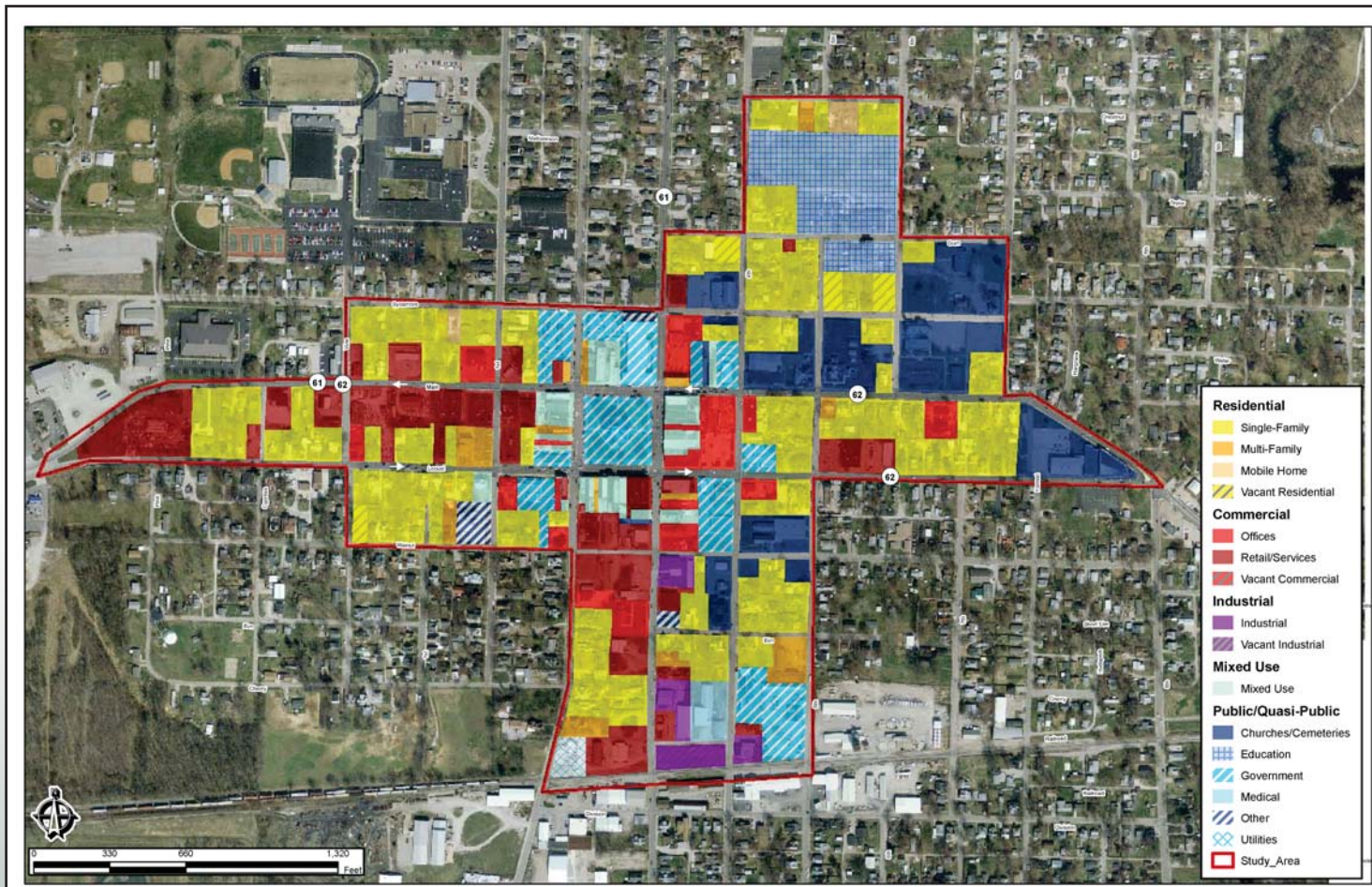
Existing Conditions

Physical Aspects

Land Use

The term Land Use is defined as the manner in which a parcel of land is used or occupied. The land use of the city should be balanced; the city should have an adequate number of parcels devoted to residential land use to justify the amount of parcels dedicated to commercial and industrial land use. Similarly, land uses should be compatible to adjacent parcels; residential land uses should not be adjacent to heavy industrial properties, but are compatible with green space and commercial properties. The level of compatibility and balance between land uses can positively or negatively alter the physical, sociological, economic, and health of a community. See Figure 2-3 for Existing Land Uses in the downtown study area.

Figure 2-3: Existing Land Use



Residential

The residential land use category includes single-family detached dwellings, mobile homes and multiple-family attached dwellings. Thirty two percent of the downtown study area (or 39.3 acres) is designated as residential land. Of these 39.3 acres, only 3.1 acres is designated as multi-family. There are four mobile homes located within the study area using approximately 0.6 acre of land. Approximately 1.2 acres of residential land is vacant.

Commercial

The commercial land use category includes three types of use:

- **Professional offices** (doctors, dentists, optometrists, insurance agents, tax accountants, banks, real estate agents, engineers, surveyors),
- **Retail** (retail stores including grocery stores, hardware stores, drug stores, gasoline stations, department or discount stores, appliance stores, and businesses for motor vehicle, boat, trailer, mobile home and farm equipment sales) and
- **Services** (hair and nail salons, barbershops, gyms, and businesses for motor vehicle, boat, trailer, mobile home and farm equipment repairs).

In the downtown study area, 22.1 acres of land are currently being used as commercial. Approximately 6.2 acres of the 22.1 acres are used for professional offices while 15.9 acres are used for retail and services. There are no vacant commercial lots in Boonville.

Industrial

The industrial land use category includes light industrial uses, heavy industrial uses, and the recycling center. Uses that involve the manufacturing of products from secondary parts and can be contained within a structure are generally considered light industrial uses. Thus, light industrial uses include warehousing, wholesaling and manufacturing from parts supplied to the site.

Heavy industrial uses involve the manufacturing and processing of products from raw materials or the extraction and processing of raw materials. Heavy industrial uses involve the outdoor storage of raw materials and products. Currently, there are no heavy industrial properties located within the downtown study area.

Industrial land use makes up approximately 1.8 percent (2.2 acres) of land in the downtown study area. Of the 2.2 acres of industrial land in downtown Boonville, 0.7 acre is considered vacant industrial land.

Public/Quasi-Public

The other land use category includes public and not-for-profit community facilities that serve the community, including churches, schools, medical facilities, recreational facilities, governmental uses and other institutional facilities, as well as utilities. There are 33 acres of public/quasi-public land in the downtown study area. Of the 33 acres, churches/cemeteries make up 14.4 acres while government buildings make up 9.6 acres.

Mixed-Use

Mixed land use is defined as land used for multiple purposes. In the case of Boonville, the majority of the mixed land use consists of a combination of retail/services and professional offices or a residential and commercial. The majority of these are located on the Square where second and third floors have a different use than the first floor. Approximately 3.6 acres of land in downtown Boonville is considered to be mixed land use.

Occupied and Vacant Buildings

During the land use survey of the downtown area, completed in the spring of 2010, there were 285 buildings located within the study area. This included 164 residential buildings, 90 commercial buildings, five industrial buildings and 26 public/quasi-public buildings. The land use study revealed that seven percent of buildings were completely vacant while 3.5 percent of buildings had vacant floors. Vacant buildings in the downtown area include 17 vacant commercial buildings, one vacant house, and two vacant industrial buildings. Most vacant floors, taken from a visual inspection from the sidewalk, included six floors that appear to be for residential use and four for commercial uses. A few of the vacant buildings are in such poor condition that reusing them might not be an option. See Figure 2-4 for a map of occupied and vacant buildings.

Figure 2-4: Occupied and Vacant Buildings



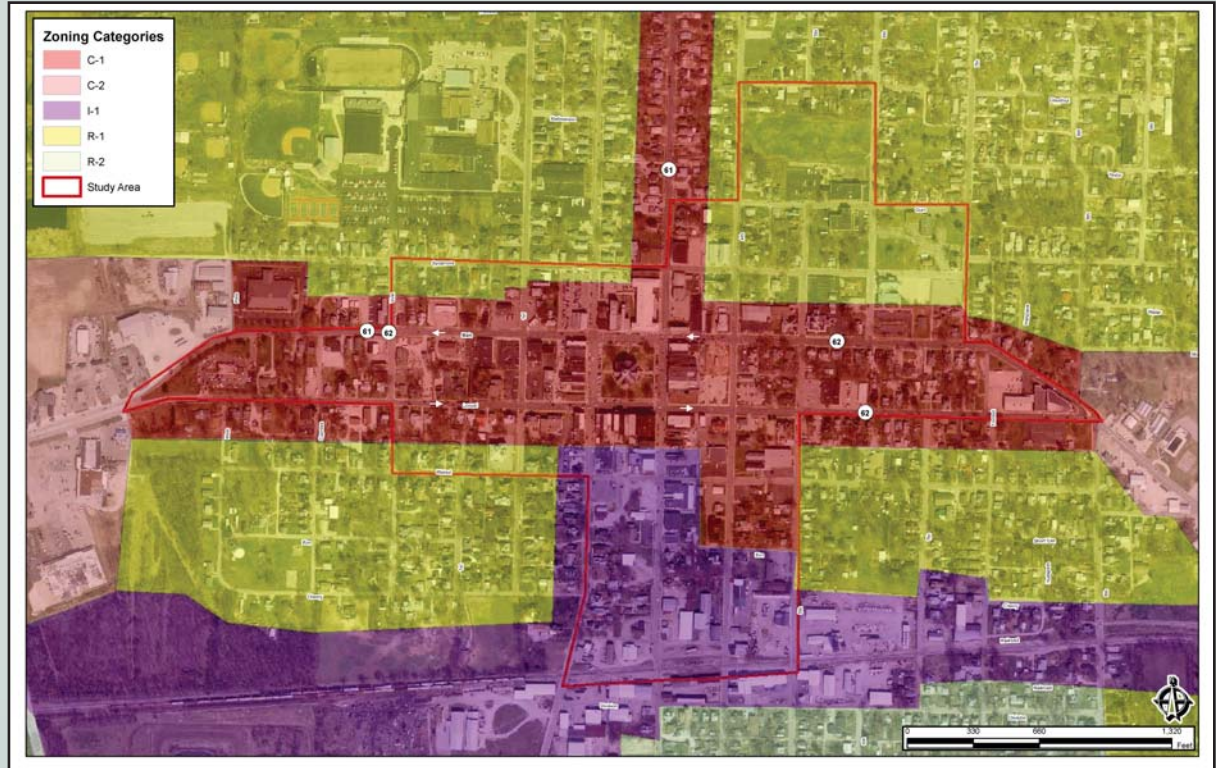
Existing Zoning

Downtown Boonville is divided into multiple zoning districts, as shown in Figure 2-5.

The five following categories of districts can be found within and/or around the downtown area:

- **R-1 Residential District** - established to include areas for single family residences.
- **R-2 Residential District** - established to include areas for single-family, two-family and multi-family residences.
- **C-1 Commercial District** - established to include areas that are in close proximity to residential uses and provide convenient retail and personal service needs with a minimum impact on the surrounding residential areas.
- **C-2 Commercial District** - areas for business and service establishments that provide for the everyday shopping needs of the community.
- **L-1 Light Industrial District** - areas established for uses engaged in the manufacture, predominantly from previously prepared materials, of finished products or parts, including processing, fabrication, assembly, treatment, packaging, incidental storage, sales and distribution of such products but excluding basic industrial processing. In addition, the uses permitted in an L-1 district are neither offensive nor injurious to the surrounding areas by reason of emission or creation of noise, vibrations, smoke, dust or other particulate matter, toxic or noxious materials, odors, fire or explosive hazard or glare or heat.

Figure 2-5: Zoning



Existing Conditions

Building Conditions

Commercial and Industrial Building Conditions

A windshield survey of the commercial and industrial buildings in the downtown study area was completed to get a better understanding of the building conditions. The entranceway, doors, windows, paint/ façade condition, interior, and roof were analyzed for each building. The survey was done from the street and sidewalk, so the interiors of the buildings were only observed through the windows. If a building was occupied, then the interior was considered to be in excellent condition; if the building was vacant, the interior was rated on how much work appeared to be needed before it could be occupied.

The commercial building rating system ranked each category from 1 through 4 (excellent through poor) as follows:

95

- **Entranceway**

1. Easy access and no obstructions
2. Slightly cracked pavement, but access is still relatively easy
3. Pavement is cracked enough to affect access
4. Cracked or uneven pavement, or steps up into the doorway

- **Doors**

1. New or well-kept original doors that do not have chips in material or broken glass
2. Minor repairs needed, such as new paint
3. Several repairs needed, such as new paint, dents removed or new glass panels
4. Does not seal all the way and needs major repairs

- **Windows**

1. All new or original windows that are not broken or boarded up
2. Minor repairs are needed and the windows are the original size
3. The glass is cracked or hazy, windows are smaller than what they originally were and “filler” material (like siding) has been placed between the window and the structure
4. Broken out or boarded up

- **Paint/façade condition**

1. The original brick/material is still exposed and repairs have recently been made
2. Minor repairs are needed to paint or facade material
3. Several repairs needed to paint or facade material
4. Missing siding or bricks or holes in exterior walls

- **Interior**

1. Currently being used or is ready to be used
2. Ready to use with minor repairs
3. Needs quite a bit of work to be ready for use
4. Missing walls, sagged ceiling, needs to be cleaned out

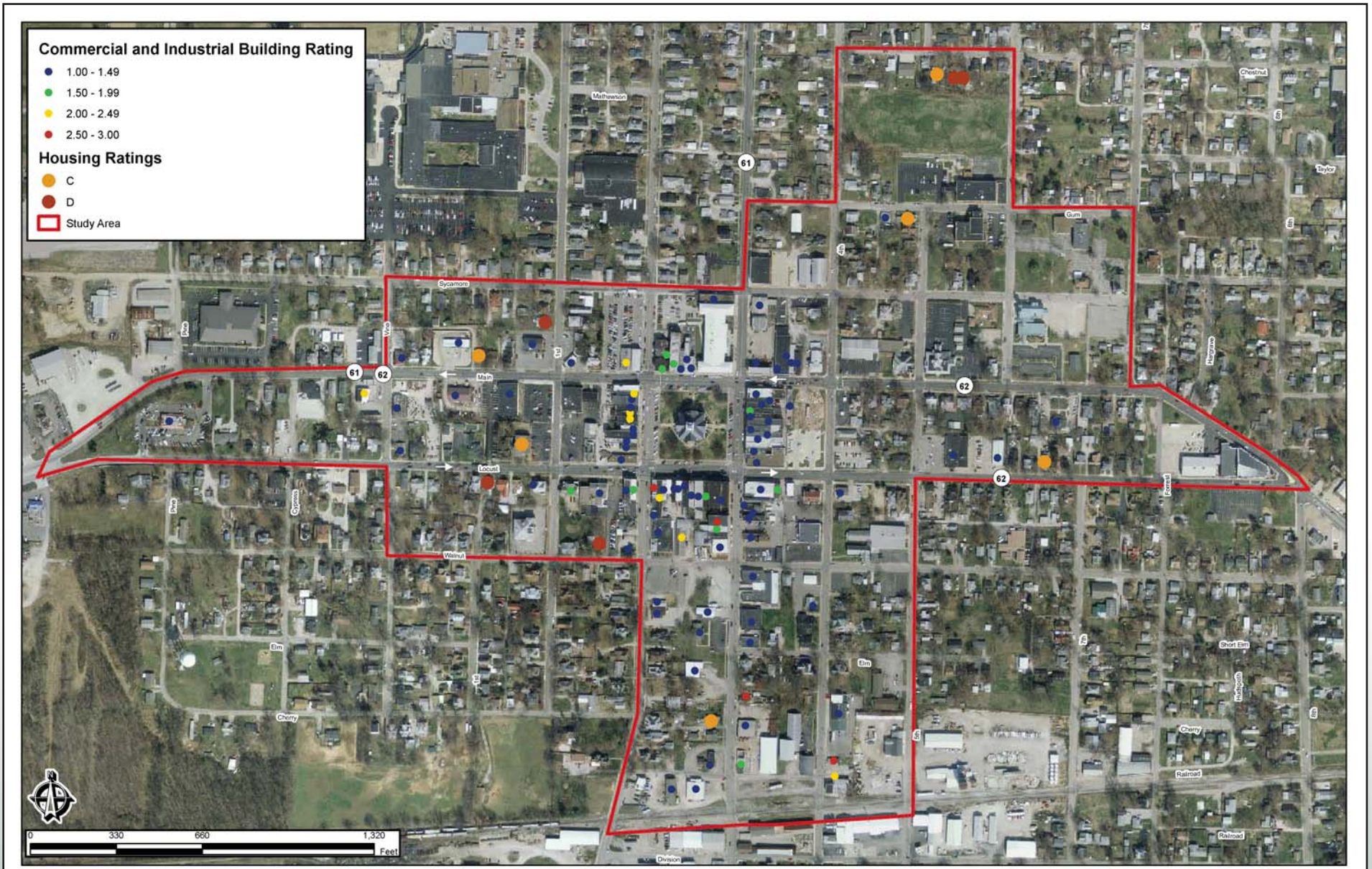
- **Roof**

1. New and no repairs needed
2. Minor repairs needed
3. Numerous repairs needed, missing shingles
4. Holes, dips or missing sections

After the windshield survey was complete and each category had received its numerical ranking, the numbers were averaged to determine the overall ranking of the building. In general, the lower the overall ranking, the better the condition of that building. This rating system allows for each building to receive a ranking even if all of the categories cannot be determined (i.e., the roof may or may not be included, depending on its visibility from the street).

Of the commercial and industrial buildings rated in the downtown study area, the majority of properties were rated to be in excellent condition. Although these properties were listed in excellent condition, many of these buildings had at least one category that needed a minor repair. Twelve buildings received a fair condition rating, meaning two or three areas needed minor repairs. Finally, two buildings were considered to be in poor condition, meaning that major repairs were needed. These buildings are the ones that may be beyond repair at this point and consideration should be made to tear them down. Figure 2-6 shows the final building ratings.

Figure 2-6: Building Ratings



Existing Conditions

Housing Conditions

The status of housing conditions in the downtown study area was inventoried in the Spring of 2010. A rating system was created to rate houses based on exterior appearance only. The rating system ranked houses from A through E as follows:

- A – Extremely well-kept house with no maintenance needs.
- B – Well-kept house with minor maintenance needs. Paint and minor repairs to the roof, siding, gutters, windows and doors are needed.
- C – House with minor maintenance needs. Deteriorated paint and shingles are visible and numerous minor repairs to the roof, gutters, siding, windows and doors are needed.
- D – House with major maintenance needs. Major repairs to the roof, gutters, siding, windows and doors are needed, but such repairs appear to be possible and the structure is still livable.
- E – House with major maintenance needs and appeared to be unlivable. The combination of major repairs and/or observable structural defects, including components of the roof, siding, windows, or doors missing. These houses appear dilapidated to the point that it would be economically unfeasible to fix and are clearly unlivable (burned out or boarded up structures are included in this category).

Several key factors helped to determine the rating of each house. The condition of the roof was one of the most important factors. A house with an older roof that needed new shingles was rated a B, depending on the severity; however, if the roof also had small dips, the house was rated a C. If there were major dips in the roof, the house was rated a D. The house was rated E if there were visible holes in the roof. The condition of the windows was also important. Houses with older windows that needed painting were rated a C, while houses with boarded up windows received an E rating. The condition of the yard was also considered in the rating. Overgrown lawns, unkept flowerbeds and landscaping, furniture or appliances in the yard, and junk cars brought down the rating of the house.

In general, most houses located in the downtown Boonville study area are well maintained with very few receiving low ratings. Only six houses received a rating of C and five homes received a rating of D. There were no E rated houses identified. Figure 2-6 shows the houses that are rated C or D.





Existing Conditions

Sidewalk Conditions

The condition of the sidewalks plays an integral role in the collective ambiance of the city. Broken sidewalks are not only difficult to walk on, but can also be a subtractive element to the appearance of surrounding buildings. In general, sidewalks located around the Courthouse Square area are in good to excellent condition. Other sidewalks located within the study area are in a wide range of conditions, from non-existent to excellent. Some property owners have made an effort to rejuvenate their sidewalks on their own, however most sidewalks that are in poor condition or are non-existent are located west of the Courthouse area along Locust Street, Main Street, Sycamore Street and Walnut Street.

Streetscape

99

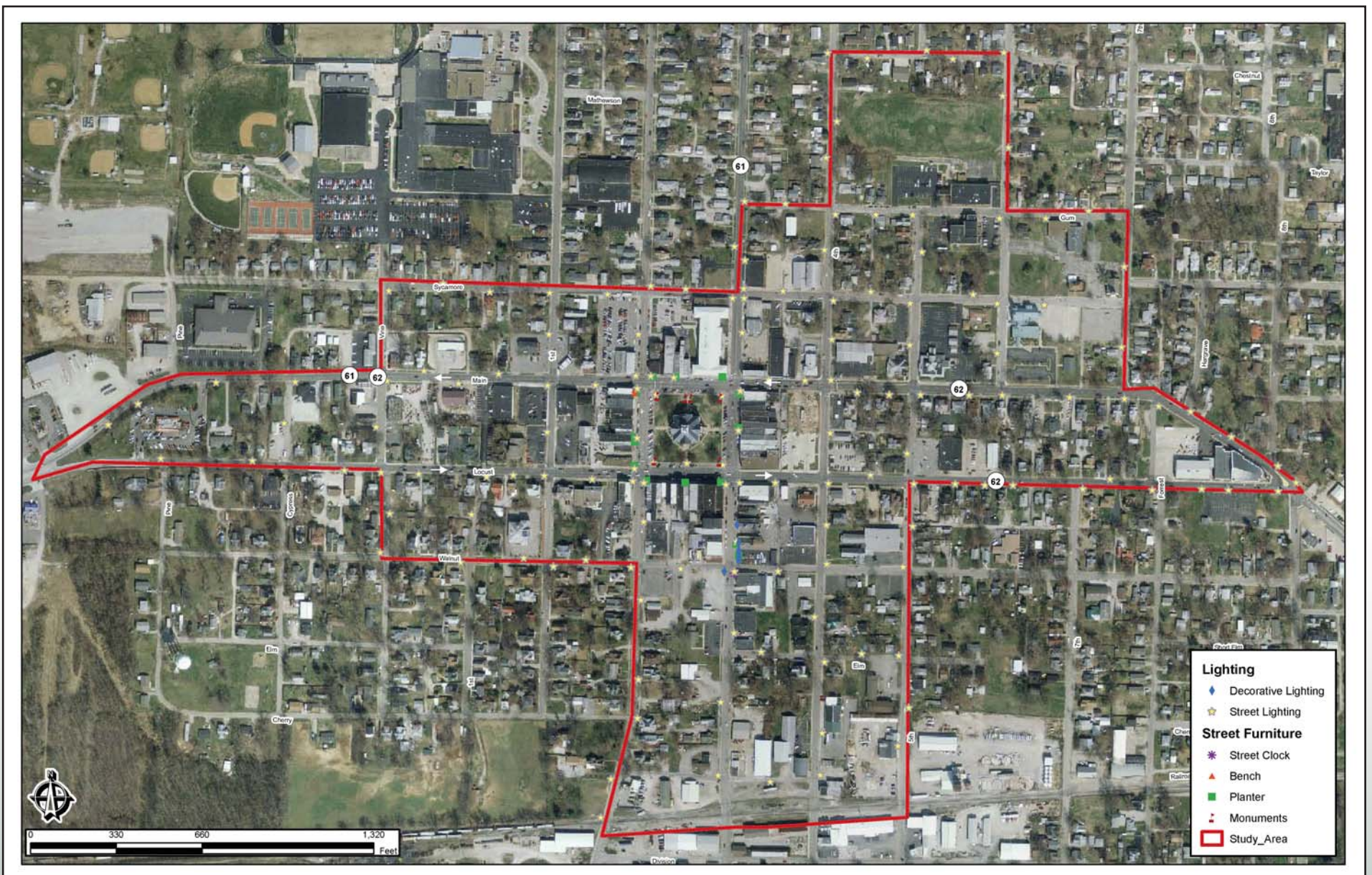
The windshield survey also included creating an inventory of the existing street furniture in downtown Boonville. These elements included objects such as street lighting, benches and planters. These were not ranked like the building conditions and sidewalks.

The streets surrounding the Square contain more street furniture than anywhere else in the city. This area displays multiple planters, monuments, and a few benches. South of the Square, along South 3rd Street, businesses have placed decorative lighting along their parking lots. The former Prime Foods building has placed a clock at the corner of Walnut Street and South 3rd Street.

Lighting in the study area is ample; however, the fixtures are not attractive and do not promote the image that Boonville is striving to obtain. There is a lack of garbage cans in the study area; however, the city does a good job of keeping sidewalks and streets free of litter.



Figure 2-7: Streetscape



Existing Conditions

Traffic Conditions

There are two main thoroughfares that travel through downtown Boonville, State Road 61 and State Road 62. The two state roads are also known as Main Street and Locust Street. Locust Street accommodates vehicles traveling eastward while Main Street accommodates vehicles traveling westward.

In general, most streets located within the downtown area have modest traffic volumes; however, the two state roads, carry approximately 10,000 passenger vehicles and 500 to 1,000 commercial vehicles a day through the downtown area.

The higher traffic volumes on Main Street and Locust Street can be viewed as beneficial or detrimental to the downtown businesses. Residents have voiced their fears regarding the safety of pedestrians crossing streets within the Courthouse Square area. Residents using the angled parking around the Square are also subject to safety issues when attempting to back out of their parking space into SR 61 and SR 62 traffic.

Although the traffic may be deemed a nuisance, the increased traffic is an important element in the image of an active downtown. The traffic allows businesses to increase their visibility in the community, enabling them to entice new customers who are simply passing by en route to another destinations.

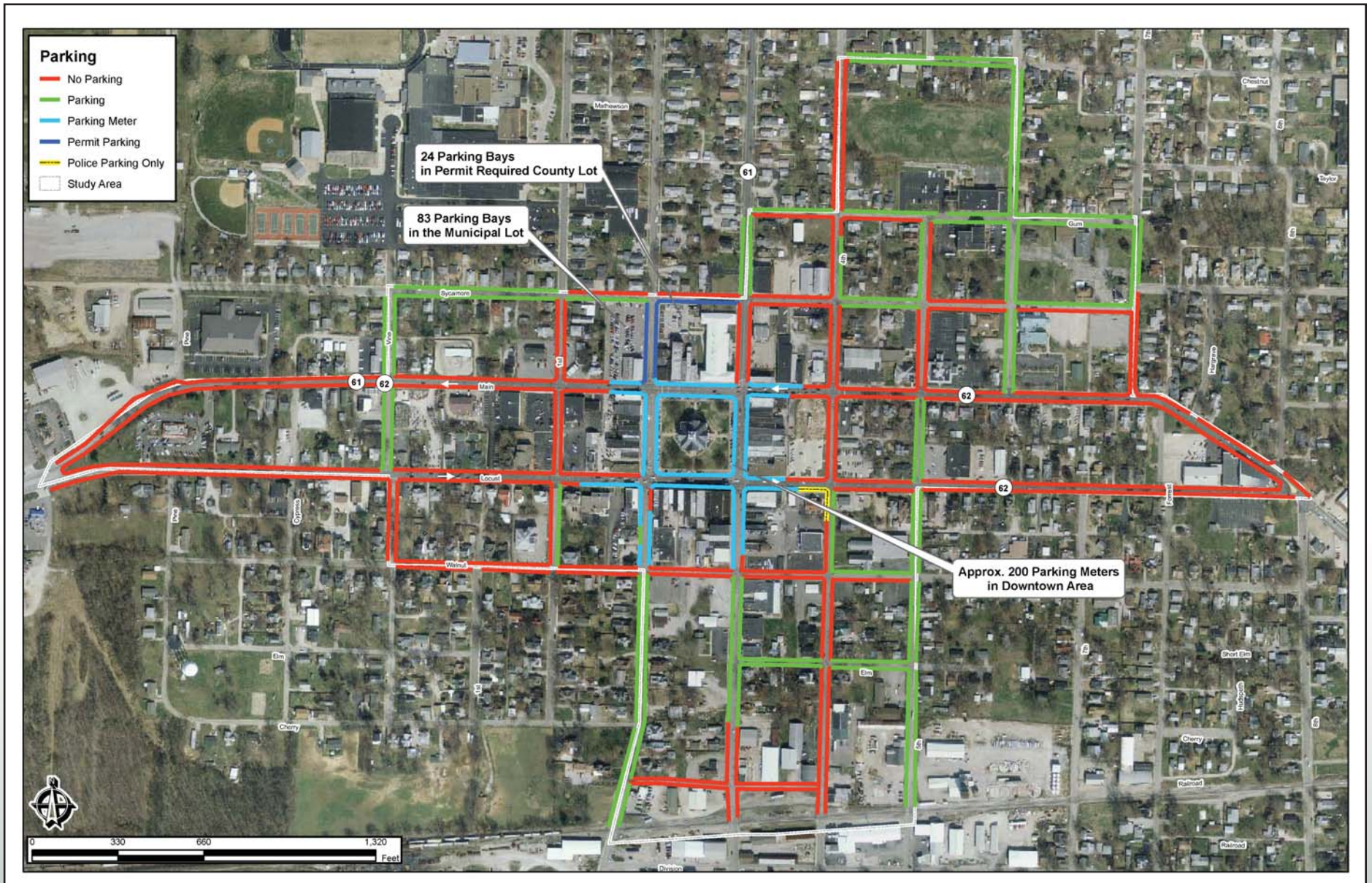
The eventual creation of the SR 61 Bypass around the downtown area is expected to decrease the number of commercial vehicles using Locust Street and Main Street.

Parking

The municipal parking lot located on the corner of Main Street and 2nd Street is the largest parking lot downtown. This lot contains 83 parking spaces for Courthouse employees as well as public use. An additional 23 permit-only parking spaces are available behind the Courthouse Annex Building. There are approximately 200 metered parking spaces surrounding the Square and adjacent streets. Metered parking spaces are intended for short-term parking at local businesses. See Figure 2-8 for parking locations.



Figure 2-8: Parking



Goals and Objectives

Vision Statement

Based on public input through the attitude survey and L.A.N.D. (Liabilities, Assets, Needs, Dreams) analysis during the Visioning Workshop, multiple vision statement examples were created by the Planning team. During the second Steering Committee meeting the Vision was refined. The Vision Statement for the future of Downtown Boonville is:

“Downtown Boonville will continue to be a great place to live, work, play, and visit, by focusing on the heritage, charm, and small town feel that the downtown has to offer. Downtown Boonville will become a historically rich destination with a mix of unique and family-owned businesses, diverse activities, festivals and events, and recreational opportunities.”

103

Goals and Objectives

Community

A feeling of community is dependent upon those things that bring people together and make people proud of what their downtown has to offer. Cultural and social opportunities, including parks, festivals, concerts, and special events, are vital in creating community feel. Volunteer groups, non-profits, and business owners can work together to get people involved in creating that feel.

Goal

Create a positive feeling of community in Boonville where all organizations and individuals are willing to work together for the betterment of the downtown.

Objectives

- Consider hiring a full-time or part-time grant writer that focuses on winning grants for downtown projects.
- Coordinate efforts between the city and local organizations, such as local churches, the Kiwanis Club, Lions Club, etc. to complete projects downtown.
- Ensure coordination of planned improvements by the city, school corporation, parks department, and social organizations so that all groups are aware of planned projects from other groups.
- Increase awareness of downtown activities, businesses, special events, and city decisions through the city website, Warrick County Chamber of Commerce, email, Facebook and Twitter notifications, the Boonville Standard paper and website, WBNL AM 1540, and other local media.
- Increase interaction between the city, county and schools to get students more involved in local government.
- Get the youth involved in keeping the downtown area clean, especially along Main Street and Locust Street. Youth organizations, such as the Boy Scouts and Girl Scouts, could create awards and recognition opportunities for volunteers who work to clean up the streets, while schools could create an alternative to detention or Saturday school.
- Promote organizations such as Hope Central and encourage other social service organizations to create centers in downtown Boonville.
- Encourage the organization of a downtown neighborhood watch program.



Amenities

Amenities are those things that fulfill the wants and needs of people in a community. Grocery stores, specialty shops, banks, restaurants, and coffee shops are just a few of the places where citizens can get what they want and need. When a downtown offers these amenities, residents will spend more time and money downtown than in other communities.

Goal

Create a dynamic downtown where both residents and visitors have multiple opportunities for working, living, shopping, and entertainment.

Objectives

- Add a Wi-Fi network that is available to all businesses downtown, which would help draw people to the existing restaurants, as well as encourage others to open restaurants and coffee shops downtown.
- Consider creating a HUB Zone or TIF district downtown to help pay for improvements downtown.
- Continue to develop the tax incentives program to help bring new small businesses and lofts to downtown Boonville.
- Encourage business owners to develop lofts on the second and third floors of buildings.

Goals and Objectives

The Square

The Square is the focal point of the City of Boonville and all of Warrick County. It is important to set it apart from everything else in the area, through a unified look and feel for the Courthouse and surrounding buildings.

Goal

Create a sense of place around the Courthouse that distinguishes the Square as the focal point of the city and a destination for people from Warrick County and surrounding counties.

Objectives

- Make improvements to the appearance of the Square by:
 - reconstructing sidewalks,
 - improving curb and gutters,
 - burying utility lines,
 - replacing existing street lights with period (historical) lighting,
 - adding planters with seating in front of businesses,
 - adding seasonal banners on street lights, and
 - encouraging businesses to make façade improvements.
- Make the Square more pedestrian friendly by:
 - adding an informational kiosk in front of City Hall with a calendar of events, parking maps, etc.,
 - adding benches on the Courthouse lawn and in front of businesses,
 - adding bicycle racks,
 - adding drinking fountains with faucets, and
 - improving and adding period signage.

- Add informational signs on the Square that list businesses, annual events, and parking locations.
- Seasonally decorate the Courthouse and match the decorations with seasonal banners on street lights.
- Initiate a “beautiful downtown” awards program sponsored by the city and/or a downtown business owners association, which provides an annual award for businesses downtown with attractive facades, planters, benches, tables, etc. This will encourage business owners to beautify their buildings.
- Consider moving the Farmer’s Market from the Boonville-Warrick County Public Library parking lot to the Courthouse Lawn and/or 2nd Street between Main Street and Locust Street or Locust Street and Walnut Street.
- Consider adding signs to parking meters listing free parking at meters from 4:00 PM to 8:00 AM and all day on Saturdays, Sundays, and holidays.
- Consider replacing parking meters on the Square with parking meter boxes where drivers can pay for parking at a central location with cash or credit cards.
- Add a parking map to a new kiosk in front of City Hall that identifies public parking areas and meter prices downtown. Also consider creating a brochure with this information.
- Add a sound system on the Square that could be used for special events and seasonal music.
- Add a public restroom on the Square, either on the exterior of the Courthouse or other public building that is accessible in the evenings and weekends.
- Encourage businesses on the Square to work together to create a recurring shopping night where shops stay open until 10:00 PM or later once a month or once every few months. This would be especially beneficial during the Christmas shopping season.



Planters can also function as seating.



Informational signs identify the location of local businesses and attractions.



Decorative bike racks placed around the Square can encourage the use of alternative modes of transportation.



Public restroom facilities can be an asset to a community that wants to accommodate festivals and events.

Goals and Objectives

The Corridor

The Corridor links the east and west ends of downtown Boonville and creates gateways to downtown at each end of the one-way streets of Main and Locust.

Goal

Create a gateway to the downtown and a link to the Square for neighborhoods to the east and west.

Objectives

- Make improvements to the appearance of the Corridor by:
 - reconstructing sidewalks,
 - improving curb and gutters,
 - replacing existing street lights with period lighting,
 - adding seasonal banners on street lights, and
 - adding benches periodically near intersections.
- Add gateways at each end of Locust Street where it connects to Main Street to become a two-way street.
- Add wayfinding signs on Main Street and Locust Street that point people in the direction of the Courthouse, Judicial Center, City Hall, City Lake Park, Breckenridge Park, Scales Lake, the School Corporation Offices, Loge Elementary, Oakdale Elementary, Boonville Middle School and Boonville High School.



Decorative crosswalks not only define appropriate crossing areas but can also be used as a traffic calming measure.



The addition of bike lanes encourage healthier lifestyles and provide an alternative to traditional modes of transportation.

Recreation and Tourism

Recreational opportunities are becoming more and more important in communities, as people of all ages see the importance of getting outside and spending time with others. This can include a playground, walking trail, or simply a sitting park for people to gather. Tourism is also important to attract people from outside of the city and show what Boonville has to offer.

Goal

Create a downtown that has multiple options for recreation and is a gathering place where people can come together.

Objectives

- Create a promotional brochure and/or video (DVD, YouTube) for downtown Boonville that promotes recreational opportunities, annual events, and businesses, paid for through business advertising.
- Connect downtown to recreational areas in the city, especially City Lake Park and Breckenridge Park with designated trails, sidewalks, and bike paths. Also consider trails/bike paths connecting Scales Lake and the city's schools.
- Add a small downtown park for people to gather and for small events. This could be in the form of a small sitting park, such as a pocket park at the southeast corner of Locust Street and 2nd Street after removing the existing dilapidated structures.
- Add rain gardens downtown to help control water runoff. This could be included in a downtown park, as part of sidewalk reconstruction, or as a community garden.
- Consider adding other pocket parks on vacant lots in the future.

- Create a Community Development Corporation (CDC), similar to Historic Newburgh Incorporated, to complete projects associated with the Downtown Revitalization Plan, advance tourism in Boonville, organize annual events, and promote the history and historic structures of downtown.
- Consider adding an innkeeper's tax to help fund projects and events of the CDC.
- Add historical markers on structures and specific locations throughout downtown Boonville and promote the city's history through a downtown walking tour, brochure, and/or website.
- Consider adding cultural activities, including an arts and/or music festival, as an annual event downtown or by adding a cultural arts center.
- Consider adding more festivals and parades on 2nd Street and the Courthouse lawn, especially during the fall and around Christmas time.
- Add a skate park in or near downtown to provide a gathering place for kids. One possible location is at the vacant gas station near the city pool.
- Add a Friday night "Movies in the Park" series during the summer months, utilizing the existing bleachers at the Warrick County School Corporation offices.
- Encourage investors to bring a small cinema and/or bowling alley into the downtown area.
- Promote Studio Bee and help advertise this youth community center near the city pool.
- Create a fun arts competition between businesses or schools in Boonville to decorate parts of downtown during specific times of the year, such as decorating parking meters around Christmas.

Alternatives

During the community visioning workshops, Boonville residents and business owners came up with a list of projects that they would like to see happen in their downtown. The list was refined through Steering Committee meetings and the most important projects were chosen for the development of alternatives. These include:

- Define the downtown area by placing signage at the identified gateways,
- Focus on sidewalks and streetscaping elements,
- Improve pedestrian crossings,
- Connect businesses and recreation areas by using paths and bike trails,
- Create a community park with sitting area,
- Provide the youth with recreation opportunities such as a skate park, basketball court and playground,
- Increase the number of parking spaces around the Square, and
- Make downtown more user-friendly with the addition of signage.





Defining Downtown Boonville

Boonville's downtown area encompasses approximately 121 acres (27 blocks). Committee members stressed the importance of "defining" historical downtown, thus making it more appealing to SR 61 and SR 62 travelers, encouraging them to stop rather than simply pass through.

To signify to state road drivers that they are now entering into the downtown area, planners felt large decorative signs should be placed at the two main east-west gateways where Locust Street and Main Street merge. Although SR 61 enters into downtown from the north and carries a considerable amount of traffic, a proper location for a large sign could not be determined.

Gateway Sign Sites

Potential sites for the east and west gate are discussed below as well as potential sign designs. Figure 2-9 shows the alternative locations for the gateway signs.

Gateway Site Alternative One

The first alternative site for the east side gateway sign is located on the north side of the Main Street Baptist Church adjacent to the parking lot. This large grassy area is visible from the road and already hosts various temporary signs for events and festivals. This site has enough land available to hold a large sign along with additional landscaping.

Gateway Site Alternative Two

The second alternative is located on the small concrete island where Locust Street and Main Street merge east of downtown. Currently, this island is painted a bright yellow. Although this site is directly in the incoming driver's line of sight, placing a sign in this area can cause safety concerns. The current lip of the island is less than two inches high from the road surface. The height of the island makes it easy for motorist to drive over the top of the island. Behind the island, there is a lane that allows motorist who are traveling east along Locust Street to switch on to Main Street to travel west. Placing a sign on this island will limit the ability of drivers in the turning lane to see oncoming traffic.

Gateway Site Alternative Three

Alternative site three is found on the west side of downtown in an area east of the McDonald's parking lot at the midpoint of the hill. By placing the sign at the midpoint of the hill, the sign will be more prominent; however, it will most likely be visually competing with the McDonald's sign.

This parcel of land is located within Indiana Department of Transportation (INDOT) Right-of-Way. To place a sign in this location, permission from INDOT will be required.

Gateway Site Alternative Four

Alternative site four is located on the south side of Locust Street directly across from alternative site three. Similar to alternative site three, this site is on a hill sloping down towards the east, which will allow maximum visibility of the gateway sign. This parcel of land is owned by a private individual who already allows temporary signs to be placed on the parcel. Due to the location and layout of this parcel, development or construction behind the desired location for the sign is unlikely to occur.



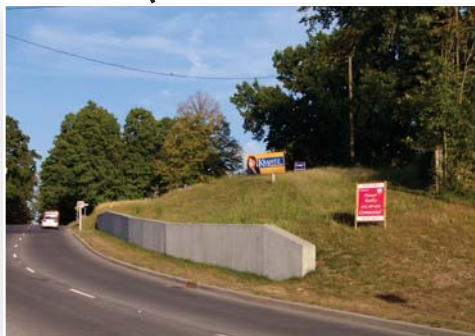
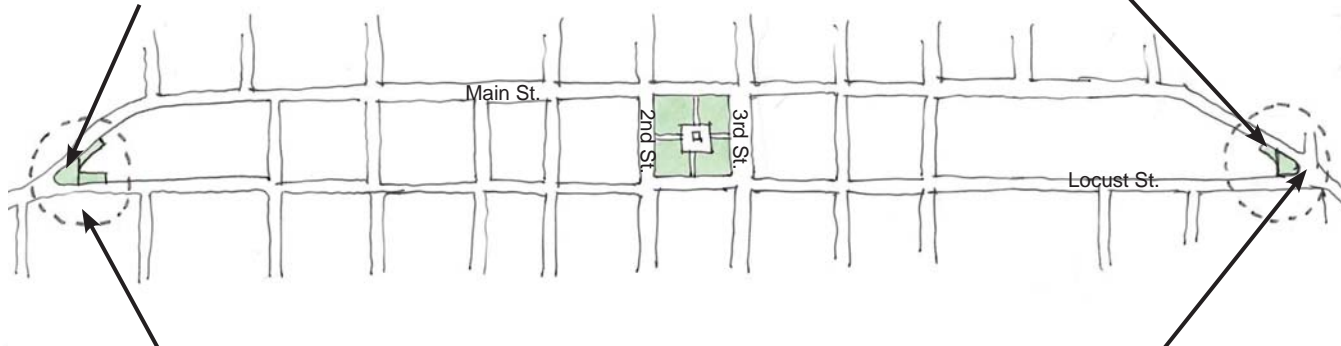
Figure 2-9: Potential Gateway Sign Sites



Alternative Three



Alternative One



Alternative Four



Alternative Two

Gateway Sign Designs

Various sign design ideas were discussed during the second Steering Committee meeting. Planners hope to use identical gateway signs for both east and west gateways. Sidewalks are shown in the renderings; however, the hilly terrain at the west gateway may not be able to accommodate them without the construction of retaining walls. See Figure 2-10 for potential designs for the gateway signs.

Sign Design Alternative One

Sign design alternative one consists of a simple design that includes the use of two short brick columns that support the sign. Planners hope to incorporate a sidewalk into the site plan along with additional seating and landscaping.

Sign Design Alternative Two

Similar to sign design alternative one, alternative two is essentially the same design; however, the pillars and sign are constructed to a much larger size. The larger size increases the visibility of the sign reducing the potential of the sign being “lost” in its surroundings.

Sign Design Alternative Three

Sign design alternative three is much larger in scale and more decorative than the other two alternatives. Multiple brick or stone pillars are illuminated with uplights. The sign will be mounted between two of the pillars while there will be seating between the others. As with the other alternatives, a sidewalk and additional landscaping are encouraged to be used in the signs design.



Figure 2-10: Potential Gateway Sign Designs



Alternative One



Alternative Two



Alternative Three

Street Details

The sidewalks, handicap accessible ramps, street lighting, banners and street furniture downtown could all use some attention. The existing sidewalks and ramps make getting around downtown difficult for some people, especially those in wheelchairs. The street lights are not at a human scale and, along with the banners and some of the street furniture, are outdated. Consideration should be given to making improvements to these elements downtown, especially along Main Street.

Lighting

One of the most reasonably priced ways for a city to begin revitalization efforts is through updating lighting fixtures. Currently, stark traditional municipal lights are located along the main thoroughfares. The addition of period lighting will enhance the historical façades seen around the Courthouse Square and surrounding residential areas. Examples of different styles of period lighting can be seen to the right. Illuminated bollards can be used to line the sidewalks directly around the Courthouse Square. This can provide additional low light while deterring pedestrians from crossing the road in undesignated areas.

Contingent on the type of lighting element used, seasonal banners affixed to light poles may also help define the downtown and aid in creating a cohesive atmosphere. Lighting examples can be seen on the previous page.

Sidewalks and Crosswalks

Sidewalks and crosswalks not only function as a surface to walk on, but can also give pedestrians a sense of safety. In some instances, sidewalks and crosswalks can also be considered as a decorative feature. This can be done by using different materials that have color, pattern or texture variations. The contrast of materials used in crosswalk construction will make the walkway more visible to

motorists, alerting them to the potential presence of pedestrians. Decorative crosswalks may also deter pedestrians from crossing the street in undesignated areas. In general, sidewalks within the Courthouse Square area are in good condition; however sidewalk conditions outside of the Square range from good to impassable.

SR 61 and SR 62 bring a considerable amount of traffic into the downtown area. To further promote a pedestrian-friendly environment, bumpouts could be added. Bumpouts are where curbs are extended out at an intersection to improve the corner access. By providing bumpouts, cars have to park farther away from the intersection. Therefore, pedestrians standing at crosswalks are not hidden behind parked cars, making it easier for vehicles at stop signs or stop lights to see them. The added sidewalk space also provides room to organize seating, landscaping, lighting and signage kiosks.

Wayfinding Signs and Information Kiosks

To create a more visitor-friendly atmosphere, wayfinding signs and informational kiosks can be placed throughout the downtown area. The signage will direct travelers to important destinations like local schools, parks, historical sites, etc.

Wayfinding signs could be placed in highly visible locations along major corridors. Wayfinding signs can come in various sizes and designs. The city should purchase signs that reflect the “Historical Boonville” atmosphere.

Informational kiosks could be placed in a location that receives heavy foot traffic. The city may consider placing two within the Courthouse Square area on opposing street corners.



Period lighting can enhance the historical façades seen around the Square and surrounding residential areas.



Wayfinding signs will make Boonville more visitor-friendly.



Illuminated bollards like these provide additional lighting as well as provide a buffer between pedestrians and vehicles.



Here is an example of the current lighting fixtures found throughout Boonville.

Alternatives

Green Space

Courthouse Square Park

Courthouse Square Park is planned to be a pocket park located at the corner of 2nd Street and Locust Street. Two dilapidated buildings will be removed providing approximately 4,847 square feet of space. The park could be designed to be multi-functional and allow for enough space for residents to enjoy their lunch break and also provide space for events and gatherings such as "Movies in the Park" nights or a small arts and crafts fair.

3rd Street Park

The 3rd Street Park will be located at the corner of 3rd Street and Walnut Street at the former American Produce Building's parking lot. This empty parcel is approximately one-fourth of an acre in size. Unlike the Courthouse Square Park, this park will be designed for family fun and should include kid-friendly elements like water features, playground equipment and a shelter. During Steering Committee meetings, it was decided that this park should be named Glenn Kramer Park.



Parking Around the Square

In an effort to address issues with parking within the Courthouse Square area, planners have developed alternatives that can increase the number of spaces near popular downtown locations and reduce parking conflicts with traffic along SR 61 and SR 62.

Reconfiguration of the Courthouse Square

Alternative One

Alternative One maintains the current configuration of parking around the Square; however, the parking spaces around the Square will be lengthened. The current configuration provides short parking stalls, causing the back end of vehicles to be parked in the way of oncoming traffic. This reconfiguration will allow the current corner monuments on the Courthouse lawn to remain in place and will have little impact on the amount of current green space. No new spaces will be created in this alternative.

Alternative Two

Alternative Two will invert the parking, eliminating the need for motorists to back out of parking spaces and into oncoming traffic along SR 61 and SR 62. The need to add an entrance and exit into the inverted parking area will cause the number of parking spaces to be reduced slightly. The space requirements for this alternative will also reduce the amount of green space around the Courthouse. Corner monuments may need to be removed temporarily during the construction phase.

Alternative Three

Alternative Three contains the same configuration discussed in alternative two; however, additional angled parking stalls will be added on the east side of 2nd Street, between Main Street and Locust Street. The addition of the angled parking along 2nd Street will require the removal of the parallel parking spaces along the west side

of 2nd Street. This configuration will add approximately 18 parking spaces and will require 2nd Street to become a one-way street.

Alternative Four

Alternative Four would turn the current angled parking adjacent to the Courthouse into parallel parking spaces. This would increase a drivers ability to view oncoming traffic when leaving their parking space. This configuration would reduce the number of parking spaces along the Square.

Parking Garage

The municipal lot located at the corner of 2nd Street and Main Street is at capacity during normal government office hours. Increasing parking at this lot will reduce the need to provide parking for government employees directly adjacent to the Courthouse. With the limited space that is available, the development of a parking garage may be the only option to create more parking spaces at this location. Recently, the WATS (Warrick Area Transit System) expanded their service into Boonville. It may be beneficial to use this garage as an intermodal center by incorporating bicycle racks and a shelter for bus passengers.



Bike Routes

Scales Lake to City Lake Route

The development of bike routes linking Scales Lake Park, Breckenridge Park, and City Lake Park to downtown can be a very important asset to downtown Boonville. Each alternative, discussed in subsequent sections, provides access to different neighborhoods, businesses, and downtown.

The preferred route option should provide direct access to the center of downtown, increasing the ability of residents to access local shops and restaurants in the area.

Bike Route Alternative One: 2nd Street Bike Route (1.86 miles)

The 2nd Street route improves the connectivity between four neighborhoods, the Courthouse Square, IGA grocery store, Scales Lake Park and City Lake Park. One of the neighborhoods, located near Breckenridge Park, contains more low-income residents than the other three neighborhoods that the bike lane connects to. In general, low-income neighborhoods tend to have a limited ability to get to employment centers, food sources, and retail areas. This route will increase mobility potential for this neighborhood as well as the other three neighborhoods.

In order to connect to these important amenities, the route snakes through the downtown area. This also means that the trail is longer than the other two alternatives.

The 2nd Street bike route will bisect the busy Courthouse Square area and the industrial area found along 2nd Street and Division Street. Although this will provide pedestrians and bicyclists better access to stores and government buildings, this trail will also encounter the most vehicle traffic out of the three alternatives. This is the only route that contains pedestrian crossing signals at both of the two busy streets of Locust and Main.

Roads along 2nd Street are much wider than 5th Street, which will provide more space for bike lanes or the widening of sidewalks. Creating a bike lane along Division Street may be very difficult with the narrow roadway.

Each alternative route crosses the railroad tracks; however 2nd Street is the only street that contains flashing light signals. Crossing gates could be considered to increase safety at the railroad crossing.

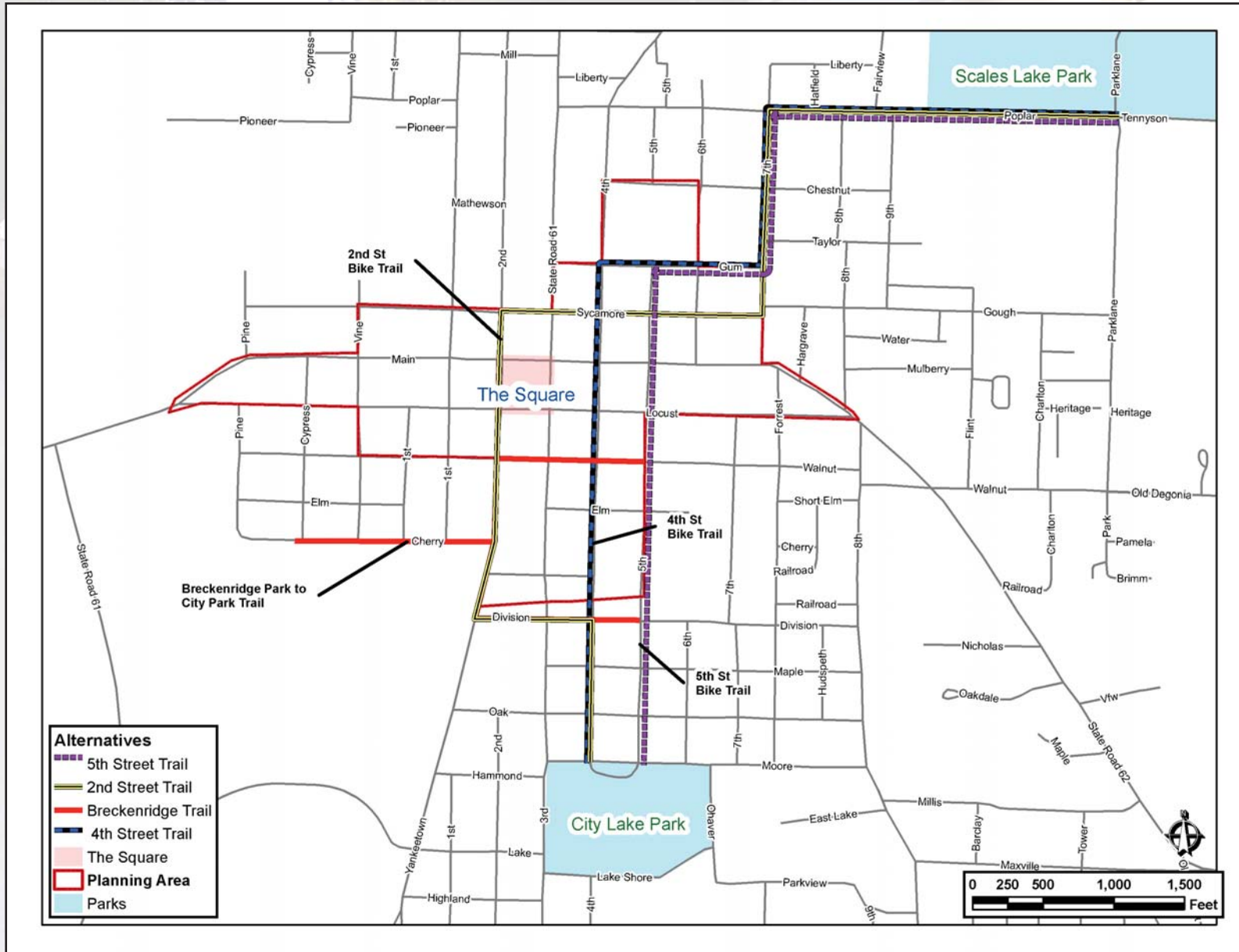
Bike Route Alternative Two: 4th Street Bike Route (1.56 miles)

The 4th Street bike route travels a more direct route from City Lake Park to Scales Lake Park than the 2nd Street route. This route primarily follows the length of 4th Street, passing by a few neighborhoods, the Fire Department, the Police Station and three churches. The route passes within a block of the Courthouse Square area, which will still improve access to the city center, but will reduce the amount of traffic that pedestrians and bicyclists will encounter. Locust Street lacks a signalized pedestrian walkway; however, Main Street has a pedestrian crossing signal.

4th Street is narrower than 2nd Street, therefore parking spaces will be replaced by a bike lane on each side of the street in this alternative.

Currently, crossbuck signs are located at the road-rail intersection on 4th Street. Crossing gates could be considered to increase safety at the railroad crossing.

Figure 2-11: Potential Trail Routes



Alternatives

Bike Route Alternative Three: 5th Street Bike Route (1.5 miles)

The 5th Street bike route is the shortest of the three alternatives. This route provides the best direct route between City Lake Park and Scales Lake Park out of the three alternatives and is also located in an area that receives minimal amounts of traffic. The route creates necessary connections to a few neighborhoods, Posey's Market and a number of churches. This route provides the least amount of access to the Courthouse Square area; however the trail is situated within a short two block walking distance.

Although this road contains less traffic than the two other alternatives, pedestrians and bicyclists may find it difficult to cross the two non-signalized intersections at Main and Locust Streets. The entrance and exit to the Posey Market may also cause concern; therefore, the trail may be best located on the west side of 4th Street.

Similar to the 4th Street route, only a crossbuck sign is located near the rail line to warn motorists that a railroad is present. Crossing gates could be considered to increase safety at the railroad crossing.

The route is also the least scenic of the three routes; however this route directly connects to some low-income areas that would greatly benefit from the trail.

5th Street is a narrow street that is frequently clogged with parking during church service times. This makes removing parking for the use of bike lanes unlikely. Any bike route constructed on 5th Street between Locust Street and Elm would most likely need to be done by extending the width of the existing sidewalks.





Breckenridge Park Route

The Breckenridge Park bike route is an attempt to directly connect Breckenridge Park and the surrounding neighborhood to the Scales Lake to City Lake Route. As discussed previously, this area contains a significant number of low income families that tend to have limited ability to get to employment centers, food sources, and retail areas. Breckenridge Park is also an under-utilized city park, mainly due to the lack of access and the need for park amenity upgrades. This route will increase the mobility potential for residents of this neighborhood as well as the ability for residents to frequent this park. To make the park successful, the city should consider simultaneously improving playground equipment and adding an adequate shelter.

Skate Park

A skate park was mentioned as a dream during the L.A.N.D. analysis exercise. A skate park will provide more entertainment and recreational opportunities for the youth of the city. Two alternative locations in the downtown study area were discussed as potential sites: the vacant gas station at the corner of Main Street and Vine Street and the corner of Sycamore Street and 6th Street. During the Steering Committee's meeting on alternatives, it was decided that the best location for a skate park in Boonville would be next to Richard's Pool, just outside of the downtown study area.

The cost to construct the park varies greatly due to the size of the desired park, materials used (birch, Skatelite, concrete, and/or steel), purpose (allowing BMX bikes and inline skates require different surfaces to ensure durability) and lighting.

Recommendations

A number of potential projects were identified and developed through the analysis of existing inventory and conditions, data collected from the attitude survey and resident input provided during the community workshops and steering committee meetings. The identified projects were reviewed to determine potential costs, funding sources, and community buy-in. Finally, projects were evaluated at the final Steering Committee Meeting to establish a list of project priorities and who would be responsible for initiating each project. This meeting led to a list of the major projects that will help revitalize downtown Boonville:

- 1. Creation of a Boonville CDC**
- 2. Promotion of Downtown**
- 3. 4th Street Bike Route**
- 4. Gateways**
- 5. Courthouse Square Park**
- 6. Glenn Kramer Park**
- 7. Courthouse Square Reconfiguration**
- 8. 2nd Street Reconfiguration**
- 9. The Square**
- 10. The Corridor**

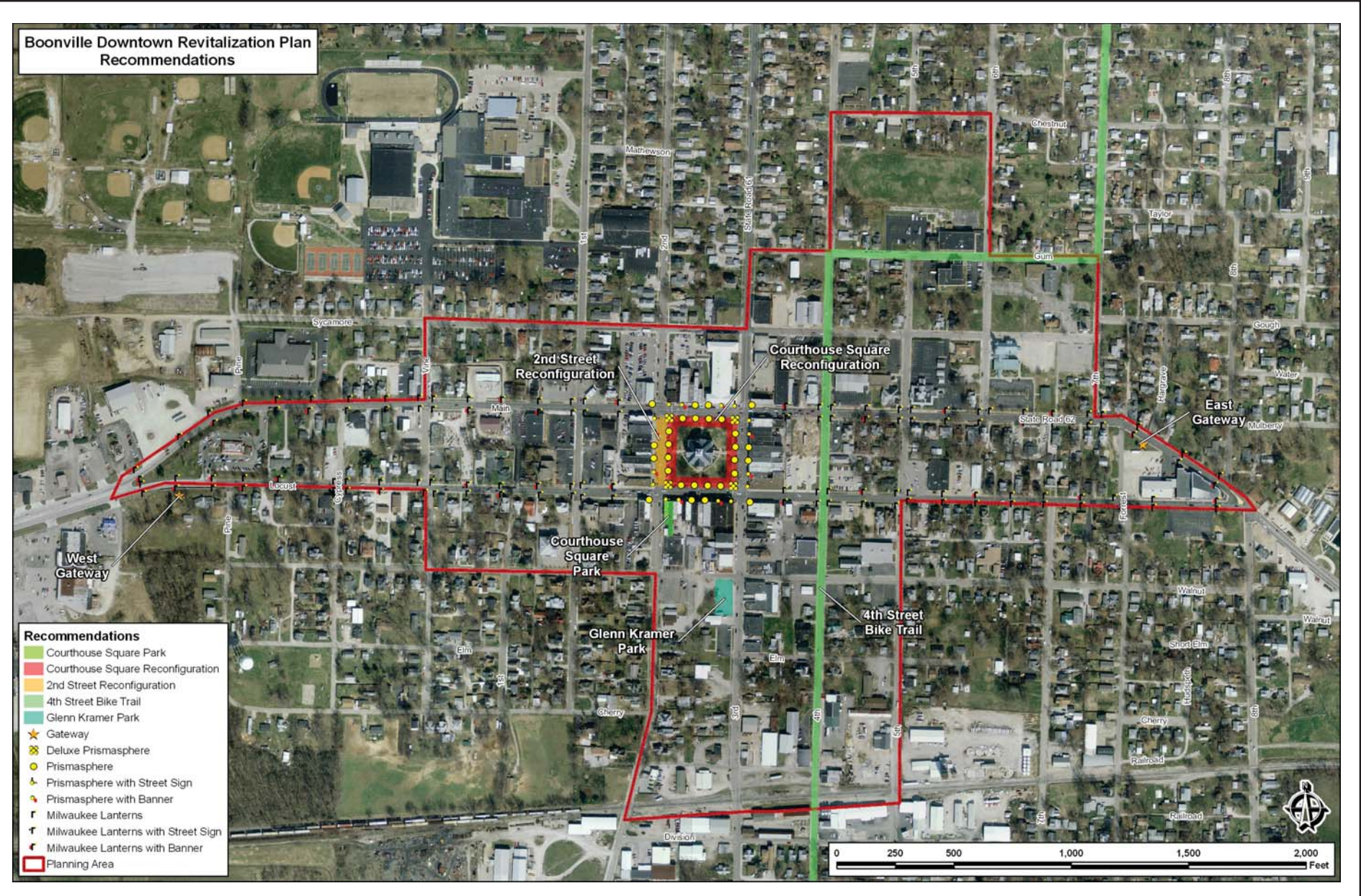
These projects are either located outside of the downtown study area or were determined to be less of a priority than the ten detailed projects. However, all of these projects, plus objectives listed in the Goals and Objectives, are important in the revitalization of downtown Boonville.

The project status of the recommended 10 major projects should be reviewed on a regular basis (at least once per year) to determine the progress of the Plan. Due to fluctuations in the economy, changes in leadership, and the potential for unexpected results, the entire Plan should be thoroughly reviewed and updated every five to ten years.

Figure 2-12 shows the physical locations of the recommended projects. A larger map can be found in Appendix E along with additional images of the proposed projects.



Figure 2-12: Recommended Projects



Recommendation: Boonville CDC

Priority

- #1

Total Estimated Cost:

- \$ minimal

Funding Sources

- Donations
- Membership Dues
- Fund raising Events

Phasing

- Short-Term - 0-5 years

Responsibility

- Mayor's Office
- Steering Committee

Historic Newburgh Incorporated (HNI) is a good example of an existing CDC in Warrick County. The Boonville CDC should be set up similar to HNI, which helps bring activities to downtown Newburgh, holds special events, and implements projects. A Boonville CDC could help organize festivals and special events, increase awareness of downtown activities, and help find funding to implement the recommendations in this Plan.

Project Details

125

A group of dedicated and highly motivated individuals are vital in completing and implementing any community plan. That is why the formation of a Boonville Community Development Corporation (CDC) is the most crucial project of these recommendations. A CDC can help organize cooperation between city officials, business owners, and citizen volunteers and facilitate the completion of the recommended projects.

A CDC is a type of non-profit organization that is incorporated to promote and support community development. A CDC can be involved in economic development, educational programs, community organizing, and real estate development. CDCs raise funds through special events, dues paid by members of the organization, and/or donations from business owners. The CDC can be made up of any interested individual, but primarily involve local business owners, city officials, and other non-profit organizations that have a stake in the community. See Appendix F for more information about CDCs.



Total Estimated Cost

The costs to start a CDC are minimal. Registering the non-profit organization through the Secretary of State is \$25. Other costs would include hiring an attorney to write the articles of incorporation and by-laws, as well as assist in making sure that all necessary forms and documentation are completed.

The CDC would, at the time of start-up, be made up of volunteers. Therefore, there would be no costs for salary. Some fund raising activities or events may require some money to get started. Looking for donations would be the ideal place to start.

Funding Sources

There are multiple possibilities for funding a CDC. Donations from downtown businesses are very important and would help get the CDC started. Many businesses will make donations to show stewardship to the community.

The CDC could be set up so that it has members that pay dues to be a part of the CDC. These annual dues could be used to help fund projects.

As the CDC grows and expands, fund-raising opportunities will expand. The CDC can host festivals and other special events that not only help raise money for the CDC, but could also help other organizations and groups in Boonville raise money or awareness for a cause.

Phasing

This is the highest priority project and should be at least started before any other project begins. A group of volunteers willing to be a part of the CDC should meet to get ideas started. If this group has an opportunity to complete one of the other projects before the CDC is officially created, they should take advantage of the opportunity.

Responsibility

An employee of the Mayor's office or any other city employee may want to take the lead in gathering a group of dedicated individuals to start the CDC. Any other motivated downtown business owner or resident may also want to help get this group gathered. The Steering Committee that helped during the planning process of this Revitalization Plan would be a good place to start. Businesses that are a part of the Boonville Merchants Association may want to get involved as well. As this group gathers, a Board of Directors will need to be chosen. This group will then be responsible for ensuring the success of the CDC.

Recommendation: Promotion of Downtown

Priority

- #2

Total Estimated Cost:

- \$ varies

Funding Sources

- City funds
- CDC fund raising
- Volunteers

Phasing

- Short-Term - 0-5 years

Responsibility

- Mayor's Office
- Boonville CDC
- Boonville Standard

Project Details

Without promotion, the best things to see and do could go unnoticed. A city needs to sell itself if it wants the community and downtown to grow. Selling a community to those that work downtown, work for the city, or to a volunteer is easy. A city must sell itself to the residents who never shop or attend events in their own town, the residents of neighboring communities who are unaware of what there is to do and see, and to people from miles away who are looking for a place to visit.

Selling downtown is an even bigger task. Convincing people to make the trip downtown instead of a strip mall on the edge of town or in another city can be difficult. Convincing some people that the Farmer's Market or another event is worthwhile is not easy.

There are several different options when it comes to creating promotional materials for the city and downtown. First, a newspaper article about an event is an easy and cheap way to get the word out. Working together, the city, CDC, and Boonville Standard could promote festivals, the Farmer's Market, and special events. A front page article always catches the attention of a newspaper reader.

A brochure is another way to promote the downtown. A brochure could either be general and include history, historic sites, and destinations like City Lake Park and the Richard's Pool. The brochure could also be an annual update of special events and festivals that occur on a yearly basis. Ideally, the brochure would show both, providing reasons for people to come downtown all year long and on specific dates during the year.

The Internet is a great way to get information to people. For some, this is their only source of news. A website that promotes the CDC would also promote the downtown activities that they support. This website could be set up as a blog or a separate blog page could be created that would not only help keep people informed, but also provide an opportunity for input.

A video showing what downtown Boonville has to offer and why people should visit may also be a useful promotional tool. Videos can be placed on a website and on YouTube and be seen by anyone over the Internet. The Michigan State Housing Development Authority created a video to promote the Michigan Main Street Program. With the success of the video, the Authority decided to create a national version that can be used by any community. The pictures on the left are excerpts from the video. A full version can be seen on the Boonville Downtown Revitalization Blog (downtownboonville.wordpress.com) or the National Trust for Historic Preservation Website (www.preservationnation.org). This video could be used by the city or CDC as a way to inform people of the importance of coming downtown. A video specific to downtown Boonville should also be created. Some companies provide assistance in creating promotional videos. It may be possible that a downtown business owner, resident, or even a student may wish to create the video for free.

Other Internet tools for promotion are social networking sites. Particularly, Facebook and Twitter are free sites that can be used to promote what the city or the CDC is doing. A Facebook page can be created and promoted. As residents become fans, they are updated as the Facebook page is updated. Similarly, residents can

sign on to the city or CDC Twitter page and get updated every time the city or CDC adds to the page.

Finally, another way to promote not just the entire downtown, but individual areas, parks, or buildings is to create a cell phone guided tour. Some communities use this to increase tourism. Signs are placed at specific locations with a phone number and location number. When an individual reaches a site with a sign, they can call the local phone number on their cell phone and enter the location number. A recording then provides the caller with historic information and interesting facts about the site. A brochure accommodating this will show what is included in this tour. The Gibson County Visitors and Tourism Bureau created a tour for their county. Visit the Visitors and Tourism Bureau (www.gibsoncountyin.org) to see this example.

Total Estimated Cost

Costs for these promotional items can vary from free, if someone is willing to volunteer to create a Facebook or Twitter page, to several hundred dollars if a detailed video or numerous brochures are created. Starting small would mean that promotion could start immediately. As the CDC grows and more people are taking advantage of other promotional materials, more detailed materials could be created.

Funding Sources

Funding for the creation of promotional materials may come from a variety of sources. First, the city could use funds to begin the process. Creating a brochure could be the first step. Funds raised by the proposed CDC could also be used to pay for the creation of brochures, videos, a website, etc. Volunteers may also be willing to donate time to help create some of the promotional material.

Phasing

Although this is the second priority project, the Mayor's office may want to begin the task of creating promotional material before creation of the CDC is underway. By creating a Facebook page or brochure, excitement about the plans for downtown could grow and help get more people interested in volunteering for the CDC.

The distribution of this Downtown Revitalization Plan will also help get people interested in downtown. Maintaining the project blog and providing copies of the plan to downtown businesses will keep those people involved with the planning process interested in continuing to take part in the effort.

Responsibility

The Mayor's office should take the lead on beginning a promotional campaign for downtown Boonville. As the CDC begins to get organized, it could do more of the promoting of downtown. The Boonville Standard Newspaper could also be a reliable resource for promotion. The city and CDC should continue to work with the Boonville Standard to get the word out about special events, festivals, and new projects coming to downtown Boonville.



Promotional videos can be a great tool to showcase the city's many amenities, enticing residents and tourists to explore all that downtown Boonville has to offer.

Recommendation: 4th Street Bike Route

Priority

- #3

Total Estimated Cost:

- \$51,820

Funding Sources

- STRS Grant
- CMAQ Grant
- Recreational Trails Grant
- Donations

Phasing

- Short-Term - 0-5 years

Responsibility

- Mayor's Office
- Parks Department
- Public Works Department
- City Engineer

Total Estimated Cost

The total estimated cost of 1.1 miles (5,800 linear feet) of road striping and signage for the bike lane on 4th Street, Gum Street, and 7th Street and 0.45 mile (2,380 linear feet) of signage along Poplar Street is approximately \$51,820. A breakdown of the costs is below.

- "ONLY" Pavement Marking = \$7,800
 - \$100 each
 - 78 total (one per 150 feet or two per block per side)
- 4" Thermoplastic White Stripe = \$5,220
 - \$0.45 per linear foot
 - 11,600 total linear feet (5,800 feet total with one stripe on each side of the road)
- Bicycle Pavement Marking = \$23,400
 - \$300 each
 - 78 total (one per 150 feet or two per block per side)
- Reflective Bicycle Signs = \$15,400
 - \$140 each
 - 110 total (one per 150 feet or two per block per side)

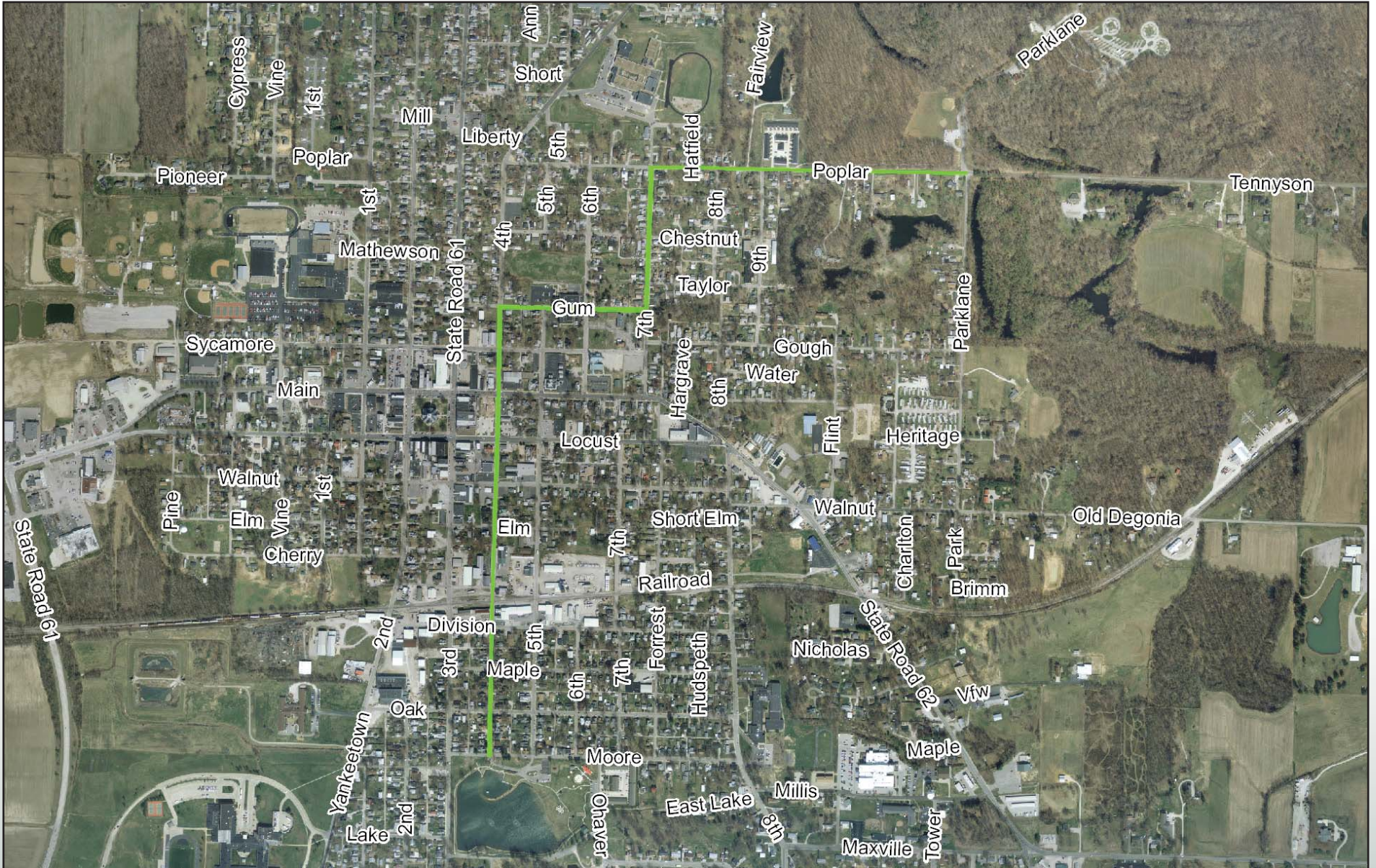
129

Project Details

The 4th Street Bike Route is planned to connect City Lake Park and Scales Lake Park, and pass through downtown one block from the Courthouse. The route would start on 4th Street at Moore Street, just north of City Lake Park. The route would follow 4th Street through downtown to Gum Street. It would then follow Gum Street from 4th Street to 7th Street, and then 7th Street from Gum Street to Poplar Street. The route would then follow Poplar Street from 7th Street and end at the entrance to Scales Lake Park on Poplar. The total length of the route would be approximately 1.56 miles or 8,250 feet. Figure 2-13 shows the location of the trail.

The width of these streets is typically 28 feet. Currently, parking is allowed on each side of these streets, which creates a narrow driving lane when cars are parked on both sides of the street. By removing the parking, a three-foot-wide bike lane could be added to each side of the road. A reflective white stripe, bicycle pavement markings, "ONLY" pavement markings, and bicycle road signs could be added along the route to identify the trail. Poplar Street is less than 28 feet wide. Therefore, only bicycle/"Share the Road" signs can be placed along this road.

Figure 2-13: 4th Street Bike Path, connecting Scales Lake Park, Loge Elementary School, Downtown Boonville and City Lake Park



Recommendation: 4th Street Bike Route

Funding Sources

There are several different funding sources that could be applied to a bike trail. Bike trails are important as recreational opportunities, but also as an alternative form of transportation. For this reason, both recreational and transportation grants are available.

The Safe Routes to School (SRTS) program provides grants for projects that provide safe walking and biking opportunities for students. In Boonville, schools are located within the city and near neighborhoods. This means that more kids have an opportunity to walk or ride their bike to school. SRTS funds can be used to improve sidewalks and create bike trails that provide a safer and healthier way for kids to get to school. Because the 4th Street Bike Trail is within two miles of both elementary schools and the middle school it is eligible for this funding. Up to \$250,000 is available for an infrastructure project and up to \$75,000 is available for a non-infrastructure project.

This project would also be eligible for the Congestion Mitigation and Air Quality Improvement (CMAQ) program. CMAQ was set up to provide grants to projects that improve air quality or reduce congestion. Bike trails provide an alternative form of transportation that does not produce any air emissions. The Evansville Metropolitan Planning Organization can provide more information regarding CMAQ funding.

The Recreational Trails Program (RTP) provides funding for the development and maintenance of recreational trails and trail-related facilities for non-motorized and motorized recreational trail uses. The funding is provided by the Federal Highway Administration (FHWA) and is administered for the State of Indiana by the Indiana Department of Natural Resources. The Indiana RTP will provide 80% matching reimbursement assistance up to a maximum of \$150,000.

In addition to grants, the city could look for local funding options. Fund raising activities from the CDC could be used toward the





creation of this bike trail. The city may also look into donations from local businesses or bicycle/recreational organizations. Signs or promotional material about the trail could then include these businesses or organizations as supporters of the trail.

Phasing

When a plan is complete, it is always important to get something started and create momentum. Residents will be excited about the plan if they see projects underway within a year or two. That is why it is important to find a project that would make an impact, but is realistic to complete in a short period of time.

The 4th Street Bike Trail is one of the least expensive projects that will show progress after completion of the plan. While the creation of a CDC and distribution of promotional materials is important in helping get projects started and attracting people to downtown Boonville, these do not provide a physical project that residents can see. Not only will the bike trail be an asset for the downtown area, but it will benefit the entire city by connecting the two largest recreational areas.

Additionally, this could spur other trails and sidewalk improvements. For example, the schools in the area may look into Safe Routes to School grants or other funding options to improve connections between the schools and this trail.

Responsibility

The Mayor's office and Parks Department should work together to get this project underway and find the appropriate funding source. They will have to work closely with the Public Works Department and the City Engineer as the trail is on existing roadway where parking will be removed.

Recommendation: Gateways

Priority

- #4

Total Estimated Cost:

- \$minimal

Funding Sources

- City Funds
- Donations
- Volunteers
(i.e. Eagle Scouts)

Phasing

- Short-Term - 0-5 years

Responsibility

- Mayor's Office

The gateways will be placed on personal property. The city will have to work with an individual homeowner and a church to get an easement to place the signs on the property. A leadership service project by a member of the Boy Scouts could help keep the costs down and provide a Scout an opportunity to help his community.

Total Estimated Cost

The total cost is dependant upon two things: the willingness of a volunteer to create the signs and the willingness of the property owners to give up an easement on a portion of their lot.

The west end gateway would be placed on personal property and the east end gateway would be placed on the property of Main Street Baptist Church. The city would have to get an easement on a part of this property to place the sign as well as a path to get to the sign from public right-of-way for maintenance. The city will have to work with the property owner to determine the best location of the sign on their property and work out a cost for the easement. The property owners may wish to donate the easement area for a tax deduction.

133

Project Details

There is no defined boundary that separates downtown from the rest of Boonville. Two historic districts downtown define boundaries for the Courthouse Square commercial area and Walnut Street residential area. Creating gateways gives people a sense of place different from the rest of the city. These gateways could help define the downtown area.

A gateway should be added to each end of the Main Street and Locust Street one-way pairs. These gateways should be monument-style signs with brick columns, a brick base, a wooden or wood-plastic composite sign, and low growing plants. An example of the sign reading "Welcome to Historic Boonville" is shown in the picture on the right and on the next page. Figure 2-14 and Figure 2-15 show the preferred locations of the two signs.



Figure 2-14: Approximate Location of East Gateway Sign



Figure 2-15: Approximate Location of West Gateway Sign



NO PARKING
IN FRONT OF
BUSINESS
ESTABLISHMENTS

Recommendation: Gateways

Funding Sources

Funding is dependent upon the actual costs associated with the easement. If the signs themselves are constructed as part of a volunteer service project, the cost of the signs could be paid for through fund raising or donations.

If the easement is donated to the city, there would be no cost for this project. However, if the property owners would like some compensation for the permanent easement on their property, the city would have to use some city funds or look for businesses who may like to make donations for the sign.

The city could consider allowing advertising on a portion of the signs by downtown businesses. The money raised from this advertising could then be used for maintenance of the sign and to pay for flowers, plants, or other decorations on the sign. If there is not a Boy Scout or other volunteer interested in working on this project, the advertising could be used to help pay for the completion of the project.

Phasing

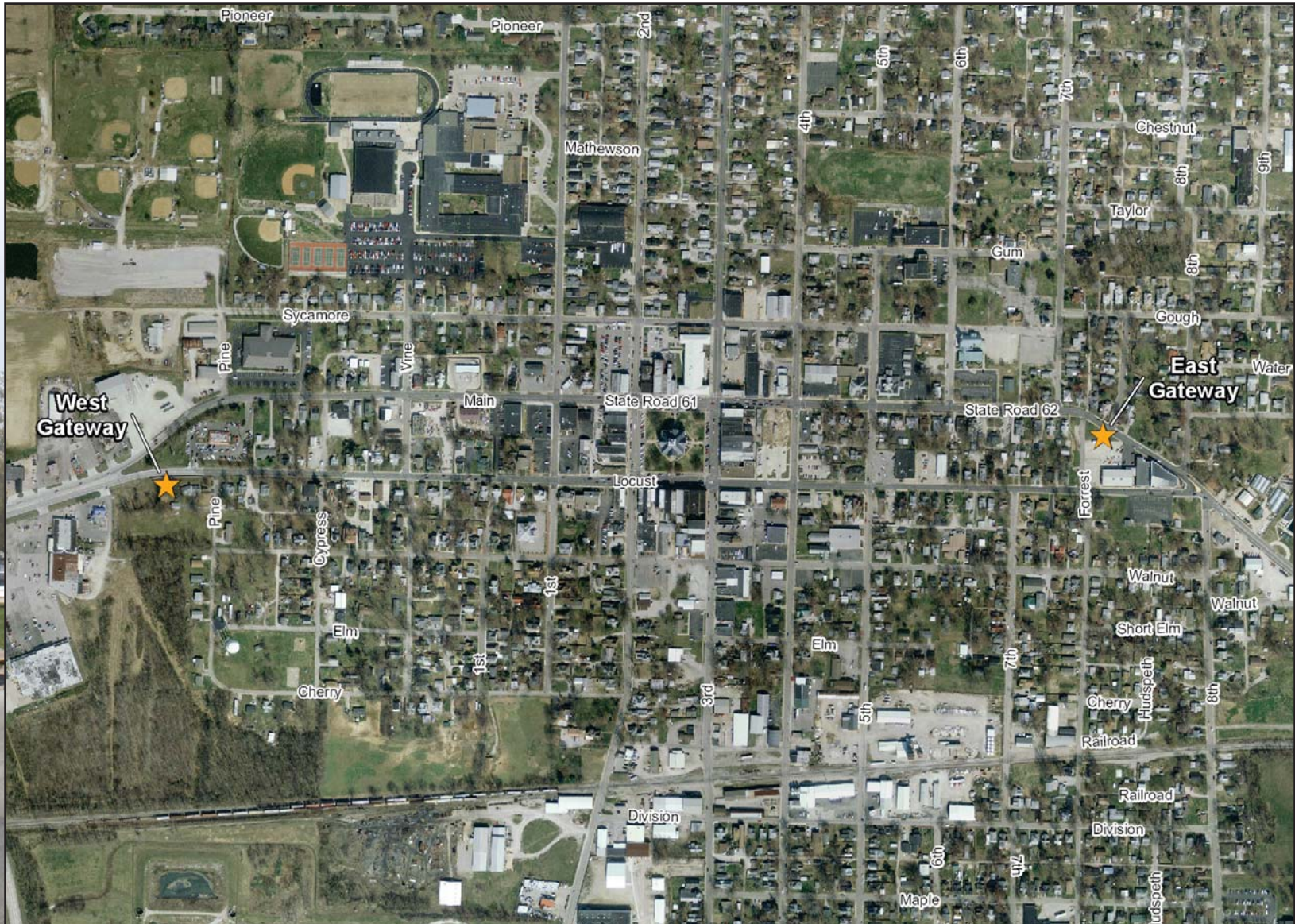
Because this project has a very minimal cost, if any, this should be one of the first projects started. The actual time period will depend on the ease of getting an easement from the property owners, the availability and willingness of a Boy Scout or other volunteer to work on this project, and if any funding is needed. Just like the 4th Street Bike Trail, this project is a quick way to show progress and build momentum. This Downtown Revitalization Plan includes projects that provide people with a reason to come downtown and give them things to do, as well as improve the look and feel of downtown. The bike trail is the first project to be completed that will give people something to do, and the gateways show that aesthetics are part of the revitalization.

Responsibility

Someone from the Mayor's office will need to get this project started. The first step is to ensure that the proposed locations of the gateways are appropriate. A meeting with the property owners will be needed to determine if they are willing to provide an easement to the city and have the signs placed on their property. After securing the locations of the signs, a meeting with possible volunteers will need to take place to see if a project would be a possibility in the near future.



Figure 2-16: Intended Locations of the Two Gateway Signs



Recommendation: Courthouse Square Park

Priority

- #5

Total Estimated Cost:

- \$230,650

Funding Sources

- CDBG CFF Grant
- TE Grant
- City Funds
- Donations

Phasing

- Mid-Term - 0-10 years

Responsibility

- Mayor's Office
- Parks Department
- Master Gardener's Club

137

Project Details

There are several overall objectives to revitalizing downtown, including improving the appearance, making it safer, and providing a place that people want to visit. Courthouse Square Park is one project that helps achieve multiple objectives. The existing buildings on the southeast corner of Locust Street and 2nd Street are currently in a dilapidated state and are being held up by braces that extend into the sidewalk on 2nd Street. The Courthouse Square Park project involves removing two of these dilapidated structures and adding a pocket park with green space, seating, and a place to display artwork or movies. Safety is improved by removing the unsafe buildings and allowing people to walk along the sidewalk on 2nd Street, which is currently fenced in. Replacing the buildings with a small park will improve the appearance of this corner and provide a place for residents to gather and relax.

Courthouse Square Park is proposed to include permanent concrete planters with both annual and perennial flowers that provide color all year, as well as small trees that will not become too large for the space. The planters may also include a space for the Master

Figure 2-17: Proposed Courthouse Square Park

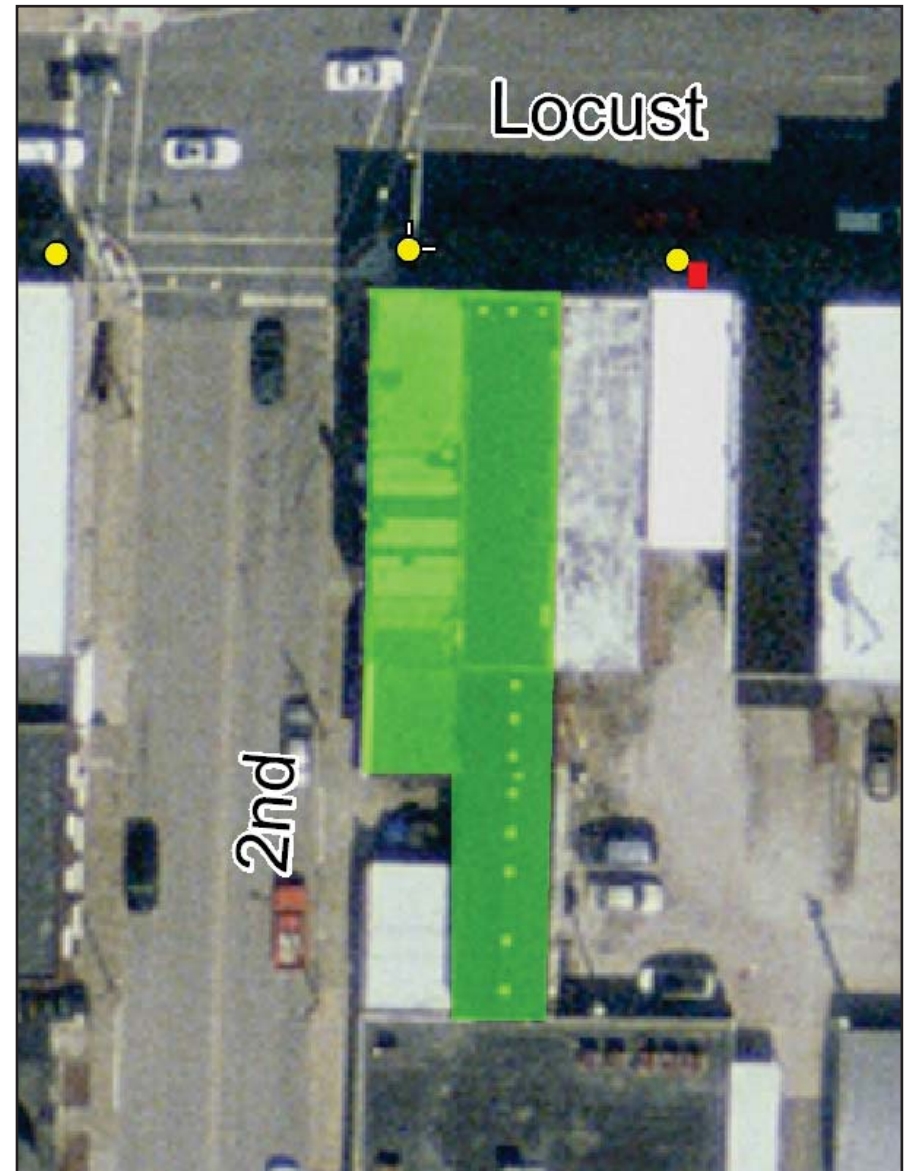


Figure 2-18: Proposed Courthouse Square Park



Gardener's Club to use as a demonstration garden with special plants and vegetables. These planters should have large edges that provide a variety of seating options. A small meandering path should be placed within the park with benches along each side. The exterior walls of the buildings next to the park could be used to display artwork by local artists and/or students or even as a screen for "Movies in the Park." The exterior of the park should have fencing that separates the park from the sidewalk with entrances at each end of the path.

Total Estimated Cost

The total estimated cost of Courthouse Square Park is approximately \$230,650. This cost includes the demolition and cleanup of the two buildings that currently exist on the site, the creation of the park, and costs associated with architectural, engineering, and surveying work. Some of these costs could be reduced if elements of the park are not included or phased in over time. For example, the cost of planters includes a large area for seating and plants on the sides of the park that are opposite of the street. The scale of these planters could be reduced or removed completely. Other cost savings could come through donations of landscaping material, donation of time by local organizations, and creation of benches by local organizations. The total estimated costs of each element of the Courthouse Square Park are listed below.

- Demolition of Buildings = \$150,000
- Concrete Planters = \$20,000
- Benches = \$4,500
- Path = \$6,500
- Landscaping = \$3,000
- Trash Receptacles = \$650
- Architecture/Engineering/Surveying/Inspection = \$40,000

Recommendation: Courthouse Square Park

Funding Sources

There are two major funding options for the Courthouse Square Park project, both of which are federal grants. The Community Focus Fund (CFF) grant, funded with federal Community Development Block Grant (CDBG) dollars from the U.S. Department of Housing and Urban Development (HUD), is the best option for funding this project. It provides up to \$500,000 for downtown revitalization. This program requires a 10 percent match by the City of Boonville to receive the grant.

The Transportation Enhancement (TE) grant from the Federal Highway Administration (FHWA) is another option for funding this project. The TE grant provides up to \$1,000,000 to help expand transportation choices and enhance the transportation experience. Projects funded through the TE grant must relate to surface transportation and must qualify under one or more of 12 eligible categories. This project would be located on Locust Street, which is also SR 62. The project could fit under the eligible activity of landscaping and scenic beautification since a dilapidated structure along the highway would be replaced by a small park.

The Parks Department could also look at other funding options to pay for this project, including the use of some of the Parks Department funds from the City's budget, donations, or fund raisers. Fund raising could include selling bricks for the path with a message from the organization or individual who made the donation. Similarly, inscriptions could be placed on planters and benches to show who made a donation for a particular item in the park. The amount of the donation would determine the size of the inscription and where it is placed.

Phasing

Courthouse Square Park is the fifth priority project and is on the mid-term (less than 10 years) list of projects. While the creation of a CDC, distribution of promotional materials, addition of the 4th Street Bike Trail, and construction of gateway signs will all show progress in downtown revitalization, demolition of buildings and the creation of something larger and more visible than these other projects will show a dedication to the revitalization efforts.

Responsibility

The Mayor's office and Parks Department should work together to get this project started and find the best type of funding. They will have to work with the county assessor's office to determine the ownership of the property and whether there are any tax liens against the parcel. The Parks Department would be responsible for maintenance of the park after completion. The Master Gardener's Club could take on the responsibility of planting and maintaining the vegetation.

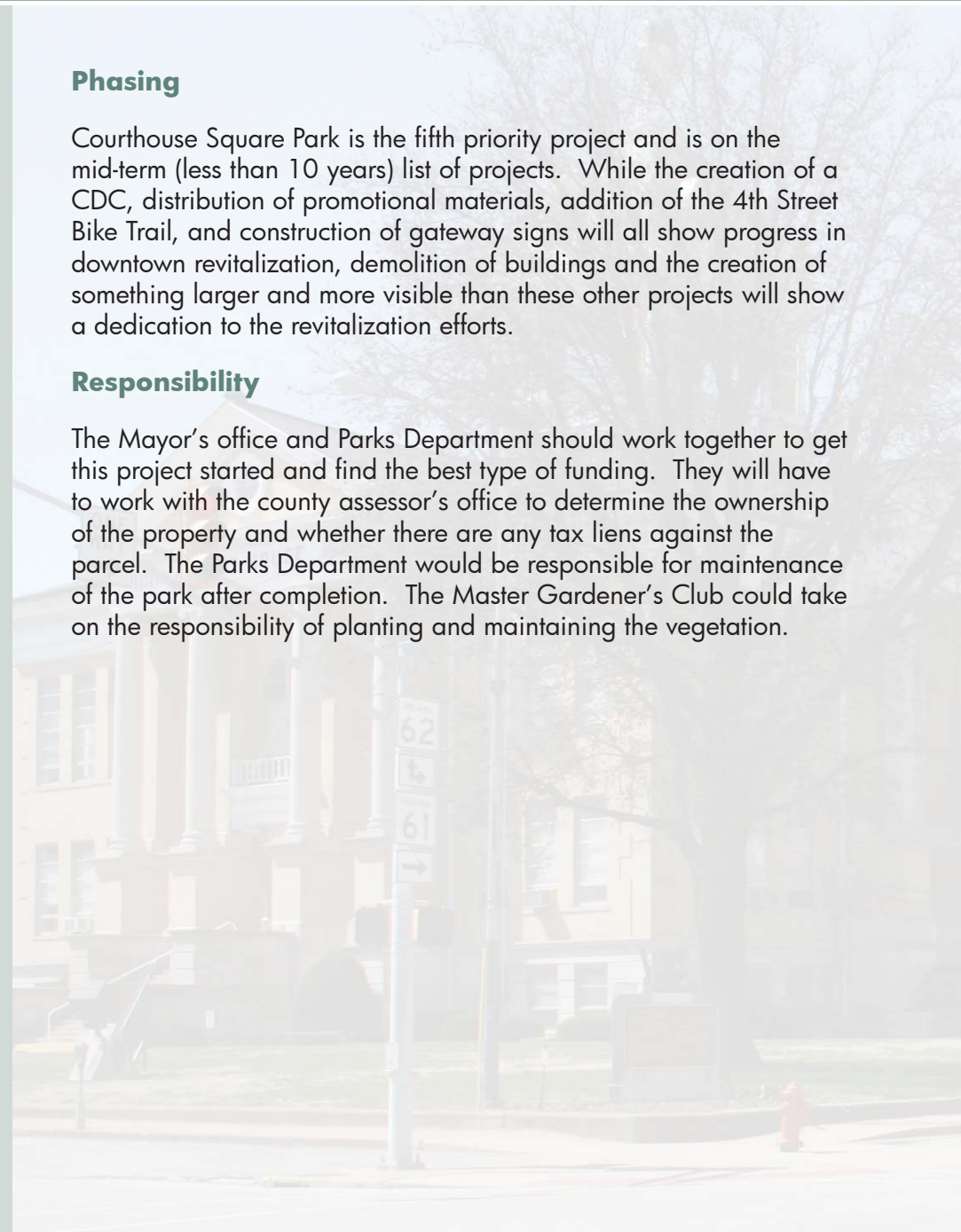


Figure 2-19: Proposed Courthouse Square Park



Recommendation: Glenn Kramer Park

Priority

- #6

Total Estimated Cost:

- \$239,650

Funding Sources

- CDBG CFF Grant
- City Funds

Phasing

- Mid-Term - 0-10 years

Responsibility

- Mayor's Office
- Parks Department

Project Details

Glenn Kramer Park would be built on an underutilized piece of property one block south of the Square and would turn the property into a destination for all residents of Boonville. Located at the southwest corner of Walnut Street and 3rd Street, Glenn Kramer Park would be one block west of the proposed 4th Street Bike Trail connecting City Lake Park to Scales Lake. The park would include a mix of active and passive recreation elements. A playground would provide a place for kids to spend time on weekends and during the summer. A fountain in the park could double as a decorative accent as well as a small splash park for kids. A few picnic tables, large concrete planters with seating, benches, and a meandering path would also provide passive space for families to gather or downtown workers to take a lunch break. Street lights should be placed in the park that reflect the design of street lights proposed for the Courthouse Square and Corridor along Main Street and Locust Street in the future. Decorative fencing, similar to that used along Courthouse Square Park, should be used to separate the park from adjoining property and sidewalks.

Figure 2-20: Located at the Corner of Walnut Street and Third Street



Figure 2-21: Park Includes a Playground, Fountain, Path, Benches, and Picnic Tables



Adding a more kid-friendly park into the downtown area will encourage more families to shop around the Square.

Total Estimated Cost

The total estimated cost of Glenn Kramer Park is approximately \$239,650. This cost includes all elements of the park and costs associated with architectural, engineering, and surveying work. Some of these costs could be reduced if elements of the park are not included or phased in over time. For example, the costs include 15 benches. The number of benches could be reduced in the initial construction of the park and added as use of the park increases. Donations and/or construction of the benches and picnic tables by local organizations could also reduce costs. The total estimated costs of each element of Glenn Kramer Park are listed below.

- Fountain = \$18,000
- Playground = \$80,000
- Benches = \$18,000
- Path and Seating Areas = \$45,000
- Lights = \$7,000
- Fencing = \$25,000
- Picnic Tables = \$3,000
- Landscaping = \$3,000
- Trash Receptacles = \$650
- Architecture/Engineering/Surveying/Inspection = \$40,000

Funding Sources

There are multiple funding options for the Glenn Kramer Park project. The most probable source is the Community Focus Fund (CFF) grant, which provides up to \$500,000 for downtown revitalization. This program requires a 10 percent match by the City of Boonville to receive the grant. The CFF grant is also a potential funding source for the Courthouse Square Park project. If the grant is used for the

Courthouse Square Park, other sources will need to be found for Glenn Kramer Park. The same \$500,000 grant could be used for both projects together depending on the total cost of the two parks and other available sources of funding.

The Parks Department could also look at the use of some of the Parks Department funds from the City's budget, donations, or fund raisers to pay for this project. Similar to the Courthouse Square Park project, inscriptions could be placed on the planters, benches, playground equipment, lighting, or the brick pavers to show who made a donation for a particular item in the park. The actual land for the park could be donated to the City and used as a tax deduction.

Phasing

Glenn Kramer Park is the sixth priority project on the mid-term (less than 10 years) list of projects. While the Courthouse Square Park project is a higher priority due to its location and removal of dilapidated buildings, Glenn Kramer Park is also very important to the overall revitalization of downtown Boonville. This park will draw both children and adults, is a larger gathering space than Courthouse Square Park, and could be used for special events.

Responsibility

The Mayor's office and Parks Department should work together to get this project started and find the most appropriate funding. Coordination with the property owner to acquire the property would be needed. The Parks Department would be responsible for maintaining the park after completion.

Recommendation: Courthouse Square Reconfiguration

Priority

- #7

Total Estimated Cost:

- \$372,000 to \$487,000

Funding Sources

- CDBG CFF Grant
- TE Grant

Phasing

- Long-Term - 10+ years

Responsibility

- Mayor's Office
- County Commissioners
- Public Works
- Street Department

Project Details

143

The Courthouse Square Reconfiguration project will help improve pedestrian safety, decrease the potential for vehicle accidents, reduce traffic congestion, and improve parking around the Courthouse. This project includes inverting the parking spaces around the Courthouse so that cars do not have to back out of spaces onto the busy streets surrounding the Courthouse, but can back out onto a new, one-way drive. Currently, the distance between the sidewalks on the exterior of the Square and the circular sidewalk around the Courthouse is 45 to 50 feet. To create a sidewalk that is six to 10 feet wide, angled parking spaces that are 18 feet deep, and a one-way drive that is 16 feet wide, between 16 and 20 feet of the Courthouse lawn would need to be removed.

During construction of the parking around the Courthouse, the existing utility lines should be buried and the existing cobra style streetlights should be replaced by period lighting. New five-light Prismsphere lights, similar to those found historically on the Square, should be placed at each of the four corners of the Courthouse lawn. These lights should be at a pedestrian scale of 12 to 15

feet. Single-light Prismsphere lights should be placed at intervals of 50 feet between the lights on the corner. These should also be at a pedestrian scale of 12 to 15 feet. This will result in six lights on each side of the Courthouse Square. (See Appendix E for examples of Prismsphere lights produced by Holophane®.)

Total Estimated Cost

The total estimated cost of the Courthouse Square Reconfiguration is between \$372,000 and \$487,000. This cost includes demolition of the existing sidewalks and parking spaces, as well as a portion of the Courthouse lawn; construction of the new parking area and sidewalks; new street lights; and costs associated with architectural, engineering, and surveying work. The total estimated costs of each element of the Courthouse Square Reconfiguration are listed below.

- Demolition = \$60,000 - \$75,000
- Construction = \$250,000 - \$350,000
- Lights = \$62,000

Funding Sources

The Community Focus Fund (CFF) grant and Transportation Enhancement (TE) grant are both potential funding sources for the Courthouse Square Reconfiguration project. As mentioned for other projects, the CFF grant is for up to \$500,000 for downtown revitalization and the TE grant is for up to \$1,000,000 for surface transportation projects. Because the Courthouse Square is surrounded on three sides by a state highway, the TE grant could be used for this project because it includes sidewalk reconstruction, beautification, and improves safety.

CFF and TE grants are funding options for several other projects, so consideration should be given to which projects have optional



funding sources and which projects require one of these two grants. These grants can be applied for as often as a community wishes, but it can become more difficult to receive these grants if one has already been granted to the city. If submissions are spread out over time, the grants may be easier to obtain. If CFF or TE grants are used for a short-term project and a long-term project, like the Courthouse Square Reconfiguration, these grants may be easier to receive than if two short-term or two long-term projects request the same grant in consecutive years. Grant applications could include multiple projects, such as completing this project and the 2nd Street Reconfiguration project (next on the priority list) using the same grant money.

Phasing

The Courthouse Square Reconfiguration is the seventh priority project on the long-term (10 or more years) list of projects. While this project is important because of its improvements in safety around the Square, the overall cost and scale of the project puts it lower on the priority list. The first six projects all provide a means to attract people to downtown, while this project increases safety and improves aesthetics. As the first six projects create more activity and draw more people downtown, the Courthouse Square Reconfiguration will become more and more important.

Responsibility

The Mayor's office and the Warrick County commissioners will have to work together to get this project started. Because the project may have an effect on water lines, sewer lines, storm drains, and a city street (2nd Street) these two entities will have to work with the Boonville Board of Public Works and Street Department. Coordination with the Indiana Department of Transportation (INDOT) will also be needed because the project includes sidewalks along state roads on three sides.

Recommendation: 2nd Street Reconfiguration

Priority

- #8

Total Estimated Cost:

- \$78,000 to \$108,000

Funding Sources

- CDBG CFF Grant
- TE Grant

Phasing

- Long-Term - 10+ years

Responsibility

- Mayor's Office
- Public Works
- Street Department

Total Estimated Cost

The total estimated cost of the 2nd Street Reconfiguration is between \$78,000 and \$108,000. This cost includes demolition of the existing parallel parking, construction of a new sidewalk, new street lights, line painting for new angled parking, and costs associated with architectural, engineering, and surveying work. The total estimated costs of each element of the 2nd Street Reconfiguration are listed below.

- Demolition = \$10,000 - \$15,000
- Construction = \$50,000 - \$75,000
- Lights = \$18,000

Funding Sources

The Community Focus Fund (CFF) grant would be the most appropriate funding source for the 2nd Street Reconfiguration. As mentioned for other projects, the CFF grant is for up to \$500,000 for downtown revitalization. However, it may be beneficial to complete the 2nd Street Reconfiguration and Courthouse Square Reconfiguration at the same time and apply for the TE grant that could be up to \$1,000,000.

Phasing

The 2nd Street Reconfiguration is the eighth priority project and is on the long-term (10 or more years) list of projects. The city may wish to complete a portion of this project in less than 10 years, including conversion to a one-way street and expansion of the sidewalk. However, this project cannot be completed with new angled parking until the Courthouse Square Reconfiguration project is finished.

Project Details

145

The 2nd Street Reconfiguration project will create a more pedestrian-friendly area on one side of the Courthouse Square. The project includes converting 2nd Street into a one-way street, adding angled parking in the existing northbound lane, and removing the existing parallel parking on the west side of the street to expand the sidewalk and create green space. Converting the existing northbound lane to parallel parking could not be completed until the Courthouse Square Reconfiguration project is finished and the angled parking exits onto the proposed Courthouse drive rather than onto 2nd Street. Removal of the existing parallel parking to expand the sidewalk and the conversion of 2nd Street to a one-way road could be completed before the Courthouse Square Reconfiguration. This would provide more space for vehicles to get in and out of the existing parking configuration on the Square along 2nd Street. A study of the existing traffic along this section of 2nd Street will need to be completed to determine if a northbound or southbound one-way street is more appropriate.

Responsibility

The Mayor's office should take the lead on getting this project started, determining the appropriate funding, and deciding on whether to finish a portion of the project mid-term or complete the entire project at the same time as the Courthouse Square Reconfiguration. The Mayor's office will have to work with the Street Department because of the conversion of the street into a one-way street, and with the Department of Public Works due to the effects the conversion may have on water lines, sewer lines, and storm drains. There should also be coordination with INDOT since State Road 62 is on each end of this street.

Figure 2-22: The Square's Potential after Completion of the Courthouse Square and 2nd Street Reconfiguration Projects



Recommendation: The Square

Priority

- #9

Total Estimated Cost:

- \$180,500

Funding Sources

- CDBG CFF Grant
- TE Grant
- City Funds
- Donations

Phasing

- Long-Term - 10+ years

Responsibility

- Mayor's Office
- Public Works
- Street Department

Planters, bike racks, trash receptacles, and a kiosk should also be added to the sidewalks. Two to three concrete planters, with ledges large enough to provide seating, should be added to each of the four sides of the Square. One or two bike racks should be placed on each side to encourage biking to downtown. These should be constructed of wood or a recycled plastic material. If possible, the bike racks should resemble the hitching posts that were historically located on the Square. Three trash receptacles should be placed on each side, with one on each end of the sidewalk and one in the middle. These receptacles should also be constructed of wood or recycled plastic and have a historic look. A four-sided kiosk with lockable Plexiglass doors should be placed in front of City Hall. The kiosk should include meeting notices for the City of Boonville and Warrick County, a downtown parking map, a downtown merchant's map, and any other notices or information regarding downtown activities.

147

Project Details

The Square project includes multiple aspects that will convert the existing automobile scale of the Courthouse Square into a more pedestrian-scale destination. Making improvements to the aesthetics surrounding the Square is the primary purpose of this project. The project includes sidewalk reconstruction on the outside of the Square, new period lighting, and burying of utility lines. Six single-light PrismaSphere lights should be placed on each side of the Square with 50 feet between each light and one on each of the four outside corners of the Square. The lights should be at a pedestrian scale of 12 to 15 feet tall, the same as those lights added in the Courthouse Square Reconfiguration. On each corner, the light poles should include decorative street signs. The light poles next to those with street signs should include seasonal banners that promote activities downtown. The two poles in the middle of each block will not include signs or banners. (See Appendix E for examples of PrismaSphere lights produced by Holophane®.)



Total Estimated Cost

The total estimated cost of improvements to the Courthouse Square is approximately \$180,500. This cost includes sidewalk reconstruction on three sides of the Square (sidewalk reconstruction on 2nd Street and around the Courthouse are part of the 2nd Street and Courthouse Square Reconfiguration projects); new street lights on three sides (the reconfiguration projects include adding new street lights); a kiosk in front of City Hall; new planters, bike racks, and trash receptacles on four sides (including 2nd Street); and costs associated with architectural, engineering, and surveying work. Some costs could be reduced by phasing in or reducing the number of planters, bike racks, and trash receptacles placed around the Square. The total estimated costs of each element of The Square project are listed below.

- Sidewalk Reconstruction = \$72,000
- Lights = \$54,000
- Planters = \$6,600
- Bike Racks = \$7,600
- Trash Receptacles = \$3,900
- Kiosk = \$6,400
- Architecture/Engineering/Surveying/Inspection = \$30,000

Funding Sources

There are multiple sources of funding that can be used to make changes to the Square. Both the \$500,000 Community Focus Fund (CFF) grant and the \$1,000,000 Transportation Enhancement (TE) grant could be used to complete this project. However, these funds are more than likely going to be used for higher priority projects. This project could be included with other projects listed previously. For example, new street lights and sidewalk reconstruction could be completed at the same time as the Courthouse Square and 2nd Street reconfiguration projects.

Planters, bike racks, trash receptacles, and the kiosk will be a very small portion of the cost of this project when compared to new sidewalks and street lights. Donations or actual creation of these items by volunteers or local organizations would greatly reduce the overall cost of this project. The city may wish to use city funds to add pieces of this project over time.

Phasing

The Square is the ninth priority project and is on the long-term (10 or more years) list of projects. However, if the city can find volunteers or local donations, portions of this project could be completed sooner.

Responsibility

The Mayor's office should take the lead on getting this project started and determining the appropriate funding. Members of the Mayor's office should discuss options with local organizations, which could help complete portions of this project in the short-term. The Street Department and Board of Public Works should also be involved. Because the Square includes SR 62 and SR 61, there should also be coordination with INDOT to ensure that current state policies regarding street lighting and street furniture are being followed.

Recommendation: The Historic Corridor

Priority

- #10

Total Estimated Cost:

- \$470,000
(\$19,600 per block)

Funding Sources

- CDBG CFF Grant
- TE Grant

Phasing

- Long-Term - 10+ years

Responsibility

- Mayor's Office
- Public Works
- Street Department

Two trash receptacles should be placed on each block (one on each side of the street) at intersections. These trash receptacles should be the same as those in the Square project, made of wood or recycled plastic material.

While there are no recommendations to replace sidewalks throughout the entire Historic Corridor, the City should look into setting up a program to repair sidewalks along Locust and Main Streets. Most property owners are unaware that sidewalk improvements are their responsibility. The City should create a program where City funds help pay for a portion of the sidewalk repairs and/or have the Department of Public Works make the improvements for the homeowner. This may make residents more aware of their responsibilities for sidewalk improvements and may get more people involved in making repairs.

Total Estimated Cost

The total estimated cost of improvements to the Historic Corridor is approximately \$470,000 or \$19,600 per block. This cost includes new street lights, some with street signs and banners; new trash receptacles; and costs associated with architectural, engineering, and surveying work. There are a total of 12 blocks along the Corridor, excluding the Courthouse Square. Because the Corridor includes both Main Street and Locust Street, there are a total of 24 blocks that are a part of this project (both sides of Main Street and Locust Street). The total estimated costs of each element of The Historic Corridor project are listed below. This project should be phased over time starting from the center of the Corridor to limit costs, unless a grant is awarded for the entire project.

- Lights = \$384,400
- Trash Receptacles = \$7,800
- Architecture/Engineering/Surveying/Inspection = \$78,400

149 Project Details

The Historic Corridor project, similar to the Square project, is primarily to improve appearance. The one-way pairs of Main Street and Locust Street are the main thoroughfares in Boonville and pass through the center of downtown. This project will set downtown apart from the rest of the city. Milwaukee Lantern street lights should be added on each side of Main Street and Locust Street. These street lights resemble historical lighting that once existed around downtown. Lights should be placed 100 feet apart or six lights per block (three on each side of the street) and at a street scale of 20 to 30 feet. The existing cobra lights will stay in place to provide adequate lighting for the state roads. Decorative street signs should be added to one of the four light poles at each intersection. The middle of each block should include a light pole with banner arms for seasonal banners. (See Appendix E for examples of Milwaukee Lantern lights produced by Holophane®.)

These costs do not include any sidewalk reconstruction as part of the project. A program to assist homeowners along the Corridor make sidewalk improvements could be set up by the city. Some sidewalks along the Corridor are not in need of any repairs, but others need repaired as soon as possible.

Funding Sources

There are multiple sources of funding that can be used to make changes to the Corridor. Both the \$500,000 Community Focus Fund (CFF) grant and the \$1,000,000 Transportation Enhancement (TE) grant could be used to complete this project. However, these funds are more than likely going to be used for higher priority projects. Trash receptacles could be constructed by volunteer groups and street lights could be purchased by donations from local organizations. The funding sources for this project are dependent upon those sources used for higher priority projects.

Phasing

The Square is the tenth priority project and is on the long-term (10 or more years) list of projects. However, if the city can find volunteers or local donations, portions of this project could be completed sooner.

Responsibility

The Mayor's office should take the lead on getting this project started and determining the appropriate funding. Members of the Mayor's office should discuss options with local organizations, which could help complete portions of this project in the short-term. The Street Department and Board of Public Works should also be involved. Because the Historic Corridor includes SR 62, there should also be coordination with INDOT to ensure that current state policies regarding street lighting and street furniture are being followed.



Recommendation: Other Potential Projects

Throughout the planning process, numerous suggestions and ideas were discussed for projects. During the L.A.N.D. (Liabilities, Assets, Needs, Dreams) analysis at the first community workshop, 29 needs and 44 dreams were listed by participants. (L.A.N.D. analysis data can be found in Appendix C.) Other ideas were considered and discussed at steering committee meetings and other community workshops. The 10 projects listed in detail previously are those that received the most interest and will have the greatest impact on the revitalization of downtown Boonville. However, several other ideas that were discussed are also important in the revitalization efforts.

The following six projects were discussed and considered, but determined to be less of a priority than the 10 projects listed in detail. City officials should focus on completing the first 10 projects over the following projects; however, other organizations or private firms may find these projects important and worth the effort to complete. These projects and the goals and objectives should all be considered by city officials, business owners, and developers when any improvements are made downtown.

Skate Park

During the public involvement process, it was determined that a skate park may be beneficial for the City of Boonville. Alternative locations for the skate park were discussed during steering committee meetings. Ultimately, it was decided that a skate park should be placed at the vacant gas station next to the city pool. The cost of constructing a skate park at this location is estimated to be \$100,000 to \$150,000. However, before construction could begin, removal and cleanup of the existing gas station and storage tanks would be required, adding to the cost. The U.S. Environmental Protection Agency (USEPA) had a brownfield grant available for cleanup of these types of sites in 2010. Future funding options can be found at www.epa.gov/brownfields or www.grants.gov.

Parking Garage

A parking garage downtown could alleviate congested parking areas around the Square and provide additional parking at the site of the city's existing parking lot at the corner of Main Street and 2nd Street. The existing lot has a little more than 80 parking spaces. Assuming the two existing buildings on the lot would be removed for a parking garage of approximately 200 total spaces and parking garage construction costs of \$12,000 to \$16,000 per space, the total cost would be roughly \$2.4 to \$3.2 million. Garages also have annual operational costs. The city may wish to look into this project down the road to alleviate parking problems, but should complete other, less costly projects first.

Movies in the Park

To utilize the new downtown amenities and attract people downtown, a "Movies in the Park" series should be created during the summer months. The series could take place at the proposed Courthouse Square Park or at the existing football field and bleachers at the Warrick County School Corporation offices.

Because the field and bleachers are already in place, the city should work with the school corporation to determine if this space could be made available for these movies. Some research would have to go into finding what costs are associated with playing movies for public viewing.

Farmer's Market

Once changes are made to the Courthouse Square and 2nd Street, it may be beneficial to move the Farmer's Market from the library parking lot to a lot around the Courthouse. This will help draw people to the center of downtown as well as make the Market more visible to traffic passing through downtown.

Public Restroom

One of the initial ideas for the Courthouse Square Park project was to add a public restroom for people visiting and shopping downtown. However, using existing space, rather than constructing a new facility, was determined to be the best alternative. The city and county should work together to make restrooms available to the public at the County Courthouse. A men's and women's or unisex restroom connected to the Courthouse should be open to the public during operating hours of businesses on the Square and during festivals and special events.

Festivals and Special Events

Boonville currently has a very limited number of festivals and special events held downtown. Increasing the number of holiday parades, food festivals, and other special events will provide more opportunities to increase tourism dollars and create more foot traffic downtown. Downtown merchants should work together to create a big draw for people. This could be done by developing a special holiday shopping weekend where businesses stay open later at night than normal and have special sales. Some communities have had so much success with this idea that a late night shopping day or weekend is held every month.

More Shopping Choices

According to survey results, more survey respondents travel to Evansville than stay in Boonville for a variety of shopping. The survey included shopping for small purchases, large purchases, and specialty purchases. Almost 70 percent of the respondents shop for small purchases, such as groceries and hardware in Boonville, but 77 percent travel to Evansville for large purchases, such as furniture, and 53 percent travel to Evansville for specialty purchases, such as antiques, gifts, and crafts. The survey also shows that 76 percent of the respondents feel that more shopping downtown is extremely important. The city should encourage private development and any new businesses to locate downtown. The other projects that are anticipated to attract people downtown should also help attract new businesses.



Appendices: For Boonville Downtown Plan

Appendix A: Attitude Survey

Appendix B: Media Coverage

Appendix C: L.A.N.D. Analysis

Appendix D: Market Gap Analysis Table

Appendix E: Recommendations Map and Images

Appendix F: CDC Info

Appendix G: Sign-in Sheets

Appendix H: Public Hearing Notice and Minutes

(THIS PAGE INTENTIONALLY LEFT BLANK)

Downtown Boonville Attitude Survey

Mayor Pam Hendrickson and the City of Boonville have begun a planning effort to revitalize downtown Boonville. The goal of the Downtown Revitalization Plan is to create a destination and a place that is inviting to everyone. By filling out this survey, you will help in prioritizing the most important needs for the downtown area.

Thank you for your participation in this effort to make downtown a destination for all residents of the city.



About you:

1. Where do you live?
 - Downtown Boonville
 - Boonville (outside of downtown)
 - Outside of Boonville
2. What is your age group?
 - Under 18 35-44
 - 18-24 45-64
 - 25-34 65 and over
3. What is your gender?
 - Male Female

Your thoughts of Downtown:

4. How would you rate Downtown Boonville for:
 - a. Attractiveness
 - Good Poor
 - Fair Don't know
 - b. Cleanliness
 - Good Poor
 - Fair Don't know
 - c. Safety
 - Good Poor
 - Fair Don't know

The needs of Downtown:

5. How important are the following improvements to Downtown Boonville?
 - a. New Sidewalks
 - Extremely important
 - Somewhat important
 - Not needed
 - b. New period street lights
 - Extremely important
 - Somewhat important
 - Not needed
 - c. More benches, planters and other street furniture
 - Extremely important
 - Somewhat important
 - Not needed
 - d. More shopping
 - Extremely important
 - Somewhat important
 - Not needed
 - e. Free parking
 - Extremely important
 - Somewhat important
 - Not needed
 - f. More restaurants
 - Extremely important
 - Somewhat important
 - Not needed
 - g. More festivals/special events
 - Extremely important
 - Somewhat important
 - Not needed
 - h. A park/gathering area
 - Extremely important
 - Somewhat important
 - Not needed

Downtown Boonville Attitude Survey (continued)

Where do you shop, work and play (PLEASE CHECK ONLY 1 BOX PER LINE):

| 6. How often do you visit Downtown Boonville for: | 3 or more days a week | 1-2 days a week | Once per month | Once per year | Never |
|---|--------------------------|--------------------------|--------------------------|--------------------------|--------------------------|
| a. Small Purchases (groceries, etc.) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| b. Specialty Purchases (antiques, gifts, flowers, etc.) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| c. Services (bank, salon, etc.) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| d. Work | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| e. Eating out (lunch or dinner) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| f. Socializing (coffee or drinks with friends) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| g. Special Events or Festivals | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

| 7. Where do you normally go for : | Downtown Boonville | Boonville (outside of downtown) | Evansville | Newburgh | Other |
|--|--------------------------|---------------------------------------|--------------------------|--------------------------|-------|
| a. Small Purchases (groceries, hardware, etc.) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| b. Large Purchases (furniture, carpeting, etc.) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| c. Specialty Purchases (antiques, gifts, crafts, etc.) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| d. Services (bank, salon, dry cleaning, etc.) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| e. Work | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| f. Eating out (lunch or dinner) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| g. Socializing (coffee or drinks with friends) | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | _____ |
| h. Special Events or Festivals | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | _____ |

What do you think:

8. What else do you think is needed in Downtown Boonville? What other improvements should be made? Please fill in your comments below.

Please drop off completed surveys to Boonville City Hall (downtown Boonville), drop them off at one of the Community Workshops, or mail the completed survey to the following address: Boonville Downtown Plan Manager, c/o Bernardin, Lochmueller & Associates, 6200 Vogel Road, Evansville, Indiana 47715. If you prefer, you may also fill out the survey online at the project website: DowntownBoonville.wordpress.com.

Thank you for your input.

Appendix A: Attitude Survey

Boonville Downtown Revitalization Plan Survey Results

- | | |
|--|---|
| <p>1. Where do you live?</p> <p>12.5% Downtown Boonville</p> <p>40.6% Boonville (outside of downtown)</p> <p>46.9% Outside of Boonville</p> <p>2. What is your age group?</p> <p>0.0% Under 18</p> <p>3.1% 18-24</p> <p>10.8% 25-34</p> <p>30.8% 35-44</p> <p>46.2% 45-64</p> <p>9.2% 65 and over</p> <p>3. What is your gender?</p> <p>46.8% Male</p> <p>53.2% Female</p> <p>4. How would you rate Downtown Boonville for:</p> <p>a. Attractiveness</p> <p>11.1% Good</p> <p>57.1% Fair</p> <p>30.2% Poor</p> <p>1.6% Don't know</p> <p>b. Cleanliness</p> <p>30.2% Good</p> <p>54.0% Fair</p> <p>15.9% Poor</p> <p>0.0% Don't know</p> <p>c. Safety</p> <p>39.7% Good</p> <p>41.3% Fair</p> <p>17.5% Poor</p> <p>1.6% Don't know</p> | <p>5. How important are the following improvements to Downtown Boonville?</p> <p>a. New sidewalks</p> <p>69.8% Extremely important</p> <p>25.4% Somewhat important</p> <p>4.8% Not needed</p> <p>b. New period street lights</p> <p>38.1% Extremely important</p> <p>46.0% Somewhat important</p> <p>15.9% Not needed</p> <p>c. More benches, planters and other street furniture</p> <p>38.1% Extremely important</p> <p>47.6% Somewhat important</p> <p>14.3% Not needed</p> <p>d. More shopping</p> <p>76.2% Extremely important</p> <p>22.2% Somewhat important</p> <p>1.6% Not needed</p> <p>e. Free parking</p> <p>49.2% Extremely important</p> <p>38.1% Somewhat important</p> <p>12.7% Not needed</p> <p>f. More restaurants</p> <p>46.9% Extremely important</p> <p>45.3% Somewhat important</p> <p>7.8% Not needed</p> <p>g. More festivals/special events</p> <p>57.8% Extremely important</p> <p>34.4% Somewhat important</p> <p>7.8% Not needed</p> |
|--|---|

Boonville Downtown Revitalization Plan Survey Results (Continued)

- | | |
|---|---|
| <p>h. A park/gathering area</p> <p>57.1% Extremely important</p> <p>30.2% Somewhat important</p> <p>12.7% Not needed</p> <p>6. How often do you visit Downtown Boonville for:</p> <p>a. Small purchases (groceries, etc.)</p> <p>22.2% 3 or more days a week</p> <p>25.4% 1-2 days a week</p> <p>25.4% Once per month</p> <p>12.7% Once per year</p> <p>14.3% Never</p> <p>b. Specialty purchases (antiques, gifts, flowers, etc.)</p> <p>3.2% 3 or more days a week</p> <p>4.8% 1-2 days a week</p> <p>46.8% Once per month</p> <p>27.4% Once per year</p> <p>17.7% Never</p> <p>c. Services (bank, salon, etc.)</p> <p>25.8% 3 or more days a week</p> <p>33.9% 1-2 days a week</p> <p>17.7% Once per month</p> <p>3.2% Once per year</p> <p>19.4% Never</p> <p>d. Work</p> <p>41.9% 3 or more days a week</p> <p>3.2% 1-2 days a week</p> <p>12.9% Once per month</p> <p>1.6% Once per year</p> <p>40.3% Never</p> | <p>e. Eating out (lunch or dinner)</p> <p>14.3% 3 or more days a week</p> <p>28.6% 1-2 days a week</p> <p>44.4% Once per month</p> <p>6.3% Once per year</p> <p>6.3% Never</p> <p>f. Socializing (coffee or drinks with friends)</p> <p>6.5% 3 or more days a week</p> <p>12.9% 1-2 days a week</p> <p>27.4% Once per month</p> <p>21.0% Once per year</p> <p>32.3% Never</p> <p>g. Special events or festivals</p> <p>3.2% 3 or more days a week</p> <p>1.6% 1-2 days a week</p> <p>9.7% Once per month</p> <p>72.6% Once per year</p> <p>12.9% Never</p> <p>7. Where do you normally go for:</p> <p>a. Small purchases (groceries, hardware, etc.)</p> <p>18.0% Downtown Boonville</p> <p>69.8% Boonville (outside of downtown)</p> <p>4.9% Evansville</p> <p>6.6% Newburgh</p> <p>1.6% Other</p> <p>b. Large purchases (furniture, carpeting, etc.)</p> <p>1.6% Downtown Boonville</p> <p>19.7% Boonville (outside of downtown)</p> <p>77.0% Evansville</p> <p>1.6% Newburgh</p> <p>0.0% Other</p> |
|---|---|

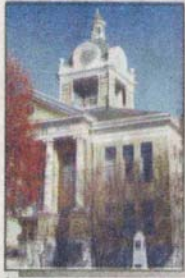
**Boonville Downtown Revitalization Plan
Survey Results (Continued)**

| | |
|--|--|
| <p>c. Specialty purchases (antiques, gifts, crafts, etc.)</p> <p>16.9% Downtown Boonville</p> <p>15.3% Boonville (outside of downtown)</p> <p>52.5% Evansville</p> <p>10.2% Newburgh</p> <p>5.1% Other</p> | <p>h. Special events or festivals</p> <p>22.0% Downtown Boonville</p> <p>25.4% Boonville (outside of downtown)</p> <p>35.6% Evansville</p> <p>5.1% Newburgh</p> <p>11.9% Other</p> |
| <p>d. Services (bank, salon, dry cleaning, etc.)</p> <p>60.7% Downtown Boonville</p> <p>23.0% Boonville (outside of downtown)</p> <p>6.6% Evansville</p> <p>6.6% Newburgh</p> <p>3.3% Other</p> | |
| <p>e. Work</p> <p>32.8% Downtown Boonville</p> <p>27.6% Boonville (outside of downtown)</p> <p>22.4% Evansville</p> <p>5.2% Newburgh</p> <p>12.1% Other</p> | |
| <p>f. Eating out (lunch or dinner)</p> <p>25.0% Downtown Boonville</p> <p>33.3% Boonville (outside of downtown)</p> <p>33.3% Evansville</p> <p>5.0% Newburgh</p> <p>3.3% Other</p> | |
| <p>g. Socializing (coffee or drinks with friends)</p> <p>17.2% Downtown Boonville</p> <p>29.3% Boonville (outside of downtown)</p> <p>37.9% Evansville</p> <p>10.3% Newburgh</p> <p>5.2% Other</p> | |

GRADUATE CLASS

NOT JUST FOR KICKS

British help local kids build up their soccer skills | Page 9A



Boonville Standard

»www.warricknews.com

Thursday, June 24, 2010 ♦ Your hometown news since 1875

58¢ home delivery ♦ 75¢ newsstand

FOR FUN



Boonville Merchants Association's annual Boonville Downtown Square Flare was a real blast for those in attendance last weekend. Find out what's in store for this weekend in our Community Calendar.

»PAGE 12A

CONGRADS

Your turn to speak up

By **WENDY WARY**
Managing Editor
wwary@warricknews.com

Want to see some change in Boonville's downtown? If so, you aren't the only one. And it's your chance to be heard on the most pressing issues for the city's downtown.

A community "visioning" workshop will be held next Tuesday, June 29 from 1 to 4

p.m. in the Commissioner's Meeting Room on the third floor of the old courthouse. The point of the workshop is to gather as many ideas as possible for changes or improvements to the downtown area in the next couple of decades.

Once the vision becomes more clear through public input, a second workshop will be scheduled to show the community some examples

of how those ideas might be worked into the city's future plans. A steering committee — made up of local business owners, city officials and community leaders — will also be involved in the process to ultimately complete the city's Downtown Revitalization Plan.

The workshops will be facilitated by the plan's project manager, Matthew Schriefer of Bernardin,

Lochmueller and Associates. He said the first workshop will focus on coming up with a LAND analysis, which stands for liabilities, assets, needs and dreams.

"We'll figure out what the community thinks the issues are downtown and what are the positive assets downtown and end that with what do we see downtown Boonville needing in the next 20 to 30 years," said Schriefer. "Any-

thing that they want to bring up is welcome. We're going to try to get everybody to think outside the box, too, a little bit."

Anyone who can't come to the workshop is invited to submit their ideas either online or through e-mail. The project has its own blog at downtownboonville.wordpress.com

See **DOWNTOWN**

Page 3A

BRAVES FALL IN FINALS



Community

Page 3A

BOONVILLE STANDARD - www.warricknews.com

Thursday, June 24, 2010

Downtown: Workshop asks, 'What needs to be done?'

Continued from Page 1A

press.com, where people can stay updated on the project's progress or leave their own comments. E-mails may be sent to downtown-boonville@yahoo.com.

"The idea is to get the community to think very broad, so we need as many ideas out there as we can," said Schriefer.

The process to come up with a Downtown Revitalization Plan is being funded by a \$49,500 grant from the state's Office of Community and Rural Affairs. The city was awarded the grant earlier this year, and is working with Bernardin, Lochmueller and Associates and VPS Architecture of Evansville to help come up with the finalized plan.

Boonville Mayor Pam

Hendrickson said the city's main priorities are beautification and safety. Among the possible list of improvements is an extension of the parking around the inside of the square, sidewalk and curb improvements, storm drainage and utility issues, and beautification projects that might incorporate additional landscaping and the installation of benches.

"We want to create a downtown where people will feel comfortable coming to our downtown and visiting and helping our merchants and our property owners in our downtown," said Hendrickson. "It's a beautiful setting and we have had people come in to visit and they do comment and compliment us on the beauty of our downtown, so we certainly want to be able to keep it attractive."



WENDY WARY / Warrick Publishing

Community input is sought on how to improve Boonville's downtown in the first of three workshops, scheduled for next Tuesday, June 29 from 1 to 4 p.m.

Museum: Going bat-free

Continued from Page 1A

1,500 bats, they go somewhere."

Contrary to folklore

return to the museum to be completely broken. Humes said he won't give up until the last bat has been sealed

Briefs

State Road 68 closes for road work

The Indiana Department

visit www.in.gov/indot.

Late taxpayers will

Center Road on the south side of State Road 62 as work continues on the Major

www.in.gov/indot.

Riley seeks

MAKING ALL-STATE
Two Tecumseh players earn baseball honors | Page 9A




Boonville Standard

Thursday, July 8, 2010 ♦ Your hometown news since 1875

www.warricknews.com

55¢ home 75¢ newsstand

ADOPTABLE



Cocoa Bean is a full-blooded, 6-pound male Chihuahua. He is friendly, likes children and is looking for his forever home. Call 858-1132 for more information about Cocoa Bean or stop in today and see all the dogs and cats looking for homes. WHS currently has Boxers, Rat Terriers, Pugs and other purebreds available.

100 YEARS



Good outweighs the bad

City's community workshop focuses on positives, improvements

By **WENDY WARY**
Managing Editor
wwary@warricknews.com

Boonville has a lot to offer. That's what came out of the first workshop for the Boonville Downtown Revitalization Plan.

The session, held June 29 at the Warrick County Courthouse, invited the public to discuss the community's

needs, assets, liabilities and dreams for the next three decades. It turns out that the community believes Boonville has far more assets than hindrances.

"Our biggest surprise, I think, was that unlike a lot of communities that we work in, there were more assets and good things that came out of the meeting than there were negative things that

came out of the meeting," said Matthew Schriefer of Bernardin, Lochmueller and Associates, project manager for the revitalization plan.

"It was, I thought, very positive," agreed Boonville Mayor Pam Hendrickson. "(There was) a lot of good input from those in attendance and no one hesitated. They did not thrive on negativity; it was like a cheerlead-

ing session. Everyone seemed excited about the possibilities."

Less than a dozen liabilities were listed. Included, however, were: the tax rate, disconnected neighbors, apathy, antiquated ordinances, lack of funds, and denial of crime problems, among others.

"The ambivalence that we've had, people want to

see that gone," said Hendrickson. "Of course, money was a concern, but the way I look at it (is) you get the plan in place and you do it a bite at a time."

Among the list of needs, the community determined the city should better advertise its assets. Promotion of

See **REVITALIZATION**
Page 3A

ROCKETS RED GLARE



Community

Page 3A

BOONVILLE STANDARD - www.warricknews.com

Thursday, July 8, 2010

Revitalization: Input sought on city's downtown plan

Continued from Page 1A

the city's history, Abraham Lincoln's ties to the city, available recreation, and other potential tourism were all listed.

Further, the public said there needs to be enticements to help bring in new businesses and provide local jobs, improved mobility is needed — for vehicles, walkers, joggers, bikers, etc., and more needs to be done to clean up the city, both property-wise and in the case of litter.

Finally, the community brought dozens of ideas to the workshop on how the city could meet those needs. From infrastructure to social service programs to recreational facilities to the creation of new organizations, participants weren't afraid to dream big.

With all of the needs, assets, liabilities and dreams listed, now, the work really begins on shaping the Boonville Downtown Revitalization Plan.

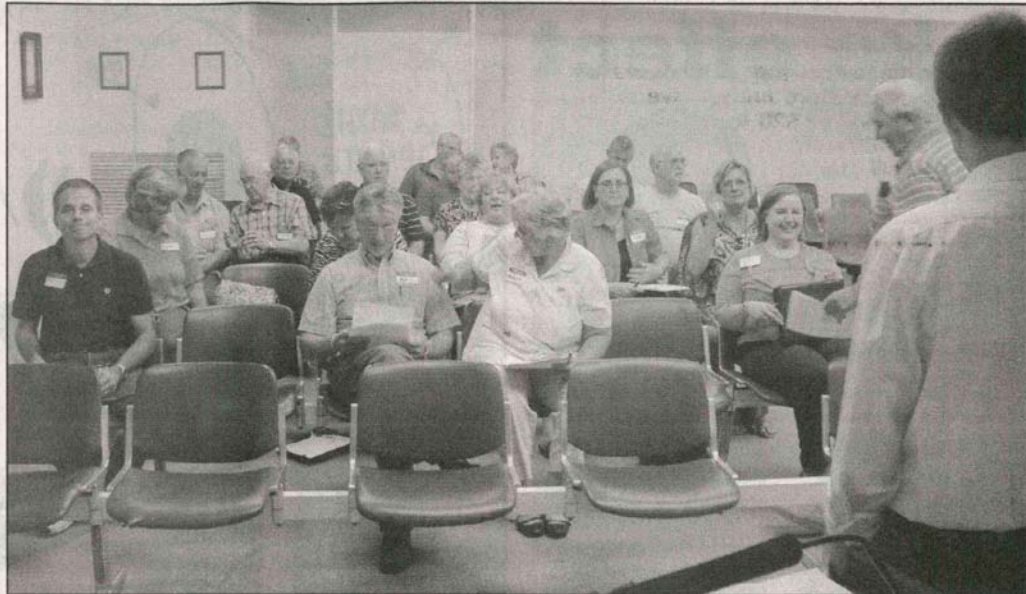
Schriefer said the next

community workshop has already been scheduled — for Tuesday, July 27 from 1 to 3 p.m. at the Boonville-Warrick County Public Library.

During that workshop, people will be able to begin visualizing some of the ideas that came out of the first workshop and offer their input.

"We've got a few ideas that we want to go ahead and kind of sketch out for different areas downtown, in particular, but we'll also have some other ideas," said Schriefer. "I know one person mentioned a skate park, so we might have some different options for a skate park and a community garden and see how other communities have done (those)."

Anyone interested in getting involved can find out more about the plan online at the Downtown Boonville Blog, downtownboonville.wordpress.com, or by sending an e-mail to downtown-boonville@yahoo.com.



Courtesy of downtownboonville.wordpress.com

People around the Boonville area gather at the first downtown Boonville community workshop, held June 29, to discuss the community's needs, assets, liabilities and dreams as part of the Boonville Downtown Revitalization Plan. A second workshop is planned for July 27 at the Boonville-Warrick County Public Library and will include sketches and examples of some of the ideas presented at the first session.

Olympics: Kroeger has determination

Continued from Page 1A

the most improved swimmer at the Boonville team banquet.

"He did real well," Snider

"I think he'll do real well," Snider said. "The (high school) team really helped him in terms of weight loss and dropping his times."

Kroeger will leave for

letes flew out on Cessnas. Due to the downfall in the economy, not every athlete will be able to fly on a Cessna this year. Kroeger is one of the few athletes who will

with him," Warrick County 4-H Rabbit Livestock superintendent Tammy Faulkner said. "His first year in rabbits was hard for him. He required more help from oth-

Make us your favorite bookmark.
»warricknews.com

Need a vehicle??



Boonville Standard

Thursday, August 19, 2010 ♦ Your hometown news since 1875 58¢ home delivery ♦ 75¢ news

—HOME FIRE—



Firefighters suspect a Boonville blaze started with a power strip. A porch at the front of the home, where the fire originated, sustained the most damage.

—PAGE 8—

—BLOOMING—



New owners say they intend to keep the former Flower Shop as an old-fashioned mom and pop business that thrives on the small town atmosphere.

—PAGE 5—

—SAFETY—



Improvements help ensure students have a safer school year ahead.

—PAGE 9—

—DEATHS—

- William Carroll, 70**
Chandler
 - Daniel Lampton, 40**
Evansville
 - Sue Ralbley, 70**
Newburgh
 - Rodney Feldman, 79**
Sun City Center, Fla.
 - Hazel Raley, 88**
Chandler
- PAGE 6—
- INSIDE—**
 - Business 5
 - Classifieds 15
 - Calendar 7
 - Community 3
 - Court News 8

Unlucky day, lucky guy!

BY TIMOTHY W. YOUNG
Newburgh Editor
tyoung@warricknews.com

Warrick County Sheriff Marvin Heilman has seen a lot of crashes in his years of working accidents. Blume it on Friday the 13th, but he's never been this close before. Heilman narrowly avoided serious injury after a pickup truck slammed into the back of his department's sports utility vehicle shortly before 9 a.m. on Friday, Aug. 13, just in front of the Boonville Post Office on S.R. 62.

the way to avoid both cars involved in the accident. The impact snapped the utility pole in half and sent it toppling over Brauser's truck and cut electricity to several nearby buildings, including the Boonville Standard.

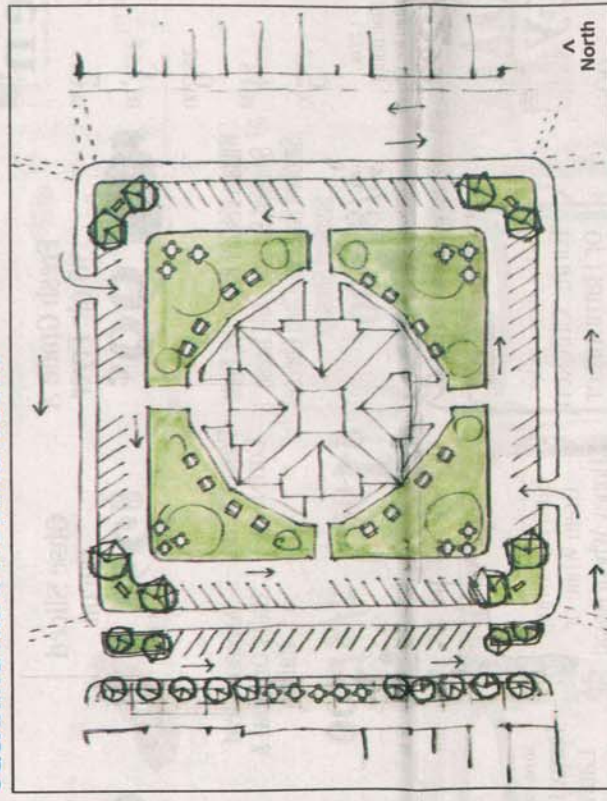
Both Heilman's vehicle and the other vehicle involved suffered approximately \$4,000 each. Brauser's truck was a total loss.

man wouldn't have been this location.

With one of his deputies off on medical leave, Heilman took it upon himself to run some of the daily errands, one of which is making a stop by the post office.

"Everyone needs to be careful every time they get their door or get near on traffic," he said. "I turn to be pretty lucky."

SQUARING AWAY PARKING ISSUES



Courtesy VPS Architecture

This is one of several concept drawings of how to make the Warrick County Courthouse Square safer that the City of Boonville is looking at for inclusion in its Downtown Revitalization Plan. Inverting the parking on the inside of the square and changing Second Street to a one-way road are two ideas local officials and the community have supported during recent discussions.

Devising a revitalization plan

By WENDY WARY
Managing Editor
wwary@warricknews.com

Overall, the plan will call for local organizations, businesses, clubs, city and county officials and individuals to work together for the betterment of downtown area. By pooling financial and volunteer resources, the city has a better chance of seeing the final plan — which is still in the works — completed.

Officials could ultimately make major changes to the inside of the square. A popular proposal, which is likely to make its way into the plan, is to invert the parking on the inside of the square. Instead of pulling into — and backing out of — angled parking down the street, motorists would use a turn lane to access one of two entry/exit points for a parking area surrounding the square.

Both local officials and the public voiced their support for the proposal because it addresses a key issue — safety. Since the angled parking created when Model Ts were popular, the spaces are often too short to accommodate today's super-sized sport utility and extended cab vehicles.

Another popular change is to convert the courtyard square property, local working with the county, who owns the courthouse square property, local

Too many kids' Bus service guessing game

By TIMOTHY W. YOUNG
Newburgh Editor
tyoung@warricknews.com

The start of a new school year always brings a few dilemmas for school officials to clear. The most recent is a possible overcrowding issue on a school bus.

Two students from Chandler complained to their parents on Monday saying they had to sit on the floor of bus #83 on the way to Boonville Middle School then on each other's lap because there weren't enough seats.

Warrick County school buses sit three students per seat.

"We aren't going to allow kids to sit on the floor," Superintendent Brad Schuler said.

Guy Gentry, director of transportation for the school corporation, said the bus was packed on the first day. "I got the phone call from a parent upset that their child was sitting on the floor," he said. "Not only is it unsafe it's against the law. My wife knows better than that."

Gentry said the kids sitting in the seats when the bus pulled away, according to the bus driver. Eventually, the driver noticed one of the kids sitting on the floor and corrected them, said Gentry.

"There were a couple incidents where kids were on the floor, but as soon as the driver saw it, she made it get back in their seat," he said. "We've been monitoring this."

Three other buses piloted in the Chandler area, Gentry said that if there are overcrowding issues that adjustments to routes can be made.

Revitalization: Community weighs in

Continued from Page 1

vert Second Street on the square to a one-way road, allowing for angled parking along the east side of the street.

That would provide additional parking and offer extra space to extend the sidewalk along the west side, which would also allow room for trees and shrubbery to be planted.

Benches, historic lighting and signage, bicycle racks, information kiosks, trash receptacles, enhanced crosswalks, water fountains, new sidewalks, and water features are all possible enhancements that have been suggested to improve the downtown area.

Beyond downtown, however, the plan will also address pedestrian and bicy-

cle paths to easily connect people to Scales Lake and City Lake parks. The creation of a dedicated bike path along existing roadways and the installation of new sidewalks along the same route will likely be included in the final plan as a way to provide safe, alternative ways to experience the natural beauty of the area.

Finally, the plan will include ideas for the creation of new programs, agencies or non-profit organizations that might help with fundraising, support and implementation of the plan's suggestions. Grants, special fundraising events and festivals, and community donations are all possible sources of funding to help make the plan a reality.

Matthew Schriefer of

Bernardin, Lochmueller and Associates, project manager for the revitalization plan, said he's working to consolidate ideas from the public and direction from the city's steering committee to come up with a draft document that will be presented to the public, likely at the end of September.

There will be a third and final community workshop at that time, when the public will be invited to review the draft document and provide any further insight, opinions and suggestions.

Following that step, Schriefer said he will present the final plan for a public hearing and adoption to the Boonville City Council.

Anyone interested in seeing some of the ideas and concepts up for consideration may visit the Downtown Boonville Blog, a Web site blog set up specifically for the project, at downtown-boonville.wordpress.com. Participate by taking a community survey, leave feedback, or find more details on what's been happening with the project so far.

Nominations sought

The Indiana Historical Society is currently seeking nominations for its annual awards.

Each year, the IHS recognizes outstanding individuals whose efforts have enriched the lives of others by conveying awareness and appreciation of Indiana's history.

Nominations are currently being accepted for the following awards: Caleb Mills Indiana History Teacher of the Year; Dorothy Riker Hoosier Historian Award; Eli Lilly

Lifetime Achievement Award; Hubert Hawkins History Award; Willard C. Heiss Family History/Genealogy Award; Outstanding Historical Organization Award; and Indiana History Outstanding Event or Project Award.

Nominations must be received by Aug. 23. Award winners will be honored on Monday, Dec. 6. Please visit www.indianahistory.org or call (317) 232-1888 for a nomination form.

Your local weather forecast from Chief Meteorologist Jeff Lyons

AMMANON

| LAST 7-DAYS | SUNRISE & SUNSET |
|----------------------------|--------------------------------|
| Tuesday 8/10: 99/76/0.03 | Wednesday: 6:07 a.m./7:39 p.m. |
| Wednesday 8/11: 99/76/0.00 | Thursday: 6:08 a.m./7:37 p.m. |
| Thursday 8/12: 101/74/rain | Friday: 6:09 a.m./7:36 p.m. |
| Friday 8/13: 99/73/0.00 | Saturday: 6:10 a.m./7:35 p.m. |
| Saturday 8/14: 99/76/rain | Sunday: 6:11 a.m./7:33 p.m. |
| Sunday 8/15: 97/75/0.00 | Monday: 6:12 a.m./7:32 p.m. |
| Monday 8/16: 91/68/0.00 | Tuesday: 6:13 a.m./7:31 p.m. |

UV INDEX

Very high 12 **8**
 Extreme 11
 High 10
 Very High 9
 8
 7
 High 6
 5
 Moderate 4
 3
 2
 Low 1

The UV index forecasts the ultraviolet radiation coming from the sun. The higher the number, the more risk of sun damage to your skin.

MOONRISE & MOONSET

| |
|---------------------------------|
| Wednesday: 3:47 p.m./12:23 a.m. |
| Thursday: 4:36 p.m./1:16 a.m. |
| Friday: 5:17 p.m./2:14 a.m. |
| Saturday: 5:53 p.m./3:13 a.m. |
| Sunday: 6:24 p.m./4:13 a.m. |
| Monday: 6:52 p.m./5:12 a.m. |
| Tuesday: 7:17 p.m./6:09 a.m. |

FULL LAST NEW FIRST

Aug. 24 Sept. 1 Sept. 8 Sept. 15

River Stages

| Site | Level | Change | Flood Sta. |
|-------------------------|-----------|--------|------------|
| Ohio River Evansville | 14.17 ft. | 0.06 | 42.0 |
| White River Petersburg | 2.90 ft. | -0.08 | 16.0 |
| Wabash River Mt. Carmel | 4.29 ft. | -0.12 | 19.0 |
| Pekaha River Princeton | 3.02 ft. | -0.04 | 18.0 |

Weather History

On this day in 1988, severe thunderstorms rolled across New Jersey. Winds gusted to 92 mph at Wrightstown, while a circus tent blew down in Lavallette.

WEDNESDAY 18 Partly sunny, slight chance of thunderstorms
High: 85° Low: 65°

THURSDAY 19 Sunny
High: 92° Low: 67°

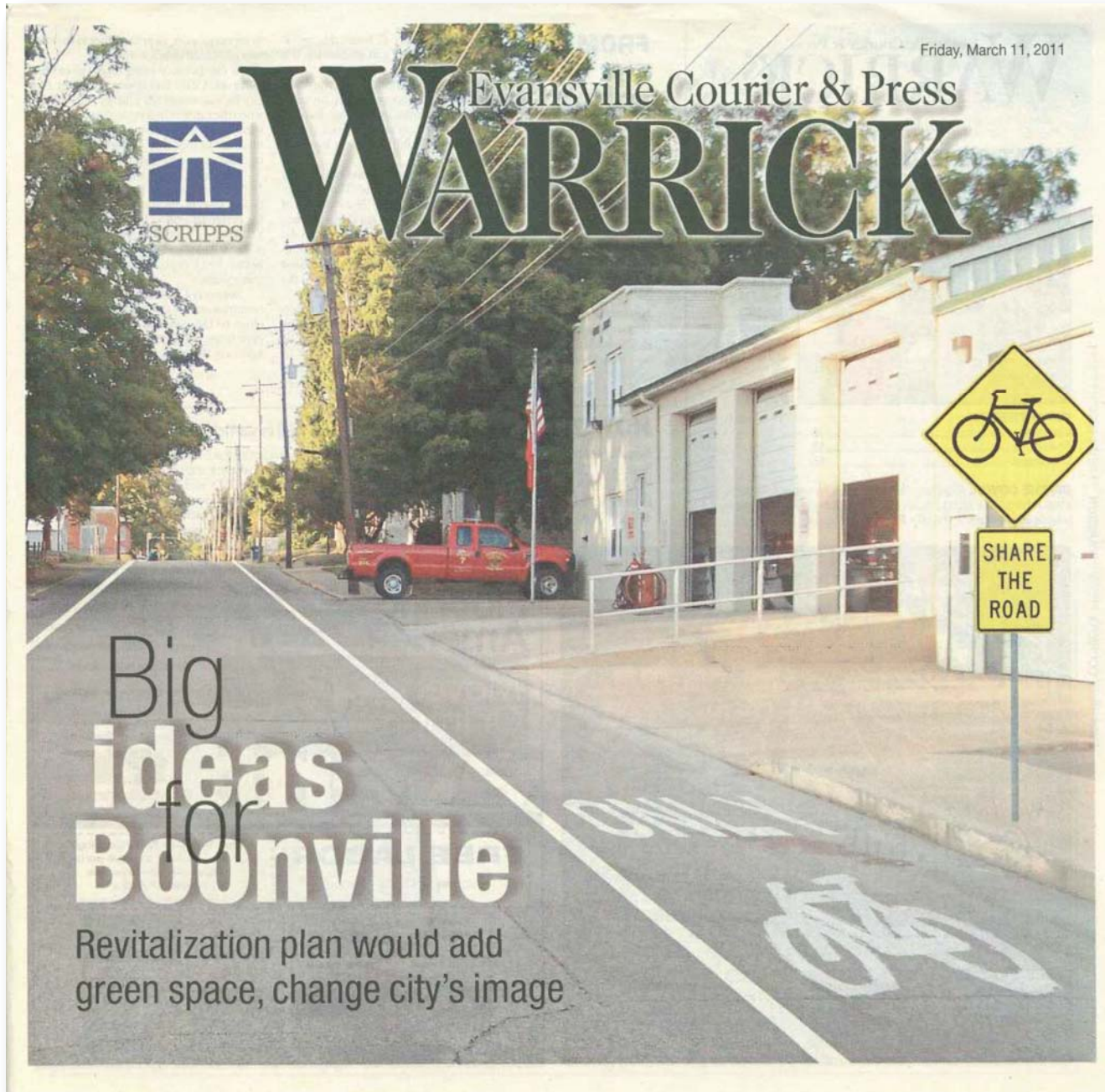
FRIDAY 20 Partly sunny, chance of thunderstorms
High: 91° Low: 71°

SATURDAY 21 Chance of thunderstorms early
High: 96° Low: 73°

SUNDAY 22 Mostly sunny
High: 92° Low: 71°

MONDAY 23 Sunny
High: 91° Low: 69°

TUESDAY 24 Sunny
High: 94° Low: 69°



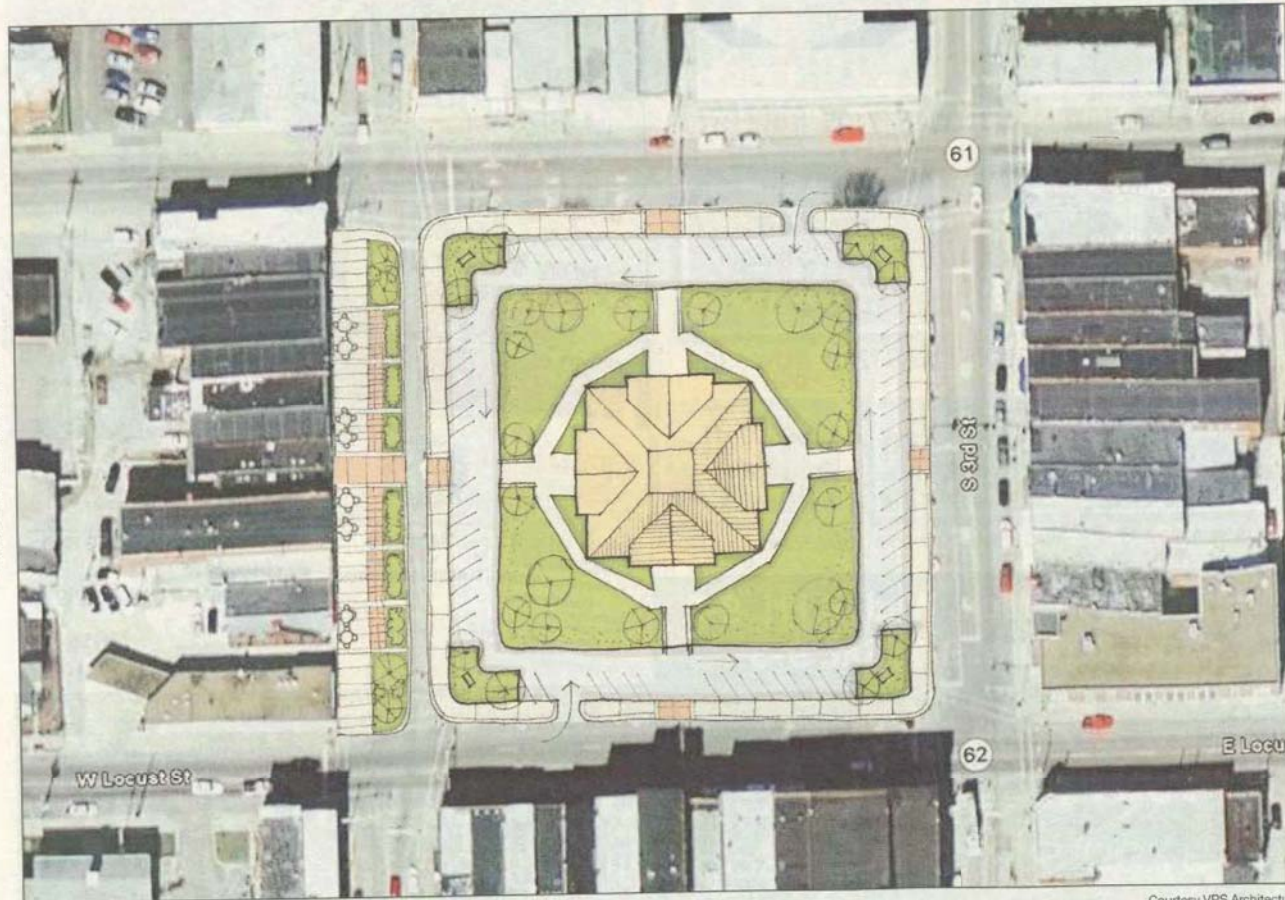
Making plans for the future



NATHAN BLACKFORD / Courier & Press

The Warrick County Courthouse was built in 1904. Parking around it has not changed much in the 107 years since then.

EVANSVILLE COURIER & PRESS | WARRICK | FRIDAY, MARCH 11, 2011



Courtesy VPS Architecture

The plan for Boonville's courthouse square would turn Second Street into a one-way road, and would create new parking areas around the courthouse itself.



7

EVANSVILLE COURIER & PRESS | WARRICK | FRIDAY, MARCH 11, 2011

Courtesy VPS Architecture

The so-called "pocket park" at the corner of South Second and Locust streets would provide green space for those who live or work nearby.

Boonville gets ready for a major facelift

NATHAN BLACKFORD
WARRICK EDITOR / (812) 464-7614
blackfordn@courierpress.com

Boonville officials are working to change both the appearance and the branding of the city's downtown district. A new downtown revitalization plan, officially presented last month, calls for some of the biggest changes to the courthouse square since the courthouse itself was constructed in 1904.

The plan calls for projects to be spread out over the next decade and beyond, including new bike routes, signs, parks, parking lots and

more. It is all designed to bring more visitors and business into the downtown.

"We think this is vitally important," said Boonville Mayor Pam Hendrickson. "This is something we don't want to let go of."

A committee consisting of elected officials from both the city and Warrick County, along with local merchants, property owners and city residents, developed the plan. The final draft was prepared by engineering firm Bernardin, Lochmueller and Associates (BLA).

"We are trying to get the focus back on downtown Boonville," said BLA project



NATHAN BLACKFORD / Courier & Press

Boonville officials hope to purchase this condemned building at the corner of Second and Locust streets, then raze it and put a small park in its place.



Courtesy VPS Architecture

The park on South Second Street is planned for completion in the next 10 years.

manager Matt Schriefer. "A lot of people leave Boonville to do their shopping or go to special events. We are trying to figure out ways to get people to come back downtown, especially the ones that live in Boonville."

The revitalization plan lays out 10 specific ideas, divided into short-term, mid-term, and long-term projects. The short-term projects would be completed in less than five years, mid-term in 10 years, and long-term 10-plus years.

"The plan is a starting point and it is the best way for Boonville to go searching for any type of grant," said Schriefer. "They will have a big advantage over other communities for grant funding. Some of the more low-key projects might be able to be paid for locally. But the larger projects, the longer-term projects, they will definitely need grants to get those done."

One of the long-term needs is to change the parking around the courthouse on the city square. For now, there is parking on all four sides of the courthouse, but those spaces haven't been changed for decades and are too small for many modern vehicles.

"One of our current issues is the parking area that we have on the interior of the square," said Hendrickson. "Right now the

extended cab trucks are too long for those parking spaces, and therefore that leaves parts of those trucks out in the street. So we batted around several ideas and looked at other communities."

"They came up with some really novel ideas," said Warrick Commissioner Tim Mosbey, who served as the chairman of the study committee. "There were some neat designs. I love the drawings, to change the parking. What we have now was designed for horse and buggies and Model Ts. It hasn't been changed since."

The final design would take out about 20 feet of the lawn around the courthouse, create a one-way drive in that area, and invert the parking spaces to face the surrounding streets. New lighting fixtures, designed to look like fixtures from the early 1900s, would also be added. Existing utility lines would be buried underground.

"We got a lot of good feedback (about the parking changes) during our meetings," said Schriefer. "I know that is an expensive project, but hopefully the city can find the funding to get that done."

The cost of the courthouse square re-configuration is estimated between \$372,000 and \$487,000. That cost puts the project at a



NATHAN BLACKFORD / Courier & Press

The revitalization plan calls for the cracked sidewalks along Second Street to be replaced by a wider, more pedestrian-friendly area.



9

EVANSVILLE COURIER & PRESS | WARRICK | FRIDAY, MARCH 11, 2011

Glenn Kramer Park would incorporate a playground and a splash area for children along with a walking trail and period lighting.

Courtesy VPS Architecture

They came up with some really novel ideas. There were some neat designs. I love the drawings, to change the parking. What we have now was designed for horse and buggies and Model Ts. It hasn't been changed since."

— Tim Mosbey, Warrick Commissioner

lower priority, with a time frame of 10 or more years.

Another long-term plan would go hand-in-hand with the square reconfiguration. That idea would make Second Street a one-way road between Main and Locust streets. That would create a pedestrian-friendly area on the west side of the square.

One of the first things Boonville must do is form a community development corporation. That is necessary for the city to apply for certain grants. The people on that board would be made up of city officials, business owners and volunteers.

The next step would be to begin rebranding the downtown, with new signs, brochures, videos and more. Brick signs posted at the east and west entrances to the city on State Road 62 would welcome visitors to "Historic Boonville," promoting the city's historic structures and its ties to Abraham Lincoln.

Another short-term project would create bike lanes on Fourth Street, connecting City Lake Park with Scales Lake Park.

The two mid-term projects would create new parks near downtown. The first would be at the corner of Second and Locust Streets, and would involve razing the condemned building currently occupying that lot.

The second park would be at the corner of Walnut and Third streets. Historically, that's the former location of Boonville's traction railway depot, but has been used for only parking and trash storage for decades.

The area is now unused, after Prime Foods moved out of its building across the street. The proposal for Glenn Kramer Park includes a playground and spray fountain for children.



Glenn Kramer Park would occupy what is now a vacant lot at the corner of Walnut and South Third streets. This lot was occupied by a traction railway station until the line was abandoned in the 1940s.

Courtesy VPS Architecture

[<< Back](#)



Revitalizing Downtown Boonville

Posted: Jun 29, 2010 10:48 PM CDT

Updated: Jul 06, 2010 10:47 PM CDT

story by Julie Krizen



BOONVILLE, IN - Revitalizing downtown, that's what the city of Boonville wants to do to help attract more people and business.

City leaders tell me improving the downtown area will help attract people and businesses right to the heart of the city. NEWS 25 was there as planners met with people who live in this Warrick County city to find out what they'd like to see downtown.

"We had excitement generated at this meeting today, people are interested in seeing the change come," said Boonville Mayor Pam Hendrickson.

Courthouse renovations, bike trails, an outdoor theater, more housing, better landscaping and lighting... all on the community's revitalization wish list.

"We are a little hidden jewel, our downtown courthouse is a beautiful facility. There's a lot of ambiance in our square," said Hendrickson.

Mayor Hendrickson said that square could soon change with the community's input.

"Refurbishing store fronts, creating a pocket park, trying to recreate the parking situation, a lot of folks don't like our parking meters," said Hendrickson.

It's all in an effort to keep Boonville booming despite the economy.

"We're in trying times right now and we have a need to do revitalization because we have the highway re-widening west of the city and we have a bypass coming through. So once truck traffic is gone we feel we can coordinate this with the bypass and really dramatically and drastically change our downtown area," said Hendrickson.

For people like business owner Susan Decker... that's exciting. She owns Decker's Flowers and Gifts and said she can't wait for what could be.

"I hope for a more improved sense of community, something that will give people a reason to come together and support downtown along with the beautification projects and the economic opportunities," said Decker.

The city is using \$50,000 in government grant money to pay for the planning phase of this project. We learned city leaders don't know yet where the money will actually come from to make all the improvements.



All content © Copyright 2001 - 2010 WorldNow and WEHT. All Rights Reserved.
For more information on this site, please read our [Privacy Policy](#) and [Terms of Service](#).

Appendix C: L.A.N.D. Analysis

Liabilities

1. Money
2. State/INDOT
3. Apathy
4. Do not have a grant writer that only works for Boonville
5. Antiquated ordinances that prohibit growth
6. Denial of problems
7. Ignorance/Lack of knowledge
8. Resistance of reappropriation of boundaries
9. Perception "it's Boonville"/ Negativity
10. Disconnected neighbors/Neighborhood
11. Tax Rate

Assets

1. Safe, low crime rate
2. Charming downtown
3. Community cares
4. School system is great
5. Small town feel
6. Close proximity to metropolitan areas, convenient drive to Louisville, St. Louis, Nashville, Evansville, Indianapolis
7. Good people, churches, businesses
8. 150 years of heritage
9. Beautiful courthouse
10. County Museum
11. Hi-tech library system
12. City Lake, Scales and other community parks

13. We have a good balance of restaurants
14. Very active senior citizens group
15. Studio B youth center
16. You can easily walk to parks, churches, grocery stores and downtown area
17. Hospital
18. Sporting complex – Soccer/Baseball
19. 4H- strong activities and involvement
20. Ample senior housing options- Woodmont
21. Farmer's Market- has expanded since its beginning in 2008
22. Home to County and School Corporation offices
23. Lower cost of living especially housing
24. Strong Law Enforcement
25. Only fulltime fire department in the County
26. Two golf courses
27. Proximity to many recreation opportunities
28. Hunting and fishing opportunities
29. Utilities are in good shape - Recent wastewater and water facilities built which have the capacity to support future growth for many years to come.
30. Highway is in the process of being widened and a new bypass has recently gotten the go-ahead for construction
31. Available property within the city for commercial and light industrial
32. Multicultural community
33. Nice jail- County jail and sheriffs center outside of downtown as well as drug court.
34. Locally owned grocery store

35. Historical buildings- Commercial/Residential
36. Historical association with Abraham Lincoln
37. Good balance of medical services
38. Farm Co-op
39. Unique businesses/family owned
40. Unified feeling to see improvement in Boonville

Needs

1. Appearance (18)
2. Improve parking around the interior of square (11)
3. Grow business opportunities (9)
4. Need to expand city limits (7)
5. Need local employment opportunities (4)
6. Encourage ecumenical involvement with churches (3)
7. Improve sidewalks/ build bike paths that linked important features of city/ Paths need to be friendly and usable to all ages. (3)
8. Better coordination between agencies (Social, recreation, education) (3)
9. Need to create more nuisance ordinances (2)
10. Encourage local paper and other media to report more details on community department and board activities (2)
11. Better address drug and alcohol problems (2)
12. Decrease community ambivalence/ Need a perception change (2)
13. Need hotels and more lodging opportunities

- (2)
- 14. Need more recreational opportunities (1)
- 15. Need to address traffic safety (1)
- 16. Interaction with city, county and schools to educate students about government (1)
- 17. Need to embrace the farming community (1)
- 18. Need tourism office/Innkeepers tax (1)
- 19. Be more aware and promote heritage and history (1)
- 20. Improve existing transportation facilities including gutters, curbs/ storm water management (1)
- 21. Need more cultural activities (Creative arts, performing arts) (1)
- 22. More festivals (1)
- 23. Increase homeownership/ reduce renting rates (0)
- 24. Promote Scales Park and associated opportunities (0)
- 25. Restore and Fill vacant buildings (0)
- 26. Need to review County budget for equality for all residents (0)
- 27. Encourage local investment (Increase the number of bank loans given) (0)
- 28. Better utilize and promote community and county utilities (0)
- 29. Address issues regarding trash and litter (0)

Dreams

- 1. Skateboard park/Ice rink/ Roller Rink
- 2. Parking Garage
- 3. Pocket park utilizing existing and future vacant lots

- 4. Cinema
- 5. Bowling Alley
- 6. Outdoor Cinema
- 7. Bike trails/improved sidewalk
- 8. Large youth community center
- 9. SR 62 bypass
- 10. Local social service opportunities like “Holly’s House”
- 11. Underground utilities: Wi-Fi/fiber optics
- 12. Period lighting
- 13. Store Front Revitalization
- 14. Sidewalks with better curbs
- 15. Neighborhood Watch
- 16. Community Garden
- 17. Promotional DVD
- 18. Engage Churches in Programs that provide more volunteering
- 19. Homeless Shelter
- 20. Sound System for the square for music
- 21. Public Restroom that is open on weekends
- 22. “Day lily” festival featuring cookouts and local artisans
- 23. Improved Gateway
- 24. Improve signage/ period signage
- 25. Seasonal Banners
- 26. Consider Hub zones/TIF districts
- 27. Small business incentives
- 28. More philanthropy from “Big” Businesses
- 29. Community and Council of Social agencies
- 30. Enforcement of ordinances to address dilapidated structures

- 31. Need community service program
- 32. Assistance programs for residential maintenance work
- 33. Larger sports complex
- 34. Consider two way traffic in some locations that have one-way traffic
- 35. Free customer parking
- 36. Rail road overpass on Westside
- 37. Improve access commercial from the rear for deliveries
- 38. Lofts and condo in downtown
- 39. Neighborhood association to work on standards
- 40. Decorate Courthouse for Christmas –“Seasonal Appeal”
- 41. Renovate/improve County Courthouse with landscaping, picnic areas, etc.
- 42. Closing street lanes to make way for more parking and sidewalks
- 43. Promote Historic Boonville
- 44. Increase neighborhood pride “Take care of one another”

Appendix D: Market Gap Analysis Table

| Merchandise Lines | Boonville Trade Area (5 miles from city center) | | | City of Boonville (1 mile from city center) | | | Downtown Boonville (0.25 mile from city center) | | |
|---|--|--------------|----------|--|--------------|----------|--|-------------|----------|
| | Demand | Supply | % Supply | Demand | Supply | % Supply | Demand | Supply | % Supply |
| Groceries and Other Foods | \$38,105,033 | \$12,612,621 | 33% | \$14,596,828 | \$9,333,098 | 64% | \$1,499,025 | \$2,673,177 | 178% |
| Meals and Snacks | \$17,631,721 | \$4,502,210 | 26% | \$6,681,224 | \$3,878,300 | 58% | \$694,489 | \$431,956 | 62% |
| Alcoholic Drinks | \$831,636 | \$234,732 | 28% | \$310,446 | \$188,292 | 61% | \$32,409 | \$52,990 | 164% |
| Packaged Liquor/Wine/Beer | \$6,182,271 | \$3,696,343 | 60% | \$2,327,943 | \$2,872,561 | 123% | \$242,129 | \$773,039 | 319% |
| Cigars, Cigarettes, Tobacco, Accessories | \$8,565,097 | \$1,819,789 | 21% | \$3,411,212 | \$1,478,593 | 43% | \$360,217 | \$321,800 | 89% |
| Drugs, Health Aids and Beauty Aids | \$22,391,570 | \$11,154,254 | 50% | \$8,527,198 | \$10,307,482 | 121% | \$862,094 | \$2,246,982 | 261% |
| Soaps, Detergents and Household Cleaners | \$556,914 | \$68,345 | 12% | \$211,904 | \$52,131 | 25% | \$21,663 | \$15,675 | 72% |
| Paper and Related Products | \$2,043,988 | \$528,583 | 26% | \$771,783 | \$378,721 | 49% | \$79,218 | \$107,307 | 135% |
| Men's Wear | \$4,825,278 | \$589,062 | 12% | \$1,692,744 | \$116,393 | 7% | \$173,326 | \$25,143 | 15% |
| Women's, Juniors' and Misses' Wear | \$7,696,161 | \$483,592 | 6% | \$2,737,619 | \$87,825 | 3% | \$276,418 | \$21,300 | 8% |
| Children's Wear | \$3,618,932 | \$267,051 | 7% | \$1,405,466 | \$71,765 | 5% | \$141,280 | \$17,821 | 13% |
| Footwear | \$3,111,862 | \$592,778 | 19% | \$1,172,350 | \$283,758 | 24% | \$120,034 | \$60,508 | 50% |
| Sewing, Knitting and Needlework Goods | \$510,593 | \$195,435 | 38% | \$184,661 | \$161,716 | 88% | \$18,812 | \$34,847 | 185% |
| Curtains, Draperies, Blinds, Slipcovers Etc | \$2,725,307 | \$395,865 | 15% | \$992,182 | \$86,017 | 9% | \$101,184 | \$14,020 | 14% |
| Major Household Appliances | \$1,545,285 | \$541,891 | 35% | \$558,543 | \$87,641 | 16% | \$56,739 | \$8,447 | 15% |
| Small Electric Appliances | \$403,045 | \$65,377 | 16% | \$152,817 | \$35,064 | 23% | \$15,956 | \$10,223 | 64% |
| Televisions, Video Recorders, Video Cameras | \$1,660,198 | \$123,989 | 7% | \$608,705 | \$34,537 | 6% | \$63,327 | \$7,528 | 12% |
| Audio Equipment, Musical Instruments | \$1,836,236 | \$396,708 | 22% | \$629,383 | \$182,160 | 29% | \$64,204 | \$53,032 | 83% |
| Furniture and Sleep Equipment | \$4,033,689 | \$918,503 | 23% | \$1,380,962 | \$180,335 | 13% | \$137,935 | \$19,080 | 14% |
| Flooring and Floor Coverings | \$975,144 | \$1,197,887 | 123% | \$322,831 | \$167,609 | 52% | \$31,235 | \$9,810 | 31% |
| Computer Hardware, Software and Supplies | \$3,299,143 | \$213,132 | 6% | \$1,176,373 | \$20,215 | 2% | \$120,600 | \$3,193 | 3% |
| Kitchenware and Home Furnishings | \$4,257,873 | \$2,095,318 | 49% | \$1,494,793 | \$379,213 | 25% | \$150,571 | \$46,126 | 31% |
| Jewelry | \$2,571,820 | \$331,445 | 13% | \$854,875 | \$213,002 | 25% | \$85,698 | \$46,646 | 54% |
| Books | \$2,290,451 | \$237,575 | 10% | \$851,182 | \$94,320 | 11% | \$91,314 | \$23,776 | 26% |
| Photographic Equipment and Supplies | \$496,745 | \$98,388 | 20% | \$169,299 | \$82,293 | 49% | \$16,615 | \$18,314 | 110% |
| Toys, Hobby Goods and Games | \$3,182,361 | \$382,292 | 12% | \$1,196,850 | \$192,215 | 16% | \$121,924 | \$41,774 | 34% |
| Optical Goods | \$954,723 | \$80,303 | 8% | \$345,569 | \$53,235 | 15% | \$35,160 | \$11,714 | 33% |
| Sporting Goods | \$2,384,398 | \$1,105,773 | 46% | \$794,283 | \$204,755 | 26% | \$78,167 | \$32,628 | 42% |
| Hardware, Tools, Plumbing, Electrical | \$1,468,375 | \$1,817,306 | 124% | \$519,360 | \$262,349 | 51% | \$52,737 | \$18,397 | 35% |
| Lumber and Building Materials | \$1,060,309 | \$1,403,450 | 132% | \$370,158 | \$196,387 | 53% | \$36,861 | \$11,496 | 31% |
| Lawn, Garden, and Farm Equipment & Supplies | \$2,497,465 | \$2,207,046 | 88% | \$861,852 | \$1,334,595 | 155% | \$86,271 | \$125,276 | 145% |
| Paint and Sundries | \$431,872 | \$143,921 | 33% | \$144,760 | \$26,231 | 18% | \$14,326 | \$3,898 | 27% |
| Cars, Trucks, Other Powered Transportation | \$32,181,731 | \$23,033,085 | 72% | \$11,312,141 | \$4,097,847 | 36% | \$1,100,836 | \$34,883 | 3% |
| RVs, Campers, Camping & Travel Trailers | \$4,452,077 | \$5,371,924 | 121% | \$1,264,085 | \$4,392,150 | 347% | \$106,621 | \$221,104 | 207% |
| Automotive Fuels | \$14,436,477 | \$4,181,002 | 29% | \$5,381,989 | \$3,010,153 | 56% | \$540,282 | \$764,176 | 141% |
| Automotive Lubricants | \$346,683 | \$289,716 | 84% | \$128,400 | \$137,468 | 107% | \$12,427 | \$39,780 | 320% |
| Pets, Pet Foods and Pet Supplies | \$2,433,641 | \$381,195 | 16% | \$794,060 | \$155,462 | 20% | \$77,527 | \$38,047 | 49% |
| All Other Merchandise | \$12,194,967 | \$9,863,390 | 81% | \$4,504,158 | \$3,578,693 | 79% | \$465,274 | \$799,428 | 172% |
| Total | \$220,191,071 | \$93,621,276 | 43% | \$80,840,988 | \$48,414,581 | 60% | \$8,184,905 | \$9,185,341 | 112% |

source: Claritas, Inc.

Supply and Demand data are based on 2010 estimates

These estimates are for planning purposes only.

A detailed market analysis should be completed to determine if a specific business would succeed in Boonville.

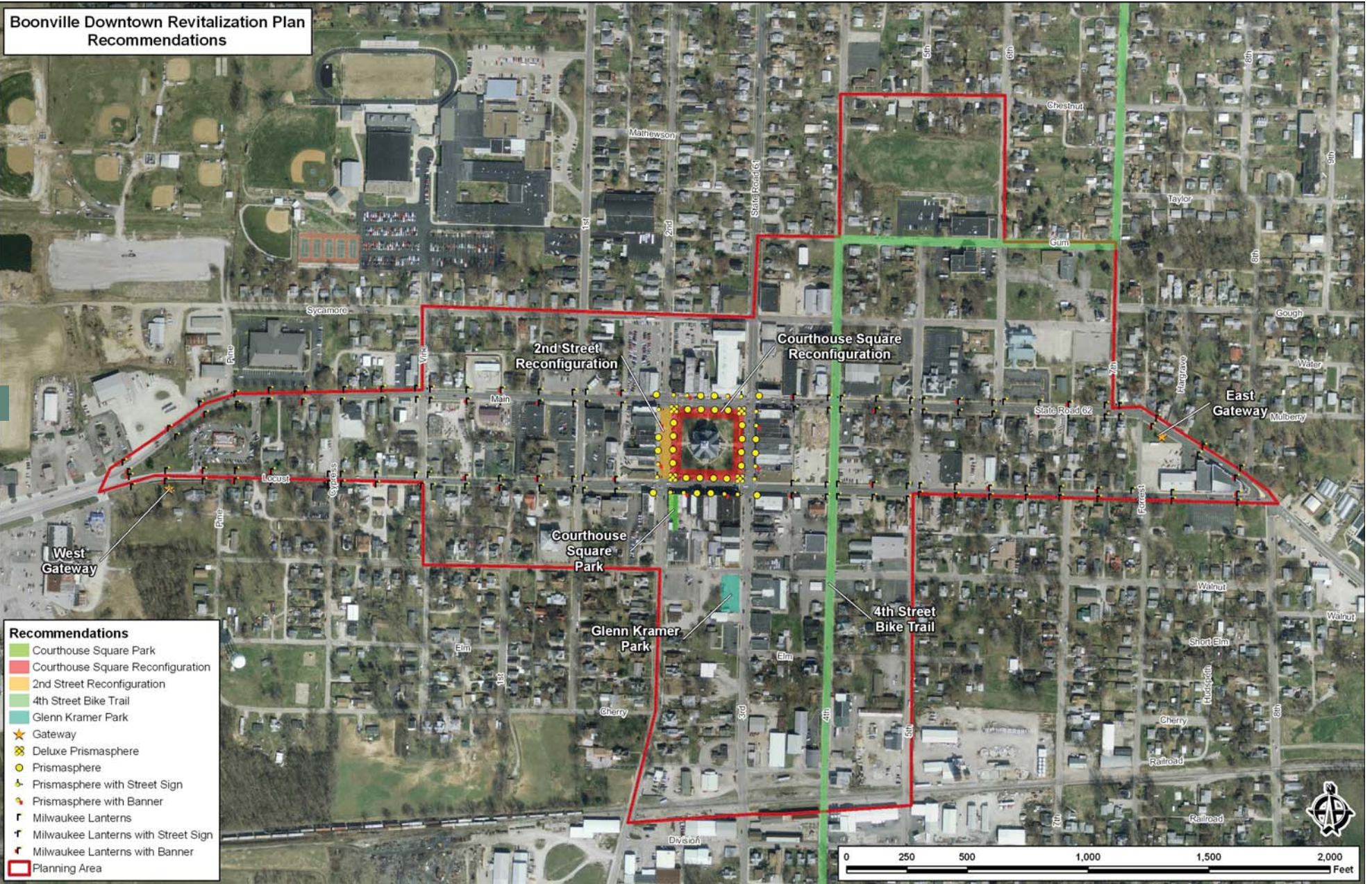
Areas are based on a radius from the city center, not exact boundaries of the downtown, city, or trade area.

= less than 50% is supplied.

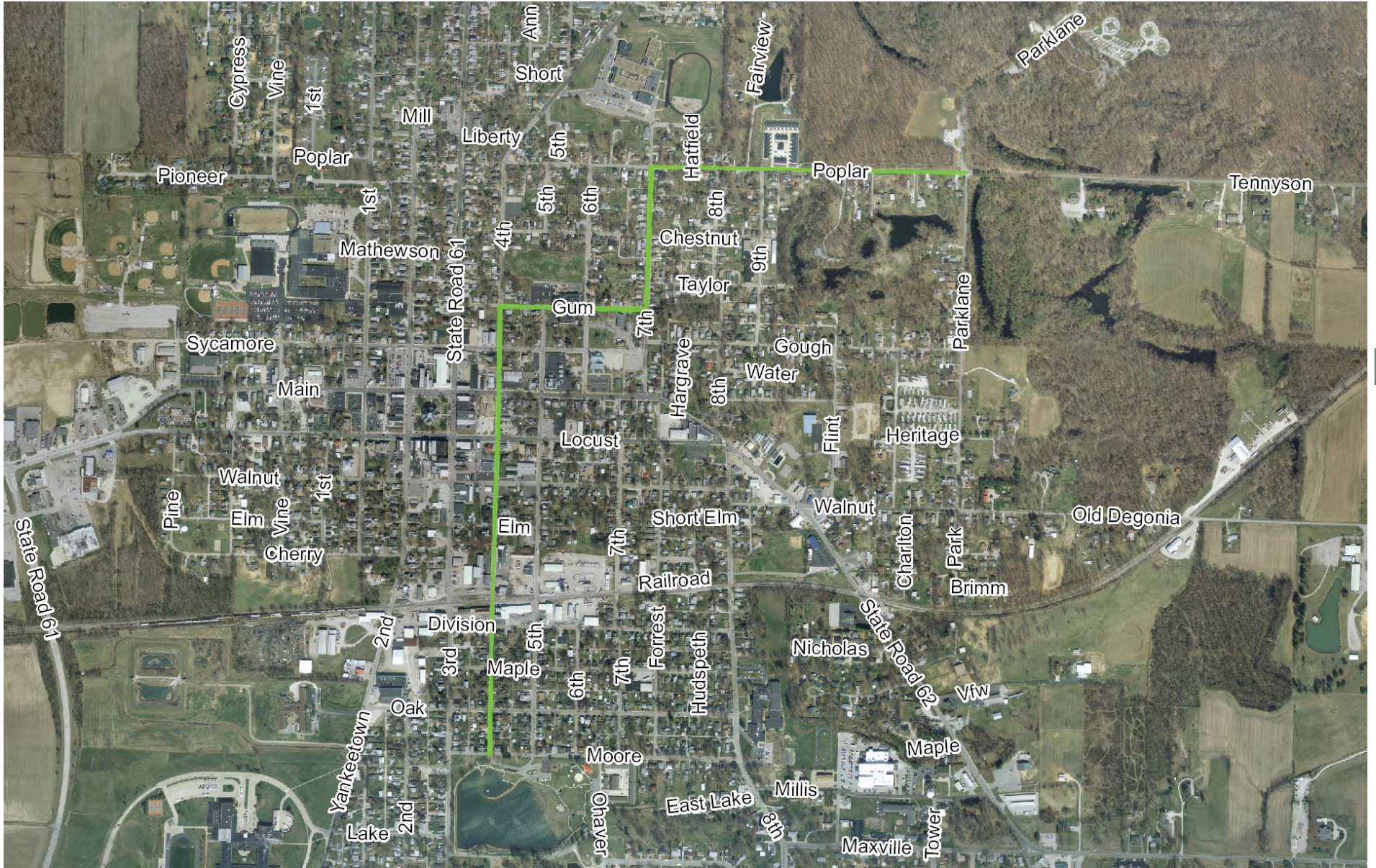
= between 50% & 75% is supplied.

(THIS PAGE INTENTIONALLY LEFT BLANK)

Appendix E: Recommendations Map and Images



4th Street Bike Route



Appendix E: Recommendations Map and Images

Gateways



Courthouse Square Park



Appendix E: Recommendations Map and Images

Courthouse Square Park



179



Glenn Kramer Park

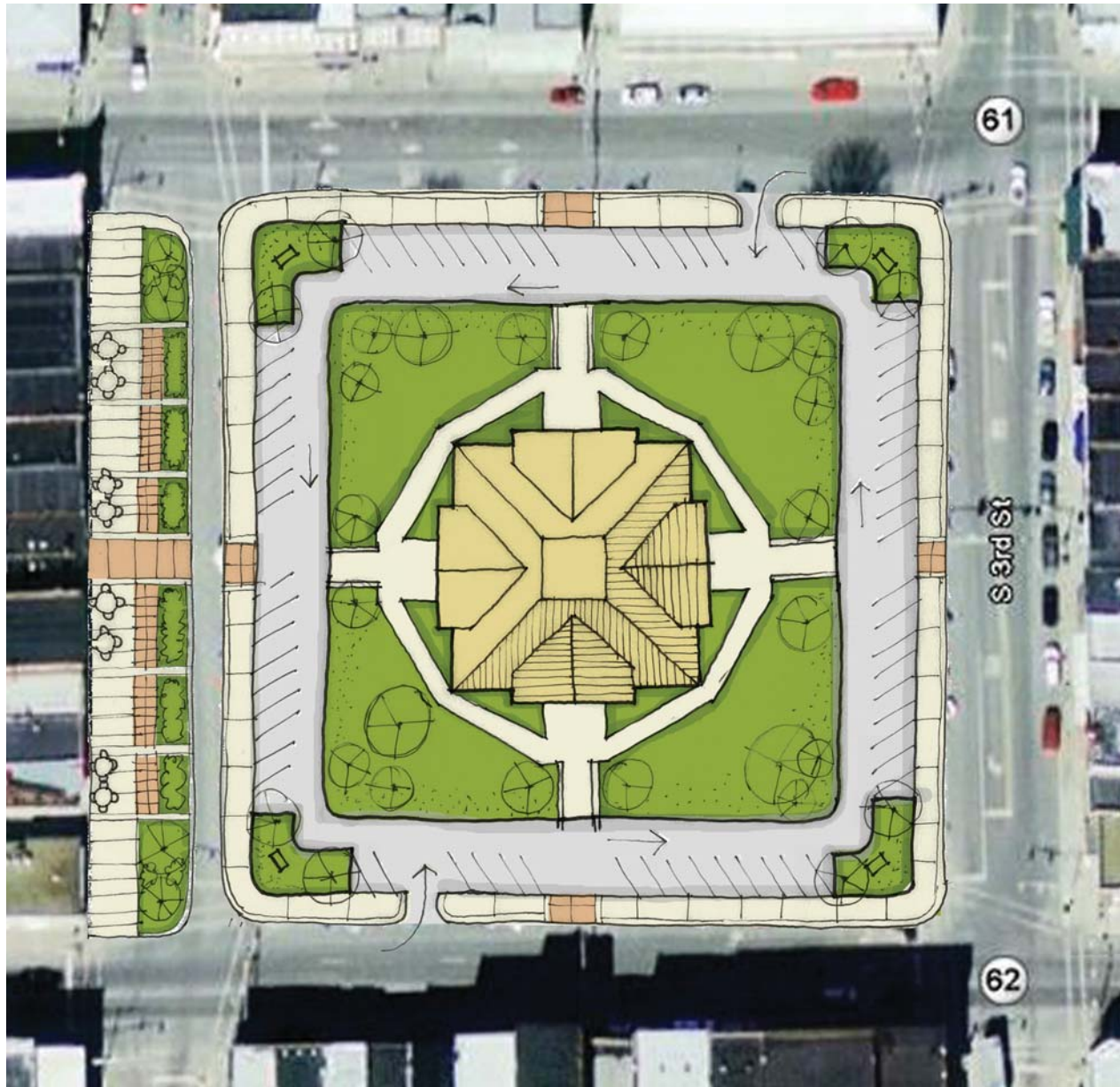


Appendix E: Recommendations Map and Images

Glenn Kramer Park



Courthouse Square and 2nd Street Reconfiguration



Appendix E: Recommendations Map and Images

Prismasphere

DECORATIVE



78



Hscapes
HOLOPHANE outdoor lighting

DECORATIVE
Product Catalog

Prismasphere®

The Prismasphere Series is designed to complement exterior landscape and site architecture by bringing both historically significant and classic Euro-styled elegance to outdoor lighting applications. By incorporating a variety of sphere types and decorative trim, the Prismasphere can adapt to any architectural theme.

Prismasphere luminaires completely integrate form and function. The entire surface area of the specially designed optical assembly acts as a refractor. Specifically, precisely molded prisms direct the light where it is needed, in a controlled symmetrical distribution, giving enhanced spacing between luminaires while providing superior uniformity.

The prismatic outer sphere version is over two times more efficient than traditional "opal" spheres while minimizing the disabling high angle brightness associated with non-optical globes.



*Prismatic optic
(Decorative band)*



Buffalo Place optic



Buffalo Place clear optic



Clear optic

HOLOPHANE® | Outdoor Lighting

DECORATIVE | Prismasphere 79

Applications



Typical Applications

- Historic Districts
- City Streets
- Parks
- Campuses
- Residential Areas
- Walkways

Features

- Pedestrian-scale
- Classic and modern styling
- Acrylic or polycarbonate material options
- Prismatic light control
- Six decorative housing choices
- Reliability

Lamp Types

- 35-150 watt high pressure sodium
- 70-175 watt metal halide
- 200 incandescent

Approvals

- UUCUL



Sophisticated “Blondel” flutes spread the lamp image over the entire surface of the refractor creating a uniform appearance with no “hot spots” at normal viewing angles. During the day, the prismatic structure ensures the visual integrity of the classic shape is maintained.

The Prismasphere Series is also available with clear, opal, and internally sand-blasted acrylic optical assemblies. Prismatic polycarbonate spheres are also available. The internal borosilicate glass refractors provided with the clear sphere offer a variety of photometric distributions to maximize utilization in any application.

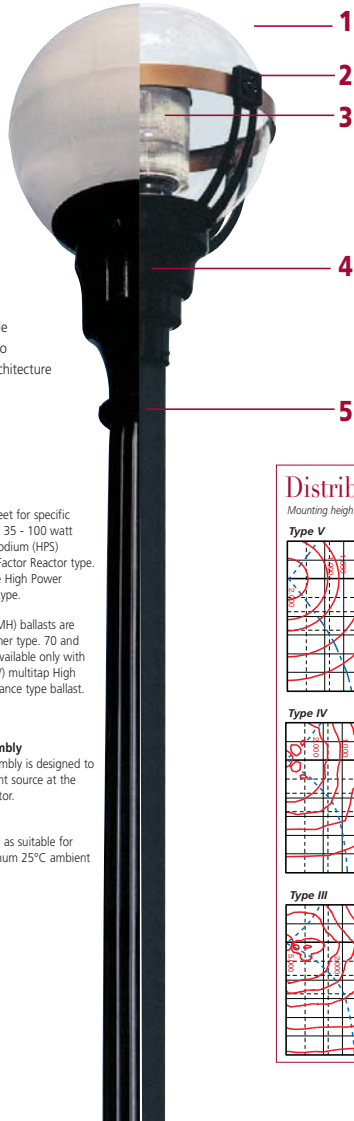
The Prismasphere Series is available with six distinct ballast housings, ensuring the appropriate transition between pole and luminaire is achieved with any installation. In retrofit applications, a choice of two transitional castings allow Prismasphere luminaires to adapt to virtually any existing pole. For new projects, Holophane offers historically styled decorative cast iron, aluminum, fiberglass, and concrete poles. Contemporary round, straight or tapered aluminum and steel poles are also available.



Appendix E: Recommendations Map and Images

Product Features

- 1 Sphere:** Defines luminaire shape and is available in clear, opal, and a fully prismatic option
- 2 Ribs and bands:** An optional design element
- 3 Prismatic refractor:** Internal refractor efficiently controls light
- 4 Housing:** Holds and protects electrical components and defines luminaire shape and size
- 5 Pole options:** A variety of pole materials and styles are available to complement luminaire and site architecture



Specifications

General Description

The luminaire consists of two main components, a ballast housing with reflector and socket, and a prismatic outer sphere.

Optics

The optical component consists of an 18 inch injection molded acrylic or polycarbonate prismatic sphere mechanically attached and sealed to a mounting ring cast of #356 copper free aluminum. Light from a vertical lamp is distributed by precisely molded refracting prisms to control brightness and to maximize utilization, uniformity and luminaire spacing. A soft upward glow is allowed to gently illuminate foliage and building facades creating a fully luminous environment.

Ballast Housing

The ballast housing contains the ballast and other electrical components. The housing is cast of 356 copper free aluminum alloy. The slipfitter will accept a 3" high, 2-7/8" to 3-1/8" O.D. tenon and is secured by four hex head stainless steel 1/4-20 x 1/2" set screws. Four uniquely designed stainless steel spring clips enclosed in a clear polyvinyl chloride sleeve and adjusted by hex head stainless steel 1/4-20 bolts securely cradle the optical assembly. The housing is finished with polyester powder paint applied after a seven stage pretreatment process to insure maximum durability.

Ballast

(Refer to Ballast Data Sheet for specific operating characteristics) 35 - 100 watt 120 volt High Pressure Sodium (HPS) ballasts are High Power Factor Reactor type. All other HPS ballasts are High Power Factor Autotransformer type.

175 watt Metal Halide (MH) ballasts are Peak Lead Autotransformer type. 70 and 100 watt MH units are available only with (120V, 208V, 240V, 277V) multitap High Power Factor High Reactance type ballast.

Reflector/Socket Assembly

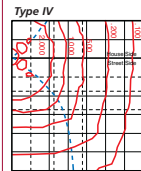
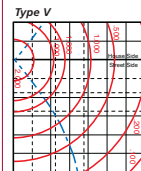
The reflector/socket assembly is designed to position the specified light source at the light center of the refractor.

UL Listing

The luminaire is UL listed as suitable for wet locations at a maximum 25°C ambient temperature.

Distributions

Mounting heights are 20'



Ordering Information



DECORATIVE
Product Catalog

How to Construct a Catalog Number

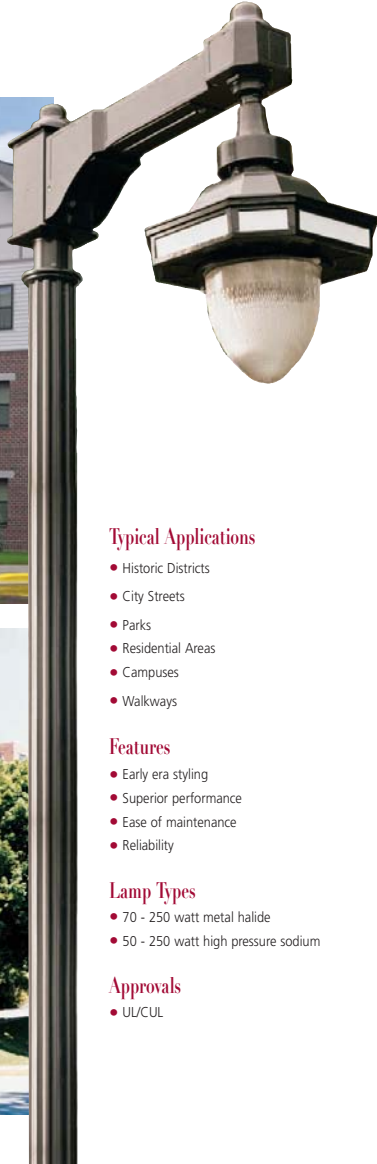
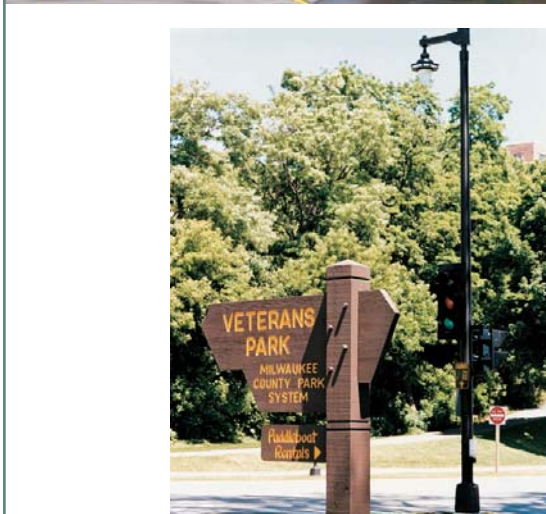
Example: PR 1 050HP 12 S B N C 1 A F1

| PR | 1 | 050HP | 12 | S | B | N | C | 1 | A | F1 |
|-----------|---|--|----------------------------|------------------|------------------|------------------|-------------|--------|--|----|
| LUMINAIRE | WATTAGE | VOLTAGE | HOUSING | COLOR | REFRACTOR | SPHERE | SPHERE SIZE | OPTICS | OPTIONS/ACCESSORIES | |
| PR | 35DHP 050HP 50DHP 070HP 70DHP 700DMH 100HP 10DHP 10DMH 15AHP 15DHP 15DMH 175MH 20DIN | 12 20 24 27 34 48 MT | A C F L S W | A B N Z | L M N R | B C L P | 1 | A P | PS F1 F2 GV1A73X DTLPR12X DTLPR20/24/27X BP18RBX | |

Catalog Number Information

| | | | |
|--|---|--|---|
| STEP 1: LUMINAIRE PR Prismasphere | STEP 2: SOURCE ... (CONTINUED) Medium Base 35DHP 35W HPS 50DHP 50W HPS 70DHP 70W HPS 100HP 100W HPS 15DHP 150W/55V HPS 70DMH ² 70W MH 10DMH ² 100W MH 15DMH ² 150W MH 17DMH 175W MH 20DIN 200W Inc. 1 120 volt only 2 "M" only | STEP 4: HOUSING ... (CONTINUED) L ¹ Leaf S ¹ Simple W "W" Style 1 Casting for 3" Tenon 2 Casting for 7" Crown | STEP 8: SPHERE SIZE 1 18" diameter STEP 9: SPHERE MATERIAL A Acrylic P Polycarbonate STEP 10: OPTIONS AND ACCESSORIES PS Protected Starter for HPS units F1 ² Single fusing for 120, 240 and 277V units. Not available with "20DIN" (ships separate) F2 ² Double fusing for 208, 240 and 480V Units (ships separate) DTLPR12X ² Photocontrol kit for 120V, "S" and "L" housing style only or GV1A73 post capital. DTLPR20/24/27X ² Photocontrol kit for 208, 240 and 277V "S" and "L" housing style only or GV1A73 post capital. BP18RBX ² Buffalo Place ribs and bands 1 Not UL listed and is not available for "480V" or "20DIN" 2 For color insert "B", "Z", "N" or "A" for "X" |
| STEP 2: SOURCE AND WATTAGE Mogul Base 050HP 50W HPS 070HP 70W HPS 100HP 100W HPS 15AHP 150W/55V HPS 175MH 175W MH | STEP 3: VOLTAGE 12 120V 20 208V 24 240V 27 277V 37 347V 48 480V MT Multi-tap | STEP 5: COLOR B Black N Green Z Bronze A As specified | STEP 6: REFRACTOR L ¹ Asymmetric M ¹ Symmetric N ¹ No refractor R ¹ Square 1 Not available with 20DIN 2 Not available with 20DIN or 175MH |
| | STEP 4: HOUSING A ² Arcadian C ² Convex F ² Fluted 1 Casting for 3" Tenon 2 Casting for 7" Crown | STEP 7: SPHERE B ² 18" bronze outer sphere C ² 18" clear outer sphere L ¹ 18" opal outer P ¹ Prismatic outer sphere 1 Not available with internal refractor 2 Available with asymmetric "L", symmetric "M" or square "R" refractors | |

Milwaukee Lanterns



Typical Applications

- Historic Districts
- City Streets
- Parks
- Residential Areas
- Campuses
- Walkways

Features

- Early era styling
- Superior performance
- Ease of maintenance
- Reliability

Lamp Types

- 70 - 250 watt metal halide
- 50 - 250 watt high pressure sodium

Approvals

- UL/CUL

Ordering Information

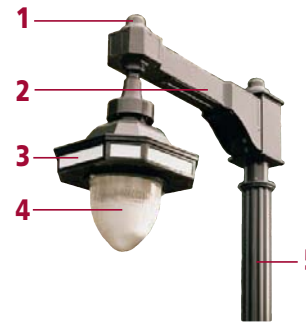


DECORATIVE
Product Catalog

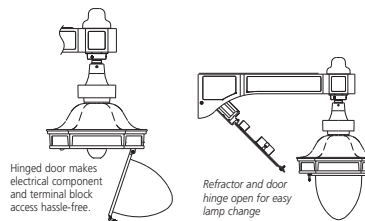
How to Construct a Catalog Number

Example:

| | | | | | |
|-----------------------|---|--|-------------------|-----------------------|--|
| ML | 050HP | 12 | B | 3 | G |
| 1 LUMINAIRE | 2 WATTAGE | 3 VOLTAGE | 4 COLOR | 5 OPTICS | 6 OPTIONS/ACCESSORIES |
| ML | 050HP 50DHP 070HP 70DHP 70DMH 100HP 10DHP 10DMH 15AHP 15DHP 15DMH 175MH 17DMH 250HP 250MH | 12 20 24 27 34 48 MT | B N Z A | 2 3 4 5 6 | G P R W 09243-1-X 09243-2-X 09243-2L-X |



- 1 Tenon assembly:** Secures luminaire arm assembly to pole
- 2 Arm assembly:** Houses reflector assembly and defines luminaire shape
- 3 Lamp housing:** Encloses reflector assembly and defines luminaire shape
- 4 Prismatic reflector:** Efficiently controls light
- 5 Pole options:** A variety of pole materials and styles are available to complement luminaire and site architecture



Catalog Number Information

| STEP 1: LUMINAIRE | | STEP 3: VOLTAGE | |
|--|-------------------|-------------------------------------|--------------------------|
| ML | Milwaukee Lantern | 12 | 120V |
| 12 | | 20 | 208V |
| 24 | | 27 | 240V |
| 27 | | 34 | 277V |
| 34 | | 48 | 347V |
| 48 | | MT | 480V |
| MT | | | Multi-tap |
| 1 Special | | | |
| STEP 2: SOURCE AND WATTAGE | | STEP 4: COLOR | |
| Mogul Base | | B | Black |
| 050HP | 50W HPS | N | Green |
| 070HP | 70W HPS | Z | Bronze |
| 100HP | 100W HPS | A | As specified |
| 15AHP | 150W/55V HPS | | |
| 250HP | 250W HPS | | |
| 175MH | 175W MH | | |
| 250MH | 250W MV | | |
| STEP 2: SOURCE AND WATTAGE | | STEP 5: OPTICS | |
| Medium Base | | MH | Type IV, Tear Drop Glass |
| 50DHP | 50W HPS | 4 | Type V, Tear Drop Glass |
| 70DHP | 70W HPS | LH | Type II, Bowl Glass |
| 10DHP | 100W HPS | 2 | Type III, Bowl Glass |
| 15DHP | 150W/55V HPS | 3 | Type IV, Bowl Glass |
| 70DMH | 70W MH | 6 | Type V, Bowl Glass |
| 10DMH | 100W MH | | |
| 15DMH | 150W MH | | |
| 17DMH | 175W MH | | |
| 1 Not available with 347V | | 1 Available in "A" orientation only | |
| 2 Not available with 347V or 480V | | Tear drop Sag | |
| STEP 6: OPTIONS AND ACCESSORIES | | | |
| R NEMA Twist-off Photocontrol Receptacle, Mounted at Top of Luminaire | | | |
| P Protected Starter for HPS Units. NA with 208 or 240V | | | |
| G Decorative Gold Windows (Decals) | | | |
| W Decorative White Windows (Decals) | | | |
| Tenon Adapters | | | |
| 09243-1-X 3" dia. X 4" Tall Tenon (Single unit) | | | |
| 09243-2-X Tenon Adapter for 3" dia. X 4" Tall Tenon (Two units @ 180°) | | | |
| 09243-2L-X Tenon Adapter for 3" dia. X 4" Tall Tenon (Two units @ 90°) | | | |
| 1 For color insert "B", "N", "Z" or "A" for "X" | | | |

(National Congress for Community Economic Development, 2001)

National Congress for Community Economic Development. (2001). What is a CDC? In National Congress for Community Economic Development. Retrieved January 22, 2002 from the World Wide Web: <http://www.ncced.org/>

WHAT IS A CDC?

You can find several different definitions of a CDC, however, all would agree that a community development corporation (CDC) is a non-profit organization that is created to revitalize a low- or moderate-income community. CDCs are created by people with a stake in the community itself. This can include residents of the target area, churches or other religious institutions, and sometimes, small business owners. The CDC model is one of self-help. People from the target area form their own organization to address their own needs. It is not the creation of people from outside the community.

The majority of CDCs are involved in the development of affordable housing for community residents. This can be rental housing or homeownership. Some CDCs provide housing counseling programs and some develop housing for people with special needs, such as the elderly and the disabled.

A growing number of CDCs are becoming involved in job creation activities. The most common approach to job creation is through small business lending. Many CDCs operate revolving loan programs for small businesses. Some CDCs focus on loans to very small businesses, known as microbusinesses. Other approaches to job creation include commercial development and the creation of industrial parks. In order to complement their activities, some CDCs provide training in different aspects of starting and running a small business.

Some of the older, more comprehensive CDCs also provide social services to local residents. The type of social services varies, but can include GED programs, substance abuse counseling, English as a second language classes, food pantries, job training and placement, etc.

How Do I Start a CDC??

Starting a CDC is the same legal process as starting any other type of non-profit organization. Depending on how long it takes your local group to agree upon your articles of incorporation and by-laws and for the Internal Revenue Service to grant your letter of non-profit status, it can take up to a year to become a legally incorporated non-profit organization.

Legally a CDC is the same as any other non-profit organization. The term CDC describes the types of activities that the non-profit is engaged in. In the case of a CDC it is housing development or job creation or possibly both. ***There is no federal government agency or other national body that certifies organizations as a CDC.*** Many federal agencies have programs for which CDCs are eligible applicants, but each program has its own eligibility criteria.

Over 3,000 CDCs already exist in the United States, so you know that a lot of communities like yours have already created their own CDC. There is no reason that you can't create one too. However, it will take a certain level of hard work commitment, and patience to make it work.

Steps to Starting a CDC

- 1) Convene community stakeholders with an interest in revitalizing their area to form an initial volunteer board.
- 2) Board members identify, review, and discuss the types of projects they want the organization to work on. Based on the projects, the board will then determine the best structure for the organization.

<http://www.bolender.com/Dr.%20Ron/Sociological%20Resources/Community%20Development%20...> 9/1/2010

- 3) The board will then need to agree on a name and mission for the organization. Articles of incorporation and by-laws need to be drawn up and filed with your state government. The timeframe needed for this will vary, depending upon the time it takes for the board to reach agreement and the ease in finding a lawyer to write the articles of incorporation and by-laws. This can vary from a few weeks to several months. (Writing the articles of incorporation and by-laws can be done with assistance from an attorney, some of which will do it pro bono. Another resource is the Legal Handbook that was developed by LISC, and can be obtained through NCCED.)
- 4) You will receive notice from your state government once your organization has successfully completed the incorporation process. You will then need to file an application to the federal Internal Revenue Service for designation as a non-profit organization under the U.S. tax code.
- 5) Once you receive the letter from the IRS granting your organization non-profit status, you can start to approach funders for the dollars that you will need to start-up your organization. ***The IRS letter is crucial to your fundraising efforts. Without the IRS letter, virtually no funder will be willing to give grant funds directly to your organization.***
- 6) You need to decide what type of projects your CDC wants to start out with. This will determine which funding sources to approach. A few funding sources can be used for a wide variety of projects, but usually funders of housing development are different from funders of small business or commercial development. The choices you make will determine which funders your organization should pursue. Do not try to solve every problem in your community right off. Start with one type of project and build your organizational capacity before broadening out to new activities.
- 7) When first starting your fundraising search, start locally and work your way up to statewide and national funders. Local funders are more apt to take a chance on a newly formed organization than a statewide or national funder would be. The broader the geographic scope of the funder the higher the number of applicants and the stiffer the competition. Foundations, banks, corporations, religious institutions, financial intermediaries, and federal, state, and local governments are all potential funding sources.

Resources List

Here are some books and websites that can be very useful to new CDCs.

Websites-National Organizations

www.ncced.org Our website, with up-to-date information on public policy and available resources, as well as all of NCCED's own activities.

www.knowledgeplex.org This website was organized by Fannie Mae, with 19 partners, including NCCED. It pools information from each of the partners and provides easy access to a wide range of information on community economic development in one location.

www.communitydevelopers.org A website for people interested in a career in community economic development. Provides some basic information and lists ways to get into the field.

www.capwiz.com A website that provides an easy means to send letters to your elected officials in Washington about legislation that relates to community economic development.

www.microenterpriseworks.org The website for the Association for Enterprise Opportunity, the national trade association for non-profits involved in microenterprise lending.

www.enterprisefoundation.org The website for the Enterprise Foundation, a national financial intermediary that provides funding and technical assistance to CDCs in certain geographic locations.

<http://www.bolender.com/Dr.%20Ron/Sociological%20Resources/Community%20Development%20...> 9/1/2010

www.liscnet.org The website for the Local Initiatives Support Corporation (LISC), another national financial intermediary. LISC has local offices in many large cities across the country, as well as a program for rural CDCs.

Federal Government Web Sites

Federal agencies are easily accessed through their web sites. Generally, their sites consist of the acronym for the agency, followed by .gov. For example: [www.hud.gov] or [www.dhhs.gov] etc. There is also one central web site through which all federal agencies, the federal register, and other information can be accessed. It is www.firstgov.gov.

Foundation/Fundraising Web Sites

The Foundation Center has several publications on fundraising for non-profits and there are libraries across the country with Foundation Center collections. For more information on their publications and the library nearest you, contact www.foundationcenter.org.

The Grantsmanship Center provides training on how to write proposals and publishes a newsletter. For a list of scheduled trainings and other information on proposal writing, contact www.tgc.com.

Publications

A wide variety of publications on non-profit management topics, including boards, are available through the National Center for Nonprofit Boards, www.ncnb.org

Available through NCCED are several individual publications, as well as a comprehensive library of community economic development publications.

Individual books include:

Coming of Age—A report based on the most recent national census of CDCs in the U.S. This publication provides basic information on the CDC industry, including the number of CDCs, the number of units of housing and jobs that they have produced, a regional breakdown, a rural/urban breakdown, and summary of the recent trends in the field. A publication that can help the new practitioner see that they are part of a big, experienced network of CDCs. This report is also useful to show prospective funders that your new organization is part of a field that has a long tradition and a successful track record.

An Annotated Bibliography for Faith-Based Community Economic Development—Useful for both faith-based and non faith-based CDCs, this bibliography provides a listing of much of the best material available on community economic development.

Media Toolkit—Provides how-to information on identifying your constituencies and working with the media to get your organization's story told.

Comprehensive Community Development Library

Community Economic Development Tool Kit—This comprehensive library of materials on community economic development was put together by NCCED from our own publications and outstanding publications from other organizations on a variety of topics related to non-profit management and community economic development. General topic areas include: an overview of community economic development; getting started; running the business; financing and fundraising; jobs and business development; faith-based development; policy; and keeping connected.

Appendix G: Sign-in Sheets

SIGN-IN SHEET

Community Visioning Workshop 1 - LAND Analysis
 Commissioners Meeting Room
 County Courthouse, Boonville, Indiana, 47421
 Tuesday, June 29th, 2010
 1:00 PM - 4:00 PM

| | <u>Name (Please Print)</u> | <u>Business Name/Occupation</u> | <u>Email Address</u> |
|-----|----------------------------|---------------------------------|----------------------|
| 1. | Mike Whitten | Boonville High School/Printer | |
| 2. | Terry Phillips | Resline wireless | |
| 3. | Cyndi Sautzman | — | |
| 4. | Dorley Posey | Posey's mkt owner | |
| 5. | R. C. Barnett | BOONVILLE | |
| 6. | Sandi Shreve | Boonville | |
| 7. | Dennis Shreve | cc | |
| 8. | Shari Sherman | Warrick Co Chamber of Commerce | |
| 9. | Lesia Meyer | Guardian Asset Protection | |
| 10. | Father Will | St. Clement Church | |
| 11. | Allen P. Black | Building a Better Boonville | |
| 12. | DARYEL HARRIS | CONTRACTOR | |
| 13. | Peggy Smith | Wh City Bldg Comm. | |
| 14. | Gene Camp | 3rd St Inspector | |
| 15. | Ron Smith | Ron Smith, INTERESTED CITIZEN | |

SIGN-IN SHEET

Community Visioning Workshop 1 - LAND Analysis
 Commissioners Meeting Room
 County Courthouse, Boonville, Indiana, 47421
 Tuesday, June 29th, 2010
 1:00 PM - 4:00 PM

| | <u>Name (Please Print)</u> | <u>Business Name/Occupation</u> | <u>Email Address</u> |
|-----|-------------------------------------|---------------------------------|----------------------|
| 16. | Nancy Huffman | Nancy Joe's Home Treasures | |
| 17. | Robert Huffman | | |
| 18. | Lois Aigner | BW Co P.L. | |
| 19. | DEBBIE GILLIS | | |
| 20. | Ed Hulbert | | |
| 21. | Lynne Dennis Tieman | Tieman Chiropractic | |
| 22. | Bob Michael Latham Lerby | | |
| 23. | Bob CANADA | | |
| 24. | Tad Poulkess | Oakdale/Principal | |
| 25. | Susan Decker | Decker Flowers | |
| 26. | Ferri Huddleston | Bits & Pieces | |
| 27. | Lisa Miller | | |
| 28. | Beth Broshears | C.O.B. Assistant Mayor | |
| 29. | Pam Hendrickson | C.O.B. Mayor | |
| 30. | | | |

Appendix G: Sign-in Sheets

SIGN-IN SHEET

Community Visioning Workshop 2 - Alternatives
 Boonville-Warrick County Public Library
 Boonville, Indiana, 47421
 Tuesday, July 27th, 2010
 1:00 PM - 3:00 PM

| | <u>Name</u> (Please Print) | <u>Business Name/Occupation</u> | <u>Email Address</u> |
|-----|----------------------------|---------------------------------|----------------------|
| 1. | Mark A. Gentry | Warrick C.O. Museum | |
| 2. | Beth Broshears | C.O.B. | |
| 3. | Pam Hendrickson | C.O.B. | |
| 4. | Shari Sherman | Warrick Chamber of Commerce | |
| 5. | Susan Decker | Decker's Flowers & Gifts | |
| 6. | Steve Smith | Old National | |
| 7. | Dennis Trieman | Trieman Chiropractor | |
| 8. | John Carr | Crescent Corn | |
| 9. | Bob Osber | PSC | |
| 10. | Sue McCool/Hammiller | Boonville Wesleyan | |
| 11. | | | |
| 12. | | | |
| 13. | | | |
| 14. | | | |
| 15. | | | |

(THIS PAGE INTENTIONALLY LEFT BLANK)

Appendix H: Public Hearing Notice and Minutes

Plat Grant

A
T
T
A
C
H
C
O
P
Y
O
F
A
D

Prescribed by State Board of Accounts General Form No. 99P (Rev. 2009A)

Warrick Publishing
(The Boonville Standard & The Newburgh Register)

CITY OF BOONVILLE

(Governmental Unit)
Warrick County, Indiana

TO P.O. BOX 508
BOONVILLE, IN 47601

PUBLISHER'S CLAIM

LINE COUNT

| | | |
|--|-------|----------|
| Display Master (Must not exceed two actual lines, neither of which shall total more than four solid lines of the type in which the body of the advertisement is set) -- number of equivalent lines | ----- | _____ |
| Head -- number of lines | ----- | _____ |
| Body -- number of lines | ----- | _____ 63 |
| Tail -- number of lines | ----- | _____ |
| Total number of lines in notice | ----- | _____ |

COMPUTATION OF CHARGES

| | | |
|--|-------|--------------|
| <u>63</u> lines, columns wide equals equivalent lines at <u>0.2926</u> Standard | \$ | <u>18.43</u> |
| cents per line | \$ | _____ |
| Additional charges for notices containing rule or tabular work (50 per cent of above amount) | _____ | _____ |
| Charge for extra proofs of publication (\$1.00 for each proof in excess of two) | _____ | _____ |
| TOTAL AMOUNT OF CLAIM | \$ | <u>18.43</u> |

DATA FOR COMPUTING COST
Width of single column in picas..... Size of type..... point
Number of insertions.....
Pursuant to the provisions and penalties of IC 5-11-10-1, I hereby certify that the foregoing account is just and correct, that the amount claimed is legally due, after allowing all just credits, and that no part of the same has been paid.

I also certify that the printed matter attached hereto is a true copy, of the same column width and type size, which was duly published in said paper 1 times. The dates of publication being as follows:

2/10/11
Additionally, the statement checked below is true and correct:

- Newspaper does not have a Web site.
- Newspaper has a Web site and this public notice was posted on the same day as it was published in the newspaper.
- Newspaper has a Web site, but due to technical problem or error, public notice was posted on
- Newspaper has a Web site but refuses to post the public notice.

Date February 11, 2011

Richard A. Neal
Title *Business Manager*

See table of legal rates in the applicable State Board of Accounts Bulletin

Claim No _____ Warrant No. _____

IN FAVOR OF

\$ _____

ON ACCOUNT OF APPROPRIATION FOR

Appropriation No _____

ALLOWED _____

IN THE SUM OF \$ _____

I have examined the within claim and hereby certify as follows:

That it is in proper form

That it is duly authenticated as required by law

That it is based upon statutory authority

That it is apparently correct

incorrect

I certify that the within claim is true and correct, that the services there in itemized and for which charge is made were ordered by me and were necessary to the public business

Appendix H: Public Hearing Notice and Minutes

| Legals | Legals | Legals | Legals | Legals |
|---|---|---|---|---|
| <p>STATE OF MICHIGAN STATE BOARD OF ACCOUNTS STATE OF MICHIGAN STATE BOARD OF ACCOUNTS STATE OF MICHIGAN STATE BOARD OF ACCOUNTS</p> | <p>STATE OF MICHIGAN STATE BOARD OF ACCOUNTS STATE OF MICHIGAN STATE BOARD OF ACCOUNTS STATE OF MICHIGAN STATE BOARD OF ACCOUNTS</p> | <p>STATE OF MICHIGAN STATE BOARD OF ACCOUNTS STATE OF MICHIGAN STATE BOARD OF ACCOUNTS STATE OF MICHIGAN STATE BOARD OF ACCOUNTS</p> | <p>STATE OF MICHIGAN STATE BOARD OF ACCOUNTS STATE OF MICHIGAN STATE BOARD OF ACCOUNTS STATE OF MICHIGAN STATE BOARD OF ACCOUNTS</p> | <p>STATE OF MICHIGAN STATE BOARD OF ACCOUNTS STATE OF MICHIGAN STATE BOARD OF ACCOUNTS STATE OF MICHIGAN STATE BOARD OF ACCOUNTS</p> |

STATE OF MICHIGAN
STATE BOARD OF ACCOUNTS
STATE OF MICHIGAN
STATE BOARD OF ACCOUNTS
STATE OF MICHIGAN
STATE BOARD OF ACCOUNTS

PART 1 - STATEMENT OF RECEIPTS, DISBURSEMENTS, CASH BALANCE, AND INVESTMENT BALANCES FOR THE YEAR ENDING 2010

| STATE OF MICHIGAN | STATE OF MICHIGAN | STATE OF MICHIGAN | STATE OF MICHIGAN | STATE OF MICHIGAN |
|-------------------|-------------------|-------------------|-------------------|-------------------|
| 1,234,567 | 876,543 | 345,678 | 912,345 | 567,890 |
| 2,345,678 | 1,234,567 | 456,789 | 1,023,456 | 678,901 |
| 3,456,789 | 2,345,678 | 567,890 | 1,134,567 | 789,012 |
| 4,567,890 | 3,456,789 | 678,901 | 1,245,678 | 890,123 |
| 5,678,901 | 4,567,890 | 789,012 | 1,356,789 | 901,234 |
| 6,789,012 | 5,678,901 | 890,123 | 1,467,890 | 1,012,345 |
| 7,890,123 | 6,789,012 | 901,234 | 1,578,901 | 1,123,456 |
| 8,901,234 | 7,890,123 | 1,012,345 | 1,689,012 | 1,234,567 |
| 9,012,345 | 8,901,234 | 1,123,456 | 1,790,123 | 1,345,678 |
| 10,123,456 | 9,012,345 | 1,234,567 | 1,891,234 | 1,456,789 |
| 11,234,567 | 10,123,456 | 1,345,678 | 1,992,345 | 1,567,890 |
| 12,345,678 | 11,234,567 | 1,456,789 | 2,093,456 | 1,678,901 |
| 13,456,789 | 12,345,678 | 1,567,890 | 2,194,567 | 1,789,012 |
| 14,567,890 | 13,456,789 | 1,678,901 | 2,295,678 | 1,890,123 |
| 15,678,901 | 14,567,890 | 1,789,012 | 2,396,789 | 1,991,234 |
| 16,789,012 | 15,678,901 | 1,890,123 | 2,497,890 | 2,092,345 |
| 17,890,123 | 16,789,012 | 1,991,234 | 2,598,901 | 2,193,456 |
| 18,901,234 | 17,890,123 | 2,092,345 | 2,699,012 | 2,294,567 |
| 19,012,345 | 18,901,234 | 2,193,456 | 2,799,123 | 2,395,678 |
| 20,123,456 | 19,012,345 | 2,294,567 | 2,899,234 | 2,496,789 |
| 21,234,567 | 20,123,456 | 2,395,678 | 2,999,345 | 2,597,890 |
| 22,345,678 | 21,234,567 | 2,496,789 | 3,099,456 | 2,698,901 |
| 23,456,789 | 22,345,678 | 2,597,890 | 3,199,567 | 2,799,012 |
| 24,567,890 | 23,456,789 | 2,698,901 | 3,299,678 | 2,899,123 |
| 25,678,901 | 24,567,890 | 2,799,012 | 3,399,789 | 2,999,234 |
| 26,789,012 | 25,678,901 | 2,899,123 | 3,499,890 | 3,099,345 |
| 27,890,123 | 26,789,012 | 2,999,234 | 3,599,901 | 3,199,456 |
| 28,901,234 | 27,890,123 | 3,099,345 | 3,699,012 | 3,299,567 |
| 29,012,345 | 28,901,234 | 3,199,456 | 3,799,123 | 3,399,678 |
| 30,123,456 | 29,012,345 | 3,299,567 | 3,899,234 | 3,499,789 |
| 31,234,567 | 30,123,456 | 3,399,678 | 3,999,345 | 3,599,890 |
| 32,345,678 | 31,234,567 | 3,499,789 | 4,099,456 | 3,699,901 |
| 33,456,789 | 32,345,678 | 3,599,890 | 4,199,567 | 3,799,012 |
| 34,567,890 | 33,456,789 | 3,699,901 | 4,299,678 | 3,899,123 |
| 35,678,901 | 34,567,890 | 3,799,012 | 4,399,789 | 3,999,234 |
| 36,789,012 | 35,678,901 | 3,899,123 | 4,499,890 | 4,099,345 |
| 37,890,123 | 36,789,012 | 3,999,234 | 4,599,901 | 4,199,456 |
| 38,901,234 | 37,890,123 | 4,099,345 | 4,699,012 | 4,299,567 |
| 39,012,345 | 38,901,234 | 4,199,456 | 4,799,123 | 4,399,678 |
| 40,123,456 | 39,012,345 | 4,299,567 | 4,899,234 | 4,499,789 |
| 41,234,567 | 40,123,456 | 4,399,678 | 4,999,345 | 4,599,890 |
| 42,345,678 | 41,234,567 | 4,499,789 | 5,099,456 | 4,699,901 |
| 43,456,789 | 42,345,678 | 4,599,890 | 5,199,567 | 4,799,012 |
| 44,567,890 | 43,456,789 | 4,699,901 | 5,299,678 | 4,899,123 |
| 45,678,901 | 44,567,890 | 4,799,012 | 5,399,789 | 4,999,234 |
| 46,789,012 | 45,678,901 | 4,899,123 | 5,499,890 | 5,099,345 |
| 47,890,123 | 46,789,012 | 4,999,234 | 5,599,901 | 5,199,456 |
| 48,901,234 | 47,890,123 | 5,099,345 | 5,699,012 | 5,299,567 |
| 49,012,345 | 48,901,234 | 5,199,456 | 5,799,123 | 5,399,678 |
| 50,123,456 | 49,012,345 | 5,299,567 | 5,899,234 | 5,499,789 |
| 51,234,567 | 50,123,456 | 5,399,678 | 5,999,345 | 5,599,890 |
| 52,345,678 | 51,234,567 | 5,499,789 | 6,099,456 | 5,699,901 |
| 53,456,789 | 52,345,678 | 5,599,890 | 6,199,567 | 5,799,012 |
| 54,567,890 | 53,456,789 | 5,699,901 | 6,299,678 | 5,899,123 |
| 55,678,901 | 54,567,890 | 5,799,012 | 6,399,789 | 5,999,234 |
| 56,789,012 | 55,678,901 | 5,899,123 | 6,499,890 | 6,099,345 |
| 57,890,123 | 56,789,012 | 5,999,234 | 6,599,901 | 6,199,456 |
| 58,901,234 | 57,890,123 | 6,099,345 | 6,699,012 | 6,299,567 |
| 59,012,345 | 58,901,234 | 6,199,456 | 6,799,123 | 6,399,678 |
| 60,123,456 | 59,012,345 | 6,299,567 | 6,899,234 | 6,499,789 |
| 61,234,567 | 60,123,456 | 6,399,678 | 6,999,345 | 6,599,890 |
| 62,345,678 | 61,234,567 | 6,499,789 | 7,099,456 | 6,699,901 |
| 63,456,789 | 62,345,678 | 6,599,890 | 7,199,567 | 6,799,012 |
| 64,567,890 | 63,456,789 | 6,699,901 | 7,299,678 | 6,899,123 |
| 65,678,901 | 64,567,890 | 6,799,012 | 7,399,789 | 6,999,234 |
| 66,789,012 | 65,678,901 | 6,899,123 | 7,499,890 | 7,099,345 |
| 67,890,123 | 66,789,012 | 6,999,234 | 7,599,901 | 7,199,456 |
| 68,901,234 | 67,890,123 | 7,099,345 | 7,699,012 | 7,299,567 |
| 69,012,345 | 68,901,234 | 7,199,456 | 7,799,123 | 7,399,678 |
| 70,123,456 | 69,012,345 | 7,299,567 | 7,899,234 | 7,499,789 |
| 71,234,567 | 70,123,456 | 7,399,678 | 7,999,345 | 7,599,890 |
| 72,345,678 | 71,234,567 | 7,499,789 | 8,099,456 | 7,699,901 |
| 73,456,789 | 72,345,678 | 7,599,890 | 8,199,567 | 7,799,012 |
| 74,567,890 | 73,456,789 | 7,699,901 | 8,299,678 | 7,899,123 |
| 75,678,901 | 74,567,890 | 7,799,012 | 8,399,789 | 7,999,234 |
| 76,789,012 | 75,678,901 | 7,899,123 | 8,499,890 | 8,099,345 |
| 77,890,123 | 76,789,012 | 7,999,234 | 8,599,901 | 8,199,456 |
| 78,901,234 | 77,890,123 | 8,099,345 | 8,699,012 | 8,299,567 |
| 79,012,345 | 78,901,234 | 8,199,456 | 8,799,123 | 8,399,678 |
| 80,123,456 | 79,012,345 | 8,299,567 | 8,899,234 | 8,499,789 |
| 81,234,567 | 80,123,456 | 8,399,678 | 8,999,345 | 8,599,890 |
| 82,345,678 | 81,234,567 | 8,499,789 | 9,099,456 | 8,699,901 |
| 83,456,789 | 82,345,678 | 8,599,890 | 9,199,567 | 8,799,012 |
| 84,567,890 | 83,456,789 | 8,699,901 | 9,299,678 | 8,899,123 |
| 85,678,901 | 84,567,890 | 8,799,012 | 9,399,789 | 8,999,234 |
| 86,789,012 | 85,678,901 | 8,899,123 | 9,499,890 | 9,099,345 |
| 87,890,123 | 86,789,012 | 8,999,234 | 9,599,901 | 9,199,456 |
| 88,901,234 | 87,890,123 | 9,099,345 | 9,699,012 | 9,299,567 |
| 89,012,345 | 88,901,234 | 9,199,456 | 9,799,123 | 9,399,678 |
| 90,123,456 | 89,012,345 | 9,299,567 | 9,899,234 | 9,499,789 |
| 91,234,567 | 90,123,456 | 9,399,678 | 9,999,345 | 9,599,890 |
| 92,345,678 | 91,234,567 | 9,499,789 | 10,099,456 | 9,699,901 |
| 93,456,789 | 92,345,678 | 9,599,890 | 10,199,567 | 9,799,012 |
| 94,567,890 | 93,456,789 | 9,699,901 | 10,299,678 | 9,899,123 |
| 95,678,901 | 94,567,890 | 9,799,012 | 10,399,789 | 9,999,234 |
| 96,789,012 | 95,678,901 | 9,899,123 | 10,499,890 | 10,099,345 |
| 97,890,123 | 96,789,012 | 9,999,234 | 10,599,901 | 10,199,456 |
| 98,901,234 | 97,890,123 | 10,099,345 | 10,699,012 | 10,299,567 |
| 99,012,345 | 98,901,234 | 10,199,456 | 10,799,123 | 10,399,678 |
| 100,123,456 | 99,012,345 | 10,299,567 | 10,899,234 | 10,499,789 |
| 101,234,567 | 100,123,456 | 10,399,678 | 10,999,345 | 10,599,890 |
| 102,345,678 | 101,234,567 | 10,499,789 | 11,099,456 | 10,699,901 |
| 103,456,789 | 102,345,678 | 10,599,890 | 11,199,567 | 10,799,012 |
| 104,567,890 | 103,456,789 | 10,699,901 | 11,299,678 | 10,899,123 |
| 105,678,901 | 104,567,890 | 10,799,012 | 11,399,789 | 10,999,234 |
| 106,789,012 | 105,678,901 | 10,899,123 | 11,499,890 | 11,099,345 |
| 107,890,123 | 106,789,012 | 10,999,234 | 11,599,901 | 11,199,456 |
| 108,901,234 | 107,890,123 | 11,099,345 | 11,699,012 | 11,299,567 |
| 109,012,345 | 108,901,234 | 11,199,456 | 11,799,123 | 11,399,678 |
| 110,123,456 | 109,012,345 | 11,299,567 | 11,899,234 | 11,499,789 |
| 111,234,567 | 110,123,456 | 11,399,678 | 11,999,345 | 11,599,890 |
| 112,345,678 | 111,234,567 | 11,499,789 | 12,099,456 | 11,699,901 |
| 113,456,789 | 112,345,678 | 11,599,890 | 12,199,567 | 11,799,012 |
| 114,567,890 | 113,456,789 | 11,699,901 | 12,299,678 | 11,899,123 |
| 115,678,901 | 114,567,890 | 11,799,012 | 12,399,789 | 11,999,234 |
| 116,789,012 | 115,678,901 | 11,899,123 | 12,499,890 | 12,099,345 |
| 117,890,123 | 116,789,012 | 11,999,234 | 12,599,901 | 12,199,456 |
| 118,901,234 | 117,890,123 | 12,099,345 | 12,699,012 | 12,299,567 |
| 119,012,345 | 118,901,234 | 12,199,456 | 12,799,123 | 12,399,678 |
| 120,123,456 | 119,012,345 | 12,299,567 | 12,899,234 | 12,499,789 |
| 121,234,567 | 120,123,456 | 12,399,678 | 12,999,345 | 12,599,890 |
| 122,345,678 | 121,234,567 | 12,499,789 | 13,099,456 | 12,699,901 |
| 123,456,789 | 122,345,678 | 12,599,890 | 13,199,567 | 12,799,012 |
| 124,567,890 | 123,456,789 | 12,699,901 | 13,299,678 | 12,899,123 |
| 125,678,901 | 124,567,890 | 12,799,012 | 13,399,789 | 12,999,234 |
| 126,789,012 | 125,678,901 | 12,899,123 | 13,499,890 | 13,099,345 |
| 127,890,123 | 126,789,012 | 12,999,234 | 13,599,901 | 13,199,456 |
| 128,901,234 | 127,890,123 | 13,099,345 | 13,699,012 | 13,299,567 |
| 129,012,345 | 128,901,234 | 13,199,456 | 13,799,123 | 13,399,678 |
| 130,123,456 | 129,012,345 | 13,299,567 | 13,899,234 | 13,499,789 |
| 131,234,567 | 130,123,456 | 13,399,678 | 13,999,345 | 13,599,890 |
| 132,345,678 | 131,234,567 | 13,499,789 | 14,099,456 | 13,699,901 |
| 133,456,789 | 132,345,678 | 13,599,890 | 14,199,567 | 13,799,012 |
| 134,567,890 | 133,456,789 | 13,699,901 | 14,299,678 | 13,899,123 |
| 135,678,901 | 134,567,890 | 13,799,012 | 14,399,789 | |

PUBLIC HEARING NOTICE

The City of Boonville will hold a public hearing on February 23, 2011 at 4:00 PM at the Boonville City Hall, Boonville, Indiana, 47601, to provide citizens an opportunity to express their views on the final draft of the Boonville Downtown Revitalization Plan. The Downtown Plan was paid for using Federal Community Development Block Grant Funds from the Indiana Office of Community and Rural Affairs. Representatives from Bernardin-Lochmueller & Associates will present their findings and recommendations at the hearing. Every effort will be made to allow persons to voice their opinions at the public hearing. Persons with disabilities or non-English speaking persons who wish to attend the public hearing and need assistance should contact Mayor Pam Hendrickson, at the City Hall, P.O. Box 585, Boonville, Indiana, 47601, or (812) 897-0140, at least seven days prior to the public hearing. Every effort will be made to make reasonable accommodations for these persons.

For additional information concerning the public hearing or the Boonville Downtown Revitalization Plan, please contact: Economic Development Coalition of Southwest Indiana, 318 Main Street, Suite 400, Evansville, Indiana 47708, or (812) 423-2020 or at the address or phone number listed above. Written comments will be accepted at the Town Hall, P.O. Box 585, Boonville, Indiana, 47601, until February 22, 2011. A copy of the final draft will be available for public display at the City Hall from 8:00 A.M. until 4:00 P.M. Monday through Friday beginning February 13, 2011.

PUBLIC HEARING NOTICE

The City of Boonville will hold a public hearing on February 23, 2011 at 4:00 PM at the Boonville City Hall, Boonville, Indiana, 47601, to provide citizens an opportunity to express their views on the final draft of the Boonville Downtown Revitalization Plan. The Downtown Plan was paid for using Federal Community Development Block Grant Funds from the Indiana Office of Community and Rural Affairs. Representatives from Bernardin-Lochmueller & Associates will present their findings and recommendations at the hearing. Every effort will be made to allow persons to voice their opinions at the public hearing. Persons with disabilities or non-English speaking persons who wish to attend the public hearing and need assistance should contact Mayor Pam Hendrickson, at the City Hall, P.O. Box 585, Boonville, Indiana, 47601, or (812) 897-0140, at least seven days prior to the public hearing. Every effort will be made to make reasonable accommodations for these persons.

For additional information concerning the public hearing or the Boonville Downtown Revitalization Plan, please contact: Economic Development Coalition of Southwest Indiana, 318 Main Street, Suite 400, Evansville, Indiana 47708, or (812) 423-2020 or at the address or phone number listed above. Written comments will be accepted at the Town Hall, P.O. Box 585, Boonville, Indiana, 47601, until February 22, 2011. A copy of the final draft will be available for public display at the City Hall from 8:00 A.M. until 4:00 P.M. Monday through Friday beginning February 13, 2011.

196

CONTINUED CONCERNS--INDIVIDUAL AS OF FEBRUARY 23, 2011:

1. Continue to identify Boonville assets.
2. Mobilize those assets to best meet the needs of the community.
3. Abraham Lincoln's history--practicing law in Boonville, Indiana--continues to be a well kept secret. At the first meeting this was encouraged by this individual to promote even possibly by way of DVD, etc. This promotion again needs to be encouraged. Abe Lincoln and his life, particularly while connecting to Boonville, can put Boonville further on the map.
4. Public safety continues to be a concern. Neighbors helping neighbors to create a safer environment needs to be further encouraged.
5. Encouraging the farming or agricultural environment needs to be continuous. Warrick County once was more involved in this area. The need continues.
6. Churches in the area have much to contribute to this community. Continue to encourage this.

SUE MCCOOL LOCHMUELLER/Sue
PUBLIC HEARING FEBRUARY 23, 2011

Appendix H: Public Hearing Notice and Minutes

Boonville Downtown Revitalization Plan Public Hearing

February 23, 2011 – 4:00 P.M.

Debbie Bennett Stearsman: It's four o'clock so I'm going to ask the Mayor to call the hearing to order.

Mayor Pam Hendrickson: This public hearing will now come to order.

Okay. Thank you Mayor. My name is Debbie Bennett Stearsman. I'm with the Economic Development Coalition. Welcome to today's second public hearing hosted by the City of Boonville to review the final downtown revitalization plan. Today's public hearing is being recorded for verbatim transcription therefore I would ask that all persons please sign the sign in sheet that I brought with me. If you have not signed it raise your hand and I'll bring it to you so you can sign the sign in sheet. Before we begin I'll let you know that we're going to have a presentation first and we would ask that you hold all public questions or comments until the end so that we can get all of those on the recorder. If you have a question or a comment, I'm going to ask you to raise your hand and I'll come to you with the recorder, I'll ask you to state your name and we'll get it on the recording so we can get it in the minutes for today's public hearing.

At this point, I'll introduce to you Matt Schreifer with Bernardin Lochmueller and Associates and also Valerie Romano with VPS. They are going to give the presentation of the downtown revitalization plan.

Matt Schreifer: Well, a lot of you were on the steering committee so you know me and Val we worked with you throughout the process in which I wanted to start off talking about first. We had a steering committee made up of ten people and if anyone's seen the actual plan itself the committee is listed in there and again a lot of you are on that committee. We also had a couple of community workshops which was open to the public at the library for anyone to come and view what we've done and discussing things. We started out the process on June fourth last year, on a hot summer day with our kick-off meeting. Basically, that was to introduce me and Val as the planning team

and the Mayor to the steering committee and introduce the process how we are going to go through this whole thing together to get the downtown revitalization plan completed. Our second meeting was a community workshop on June twenty ninth we had that up at the County Courthouse up on the top floor and we did what we call a "LAND analysis" which stands for "liabilities", "assets", "needs" and "dreams." Basically, it's an analysis exercise if you know that. And so we had almost thirty people at that community workshop and we just kind of opened it up to everybody to create a list of liabilities, assets and needs and dreams, and when we were done we had everyone in the community get up, walk around and put their stickers as a way of ranking the needs for downtown. So with all of that information was took it back and we figured out you know what the general public in Boonville sees as what is needed downtown, what are the major things that are going to be needed, what will help revitalize downtown. And with that me and Val took that information and created goals and objectives and several different alternatives. Which then we came back at the second community workshop in July on the twenty seventh, and had the public at that meeting; we only had about ten...fifteen people at that second community workshop but we saw a lot of the same faces at the first community workshop so that was good. We went through those goals and objectives and those alternatives and we got their input of "yeah, that's kind of what we're thinking" or "that's a good idea but maybe we should do that somewhere else in town." And we took all of those ideas that we got from that, made a few changes to our goals and objectives and to our alternatives at which yeah...on this community workshop we tried to make sure that all of our steering committee members where there too. So, we as followed up with this second steering committee meeting where we kind of got into the goals and objectives and alternatives a little bit more, they already had an idea of what the general public saw at the community workshops and we got into more detail then. You know cutting out words actually, inserting goals and objectives and moving the alternatives around. You know our alternatives for example we had four or five different streets that we looked at for a bike route through downtown and so we took a look at those alternatives what might work and what might not work. And we made some kind of final decisions on what we thought would be the best projects for downtown. With that information then, again me and Val went back and we came up with ten overall projects, ten high priority projects that we thought based on the community and steering community input were what will help downtown become

revitalized. And, we brought those recommendations back to a final steering committee meeting where we looked at the strategies to help us implement those ten projects. So, we kind of had our idea of what the ten would be. The steering committee helped us decide what comes first and what comes second. We also you know looked at different funding possibilities for all of these, you know whether city funds would be used to pay for some of this or if going for grants was the better route to take. And finally, we put responsibility for each one of the projects. And the reason for the responsibility is to make sure that you know somebody knows where it starts. If you get all of these projects...you know sometimes all of these plans will be great plans but they go nowhere because nobody knows who's doing what with it. So, hopefully with the responsibility in the plan...you know the Mayor's office and the steering committee, for example can talk to each other and get this first project started. On that then what I want to go to next is the ten projects that we finally came up with on these recommendations. First and foremost although it's not a physical project but creating a Boonville CDC; a "Community Development Corporation" to help you know start all of these projects to get the ball rolling, get things going. The steering committee that we had would be a good place to start with who would make up this CDC. A good example of what a CDC is for anyone that doesn't know is in Newburgh they have "Historic Newburgh Incorporated" which has all of the events set up, they draw people, they get things done, get things going. So, having something like that for here in Boonville for the downtown area we felt would be great. The second thing is to promote downtown. There are so many things, I know one of the big things that was discussed was Lincoln and his involvement here is you know coming here to study law and doing all kinds of stuff. Who knows that? Does everybody know that? Does anybody outside of Boonville know that? You know those kinds of promotions and any kind of the festival and events that you already have or any new ones you might create. And the promotion of downtown could be anything from you know start with this brochure that we made here or share the audio tour for Warrick County you know those kinds of things, just simple brochures. The Boonville Standard I know was...they were involved in some of the community workshops and steering committee meetings maybe they could help out with promoting the downtown. A simple article about what's going on downtown which was done throughout the process will also help. As far as physical projects, the first one was looking at a bike route. Like I said earlier, we came up with several different

alternatives. We finally decided the best bike route to connect City Lake Park to Scales Lake Park was our ultimate goal to go through downtown was to go along Fourth Street to keep away from all of the crazy traffic around the square and have a direct route more or less basically from one park to the other. In these first three here were we looked at different phases for each different project, these were on the short term. So, within five years these are something that we'd like to see get done. And hopefully the Boonville CDC within the next year so we can use that to get some of these other projects started. The fourth project was to create gateways for downtown on each end of where the one-way pairs start a simple welcome to historic Boonville. You know how you do that it would be nice if we could get some kind of a volunteer or Boy Scout to do that. The cost of those shouldn't be over whelming. We didn't look at a definite cost for those but hopefully you know that's something that you can kind of show where you are talking about when you are talking about coming to downtown Boonville. The fifth project was Court House Square Park. This is on what we called the "midterm phase" within the next ten years and actually from your seats you can see the building or a couple of buildings over there that we're talking about maybe bringing those buildings down because they are somewhat falling down already the way it is and creating a little pocket park a place for people to come to the square to do and you know just relax. We would have maybe the Master Gardener's Club come in and take care of some plants and stuff there. The sixth project then was a park which we originally called "Third Street Park" from just south of the square. We ended up going with "Glen Kramer Park." Mary, do you want to tell us a little bit about why?

Mayor Hendrickson: Mr. Kramer was very involved within our community prior to his death and the property owned by the Kramer family therefore we thought perhaps in his memory they would really enjoy doing something of that nature.

So, that's why we went with "Glen Kramer Park" because it was an idea that we came up with in one of our steering committee meetings said that's Glenn's property. So, again as a park it would be a little bit larger than this little pocket park here. It's on an empty piece of property right now so there's not much there at the moment. We thought a little bit of a combination of a...this is more of adults come to relax maybe to eat their lunch; this is a combination of a small playground, a little fountain, it's a good place to come and relax but it's also a place where the kids can come downtown and have

Appendix H: Public Hearing Notice and Minutes

something to do because otherwise they're at the splash park down on the south side of town. Which is fine too but to attract people downtown you know we thought a park like that would be great. On the longer term projects these are ten or more years, the seventh priority project was the court house square reconfiguration and a Second Street reconfiguration was the eighth project. What this would do this is really you know a rough sketch this is a long term project. Our estimated costs are a little bit of a range so there would be more detail that would need to be done here but the intent of this would be to basically invert what you have there now. Take the parking so instead of pulling out onto the state highways which we all know is not the safest thing to do is create a new lane inside of the lawn and have parking from that direction. I know of several other court houses throughout Southern Indiana that have done this and it works pretty well. So we would be...you know you would have to take a little bit out of the lawn ...I forget the details are in here maybe twenty feet or so of lawn area to create this new lane around there. But that would increase the safety big time for the square. And then the Second Street configuration would be to look at possibly turning Second Street into a one-way street and there would have to be some studying and looking to figure out if it's best to go one-way north or one-way south but that could open up the sidewalk here, bump it out a little bit and create "A" some green space and "B" maybe some more sidewalk space for the restaurant up here Yesterdaze is that it?

Mayor Hendrickson: Yes.

Okay. And anything else that might come in there maybe it would be a little more attractive on this side of the square for that kind of stuff to come in. And then finally the ninth and tenth projects again on the very long term ten or more years, was basically a beautification of the square itself and then what we're calling "corridor" from end of the one-way pair to the other end of the one-way pair. And the primary things that we would be looking at there are redoing the street lights. Right now you've got...can we see any from right here they are very large cobra street lights that are not very attractive. So, what we were thinking is more pedestrian scale lighting a little shorter. On the square, we were looking at taking all of the cobra lights out and putting in these new lights. Along the corridor, because it is a state road we probably would want to keep the cobra lights to allow enough lighting for the state road otherwise we would have to have so many of these so tight together that they would just be a little too much.

So what we did is some of our steering committee members looked back at some old photographs of downtown Boonville and you could probably see it a little bit better in the brochures we actually have a light from the Haloplatting Corporation that look almost identical to the lights that were here on the square. So we thought it would be great to bring that back to the square and the idea was to put one of those on all four corners of the square and then go with a single light of the same kind of style light rather than the deluxe five light version around the rest of the square on each side of the streets. And then on what we're calling the "historic corridor" the tenth project you can kind of see it's almost like a lantern light that was there. I think this is...you can see a picture from up here I think up on Sycamore and Third Street. Yeah, it's like a lantern style light which we found something again that looked very similar to the historic lights that were there and that would be something that we could have all of the way up and down Locust and Main Streets. And then you could also add the historic looking street signs and banners all up along both the corridor and around the square. So those were the main ten projects. We came up with several different...several other ideas that if you'll look in the plan itself you'll see some other things. We didn't get into those as detailed. It's something that maybe some other organization might want to do or could be pushed up depending on if it became a part of one of these other projects if you want to do that. For example, we thought of a skate park as one idea. Ultimately, that was decided that might be best out by the pool. So, those are the main ten projects and I think now Debbie will take over.

Debbie Bennett Stearsman: Yes. Thank you, Matt. At this time, we're going to open the public hearing for any questions or comments from citizens attending the public hearing. State your name please.

Tina Brown. I have a question about Fourth Street. Is that going to be a one-way?

Matt Schreifer: What we would look at there right now it is a two-lane road with parking on each side which is really not wide enough for a two-lane road with parking on each side. We'd keep it a two-lane road but get rid of any parking on that road and those would be replaced by four bike lanes. So, it would kind of...in a way increase the safety on the road because of the fact that you can't get two cars through at the same time if you've got two cars parked on each side usually.

Tina Brown: I really haven't seen a problem with the parking. You know what scares me is we've got a bike route going in here. We're going to have kids going down it and we've an ambulance and a fire department service there you know. What kind of safety issue are we running into?

Policeman: Honestly, I don't think that bike route is going to increase much more pedestrian traffic than what is already on Fourth Street. I know the fire department, ambulance drivers and the police department is up a block from that. Any time our officers come out I mean they know as soon as they turn the lights on that doesn't mean you've got the right of way so I think it's still going to fall back on the common sense of the personnel to be aware of coming out. I mean I know the fire department especially in the summer with the splash park and the lake just a few blocks up kids are always walking or riding their bikes up there to go fishing or whatever. So, I really don't think it's going to add that much traffic to what's already in that area.

DBS: Do you mind saying your name?

Darryl Saltzman.

DBS: Thank you.

Mayor Hendrickson: I think as far as the safety I think they start the sirens before they start coming out of the building and the fire department and the police department as well. So I think that would be something that the bicyclist would be caution of and listen for.

Tina Brown: But isn't the whole purpose of doing this is try to get it...I mean I this was to attract people to Boonville so I mean we're kind of biting it...because we're saying that this is not going to raise up an traffic but that's the whole reason we're spending all of this money is to get people here. So, which way is it? Are we not going to raise people riding the bike there or are we just wasting the money?

Matt Schreiber: I think yes we hope we will get more people riding their bikes up and down Fourth Street again hopefully the police and the fire will be wanting to pay more attention to that knowing that. Also, in Boonville...I mean in Newburgh if you've ever been there in downtown Newburgh we'll want to add some warning signs like they do

for the fire station downtown there as you are coming into downtown to let people know and the same case with the railroad track. We're going to have to have some sort of warning signs throughout the let the people on the bikes know that you know what's coming up. And the other thing to think about is the way to look at it is the biking through downtown is I mean it's no different than the cars. I mean the police and the fire also have to watch out for the cars coming in and out of there. They probably don't hear the sirens as well as the bicyclists.

Tina Brown: My ten year old grandkids are not driving a car.

Matt Schreiber: Right. Exactly. But they'll have to pay attention to the bicycles just as they do the cars.

DBS: Are there other comments?

Sue McCool Lochmueller. I represent myself also the church Boonville Wesleyan where I work but I attended most of the meetings and also read through the plan here and I've got a handout of about twelve copies for whoever would need them because I didn't know comments needed to be received by yesterday but concerns I had here just to continue to identify the assets that are here and mobilize those assets. And then I mentioned at the first meeting that Abraham Lincoln had quite a history here so I suggested to promote that history and I thought that would certainly make Boonville further on the map. Public safety continues to be a concern of mine and hopefully others. I think you will be addressing that but neighbors helping neighbors we need to do more. And then the farmers or the agricultural environment here I think we easily enough ignore them or overlook them and I think somewhere we can embrace that where we haven't. And then churches in the area needing to continue to contribute and encouraging that. So, this is aside from the plan you developed but I like your plan and there were the continued concerns I had. And thank you and those copies are available.

DBS: And I'll note for the public hearing we did pass out the copies to the general public attending the hearing. Thank you for your comments.

Hi. My name is Sherry Seevers. My husband and I are currently looking in investing in two buildings on the square in Boonville. I'm wondering in these plans if you've

Boonville City Council

Pam Hendrickson, Mayor
Ron Tubbs, Member
Robert Canada, Member
Jim Ruff, Member

Robert Barnett, Member
Dennis Shreve, Member
Mark Phillips, City Attorney
Nancy Shull, Clerk Treasurer

Revitalization Plan Steering Committee

Pam Hendrickson
Tim Mosby
Nova Conner
Steve Smith
Sherri Sherman
LaDonna Camp

Adrian Held
Susan Decker
Debbie Neal
Mike Webb
Beth Broshears
Ralph Turpen

Economic Development Coalition of Southwest Indiana

Greg Wathen,
President & CEO, Economic Development

Debra Bennett-Stearsman,
Vice President, Community Development

Bernardin, Lochmueller & Associates, Inc.

David Isley, Director of Planning
Laurie Miller, Planner I

Matt Schriefer, AICP, Project Manager
David Goffinet, Public Involvement

VPS Architecture, Inc.

Valerie Romano, AICP, LEED AP BD+C
Planner

Andrea Herschelman
Interior Designer

CITY COUNCIL
RESOLUTION 2011 - 2

RESOLUTION ADOPTING DOWNTOWN PLAN

WHEREAS, the City of Boonville, Indiana has caused to be prepared a Downtown Plan establishing goals and objectives for downtown improvements as amended from time to time; and,

WHEREAS, the City of Boonville has hired Bernardin Lochmueller & Associates to assist in the preparation of the Downtown Plan, describe and define issues related to downtown Boonville, advise the City of options regarding the Downtown Plan and make recommendations with respect to the Downtown Plan and future needs related to the Downtown Plan; and,

WHEREAS, the City of Boonville has received Federal Community Development Block Grant Dollars from the Indiana Office of Community and Rural Affairs to fund the study and preparation of a Downtown Plan and has contributed \$5,500.00 as local match for this project; and,

WHEREAS, the City of Boonville has thoroughly reviewed the process and completed study done by Bernardin Lochmueller & Associates and is satisfied with the services performed, the information contained therein, and methodology applied; and;

WHEREAS, said Downtown Plan has been produced for the promotion of public health, safety, morals, convenience, order, or the general welfare and for the sake of efficiency in the process of development; and;

WHEREAS, the citizens of the Boonville have been given the opportunity for participation in the Plan's development through community surveys and public meetings; and,

WHEREAS, the Boonville City Council has reviewed and recommended approval of said Downtown Plan; and,

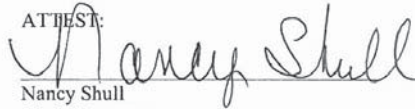
WHEREAS, one or more public hearings have been published in accordance with Indiana Code and conducted for the purpose of obtaining additional public comment concerning the Plan's content; and,


WHEREAS, the City of Boonville has received sufficient copies of the Downtown Plan and will keep them on file in the City Hall for future reference.

NOW, THEREFORE, be it resolved by the City Council of the City of Boonville, that the City Council of the City of Boonville, Indiana approves and adopts the attached Downtown Plan, contingent upon comments and approval received from the Indiana Office of Community and Rural Affairs. The City of Boonville will fully consider all comments and feedback received from the Indiana Office of Community and Rural Affairs and will amend the Downtown Plan if necessary, to incorporate comments and feedback from the Indiana Office of Community and Rural Affairs.

Passed and adopted this 3rd day of March, 2011.

ATTEST:


Nancy Shull
Clerk-Treasurer


Pamela Hendrickson, Mayor
Presiding Officer, Council



ART DISTRICT

HAYNIE'S CORNER

URBAN DESIGN
CENTER
58 ADAMS AVENUE
HAYNIE'S CORNER, VA 22113





Chapter 3: Haynie's Corner Art District Plan



The **Haynie's Corner Art District Plan** is included as a Focus Area Plan in this Regional Plan for Sustainable Development as an example of sustainable development strategies for a near downtown urbanized neighborhood. The planning process focused on identifying strategies to further previous efforts to create a functional art district and to leverage the art district as a means to revitalize the surrounding neighborhoods. Recommendations include strategic investments to support the arts, along with appropriate infrastructure improvements to create a unique sense of place that would help to attract private investment. The full list of recommended projects is listed and detailed in the Plan that follows.

Over the past two decades there have been a number of compelling examples of cities that have realized economic benefit by supporting the creation of art districts. Paducah, Kentucky redeveloped an aging downtown area by implementing a plan to create an art district. Their efforts were recognized by Evansville civic leaders and soon the City of Evansville announced their interest in pursuing a similar engagement that would result in the creation of the Haynie's Corner Art District.

After years of implementing a number and variety of policy initiatives designed to foster the growth and development of the Haynie's Corner Art District, it became evident that there was value in stepping back and pursuing a more focused planning effort. The Haynie's Corner Art District Plan was identified as an appropriate component within the Regional Plan for Sustainable Development and accordingly was prepared by the lead consultant, Bernardin Lochmueller & Associates.

Public Involvement

There was considerable interest, from a number and variety of organizations, in regard to the development of the Haynie's Corner Art District Plan. Accordingly, the public involvement events were designed to obtain input and information from the interested parties. Public involvement events included the following:

Workshop #1

Haynie's Corner Art District
1/2 Day Neighborhood Gathering and Workshop
8:30 AM - 1:00 PM
Saturday July 14, 2012,
Center of Hope Church
808 SE Third Street
Evansville, IN 47713

The workshop was designed to gather information and feedback from residents, area artists and other interested persons about the Haynie's Corner Art District. Following this information gathering phase, the attendees used the balance of the morning to frame a vision for the Art District.

Workshop # 2

Haynie's Corner Art District
1/2 Day Neighborhood Gathering and Workshop
8:30 AM - 1:00 PM
Saturday December 8, 2012,
Center of Hope Church
808 SE Third Street
Evansville, IN 47713

At this workshop, Bernardin Lochmueller & Associates and VPS Architecture staff shared updates, ideas, concepts and initiatives designed to help achieve the shared vision for the Art District.

Haynie's Corner Art District Plan - Open House

Tuesday June 11, 2013
4:30 PM - 6:30 PM
Urban Design Center
58 Adams Avenue
Evansville, IN 47713

This open house event was an opportunity to share more detailed information on specific projects. The event was hosted at the Urban Design Center and was a great opportunity for interested persons to walk among the project depiction boards and share reactions with peers and Bernardin Lochmueller & Associates planning staff.

Vision and Goals

The vision and goals associated with the planning effort are very much integrated. The long-standing vision for the Haynie's Corner Art District is a vibrant neighborhood art district that includes in-home galleries; artists residing in the area; unique, art-oriented retail stores and restaurants; and public art installations. The goals for the study area also included a vibrant, ever evolving neighborhood art district. However, related goals include the anticipated value-added benefits of this vibrant art district, which include the following:

- Neighborhood stabilization
- New housing investment
- Increased income diversity among neighborhood residents
- Reduction in crime
- Increased commercial/retail activity
- Increased value of real estate in the neighborhood
- Improved perception of the neighborhood

Recommendations

From the previous years of planning and implementation initiatives, coupled with more recent public involvement and planning activities, a refined list of recommended projects was developed to achieve the goal of creating a viable art district and revitalized neighborhood. These projects outline strategies to foster private sector investment by leveraging strategic public sector infrastructure projects and initiatives to support artistic endeavors. The list of projects is as follows:

1. Revitalize the Alhambra Theatre

Revitalization of the Alhambra Theatre is the defining project associated with establishing meaningful art engagements and realizing the successful redevelopment of the Haynie's Corner Art District.

2. Transition the Urban Design Center into the City Gallery/Urban Living Center

Transition the Urban Design Center into a permanent center to support art initiatives and promote urban living.

3. Develop a Parking/Event Area Between Adams Avenue and Washington Avenue

Create an parking/event area in the Art District by extending the parking lot at 60 Adams Avenue north and incorporate the parcel at 9 Washington Avenue. These two parcels, separated by an alley, provide an excellent area for parking and could also serve as a unique venue for events in the Art District.

4. Develop Galleries and Events in the Haynie's Corner Area

Develop adequate gallery space and host regular events in the Haynie's Corner Art District. Galleries and events are essential to creating a vibrant art district and to attracting future commercial and retail activity.

5. Pilot a Housing Renovation or New Housing Construction Project that Incorporates Sustainable Design and Gallery Space for Artists

Identify a housing renovation or new construction project that can serve as a model for incorporating gallery and art production space into a residence. Success of a pilot "in-home gallery" project could help attract artists to reside in the Haynie's Corner Art District.

6. Pursue Mixed Use Infill Projects at Haynie's Corner

Pursue mixed use redevelopment projects on the parcels at 1022 SE Second Street and on the larger parcel at Jefferson Avenue and SE Second Street. These projects will serve as anchor developments for the Art District and will also help to pilot the concept of successfully embedding mixed use developments that are proximate to existing residential areas.

7. Install Sustainable Traffic, Parking and Streetscape Improvements

Pursue strategic public works and traffic management enhancements in the core of the Haynie's Corner Art District. Specifically, the projects entail the following:

1. Reconfigure the public parking lot adjacent to 1007 Parrett Street.
2. Create a boulevard experience along a short block of Washington Avenue between Parrett Street and SE Second Street.
3. Create additional parallel parking spaces along northbound SE Second Street, between Adams Avenue and Washington Avenue, by reducing the width of the sidewalk
4. Install a traffic circle at the 3-way intersection of SE Second Street, Jefferson Avenue and Parrett Street.

8. Initiate and Coordinate Trail Enhancements Near Adams Avenue and Second Street

Leverage the planned construction of an extension of the Evansville Greenway Bike Trail through the Haynie's Corner Art District. Identify and develop trail enhancements that will help to position the Art District as a trail destination.

9. Develop Gateway/Way Finding Structures at Appropriate Locations That Identify the Haynie's Corner Art District

Install gateway features along the primary entries into the Haynie's Corner Art District in order to identify and promote the Art District. Gateways create a sense of place and a source of pride for residents and the perception of a unique destination for visitors.

10. Install Transit Shelter near Adams Avenue and SE Second Street

Design and construct a transit shelter near SE Second Street and Adams Avenue that will help to attract investment and serve as a pilot for other new transit shelters in the Region. The shelter should incorporate an appropriate neighborhood theme/design and should also incorporate artistic and sustainable design features. The shelter itself should be an example of functional public art.

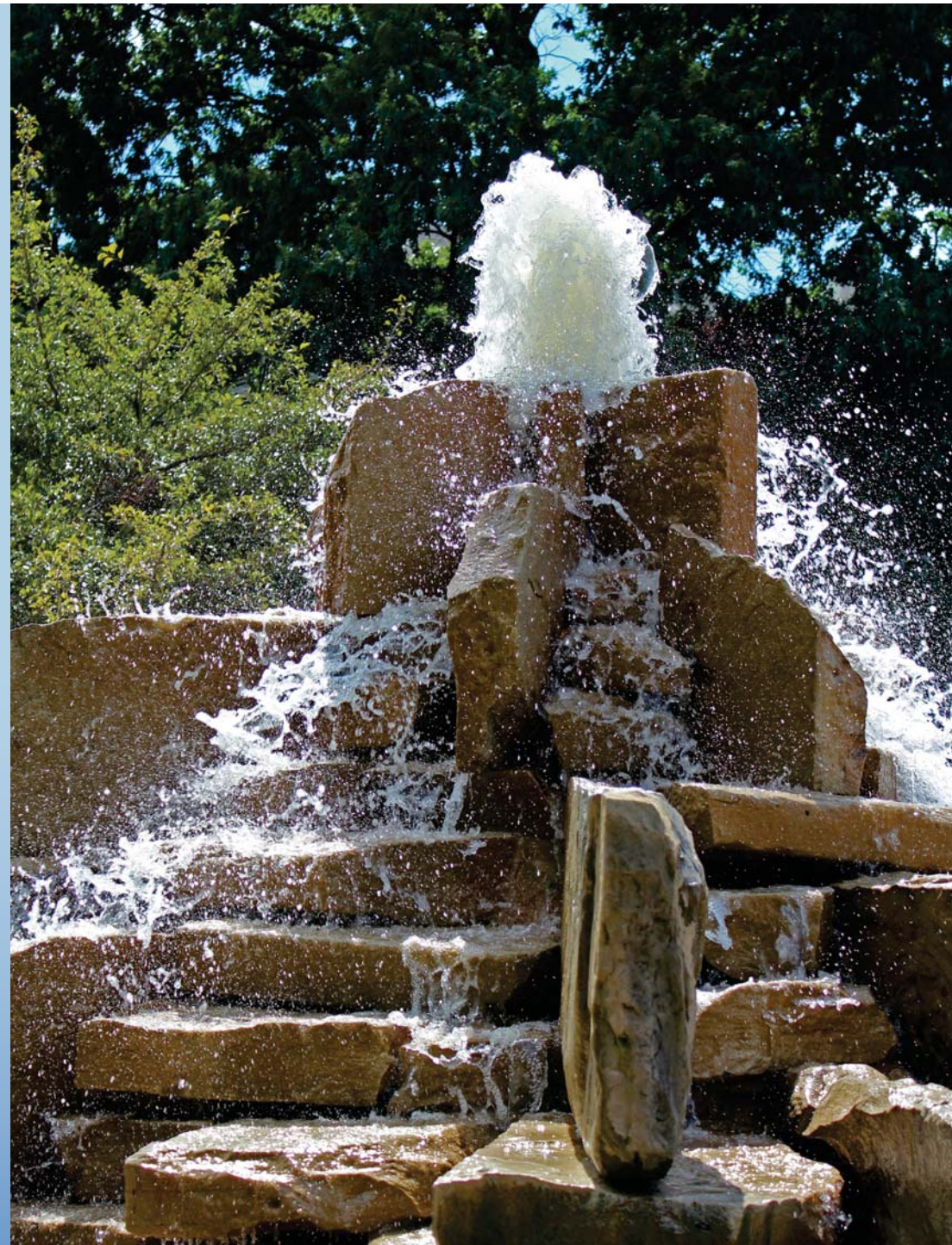
Introduction

The Evansville Metropolitan Planning Organization received a Sustainable Communities Regional Planning Grant (SCRPG) from the U.S. Department of Housing and Urban Development (HUD). The associated planning project for the Evansville, IN-Henderson, KY Region is titled the Sustainable Evansville Area Coalition or SEAC.

The SEAC planning effort involves Vanderburgh and Warrick Counties in Indiana and Henderson County, Kentucky. For additional information on the SEAC Plan, readers should visit the SEAC website: <http://seacplan.org>.

A component of the SCRPG scope of work is the preparation of a development plan for the Haynie's Corner Art District. This is one of three neighborhood plans noted in the scope. The other two neighborhood plans include the Boonville Downtown Revitalization Plan and the Henderson East End Neighborhood Development Plan.

The planning area for the project includes the Haynie's Corner Art District depicted in Figure 3-1. However, in the preparation of the plan, neighboring areas were taken into consideration.



Introduction

The primary purpose of the Plan is to identify specific initiatives and corresponding implementation strategies that will aid in creating a vibrant and purposeful Art District and sustainable neighborhood. Further, the strategies are designed to help attract and secure new investment in housing/commercial development and art-related endeavors.

The Plan is also intended as a resource and reference for entities considering investment in the Haynie's Corner Art District. The Plan has a comprehensive appendix containing maps, plans, code citations and related resources that are essential resources for the successful development of the Haynie's Corner Art District.

Over the past 30 years, the creation of an Art District has become an often used tool to help with the redevelopment of urban neighborhoods in cities across the nation. Following is an outline of the anticipated benefits from the creation of an art district:

- **Beautify** and animate cities
- **Make** an area safe and attractive
- **Provide** employment
- **Attract** residents and tourists to the city
- **Complement** adjacent businesses
- **Enhance** property values
- **Expand** the tax base
- **Attract** well-educated employees
- **Contribute** to creative/innovative environment
- **Connect** the arts more intimately with community development
- **Offer** evening activities extending hours during which the area is in use
- **Provide** facilities and arts activities for arts organizations





Literature on the developing art districts notes that there are two models that can drive the creation of an art district:

1. Organic/Hands-Off Model
- 2 Policy/Involvement Model

The organic model is associated with areas that naturally attract artists, performers and patrons and they make the neighborhood their own. These initial settlements create social and economic dynamics that drive growth and expansion of these creative economic sectors. The result is a de facto art district.

On the other hand, the policy model is associated with public sector initiatives designed to attract creative persons to a particular area in anticipation of generating a critical mass of creative talents in order to foster the development of an art district.

To date, the Haynie's Corner Art District appears to be a hybrid of these approaches. Initially the area did attract a significant number of art related residents and establishments. However, over time, these creative footholds were difficult to maintain. In response, local government initiated efforts to help support the art-associated endeavors in the area. Currently the project remains in somewhat of a "holding pattern." Resources and opportunities exist to create a viable art district but not without a well-orchestrated investment of essential resources.

Planning Process

The planning process for the development of the Haynie's Corner Art District Plan was somewhat conventional. However, the process did have a unique provision. Unique in that Bernardin Lochmueller & Associates hired an individual to conduct planning work and engagements within the Art District. Bob Grewe, AICP, with Bernardin Lochmueller served in this capacity. To complement the staffing opportunity, the Evansville Brownfields Corporation leased 58 Adams Avenue to Bernardin Lochmueller & Associates for the purpose of hosting an Urban Design Center. Walk-in traffic was very light, so staff began to conduct weekly events at the Urban Design Center. Appendix H in Volume 5 of the Appendices document includes a listing of the Brown Bag Lunch and Learn events that have been hosted by Bernardin Lochmueller & Associates at the Urban Design Center. Many of the events were developed with resources from the Sustainable Communities Learning Network.

213

More conventional planning centered around two neighborhood workshops and an open house event. Workshop and open house agendas, sign-in sheets, project concept boards and media coverage are included as Appendix I in Volume 5 of the Appendices document. The workshops were held as follows:



Workshop #1

The workshop was designed to gather information and feedback from residents, area artists and other interested persons about the Haynie's Corner Art District. Following this information gathering phase, the attendees used the balance of the morning to frame a vision for the Art District.

Haynie's Corner Art District
1/2 Day Neighborhood Gathering and Workshop
8:30 AM - 1:00 PM
Saturday July 14, 2012,
Center of Hope Church
808 SE Third Street
Evansville, IN 47713

Workshop was conducted by staff from Bernardin Lochmueller and Associates and VPS Architecture.

Workshop # 2

At this workshop, Bernardin Lochmueller & Associates staff shared updates, ideas, concepts and initiatives designed to help achieve the shared vision for the Art District.

Haynie's Corner Art District
1/2 Day Neighborhood Gathering and Workshop
8:30 AM - 1:00 PM
Saturday December 8, 2012,
Center of Hope Church
808 SE Third Street
Evansville, IN 47713

Workshop was conducted by staff from Bernardin Lochmueller and Associates and VPS Architecture.



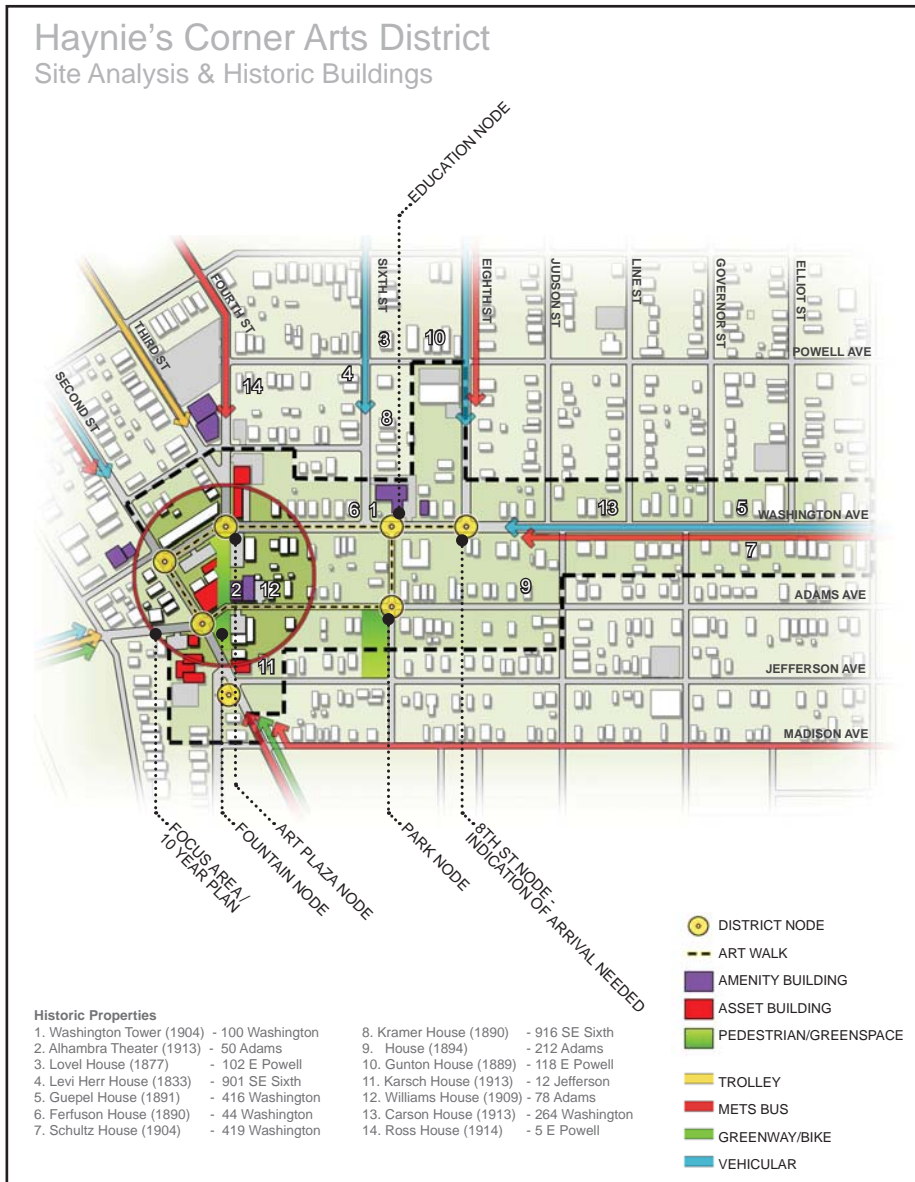
Open House

This open house event was an opportunity to share more specific information that was depicted on project boards. The event was hosted at the Urban Design Center and was a great opportunity for the public to walk among the project depiction boards and share reactions with peers and Bernardin Lochmueller and Associates planning staff. The project boards are included in Appendix I in Volume 5 of the Appendices document.

Haynie's Corner Art District
Open House
Tuesday June 11, 2013
4:30 PM - 6:30 PM
Urban Design Center
58 Adams Avenue
Evansville, IN 47713

Workshop was conducted by staff from Bernardin Lochmueller and Associates.

Figure 3-2: Site Analysis & Historic Buildings



The Site Analysis & Historic Buildings map identifies the dozen plus historic properties that are within the Haynie's Corner Art District. It could be argued that the most compelling historic structure is the Alhambra Theatre. The balance of the historic buildings helps to create considerable appeal and sense of place for the neighborhood. It should be noted that within two blocks west of the Art District is one of the premiere historic districts in the Midwest, the Riverside Historic District.

The illustration also identifies transit service in the Art District.

Figure 3-3: Site Assessment & Building Condition

Haynie's Corner Arts District Site Assessment - Building Condition



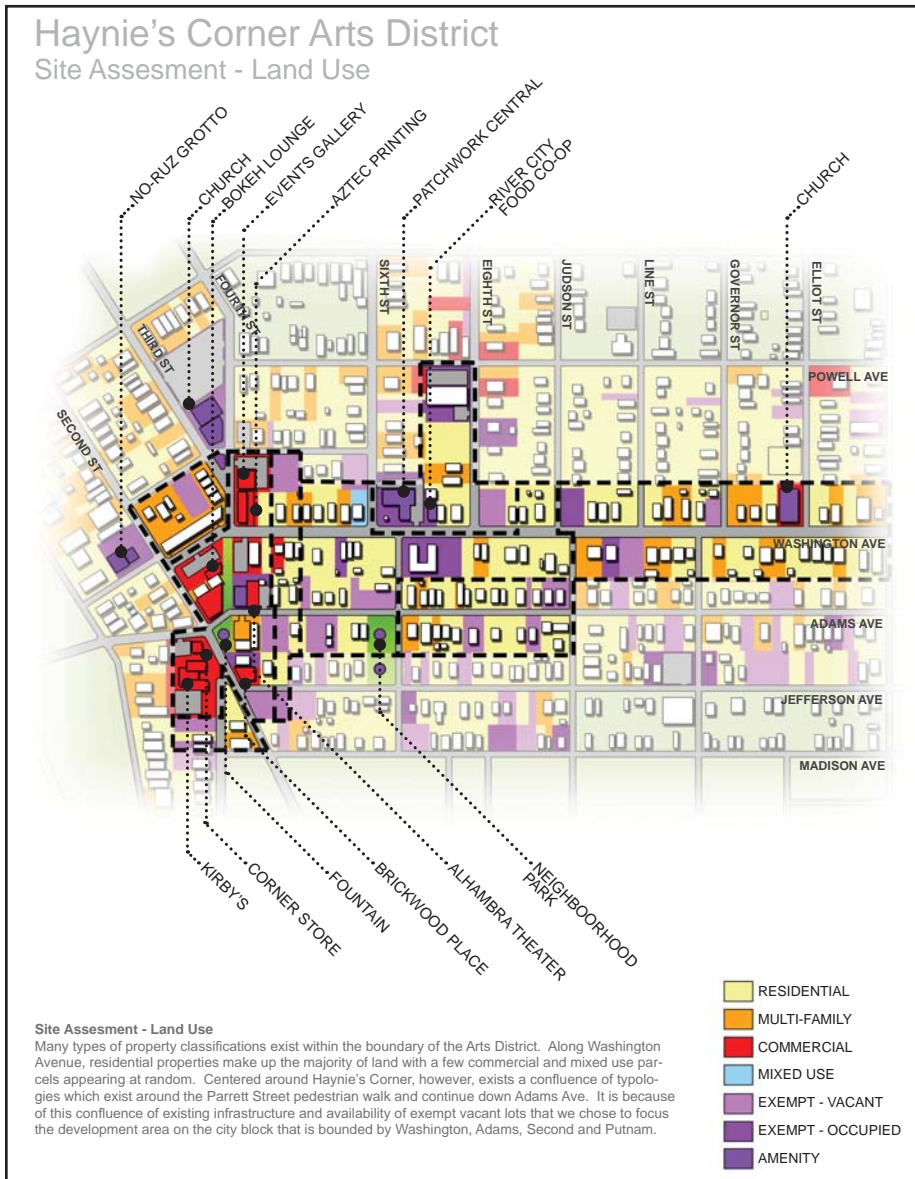
Site Assessment - Building Conditions

Buildings in the Arts District were surveyed and rated based on a 4 point scale from Excellent to Disrepair. Excellent Buildings were newly constructed or recently renovated. Good buildings are older buildings that have been kept maintained well and are more than pleasant to the eye. Fair buildings have some general upkeep, but might have minor noticeable flaws. The last category is reserved for buildings that have very noticeable cosmetic or structural damage and might even be vacant as noted by boarded windows.

- EXCELLENT
- GOOD
- FAIR
- DISREPAIR/UNOCCUPIED
- VACANT LOT
- PARKING LOT

The Site Assessment & Building Condition map provides an appreciation of the condition of the structures in the Art District. While a few structures are characterized as in disrepair/unoccupied, the District has realized considerable improvement from the purchase and demolition of many structures that could not be rehabilitated. This is evidenced by the considerable number of vacant lots.

Figure 3-4: Site Assessment & Land Use



The Site Assessment & Land Use map provides perspective regarding the intensities of uses in the Art District. It is advantageous that the higher intensity/commercial uses are concentrated within the core of the Art District. Planning efforts seek to continue to direct commercial growth into the core, so as to maintain the appeal of the neighboring residential areas.

Figure 3-5: Overlay Zone

Haynie's Corner Arts District Site Assesment - Arts Overlay Zone



Site Assesment - Overlay Zone Map - Adopted May 2011

The purpose of the Arts Overlay Zone ("AOZ") is to facilitate investment involving improvements to land and structures within the district, while encouraging artistic and creative uses. The AOZ overlays properties already classified into existing zoning districts. The objective is to offer more flexibility in uses permitted and development standards in the AOZ as incentives for new development. The intended result of the overlay is to establish a mixed use area with art-related businesses, other low intensity, neighborhood-supporting businesses, live/work units and traditional residences integrated in a manner that maintains the residential character of the area. The AOZ uses an innovative approach allowing artists and owners and operators of support businesses to occupy joint living and commercial space within the same structure that would otherwise not be allowed in many of the underlying zoning districts. The creation of the AOZ promotes investment through mixed use development that expands the presence of, and/or otherwise enhances the arts within the zone.

- RESIDENTIAL LIVE/WORK
- RESIDENTIAL TRANSITION AREA
- COMMERCIAL EXTENSION
- COMMERCIAL CORE
- RECOMMENDED EXPANSION

The Overlay Zone map denotes the acceptable uses within the Art District Overlay Zone. The Overlay Zone is a special zoning designation that provides unique zoning and development provisions within the boundaries of the Overlay Zone. In the case of the Art District, the Overlay Zone is designed to allow galleries and art production space within a single-family residence.

Figure 3-6: Site Adjacencies



The Site Adjacencies map indicates transit service and neighboring amenities. The more notable depiction on the map is the number of neighborhood associations that make up the Haynie's Corner Art District. This is helpful in that a number of neighborhood associations have an interest in the success of the Art District. On the other hand, no singular neighborhood association is solely responsible for the success of the Art District.

Figure 3-7: District Site Development 5-10 Year Plan

Haynie's Corner Arts District
Site Development 5-10 Year Plan



Site Assessment - Site Development

The vacant sites that exist in the neighborhood are the most readily available for redevelopment and new development. The sites that are colored green have already been completed, or are under construction. The sites colored orange are currently undeveloped or underutilized; and they are excellent locations for development by the city, local non-profit organizations or private developers.

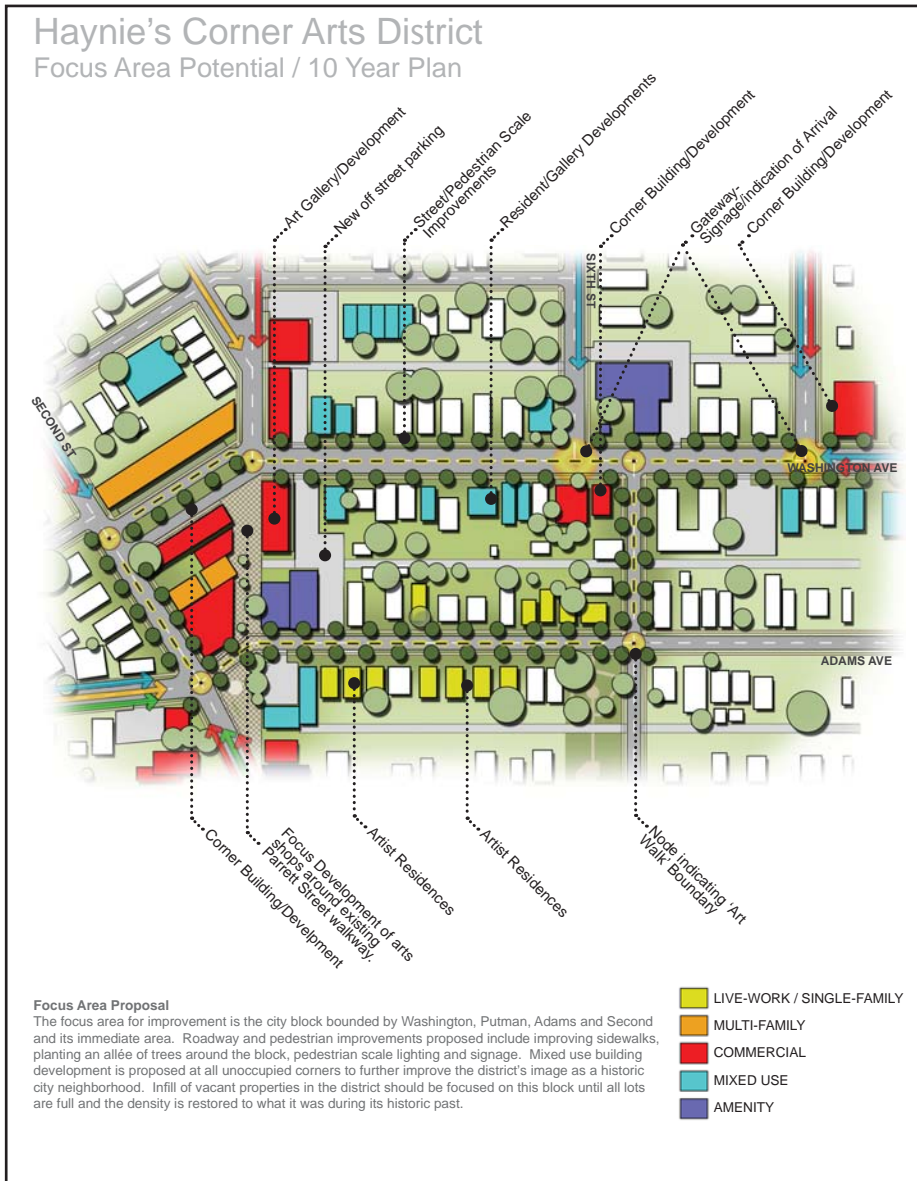
Mixed Use Developments

Various lots around the district are prime examples of a locations that would be well suited for mixed use developments. These structures could house a number of functions including retail and restaurants on the ground floor with residential apartments and offices above.

- REDEVELOPED AS OF DEC 2012
- POTENTIAL REDEVELOPMENT
- POTENTIAL MIXED USE DEVELOPMENT

The District Site Development 5-10 Year Plan map illustrates the conceptual build-out of the Art District. Parcels in green have been redeveloped, while the gold parcels indicate future redevelopment potential. Many of the redevelopment parcels are identified as vacant on Figure 3-3.

Figure 3-8: Focus Area Potential/10 Year Plan



The Focus Area Potential/10 Year Plan map highlights the intended future land uses in the Art District. It is noteworthy that the live-work/single family developments are aligned along Adams Avenue. This is in keeping the concept of preserving the residential aspect of the areas outside of the core of the Art District. Also there are a number of mixed-use developments along Washington Avenue. This provides for an appropriate mix of preserving residential areas, yet providing opportunities for retail/commercial space along the highly traveled Washington Avenue corridor.

Figure 3-9: Focus Area Focus Area Potential

Haynie's Corner Arts District Focus Area Potential

Focus Area Proposal - Bird's Eye View

The focus area for improvement is the city block bounded by Washington, Putman, Adams and Second and its immediate area. Roadway and pedestrian improvements proposed include improving sidewalks, planting an allée of trees around the block, pedestrian scale lighting and signage. Mixed use building development is proposed at all unoccupied corners to further improve the district's image as a historic city neighborhood. Infill of vacant properties in the district should be focused on this block until all lots are full and the density is restored to what it was during its historic past.



POTENTIAL MIXED USE DEVELOPMENT



POTENTIAL MIXED USE DEVELOPMENT

- RESIDENTIAL
- MULTI-FAMILY
- COMMERCIAL
- MIXED USE
- AMENITY

The Focus Area Potential map focuses on the proposed mixed-use development infill projects that serve as the catalyst for the redevelopment of the Haynie's Corner Art District. These mixed-use projects provide unique design opportunities and make available new, urban residential accommodations that have not been available in the Evansville downtown area.

Development Resources and Initiatives

Following is an outline of development resources that exist and initiatives that have been pursued in the Haynie's Corner Art District. These resources and initiatives have created a considerable framework for the further development of the Haynie's Corner Art District.

Revitalization of the Alhambra Theatre

It could be said that the Haynie's Corner Art District was destined to become an art district on September 27, 1913 when the Alhambra opened as a movie theater. The Alhambra closed in 1956 as new and larger theaters became established. There were a number of attempts to revive the Alhambra. For a brief time it served as a night club for punk rock acts.

Currently the building is closed. The facade is stunning thanks to a historic preservation grant and local match. The building is currently owned by the Alhambra Theatre, Inc., a not for profit organization that is headquartered in Evansville. The group has been pursuing a number of unique fundraising efforts. Following their successful efforts to preserve the façade, the group invested in a "code study". The deliverable from the study is an architectural analysis of the necessary improvements that have to be made in order to use the space as a performing arts venue. The study also provided probable costs associated with necessary improvements, as well as two design options:

1. One Center Aisle Design
2. Two Side Aisle Design

Architectural renderings for the renovated Alhambra are shown in Figure 3-10 and Figure 3-11. The Alhambra Theatre Code Study for Drawings is included in Appendix J in Volume 5 of the Appendices document. ¹

¹ Information prepared and provided by VPS Architecture with approval from the board of directors of Alhambra Theatre, Inc.





Development Resources and Initiatives

Figure 3-10: Alhambra Interior Seating Rendering



Figure 3-11: Alhambra Stage Rendering



Courtesy of VPS Architecture

Haynie's Corner Advisory Committee

The City of Evansville established the Haynie's Corner Art District and Haynie's Corner Art District Advisory Committee on October 22, 2007. Appendix K in Volume 5 of the Appendices document provides the corresponding city code reference for the creation of the District and Advisory Committee.

Current members of the Committee are as follows:

| | |
|----------------|----------------|
| Lu Porter | Phil Raspberry |
| Ken Haynie III | Scott Schymik |
| Philip Hooper | |

Tax Increment Financing (TIF) District

The City of Evansville created a Tax Increment Financing (TIF) District on December 21, 2010. The TIF District captures net new tax revenues within the boundaries of the District. These captured revenues are then reinvested into the District for projects that serve and benefit the District. Figure 3-12 provides a map that delineates the boundaries of the TIF Area. Since its inception, this TIF Area has been creating a measure of net new tax increment that can be invested in the District. However, the District will not generate revenue in as robust a manner as TIF Districts that are created in industrial/commercial locations. Further, having the TIF in place is an excellent tool to help finance softer development projects that require some measure of assistance. TIF funds are an excellent resource to serve as local match to leverage other funding sources.

Figure 3-12: TIF District Boundaries



Evansville Arts Overlay Zone

The City of Evansville adopted the Evansville Arts Overlay Zone on May 16, 2011. An overlay zone map is included as Figure 3-13. The code section for the overlay zone is included in Appendix L in Volume 5 of the Appendices document. The Arts Overlay Zone was adopted in order to provide properties within the zone the opportunity to pursue unique property improvements and residency arrangements that are not allowed under the City's existing development code. Areas addressed in the Arts Overlay Zone include but are not limited to the following:

- Parking requirements
- Dimensional requirements
- Signage
- Allowed uses
- In-home gallery space

It is not certain to date how often the provisions of the Overlay are utilized. Conversations with artists and residents seem to indicate that the overlay provisions are not highly utilized.

Figure 3-13: Overlay Zone Map

Haynie's Corner Arts District Site Assesment - Arts Overlay Zone



Site Assesment - Overlay Zone Map - Adopted May 2011

The purpose of the Arts Overlay Zone ("AOZ") is to facilitate investment involving improvements to land and structures within the district, while encouraging artistic and creative uses. The AOZ overlays properties already classified into existing zoning districts. The objective is to offer more flexibility in uses permitted and development standards in the AOZ as incentives for new development. The intended result of the overlay is to establish a mixed use area with art-related businesses, other low intensity, neighborhood-supporting businesses, live/work units and traditional residences integrated in a manner that maintains the residential character of the area. The AOZ uses an innovative approach allowing artists and owners and operators of support businesses to occupy joint living and commercial space within the same structure that would otherwise not be allowed in many of the underlying zoning districts. The creation of the AOZ promotes investment through mixed use development that expands the presence of, and/or otherwise enhances the arts within the zone.

- RESIDENTIAL LIVE/WORK
- RESIDENTIAL TRANSITION AREA
- COMMERCIAL EXTENSION
- COMMERCIAL CORE
- RECOMMENDED EXPANSION

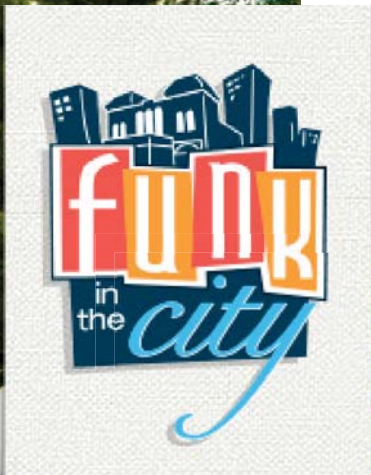
Development Resources and Initiatives

US Department of Housing and Urban Development (HUD) Designation of Neighborhood Revitalization Strategy Area (NRSA)

The City of Evansville, Department of Metropolitan Development, received HUD approval for a Neighborhood Revitalization Strategy Area (NRSA). This designation relaxes HUD requirements in the NRSA in regard to the 51% low-moderate income restrictions for the beneficiaries from economic development and housing programs. The City of Evansville Consolidated Plan articulates the details of this designation and the area where these provisions apply. The Consolidated Plan is available on the Evansville Department of Metropolitan Development website at www.vanderburghgov.org.

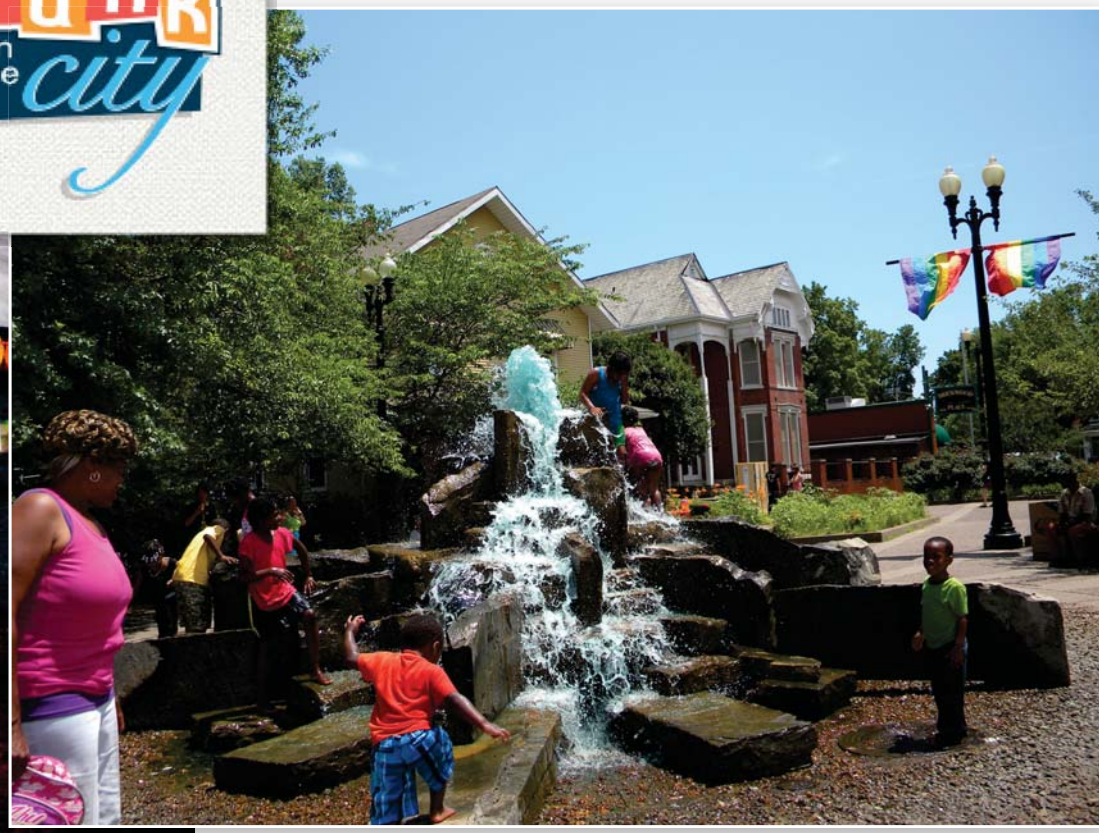
The establishment of a Neighborhood Revitalization Strategy Area (NRSA) is strongly encouraged by the U.S. Department of Housing and Urban Development (HUD) as a means to create communities of opportunity in distressed neighborhoods by stimulating the reinvestment of human and economic capital and by economically empowering low-income residents as part of an overall comprehensive community revitalization strategy.





Funk In The City

The Haynie's Corner Art District has been the location of an art festival referred to as Funk In The City for over 10 years. Previously the event was held only in the Fall. In 2012 both spring and fall Funk events were held. The art festival has a great following and helps to link Haynie's Corner to "art" in the absence of other art associated engagements/developments. Information on Funk In The City can be found at www.funkinthecity.com.



Development Resources and Initiatives

Sculpt EVV

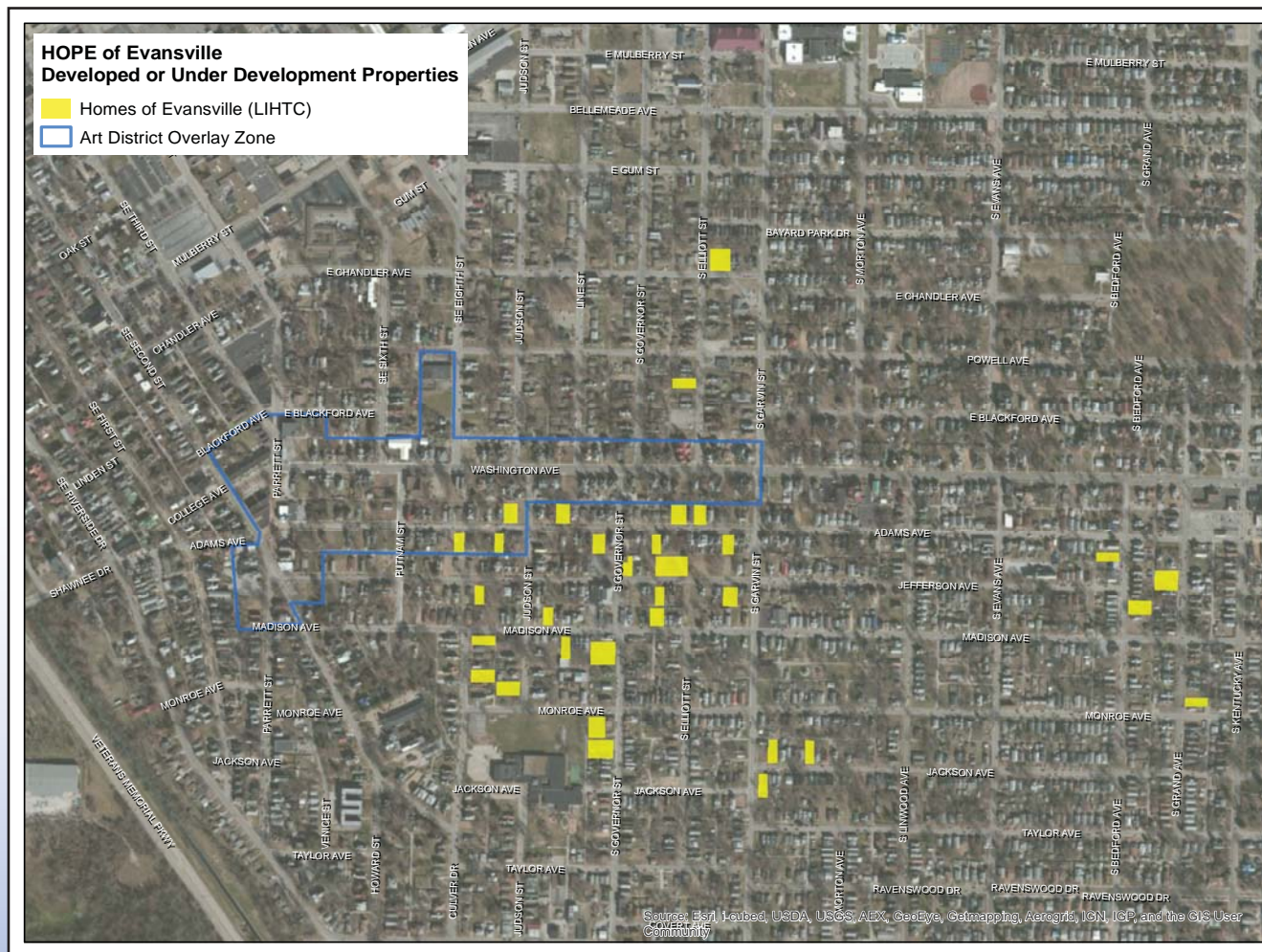
In the summers of 2012 and 2013 the City of Evansville and the University of Southern Indiana hosted Sculpt EVV. This juried outdoor art event drew participants from across the United States and furthered the reputation and perception of the Haynie's Corner Art District as an art venue. Additional information on Sculpt EVV can be found at <http://www.sculptevv.org/>.



HOPE of Evansville 40 Scattered Site LIHTC Units

HOPE of Evansville successfully completed a 40-unit single family housing project in areas within/near the Haynie's Corner Art District. HOPE of Evansville, a local housing not-for-profit organization, partnered with the NRP Group, LLC from Cleveland Ohio. This "scattered site" Low Income Housing Tax Credit Project amounted to over 9 million dollars of investment. A map of the project locations is included as Figure 3-14. Additional information on NRP's Homes of Evansville development is available at <http://www.evansvillehomesindiana.com>.

Figure 3-14: HOPE Project Location



Development Resources and Initiatives

Habitat for Humanity Infill Projects

Evansville Habitat for Humanity has created a number of new housing opportunities in/near the Haynie's Corner Area. Lots for the new Habitat homes were created by code enforcement measures that resulted in the demolition of existing homes that no longer met code and were too expensive to rehabilitate. These parcels were purchased by Habitat or donated to Habitat by a public entity.

Commitment for Mortgage Lending

The Evansville Department of Metropolitan Development (DMD) has received a commitment from a consortium of local banks to make mortgage loans to up to 10 qualified homebuyers that build or purchase a home in the Haynie's Corner Area. The banks plan to keep the loans "in-house" so they can offer some flexibility in the underwriting of the mortgages. Lenders have indicated that they prefer the homebuyers utilizing their mortgage lending program be located in specific and targeted locations in the area near the core of the Art District. DMD may find it necessary to provide soft, secondary mortgages to these initial projects if the homes do not appraise for the cost to purchase or build. It is anticipated that this project will help to increase the appraised value of properties in the area and future housing development can obtain conventional financing, without the need for soft second mortgages.

Haynie's Corner Art District Investment Strategy Report

The Evansville Department of Metropolitan Development partnered with Capital Access, a Philadelphia based housing/community development consultant and HUD CPD Technical Assistance provider to prepare a housing and investment





strategy for the Haynie's Corner Art District. The report included recommendations and provided a generally favorable opinion for development potential in the Haynie's Corner neighborhood. A copy of their report is included as Appendix M in Volume 5 of the Appendices document.

Code Enforcement - Rehabilitation - Property Acquisition - Demolition - Land Banking

The City of Evansville Department of Metropolitan Development has invested significant resources associated with improving the Haynie's Corner Art District. These include two years of enhanced code enforcement pursuits, coupled with investment in owner occupied rehabilitation to preserve affordable housing opportunities.

Brownfields Corporation, a not for profit land bank organization, has purchased a number of homes and vacant lots in the Haynie's Corner area. Many of the homes that could not be economically rehabilitated were demolished and the parcels subsequently transferred to housing developers. Currently the Brownfields Corporation owns a significant number of properties in the Haynie's Corner Area.

Application for Indiana Arts and Cultural District Designation

In 2013 the Vanderburgh County Community Foundation submitted an application to designate the Haynie's Art District as an Indiana Arts and Cultural District by the Indiana Arts Commission. While the designation was not received, the Foundation received valuable feedback that will be incorporated into future applications.

Development Resources and Initiatives

Art-Related Businesses and Organizations

The number of art-related businesses in the Haynie's Corner Art District is limited, but it has been growing. Following is outline of these art-related businesses in or near the Art District.

- **Billy Hedel's Studio**

Billy Hedel's Studio is Evansville's only official live/create/sell art space and offers original fine art in a unique setting. Located at 916 SE Sixth Street in the historic Louise Kramer House, a Queen Anne cottage in the Arts District, visitors are invited into the artist's residence to view his work in a home setting. See Facebook page for balance of information at: <https://www.facebook.com/pages/Billy-Hedels-Studio-Gallery/333177880039176>

- **Soap Solutions**

Located at 44 Washington Avenue, this store creates handcrafted 100% all-natural soaps using food grade vegetable oils and butters, food grade lye and pure essential oils. Concept: simple ingredients in the right combination create extraordinary products. For additional information visit their website at: <http://soapsolutionsonline.com/>

- **Arts Beats and Eats**

At 611 Washington Avenue, celebrated their opening on December 14, 2013. For additional information visit: <https://www.facebook.com/ArtsBeatsEatsStudio>

- **22 Jefferson Avenue**

Rehabilitation of this structure will result in classroom and studio space.

- **Patchwork Central**

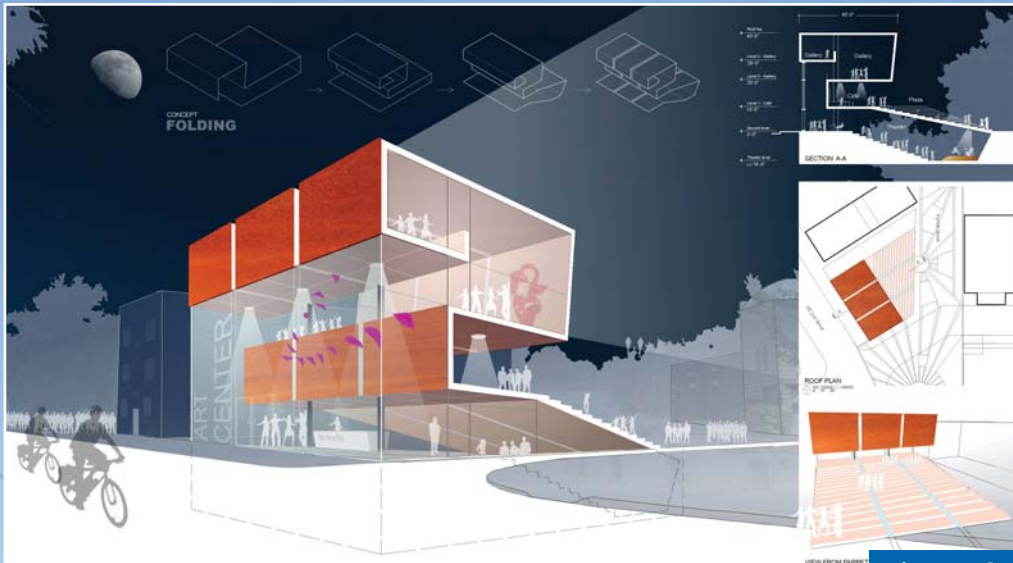
Patchwork Central is a faith-based neighborhood outreach organization for an inner city neighborhood that provides food pantry services and unique children's programs. Patchwork provides Introductory and Advanced Art Instruction for adults and teens. Patchwork Central's Teaching Studio is specifically designed for the teaching of multi-disciplined art and is equipped for clay, metal, sculpture, and mosaic work. Trained artists offer a variety of inter-generational art classes to the general public at reduced rates. Additional information can be found at www.patchwork.org.

Haynie's Corner Art District Logo/Sign and Branding

The Evansville Department of Metropolitan Development, working with Wil Marquez, Principal at "w/purpose," developed a logo for the Art District. The logo is now depicted on a sign at 58 Adams Avenue and is on the cover of the Plan. The logo pulls from the sunburst image of the walkway adjacent to the Alhambra Theatre. Branding elements and concepts are reflected in a YouTube video about the Art District, see these on YouTube at: <http://www.youtube.com/watch?v=iw-IEpZHeCc> or scan the QR code below.



Figure 3-15: Concept for Haynie's Corner



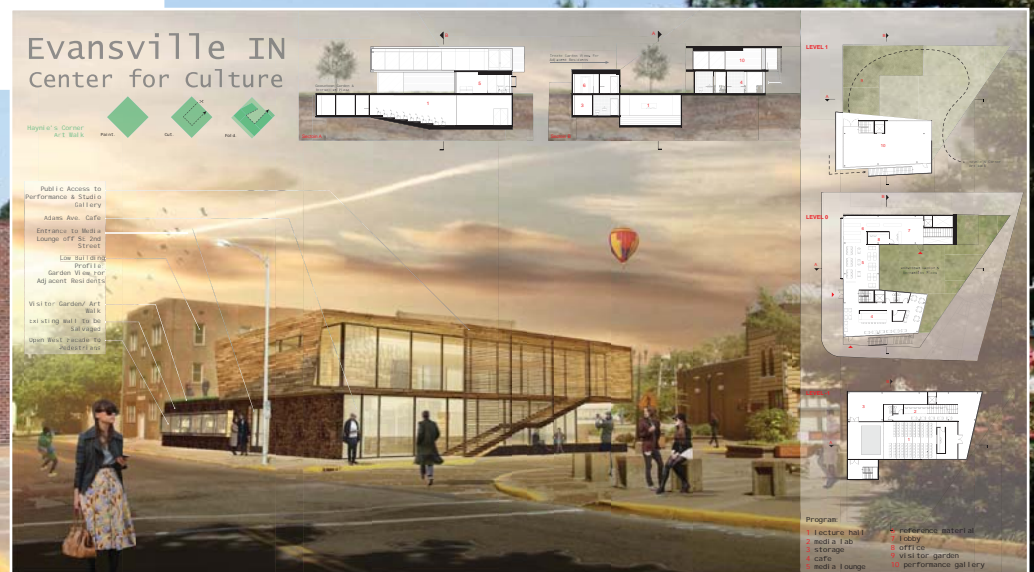
FOLDED ARCHITECTURE
 MICHAEL C. ABRAMS
 GEORGE WASHINGTON UNIVERSITY
 WASHINGTON, DC

Proposal: a contemporary ART CENTER formed by a continuous folded piece (reinforced concrete) which rises from the ground. The entire building projects a sense of transparency that allows visibility of the art work being displayed and welcomes people to experience the center. In the evening, the building shines like a beacon of light, progress, and artistry. The interior houses art galleries and a theater. Towards Pennell Street, the art center walls unfold to create a stepping plaza, reminiscent of the Spanish Steps in Rome. The building's café is placed at the highest level of the plaza and offers glimpses of the inside. Both the café and plaza provide clear views of the Alhambra Theater.

American Institute of Architects (AIA) Southern Indiana Chapter

The AIA Southern Indiana Chapter hosted a design competition entitled Art by Architects 2014: One Site, Infinite Solutions for the redevelopment of the corner lot at SE Second Street and Adams Avenue, the location of the former Haynie's Corner Drugstore. They received over 150 submittals from around the world and held a Gallery Opening at 58 Adams Avenue to exhibit the entries. The contest information and top 2 selections from the jury are depicted in Figure 3-15 and Figure 3-16. The event was well attended and demonstrated the continued community interest in seeing the Haynie's Corner Art District succeed.

Figure 3-16: Concept for Haynie's Corner



CENTER FOR CULTURE
 BRYAN PENDZINSKI
 ARCHITECT
 DENVER, COLORADO

The Center for Culture is a prominent node in Evansville that facilitates the education of art, design, history and culture. The mission emphasizes the growth and development of the community which fosters collaboration among locals and visitors. The program is conducive to both the production of art and the presentation of art. In which the architecture transforms to achieve both of these needs. The program allows users to meet, gather, research, create and exhibit. Contrastingly, the redevelopment of the block stresses the importance to improve the adjacent properties as well as the existing site. In doing so, the design creates garden views for the residents to the north, it provides a public park for community events and the design seamlessly integrates site and structure into one continuous program of interaction and experience.

Recommendation: Alhambra Theatre

The following recommendations are framed from the project concept boards that were reviewed at an open house event in the summer of 2013 at the Urban Design Center. These boards can be viewed in Appendix I in Volume 5 of the Appendices document.

Revitalization of the Alhambra Theatre

Recommendation

Revitalization of the Alhambra Theatre is the defining project associated with realizing the successful redevelopment of the Haynie's Corner Art District and establishing meaningful art engagements in the Art District.

Priority effort should be made to prepare and execute a redevelopment plan for the Alhambra Theatre that will provide for flexible utilization of the space for performances and events. Further, the facility design and functionality should create a unique and inspiring experience. State of the art performance and event technologies could create competitive advantages for the facility. A code report, prepared by VPS Architecture, helps to frame the redevelopment concepts. This code report is included in Appendix J in Volume 5 of the Appendices document.

While the rehabilitation of the Alhambra Theatre is essential, the adjacent structures of 56 and 58 Adams Avenue could play a key role in realizing success. These buildings provide a very economical option for providing restrooms, dressing rooms, concession area, mechanical room, and related core components of a functioning theater. These adjacent structures also could help to provide a cost-effective option to install an accessible access to the Alhambra. If space allows, it could be advantageous to also create a gallery, café space and a kiosk space for the Urban Living Center. The sculpture gallery photo on page 239 provides an example of utilizing 56 Adams as gallery space.





Recommendation: Alhambra Theatre

In order to attract the required funding, a business plan and pro forma should be prepared to evidence the feasibility of operating the Alhambra as a performing arts venue. The business plan and pro-forma might include, but not be limited to, the following:

- **Revenues**
 - Grants
 - Corporate Sponsorship
 - Donations (one time and on-going support)
 - Revenue from ticket sales
 - Revenue from renting the space
- **Costs**
 - Maintenance
 - Utilities
 - Insurance
 - Marketing/promotions/ticketing
 - Staff
 - Security and sanitation
 - Supplies

The Southern Indiana Small Business Development Center is an excellent resource to assist with the preparation of a business plan and pro-forma. Completion of this analysis and identification of a positive cash flow for operating the theater should be followed by a robust fundraising initiative.

Another excellent resource is the Historic Theatre Rescue, Restoration, Rehabilitation & Adaptive Reuse Manual developed by the League of Historic American Theatres. The manual can be found at <http://www.lhat.org/RRManual/index.aspx>.

Phasing

Completion of the Alhambra renovation is essential to the redevelopment of the Art District. The successful renovation of the Alhambra is the "game-changer" for the Art District and can help to kick start other meaningful art engagements.





It is essential to bring development partners/investors/donors onboard early in the process. A renovation project of this magnitude will require sizeable contributions. Individuals and organizations capable of making such investments need to be brought in early and be intimately involved in the redevelopment project. Failure to do so will result in an ineffective campaign and considerable delay in assembling the necessary financing. This situation is similar to that of the entrepreneur who has a great idea or product but no means to finance it. To attract venture capital, the entrepreneur has to be willing to share some measure of control of the project with those that have the financial capacity to move the idea forward and realize a return. Many great ideas have remained idle due to the inability to share control of a project or idea. "Fifty percent of something is better than a hundred percent of nothing" - Chuck Barris, *You and Me, Babe*.

While the Alhambra renovation is the primary project in the Art District, efforts should be considered to coordinate the development timeline around other projects in the area. Such synergy can create mutually beneficial dynamics from a variety of perspectives.

If it is determined that the rehabilitation and utilization of the Alhambra as a theater is not feasible, an alternative use and plan must be developed immediately. While the performing arts venue is an excellent anchor, other uses of this space could help to advance the redevelopment of the Haynie's Corner Art District. Other uses for the 4,000 square foot space might include, but not be limited to, the following uses:

- Retail
- Commercial
- Gallery
- Restaurant
- Residential
- Office

Recommendation: Alhambra Theatre

Location

The Alhambra Theatre is located at 50 Adams Avenue. However, the project may require that the structures at 56 and 58 Adams Avenue be incorporated into the project. These structures can accommodate the additional space needs of the Alhambra Theatre for restrooms, concessions, etc.

The project area also includes the neighboring blocks near and around the Alhambra Theatre, which can provide parking for theatre patrons.

This same area can provide venues for food/beverages and unique retail shopping experiences before and after events.

Responsibility

The Alhambra Theatre, Inc. is the owner of the theater and the party ultimately responsible for the redevelopment project. Should the structures at 56 and 58 Adams be required to accommodate the project, the Evansville Brownfields Corporation (owners) would also be involved in the project.

The redevelopment project involves a considerable amount of funding and contains a measure of risk. Further, the challenges and responsibilities of operating a theater should be carefully examined. The Alhambra Theatre Inc. Board of Directors should fully evaluate the required organizational framework, financial capacity and necessary partnerships to accomplish a project of this magnitude.

Funding Sources

Initial estimates for the rehabilitation project range from \$500,000 to \$2,000,000. This is a sizeable amount and will have to compete with other worthy community projects for a share of local philanthropy and investment.

There have been a number of fundraising efforts to date. However, these events have not been at the scale necessary to secure the level of financial support necessary for project completion.

Efforts should be pursued to leverage all locally raised funds with grant opportunities. Such coordination is challenging but essential to raising the capital required.

Funding sources might include, but not be limited to, the following:

- Interested Individuals and Businesses
- Local, Regional, International Foundations
- National Endowment for the Arts
- Historic Tax Credits
- Historic Landmarks
- Community Development Block Grant (CDBG)
- Indiana Neighborhood Assistance Program Tax Credits (NAP)
- Indiana Arts Commission
- Southwest Indiana Arts Council
- Corporate Partnerships
- Donations
- Universities
- Rental Revenues
- Net Profits from the Operation of the Alhambra Theatre



Estimated Costs

Estimated costs range from \$500,000 to \$2,000,000.

Costs vary depending on the level of service anticipated for the theater. The lower estimates only address building code issues and provide only minimal accommodations for patrons and performances.

The higher estimates provide a highly-functioning theater space that incorporates state of the art technologies, quality fixtures, seating and equipment.

The disparity in the types of facility that can be realized at different investment levels necessitates a number of strategic decisions.

- Should the goal be to simply open the building at the lower price point and then focus on future fundraising?
- Should the goal be only to open the building, once enough funding has been raised to meet expectations for the anticipated use of the building?
- Should the goal be to raise enough funding to create a very special and unique theater experience for the Evansville region?
- If a functioning theater is not feasible, what is the appropriate alternative use?

All have to be carefully considered in advance.

Each has merit, yet a specific goal must be articulated and a corresponding plan developed to evidence ability to achieve the goal.

Recommendation: Urban Living Center/City Gallery

Transition the Urban Design Center into the City Gallery/Urban Living Center

Recommendation

The Urban Design Center has served as an effective pilot project to expose citizens to the value of shared spaces that seek to positively influence a goal or initiative. This facility hosted brown bag lunch and learn events for over a year. Event information is available in Appendix H in Volume 5 of the Appendices document.

An effective, alternative pursuit to the Urban Design Center would be a center for art and urban living, with the purpose of promoting the value and benefits of residing in Evansville's urban neighborhoods. This is in part due to the need to promote and foster urban living in the Evansville region in order to obtain the populations and densities within the urban core necessary to pursue development within an urban framework. Helping citizens to understand how to live in an urban environment might seem elementary. However, educational and promotional efforts are necessary if the City is serious about rebuilding its urban core. The urban living center can serve as a bridge to help people understand the value and benefits of living in an urban environment.

The Urban Living Center (ULC) should have some measure of staffing and a physical presence at 58 Adams Avenue; however, developing resources that are available 24-7 would likely be more effective. These resources might include a website and social media outlets. These resources could be shared with area realtors. The ULC could provide seminars and workshops to realtors and other groups to help them appreciate the value and benefit of urban neighborhoods and more importantly, to foster greater dialogue and engagement to hear and address realtors' potential apprehensions about showing properties in urban

neighborhoods. The ULC and urban area realtors might work to develop a specific database of available homes within specific urban neighborhoods.

The City Gallery space provides an excellent accessory to the Alhambra Theatre renovation project. Both 56 and 58 Adams Avenue spaces have gallery lighting installed. A number of art shows have been staged in this venue.

It should be noted that the Urban Design Center can continue to host programming at other available locations in the region. This is in part due to the participation in the UDC programs from individuals and organizations throughout the region.





ART DISTRICT
HAYNIE'S CORNER

urban living center



58
ADAMS



Recommendation: Urban Living Center/City Gallery

Phasing

Transition efforts should consider that the original lease for the Urban Design Center at 58 Adams Avenue ended November 2013. An agreement to continue the Friday Brown Bag Lunch and Learn events through the spring of 2014 has been reached. Gallery exhibits and Urban Living Center engagements should begin as soon as possible in order to leverage the weekly activities associated with the Lunch and Learn events.

Location

The City Gallery and Urban Living Center would be located at 56-58 Adams Avenue. Currently these structures are owned by the Brownfields Corporation. A future lease to use the space for gallery and meeting space would have to be approved.

Currently the Urban Design Center is located at 58 Adams Avenue. If this space is transitioned to accommodate the Urban Living Center and City Gallery, a future location for the UDC should be identified. Ideally, the future location should remain in or near the Evansville downtown area to remain proximate to local government offices and design related organizations. However, in consideration of the cost for space, other low/no cost locations may prove to be more appropriate.

Responsibility

Currently the Urban Design Center is a pilot project staffed by planners from Bernardin Lochmueller and Associates. Bernardin Lochmueller will continue to host Brown Bag Lunch and Learn events and will seek to transition the UDC into a volunteer network in order to continue these efforts beyond the spring of 2014.





Future staff for the Urban Living Center and City Gallery may involve a mix of professional staff, volunteers and university interns. The Gallery Space will require an entity to lead and manage the gallery functions. The Arts Council of Southwest Indiana and/or local universities might be able to assist with this task or could help to identify an appropriate organization.

Funding Sources

Funding for the City Gallery would be minimal since the space is very conducive to gallery use. Still some measure of funding is necessary to support gallery functions. The Urban Living Center would also require a measure of funding to achieve its goal of promoting urban neighborhoods. Considering the public benefits associated with the City Gallery and the Urban Living Center, Brownfields Corporation should consider a significantly reduced lease arrangement for these initiatives at 56-58 Adams Avenue.

246

Other funding sources include the following:

- City of Evansville Department of Metropolitan Development
- Vanderburgh County Area Plan Commission
- Evansville Metropolitan Planning Organization
- Area Realtors
- Grants
- Donations
- Foundations
- Universities
- Area architectural, design and planning firms/professionals
- Fees for services

Estimated Costs

- \$10,000 - \$100,000 annually
- Funding will be contingent upon the scope of programs and initiatives at the City Gallery and Urban Living Center

Recommendation: Parking/Event Area

Develop a Parking/Event Area Between Adams Avenue and Washington Avenue

Recommendation

Create a parking/event area in the Art District by extending the parking lot at 60 Adams Avenue north and incorporate the parcel at 9 Washington Avenue. These two parcels, separated by an alley, provide an excellent area for parking and could also serve as a unique venue for events in the Art District.

The project creates the potential for an avant-garde, art-oriented space to complement The Alhambra Theatre and the City Gallery/Urban Living Center. Together, these create the potential for meaningful art engagements and activities that will attract visitors and investment.

Parking is somewhat at a premium in the Art District and additional parking would increase development potential. Art-related events and activities in the District are not yet at the level necessary to attract desired engagement and investment. Currently, most outdoor art events require the closure of area streets. Allowing the use of the parking area to also serve as an outdoor event venue can provide ready space that does not require the coordination of street closures. The space can also be designed and developed in a manner that is conducive to hosting events and festival.

Estimates are that the two parcels could create approximately 40 parking spaces.

Coordination for the use of the space for parking and events would have to be carefully considered and coordinated. It is likely the space would be used for events on weekends, which would leave the space available for parking during weekdays.

The most exciting aspect of the project is the design of the event space. The integration of a number of design elements including textures, color, lighting, fixtures, and landscaping could be explored within the design concept for the event space. The adjacent building at 58 Adams Avenue provides an excellent opportunity for development of murals on the outside walls. The event space could also be designed to accommodate seasonal events and activities. This signature project would help to solidify the area's reputation as an Art District, not to mention creating a substantial amenity and attraction for the area. Projects like these can help to create neighborhood cohesiveness and pride. The event space might also include design accommodations to serve as an outdoor performance venue.

Lastly, the event space should incorporate appropriate Green Infrastructure options. Surfaces that allow for percolation of surface water, energy efficient light fixtures and "greening" the area to prevent heat island effects are examples.

The parking/event area would be a pilot project that would provide the following:

1. Parking spaces that incorporate sustainable design and unique features
2. A preferred venue for art/cultural and entertainment events

Similar spaces could be constructed in other neighborhoods. Success of the space could also result in leasing of the event space for corporate events and activities.

Figure 3-17 depicts the two parcels that comprise the proposed parking/event area.

Figure 3-17: Potential Parking/Event Area



Recommendation: Parking/Event Area

Phasing

Short Term (0-3 years)

A project of this type and scope can create meaningful and dynamic change in the public's perception of the Haynie's Corner Art District.

Location

The parking/event space would be located at the parking lot at 60 Adams and north on the vacant property at 9 Washington Avenue.

Responsibility

- Brownfields Corporation (owner of 60 Adams Avenue and 9 Washington Avenue)
- City of Evansville Department of Metropolitan Development
- City of Evansville Water and Sewer Department (Green Infrastructure)
- City of Evansville Parks and Recreation Department
- Alhambra Theatre Board of Directors





Funding Sources

A new and interesting project of this type is well positioned to attract significant funding from a variety of sources. These include, but are not limited to the following:

- Historic Landmarks
- National Endowment for the Arts
- Indiana Arts Council
- Vanderburgh Community Foundation
- Arts Council of Southwest Indiana
- Community Development Block Grant (CDBG)
- Tax Increment Financing (TIF)
- City of Evansville Water and Sewer Department
- Corporate sponsorships
- Donations

Estimated Costs

Costs would vary depending on the sustainable design features and event space design elements that are incorporated into the parking lot/event space project.

Estimates could range from \$250,000 to \$1,000,000.

Recommendation: Galleries and Events

Develop Galleries and Events in the Haynie's Corner Area

Recommendation

Develop adequate gallery space in the Haynie's Corner Art District. A fundamental component in an art district is gallery space for artists to display and sell their works. Galleries can also serve as attractive venues for social gatherings, which help to increase appreciation of the local arts community. Galleries are also an essential component for attracting new investment in the Art District. Effective gallery space attracts people and people attract investment. Galleries are essential to creating a vibrant art district and to attracting future commercial and retail activity.

There are a number of existing businesses/facilities in the District that could be utilized to host gallery and art events. The Event Gallery, Kirby's and the No Ruz Grotto all have adequate space and facilities to host art and gallery events. There would need to be considerable coordination to host gallery events at these facilities on dates that do not interfere with their core business. Another potential gallery site is the home at 1112 Parrett. (See Figure 3-18.) This structure is owned by the Evansville Brownfields Corporation and could be used as a pilot location to test the operation of a gallery in the Art District and obtain feedback and insight from artists and consumers regarding how to best operate a gallery in this location.



Figure 3-18: Potential Pilot Gallery Space at 1112 Parrett



While the Art District has hosted Funk in the City and Sculpt EVV, there needs to be a greater number of consistent art-related events held in the District. Regular events help to solidify the District's reputation as an art destination. The planned parking /event space at 60 Adams Avenue and 9 Washington Street can create a venue for such regularly staged events. While the creation of high quality venues will aid in attracting events and artists, a dedicated staff person and/or organization is essential to identify, plan, promote and coordinate events and increase the success of these initiatives.

Area artists might consider creating a cooperative development framework or "Co-Op" to organize and staff galleries and art events. Such a cooperative might also help area artists explore other platforms for the sale of art via internet websites, social media and shared marketing events.

Recommendation: Galleries and Events

Phasing

Short term (0-2 years)

A project of this type and scope can create a measurable change in the public's perception of the Haynie's Corner Art District.

Location

The location of gallery space should be proximate to the core area of the Haynie's Corner Art District. Consideration should be given to the potential of creating a pilot gallery in one or more of the existing structures.

Three sizeable event spaces are located in the Haynie's Corner Area. These facilities could be utilized as pilot projects for the creation of gallery space. Pilot projects would be a good way to gather an appreciation of the artists and visitors' expectations of a gallery experience. This feedback and "lessons learned" should be used in the establishment of galleries in the District.

Another consideration is the utilization of vacant buildings that may not meet code as a dwelling unit but could meet code requirements for a gallery space. The larger two-story historic home at 1112 Parrett could provide for a sizeable gallery venue at an attractive location. Brownfields Corporation currently owns this structure and might consider allowing use of this property as a pilot project for development of an art gallery.





Responsibility

- Evansville Department of Metropolitan Development
- Brownfields Corporation
- Southwest Indiana Arts Council
- Arts Council of Doom
- Haynie's Corner Advisory Committee
- Roundtable of Haynie's Corner Artists
- Future Artists' Cooperative

Funding Sources

- Community Development Block Grant (CDBG) Funds
- Tax Increment Financing (TIF) Funds
- Southwest Indiana Arts Council
- Evansville Convention and Visitors Bureau
- Corporate sponsorships
- Foundations
- Cooperative Development Model

Estimated Costs

Costs would vary considerably depending on the design components that are incorporated into the project.

Low cost options might include working with existing building owners to host events that create win-win opportunities. Converting a vacant structure into a working gallery would entail additional cost but could likely be accomplished within a cost effective manner with volunteer labor and donated materials.

An associated cost involves the development, marketing and implementation of arts events and festivals. An initial investment of startup cash, coupled with the development of an artist cooperative, could create a sustainable organization capable of creating and managing art events and festivals.

Recommendation: In Home Gallery Space

Pilot a Housing Renovation or New Housing Construction Project that Incorporates Sustainable Design and Gallery Space for Artists

Recommendation

Identify a housing renovation or new construction project that can serve as a model for incorporating gallery and art production space in a residence. Success of a pilot project could help attract artists to reside in the Haynie's Corner Art District. The project would serve as a model for utilization of the Art District Overlay that allows for an art gallery as a component of a residential property. A demonstration project will help to better define and represent the value of this unique housing and business development opportunity.

255

Deciding on a renovation versus new home construction project should involve an analysis of the opportunities for each. This analysis would take into account the availability of existing homes for renovation and vacant lots to accommodate new construction proximate to the core of the Art District and within the Overlay Zone.

Considering the unique aspects of this initiative, it may be advisable to be more "opportunistic" about identifying a participant for the pilot project and frame the housing/gallery development project around the selected artist. Considering the unique housing preferences for given individuals, identifying properties for the project, without input from the participant(s) could result in continued challenges to matching artists with desirable properties. Some measure of housing incentives might be required to act as "carrot" to attract an individual to participate in the program.





Homebuyer Program

Arts District

Progressive Diverse Cultural Community!



Developed by:

Evansville & Vanderburgh Co. Inc (CAPE)

1000 North Street, Suite 001

Evansville, IN 47713

Phone: (317) 425-4241

Website: [evansville.org](http://www.evansville.org)

Consideration should be given to understanding the potential fair housing implications of targeting the occupancy of the dwelling for artists. However, so long as there is no evidence of discrimination on the basis of race, color, religion, sex, handicap, familial status, or national origin, there should be no further concerns.

An alternative approach would be to change the program from a homeownership pilot project to a multi-family development that could provide a cooperative art gallery and production space. Market research may indicate that artists prefer rental housing accommodations rather than homeownership. The Montrose and Maybelle apartments could lend themselves to accommodating a number of artists and potentially provide in-house studio/gallery space. This alternative could be explored should the homeownership project for artists not attract sufficient interest.

While the Overlay District provides for gallery space in a residential area, additional development subsidies and incentives might be necessary to attract artists to reside in the Art District. Incentives might range from financial assistance for gallery space to homebuyer assistance in an amount that makes the property affordable with respect to the artist's household income.

Any artist-housing project should incorporate sustainable design and construction principles.

Recommendation: In Home Gallery Space

Phasing

Long term (0-5 years)

This will be an evolving and continuing project as the Art District grows.

Artists may not be enticed to reside in the Art District until there is a recognizable art "scene" that they find of value.

Location

The location of the project should be within the Haynie's Corner Art Overlay District. This strategy will aid in defining the Art District and fostering the creative culture envisioned for the District.

Responsibility

- Evansville Department of Metropolitan Development
- Evansville Brownfields Corporation (land write-downs)
- Not-for-profit housing development organizations
- Area artists and arts organizations

Funding Sources

- Community Development Block Grant (CDBG) funds
- HOME Investment Partnership funds
- Evansville Brownfields Corporation (land write-downs)
- Local, state, federal homebuyer programs
- Low Income Housing Tax Credits





Estimated Costs

Costs would vary depending on the design components that are incorporated into the project. A single homebuyer project would be considerably lower than a multi-family project.

Assuming the specific project would meet the applicable guidelines and requirements, HOME and CDBG funding would be invested. If certain income guidelines cannot be met, it might be possible to use the City's new Neighborhood Revitalization Strategy Area designation to justify investment of these HUD resources.

Recommendation: Mixed Use Infill

Mixed Use Infill Project at Haynie's Corner

Recommendation

Pursue mixed use redevelopment projects on the parcels at 1022 SE Second Street and the larger parcel at Jefferson Avenue and SE Second Street. These projects will serve as anchor developments for the Art District and will also help to pilot the concept of successfully embedding mixed use developments proximate to residential areas and accommodating higher density developments.

Currently the structure at 1022 SE Second Street detracts from the character of the Art District. This is also the location of the former Haynie's Corner Drug Store, which is the area's namesake. Jefferson Avenue and SE Second Street is a large vacant lot that is comprised of an assembly of smaller lots that were purchased in the past and structures demolished.

These projects would entail commercial and retail space on the ground floor with housing on the second and third floors. The height of these structures should fit into the neighborhood considering the height of 2-3 story structures within the same view shed. Retail space in the Haynie's Corner area is limited, so there is considerable likelihood that tenants could be identified in advance. The second and third floor housing should be designed to be affordable by incorporating compact space and sustainable (energy saving) design considerations, such as simple studio designs for a number of units. Units with such features would appeal to persons that desire an urban living experience. Urban living typically results in less time spent in an apartment as persons spend more time consuming and experiencing urban amenities. This type of apartment unit would bring more diversity to the downtown housing portfolio that is currently more oriented toward larger and more expensive condominium developments.

Figure 3-19: Concept 1: Mixed Use Development - Jefferson Ave.



Figure 3-20: Concept 2: Mixed Use Development - Jefferson Ave.



Figure 3-21: Mixed Use Development - Haynie's Corner



Courtesy of VPS Architecture

Recommendation: Mixed Use Infill

A detailed pro-forma may identify the need for a development subsidy. However, with commercial lease payments from ground floor commercial development and “efficiency unit” type design, the level of subsidy for the project should be considerably less than a standalone multi-family project. Another consideration associated with the need for development subsidies is the property appraisal dynamics in the Haynie’s Corner area. Property values in the area have gone down considerably over the past decades. These lower property values and subsequent sale of property at these lower values has made it difficult for appraisers to put a value on a property that would be similar to other areas in Evansville. Instead, the appraisers are disposed to use a considerably lower appraised value. These lower appraisals can create difficulty when attempting to finance a housing or commercial/retail development project. As the area real estate markets improve and higher comparable transactions are identified, low appraisals should no longer be a concern.

The Jefferson Avenue and SE Second Street parcel is considerably larger and characterized as a collection of vacant lots. This larger lot size can support meaningful design innovations that could result in a unique and attractive project. Figure 3-19 and Figure 3-20 illustrate the mixed use design concepts. The larger size of the development and increased number of tenants could help to frame the project as a mixed income project. This larger site also could provide the opportunity to include space for an art gallery and studio/production space in order to attract artists to reside in the development.

Design considerations for the 1022 SE Second Street parcel should take into account the Maybelle and Montrose apartments that are adjacent to (behind) the parcel. Design features could help to incorporate these apartments into the new mixed use development. This could also help to increase project feasibility, assuming the Maybelle and Montrose units do not require significant improvements. In order to ensure that the Maybelle and Montrose units can maintain the windows and views on the Second and 3rd floors, the future structure on 1022 SE Second Street could be terraced in a manner that does not block views or impede the functionality of

the windows. Parking will be another consideration to address in initial planning and design. The proposed parking lot at 60 Adams Avenue could help provide adequate parking to support this development. Figure 3-21 depicts a mixed use development project at 1022 SE Second Street.

The development community would value the opportunity to utilize both parcels for new development. The properties are close enough to create synergies, yet have enough distance for each to have their own unique character, build out, and tenant preferences.

Phasing

Short Term (0-3 years)

The project is a priority concern for the Art District. However, it will take time to identify a development partner and assemble funding resources. Completing the building in 3 years would be considered a success.

Location

The location of the new mixed use development is at 1022 SE Second Street. The Montrose and Maybelle apartments are located at 1012 SE Second Street. The larger vacant lot identified for development is located at 22 Jefferson Avenue.

The project site is 10 blocks from Main Street in Downtown Evansville which amounts to a 15 minute walk through a safe and attractive neighborhood. The property is one block from the Evansville Historic District. A main transit route also stops at this location.



Responsibility

The former Haynie's Corner Drug Store parcel, the Montrose and Maybelle apartments, and the property at 22 Jefferson Avenue are all owned by Brownfields Corporation.

The Evansville Department of Metropolitan Development can coordinate development efforts. A core consideration is identifying a suitable development partner for the two mixed use projects. This is normally accomplished via a Request for Proposals (RFP).

Funding Sources

Funding sources should be layered and leveraged to create value for every local dollar invested in the project. Funding sources includes, but are not limited to, the following:

- Evansville Brownfields Corporation (value of land)
- Evansville Department of Metropolitan Development - HOME and/or CDBG funding
- Low Income Housing Tax Credits
- Tax Increment Financing (TIF)
- State/Local/Federal Housing Programs
- Private investment
- Lease payments from ground floor spaces
- Lease payments from apartments

Estimated Costs

Considering the size and scale of the project, cost estimates range from \$3,000,000 to \$4,000,000.

Detailed pro-formas would identify the potential need for gap financing assistance.

Costs would vary depending on the final design components that are incorporated into the project.

Recommendation: Traffic, Parking & Streetscape Improvements

Install Sustainable Traffic, Parking and Streetscape Improvements along Washington Avenue between Second and 3rd Street

Recommendation

Pursue strategic public works and traffic management enhancements in the core of the Haynie's Corner Art District. A rendering of the project is included as Figure 3-22. Specifically the projects entail the following:

1. **Reconfigure** the public parking lot adjacent to 1007 Parrett Street. The existing parking lot is oversized but cannot accommodate additional parking spaces. To better utilize this excess space, parking spaces will be shifted toward Washington Avenue in order to create additional development space for the potential expansion of the structure at 1007 Parrett Street. Shifting the parking toward Washington Avenue can create another development parcel that is more than one-half of the size of the adjacent 1007 Parrett Street parcel. This will allow for expansion of the current Bokeh Lounge building or a larger development footprint for a future structure.
2. **Create** a boulevard experience along a short block of Washington Avenue between Parrett Street and SE Second Street. This would be accomplished by installing a narrow median between traffic lanes within this block of Washington Avenue. The median would accommodate appropriate trees and/or plantings. As part of the project, "bump outs" would be installed at both end of this block to provide safer pedestrian crossing of Washington Avenue.
3. **Create** additional parallel parking spaces along northbound SE Second Street, between Adams Avenue and Washington Avenue, by reducing the width of the sidewalk to a conventional

width and use the now excess space to create additional parallel parking spaces.

4. **Install** a traffic circle at the 3-way intersection of SE Second Street, Jefferson Avenue and Parrett Street. The traffic circle will help to reduce speed along SE Second Street and also create safer and more efficient turning movements for motorists to enter onto and depart from SE Second Street.

The design of these improvements should require two specific design elements:

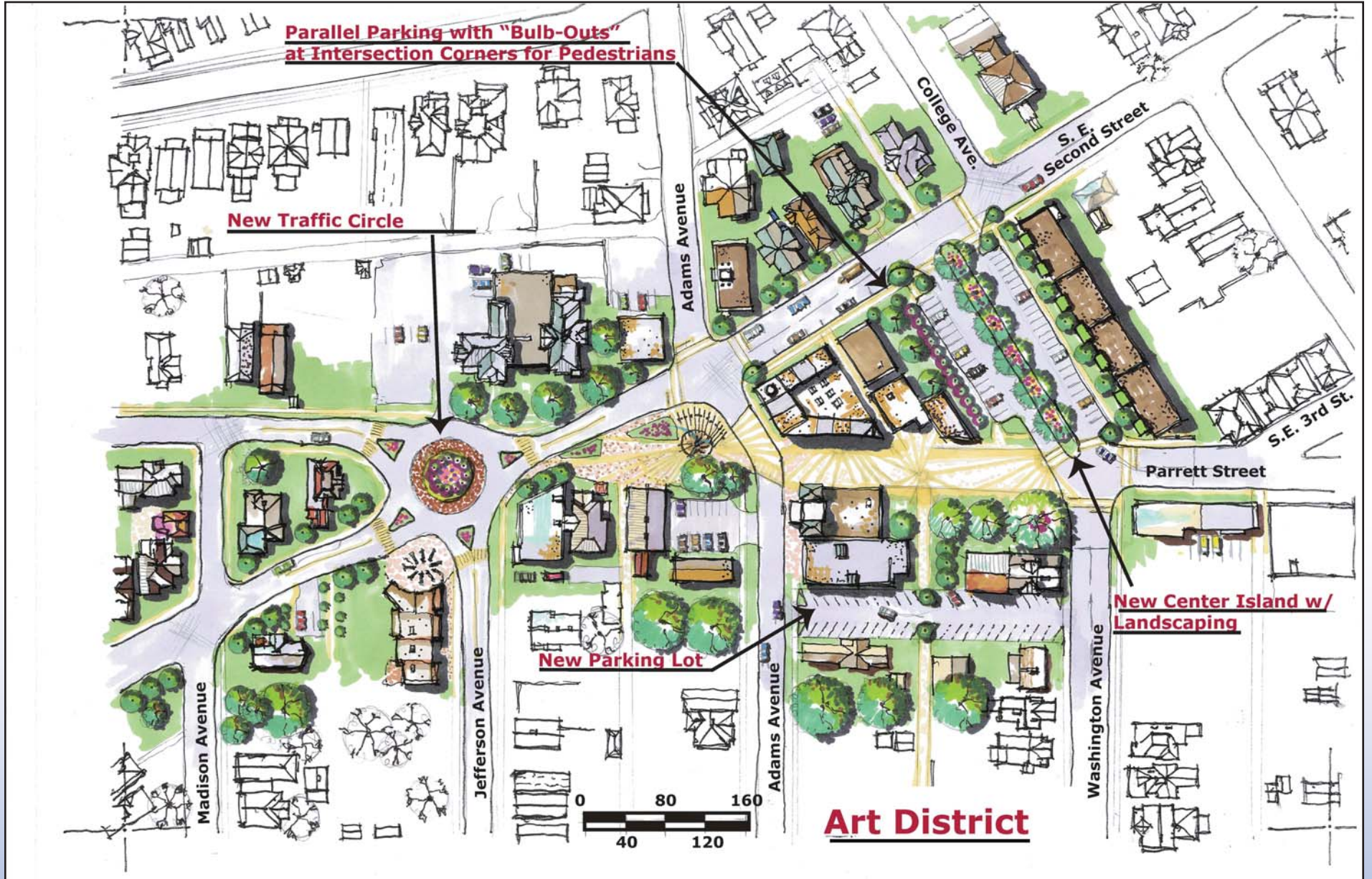
1. Incorporate Green Infrastructure into all aspects of the design/engineering and construction
2. Incorporate public art opportunities in the design/engineering and construction

The Green Infrastructure requirement should consider all aspects; however, particular attention should be given to infrastructure design that reduces surface water entering stormwater drains. Figure 3-23 depicts concepts of sustainable streetscapes and green infrastructure. The Haynie's Corner Area has been identified as a location that can measurably reduce stormwater runoff with the installation of appropriate stormwater management applications.

The public art component should be pursued in a coordinated manner with support from the appropriate public art organizations. With other art-oriented engagements being pursued in the Art District, coordination efforts are essential. The Arts Council of Southwest Indiana and the Public Art Commission would be well positioned to recommend the appropriate coordinating entity.

These projects should be framed as pilot initiatives that can be replicated in other areas in the Evansville-Henderson Region and, most importantly, they evidence the value of incorporating active transportation, sustainable design principles and public art components.

Figure 3-22: Traffic, Parking and Streetscape Improvements



Recommendation: Traffic, Parking & Streetscape Improvements

Phasing

Short term (0-5 years)

A project of this type and scope can create a measurable "change dynamic" in the Haynie's Corner Area. Evidencing that the project is "ready to proceed" will create considerable value to the larger redevelopment efforts in the Art District.

Location

The location of the project improvements are as follows: Washington Avenue, between Second and 3rd Street SE Second Street between Adams and Washington Intersection of SE Second Street and Jefferson Avenue and Parrett.

Responsibility

Evansville Metropolitan Planning Organization (EMPO)
City of Evansville Transportation and Engineering Department
Department of Metropolitan Development
City of Evansville Water and Sewer Department

Funding Sources

Sources of funding include the following:

- Evansville Metropolitan Planning Organization (EMPO)
- City of Evansville Water and Sewer Department
- City of Evansville Transportation and Engineering Department
- Community Development Block Grant (CDBG)
- US Environmental Protection Agency (EPA)
- Indiana Department of Environmental Management (IDEM)
- Tax Increment Financing (TIF)
- National Endowment for the Arts
- Indiana Arts Council

Estimated Cost

Cost would vary depending on the component projects selected for implementation. Estimates for the items are as follows:

- Engineering - \$300,000
- Right of Way Acquisition - \$250,000
- Construction - \$950,000

Project costs could be funded 80% with federal Surface Transportation Program (STP) funds and a 20% local match. This project and the component costs are referenced in the EMPO Transportation Improvement Plan (TIP) via an October 2013 amendment.

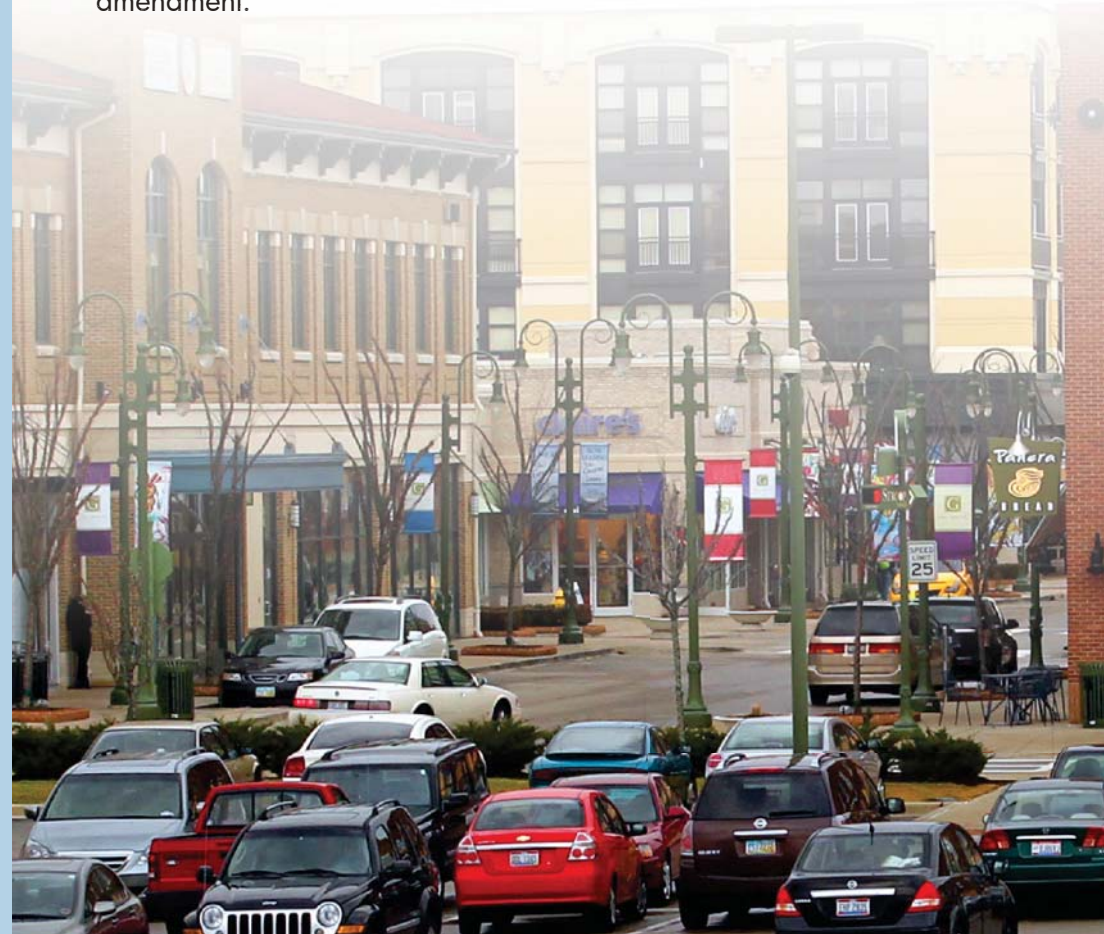
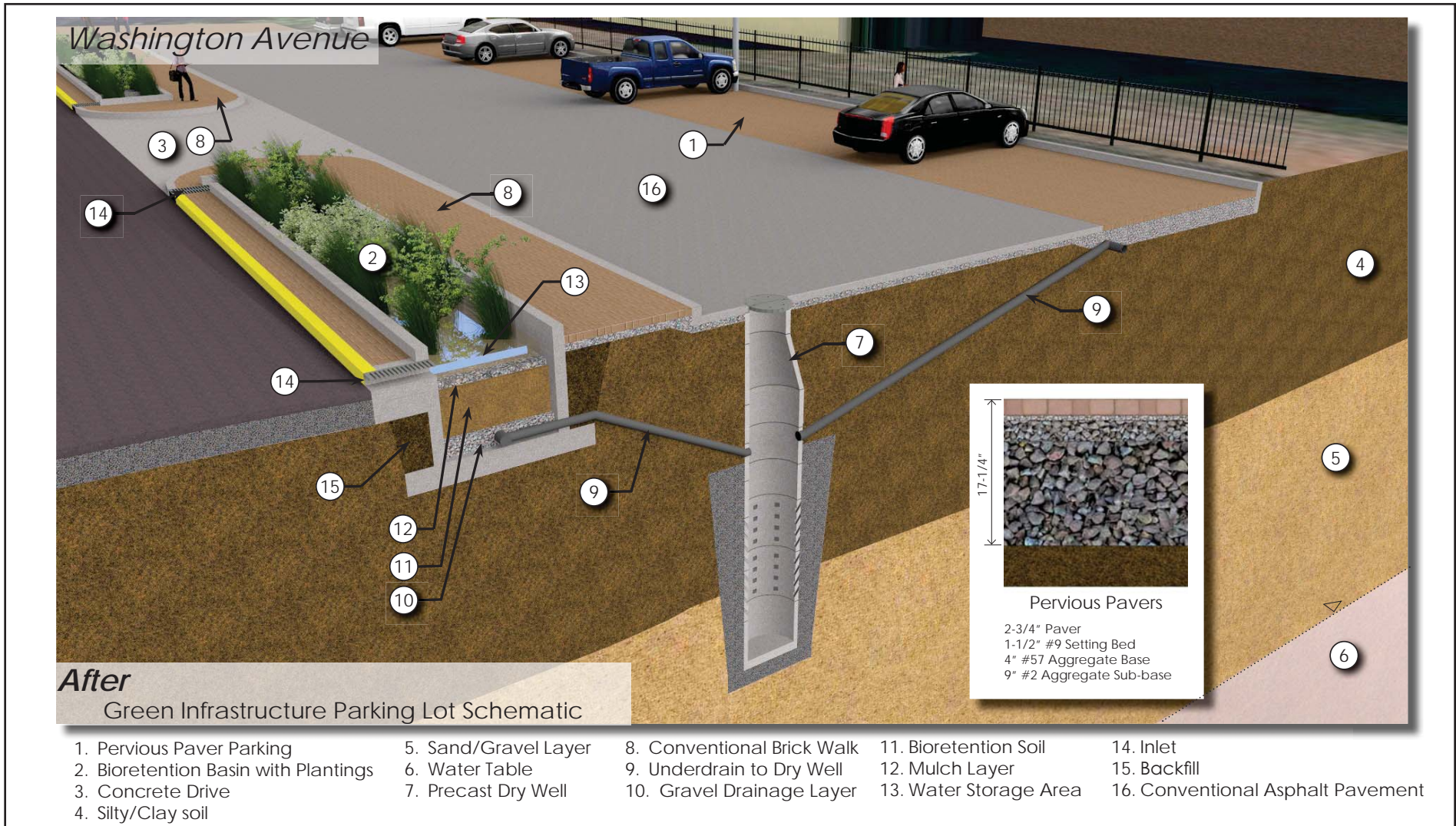


Figure 3-23: Concept of Sustainable Streetscape and Green Infrastructure



Courtesy of EMH&T and the City of Evansville Water and Sewer Utility

Recommendation: Trail Enhancements

Trail Enhancements Near Adams Avenue and Second Street

Recommendation

Leverage the planned construction of an extension of the Evansville Greenway Bike Trail through the Haynie's Corner Art District. Identify and develop trail enhancements that will help to position the Art District as a trail destination. The Greenway extension is planned to cross Veteran's Memorial Parkway and run along Shawnee Drive, which changes into Adams Avenue and then turns south onto SE Second Street.

The corner of SE Second Street and Adams Avenue is the core of the Haynie's Corner area and is proximate to the sites slated for mixed use developments. This provides the opportunity for Haynie's Corner to become a Greenway destination for persons outside of Haynie's Corner. The Greenway Extension also provides a safe and immediate route for Haynie's Corner residents to access the Greenway and all amenities along the route, downtown and beyond.

This relationship between the Greenway Bike Trail access/enhancements and the proposed mixed use developments could be considered a pilot project for trail oriented development. Such developments are becoming increasingly popular along the Cultural Trail in Indianapolis and along other urban bike/pedestrian trails.





YIELD TO PEDS

YIELD TO

Recommendation: Trail Enhancements

Greenway trail improvements and trailhead amenities may include, but not be limited to, the following:

- Bike racks
- Drinking fountains
- Restrooms
- Outdoor furniture on which to rest/stretch
- Trash containers
- Maps of neighborhood amenities
- Bicycle repair/maintenance area
- Bike rental facility
- Bike share facility
- Cultural and historical markers

This recommendation is contingent on construction of the Greenway Extension from Veteran's Memorial Parkway to SE Second Street. The extension may not be a separated bike lane; rather it could be developed in the form of a signed bike route. While the recommendation is in regard to improving upon the Greenway Extension, it should be noted that the Greenway Extension into Haynie's Corner will help to create an enhanced value proposition to real estate developers considering investment in this area. Across Indiana it is becoming apparent that being adjacent to urban trails can provide considerable economic development opportunities ranging from housing and restaurants to retail/commercial spaces.

Phasing

Short term (0-3 years)

Project is contingent on the extension of the Greenway into the Haynie's Corner area.





Location

Ideally the trail improvements/amenities would be located proximate to the intersection of SE Second and Adams Avenue. However, there are a number of other parcels in the vicinity of the intersection that might allow for a greater number of improvements and amenities. Also, consideration should be given to incorporating trail amenities into the Urban Living Center-City Gallery, the Mixed Use Infill Developments or the Event/Parking Area.

Responsibility

- Metropolitan Evansville Transit Service (METS)
- Evansville Metropolitan Planning Organization (EMPO)
- Evansville Area Trails Coalition
- City of Evansville Parks Department
- Local cycling clubs
- Evansville Brownfields (owner of vacant parcels)

Funding Sources

- Evansville Metropolitan Planning Organization (EMPO)
- Indiana Department of Transportation (INDOT)
- Welborn Baptist Foundation
- Tax Incrementing Financing (TIF)
- Corporate sponsorships
- Donations
- Advertising

Estimated Costs

Costs would vary depending on the trail amenities and associated sustainable design/art elements that are incorporated into the project.

Recommendation: Gateway/Wayfinding Structures

Develop Gateway/Wayfinding Structures at Appropriate Locations That Identify the Haynie's Corner Art District

Recommendation

In order to promote and highlight the Haynie's Corner Art District, appropriate and attention-grabbing gateway features should be installed along the primary entries into the Art District.

The intersection at 8th and Washington Avenue provides an opportunity for a gateway feature on a vacant parcel at 200 Washington Avenue. This feature could be a public art installation or a more conventional offering such as simple signage that helps to announce entry into the Art District. The remnant Washington Avenue Temple tower at Patchwork Central provides the opportunity to more fully utilize this iconic structure as a "gateway" into the Art District. Appropriate lighting and signage on and near the tower could create a compelling and recognizable landmark. A gateway feature would also be appropriate within or adjacent to the new traffic circle that will be installed at the intersection of SE Second Street, Jefferson Avenue and Parrett Street.

Wayfinding signage would become more appropriate as specific amenities and destinations are developed within the Haynie's Corner Art District.

Both the gateway and wayfinding structures would incorporate standardized graphics and placement to reflect a comprehensive and cohesive neighborhood.

Gateway and wayfinding resources would also help to create a sense of identity and pride in the neighborhood.

While there is considerable value in utilizing a design professional to develop gateway resources, an alternative approach is to engage resident artists to create and design gateway features.

Phasing

Short term (0-2 years)

This is a lower cost initiative that could be accomplished with a manageable investment of resources and coordination. Time consuming considerations will be deciding on the graphic components of signage and related improvements.

Location

Potential locations for gateway structures/signage include, but are not limited to, the following:

- 200 Washington Avenue
- Tower structure at Patchwork Central, 100 Washington Avenue
- Traffic circle at the intersection of SE Second Street, Jefferson Avenue and Parrett Street
- Intersection of SE Second and Blackford Avenue



Responsibility

- Patchwork Central (provide approval for enhancements to their tower)
- Evansville Department of Metropolitan Development (DMD)
- Evansville Transportation and Engineering Department
- Evansville Brownfields Corporation (owns parcel at 200 Washington Street)

Funding Sources

- Tax Increment Financing (TIF)
- Community Development Block Grant (CDBG)
- Corporate sponsorships
- Donations

Estimated Cost

Cost would vary depending on the design components that are incorporated in the Gateway and Wayfinding projects.

Recommendation: Transit Shelter

Install Transit Shelter near Adams Avenue and SE Second Street

Recommendation

Design and construct a transit shelter near SE Second Street and Adams Avenue that will serve as a pilot for other new transit shelters in the region. The shelter should incorporate an appropriate neighborhood theme/design and should also incorporate artistic and sustainable design features. The goal of the project is to use the transit shelter as a pilot to expand the network of transit shelters across the region and as a strategic measure to increase transit ridership. The transit shelter will also create an additional amenity that can help to attract investment. A unique transit shelter is a perfect complement to the mixed use, housing and commercial developments slated for the District.

273

Value could be realized by locating the shelter near the trail improvements/amenities that is referenced in the Trail Amenities Project. There could be considerable functional gains and construction cost savings if the Trail Amenities Project were folded into the transit shelter project.

Efforts should be pursued to involve residents and area artists in determining the location and design of the transit shelter to improve utilization of the shelter and subsequent transit ridership. Involvement would also help to create a sense of ownership and pride in the shelter, which could help to reduce potential for the structure to be vandalized.

Phasing

Short term (0-3 years)

This is a very manageable project and should be provided in concert with the other infrastructure improvements slated for the area.





Location

The location of the transit shelter should be in the vicinity of SE Second Street and Adams Avenue.

Responsibility

- Metropolitan Evansville Transit Authority
- Evansville Metropolitan Planning Organization
- Evansville Department of Metropolitan Development

Funding Sources

- Metropolitan Evansville Transit Service (METS)
- Evansville Department of Metropolitan Development (DMD)
- Community Development Block Grant (CDBG) funds
- Tax Increment Financing (TIF) funds
- Low Income Housing Tax Credits (eligible amenity)
- Corporate sponsorships
- Donations
- Advertising revenues

Estimated Costs

Costs would vary depending on the design components that are incorporated in the project.

Acknowledgements

We wish to acknowledge the following people who were instrumental in guiding the Haynie's Corner Art District Plan process. Also, thank you to the citizens and supporters of the Haynie's Corner neighborhood for their vision and contributions to this plan through enthusiastic participation in the community planning engagements.

Evansville City Council

Evansville-Vanderburgh County Area Plan Commission

Evansville Metropolitan Planning Organization

Evansville Department of Metropolitan Development

Haynie's Corner Advisory Committee

Alhambra Theatre, Inc.

Welborn Baptist Foundation

Arts Council of Southwestern Indiana

Habitat for Humanity

Evansville Area Trails Coalition

(THIS PAGE INTENTIONALLY LEFT BLANK)





Chapter 4: Henderson East End Revitalization Plan

Executive Summary

The **Henderson East End Revitalization Plan** is included in the Focus Area Plans as an example of sustainable development strategies for a mid-sized city neighborhood. The planning process focused on identifying strategies to revitalize a once thriving working class neighborhood that provided affordable housing and a cohesive, highly functional neighborhood. The East End Neighborhood developed and evolved around the Henderson Hosiery Mill that provided considerable employment opportunity for nearly a century.

With the closure of the mill, the East End Neighborhood has been in decline for three decades.

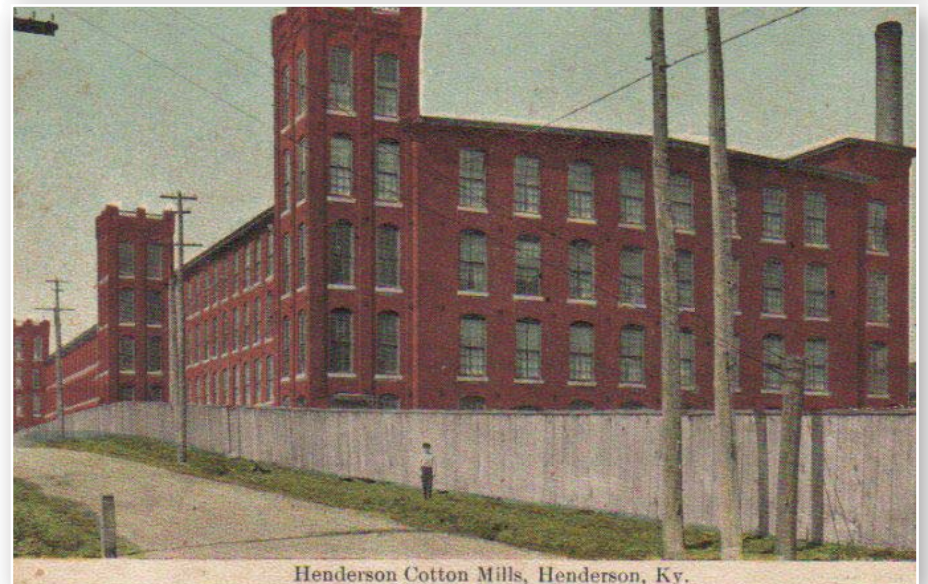
A number of faith-based organizations recognized the challenges this neighborhood was facing and shared their findings with City officials. The preparation of the Henderson East End Revitalization Plan was identified as a priority concern by the City of Henderson, Kentucky.

279

When engaging Henderson officials about plans to apply for the SEAC grant, the East End Neighborhood was identified as a priority concern and that a plan was needed to coordinate and prioritize efforts to improve the area. In light of this focused area of concern, the SEAC team elected to include the preparation of an East End Neighborhood Revitalization Plan as a component of the scope of work.

Initial planning efforts were led by One Life Church, who created the Engage Henderson framework for subsequent planning and implementation purposes. Engage Henderson consisted of a team of individuals that expressed an interest in helping to improve the East End Neighborhood, along with assistance from the University of Southern Indiana Center for Applied Research and Economic Development.

The East End Revitalization Plan serves as an excellent example of a faith-based collaboration for a neighborhood revitalization effort.



Henderson Cotton Mills, Henderson, Ky.



Executive Summary

Recommendations within the plan include strategic public infrastructure and economic development projects, coupled with investments in education and social services, which are designed to support and increase private sector investment in the East End Neighborhood. The full list of recommended projects is listed below and detailed in the Plan that follows.

1. Community Gardens

Community Gardens should be installed in appropriate locations within the East End Neighborhood. Community Gardens have been identified as an effective tool to help improve and solidify neighborhoods. The gardens can create a stabilizing function for the neighborhood by providing active venues for neighbors to meet and interact with others in their community.

2. Creation of Food Hub and Retail Outlet

The East End Neighborhood can capitalize on the increasing interest in local and healthy food choices. The development of a food hub and retail outlet would create a unique business development opportunity that could result in attracting additional business and investment to the East End Neighborhood.

3. Business Incubator Facility and Micro-Financing Program

To encourage business development and support entrepreneurial endeavors, a business incubator facility should be sited in the East End Neighborhood. The incubator project should be accompanied by the creation of a micro-financing program to help finance business development projects.

4. Safe Routes to School

A highly functional Safe Routes to School Program should be pursued to ensure the continued success of South Heights and Jefferson Elementary Schools. Benefits of walking and biking to school children include, but are not limited to: exercise, positive social engagements and awareness/appreciation of their neighborhood.

5. After-School Programming and Facility

In order to continue the success realized by the South Heights and Jefferson Elementary Schools, an after-school program should be developed to ensure that students have a safe and healthy place to spend their time after school and before they go home for the evening.

6. Letcher Street Redevelopment - Cultural District

The revitalization of the Letcher Street Corridor can serve as a magnet to attract new investment and create a positive perception of the East End Neighborhood. The revitalization efforts should strive to create a dynamic environment that provides a unique experience for residents and visitors alike.

7. Greening of the East End

Trees can help create neighborhoods of choice and create a positive perception. A comprehensive plan to install and maintain a healthy variety of trees should be pursued. This initiative could serve as a pilot project for other neighborhoods in Henderson.

8. New East End Community Park (Letcher and Helm Street)

The newly cleared corner of Letcher and Helm Street can accommodate a new community park. Parks that offer unique experiences can provide a positive perception of the neighborhood and can also attract visitors that help to create a dynamic atmosphere.

9. Create Neighborhood of Choice through Coordinated Housing Improvements

A re-start of the housing development and improvement efforts, with a focus on coordination opportunities, could measurably increase the value of housing related engagements in the East End Neighborhood and result in creating a neighborhood of choice. Taking time to step back, review and develop a coordinated approach to the next phase of housing activities would create considerable value.

10. Community Policing

Pursue a community policing engagement in the East End Neighborhood. While the East End Neighborhood decline over the past 20 years can be in part attributed to the economic structuring of the community; a significant increase in criminal activity has also contributed to the deterioration of the East End. While Henderson Police have invested considerable resources to combat crime in the East End, the neighborhood is still negatively impacted by crime and drugs. In order to address the lingering criminal element in the East End, a community policing engagement was identified as an alternative public safety approach.

11. Repurpose Audubon School to Senior Housing

Repurpose the former Audubon School to provide senior housing opportunities. The Audubon School is a compelling structure and reminder of the proud history of the East End Neighborhood. Creating affordable housing for seniors would be an excellent reuse of the property.

12. Bike and Pedestrian Improvements

Develop detailed plans to make bike and pedestrian improvements throughout the East End Neighborhood. Neighborhoods that provide increasing opportunity to walk to destinations are becoming neighborhoods of choice.

13. East End Gateways

Install appropriate gateway features that announce the entry into the East End Neighborhood. Gateway features can help to create positive perspectives about an area and promote a sense of destination to attract persons from outside the neighborhood. Gateways can also help to build pride and ownership in the neighborhood by residents.

14. Develop a Multipurpose Neighborhood Facility

Establish a multipurpose neighborhood facility that can host a number and variety of organizations that can deliver resources to the East End Neighborhood. These services can play a vital role in the redevelopment of the East End Neighborhood.

Introduction

The Evansville Metropolitan Planning Organization received a Sustainable Communities Regional Planning Grant (SCRPG) from the U.S. Department of Housing and Urban Development (HUD). The associated planning project for the Evansville, IN-Henderson, KY Region is titled the Sustainable Evansville Area Coalition or SEAC.

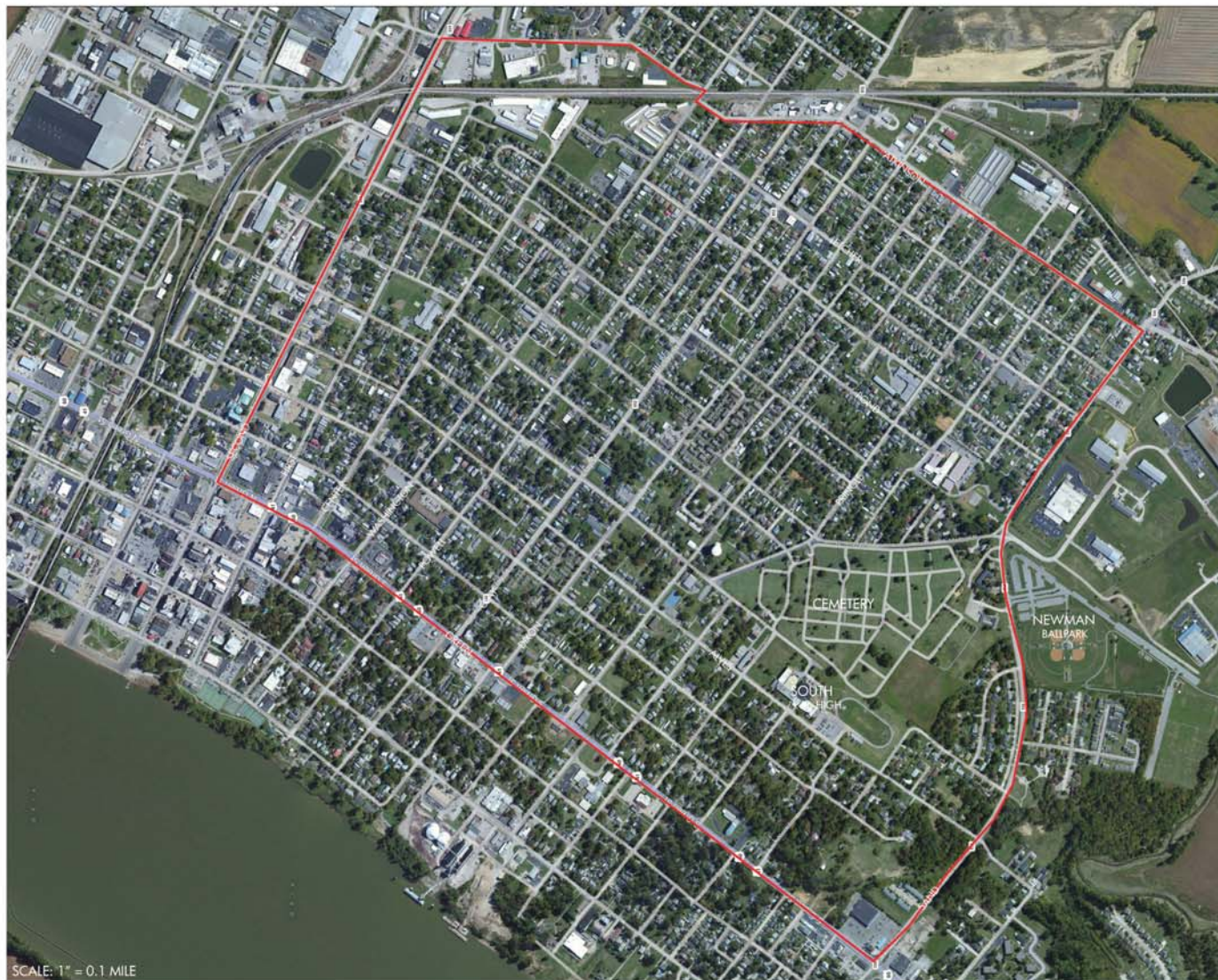
The SEAC planning effort involves Vanderburgh and Warrick Counties in Indiana and Henderson County in Kentucky. For additional information on the SEAC Plan, readers should visit the SEAC website: <http://seacplan.org>.

A component of the SCRPG scope of work is the preparation of a development plan for the Henderson East End. This is one of three neighborhood plans noted in the scope. The other two neighborhood plans include the Boonville Downtown Revitalization Plan and Haynie's Corner Art District Plan.

The planning area for the project includes the Henderson East End shown in Figure 4-1. However, in the preparation of the plan, neighboring areas were taken into consideration.



Figure 4-1: Henderson East End



EAST END NEIGHBORHOOD

ENGAGE HENDERSON | EAST END

Planning Process

The planning process for the East End Neighborhood is somewhat unique and opportunistic in nature. One Life Church identified the East End Neighborhood as an area of Henderson that had experienced economic decline and as a result, residents were experiencing the social and economic challenges associated with economic decline.

Following the identification and recognition of the need to pursue efforts to improve the East End Neighborhood, the following planning engagements followed:

Engage Henderson, an ad-hoc organization, was created and included persons and organizations that had interest in seeing improvements to the East End Neighborhood.

To organize their efforts, Engage Henderson worked with the University of Southern Indiana (USI), Center of Applied Research and Economic Development, to understand the East End and develop a framework to effectively pursue the East End Neighborhood revitalization effort. Initially, USI prepared *Engage Henderson February 2012* report that provided summary demographic information. Following a series of facilitated meetings and analysis by USI faculty, a report and recommendations were prepared. The *Engage Henderson Framework November 2012* provides an excellent summary of the meetings where specific goals and objectives were developed. More importantly, the plan included a toolkit that provided a framework for addressing neighborhood issues. The University of Southern Indiana's *Engage Henderson February 2012* and *Engage Henderson November 2012* reports are included in Appendix N in Volume 5 of the Appendices document.



Follow up by Engage Henderson started with countless Tuesday morning breakfast meetings at the Shoney's Restaurant in Henderson. At these meetings the goals and objectives from the USI report were discussed and refined.

Bernardin Lochmueller and Associates had been following the planning process and in January of 2013 became more involved in discussions about improving the East End Neighborhood.

It was near the completion of the Engage Henderson planning effort that One Life Church and the City of Henderson suggested that the Sustainable Evansville Area Coalition (SEAC) utilize this initial planning effort to prepare a Focus Area Plan for the Regional Plan for Sustainable Development. While the planning project was handed off to Bernardin Lochmueller to prepare the East End Revitalization Plan, One Life Church continued their leadership and convener role throughout the project.

Public Involvement

There has been considerable interest, from a variety of organizations, in regard to the development of the Henderson East End Revitalization Plan. Accordingly, the public involvement events were designed to obtain input and information from interested parties. Public involvement events included the following:

Henderson East End Neighborhood Conversation

8:30 AM - 1:00 PM
Saturday October 19, 2013
Bennett Memorial United Methodist Church
503 Letcher Street
Henderson, Kentucky 42420

At this open house-workshop, leadership from One Life Church provided summary information about the revitalization planning efforts for the East End Neighborhood. Following opening remarks, Bernardin Lochmueller & Associates staff shared a summary of draft recommendations. After a break, attendees met in smaller focus groups to refine the recommended projects and initiatives.

Henderson Chamber of Commerce Presentation

7:30 AM - 9:00 AM
December 12, 2013
Henderson Country Club
1030 Country Club Drive
Henderson, KY 42420

At the Henderson Chamber Commerce meeting, Bernardin Lochmueller & Associates staff shared summary information about the East End Revitalization Plan recommendations and also touched on the larger regional recommendations being developed in the Regional Plan for Sustainable Development. Detailed information about the public involvement engagements can be found later in this chapter.

Presentations and workshop information are included in Appendix O in Volume 5 of the Appendices document.

In the course of the planning effort, Bernardin Lochmueller & Associates prepared a number of map images and graphics shown on the following pages.

Planning Process

This map depicts the relationship of the East End Neighborhood to the Evansville urbanized area. The map also depicts the planned extension of I69 across the Ohio River.

Figure 4-2: East End Context Map - Evansville



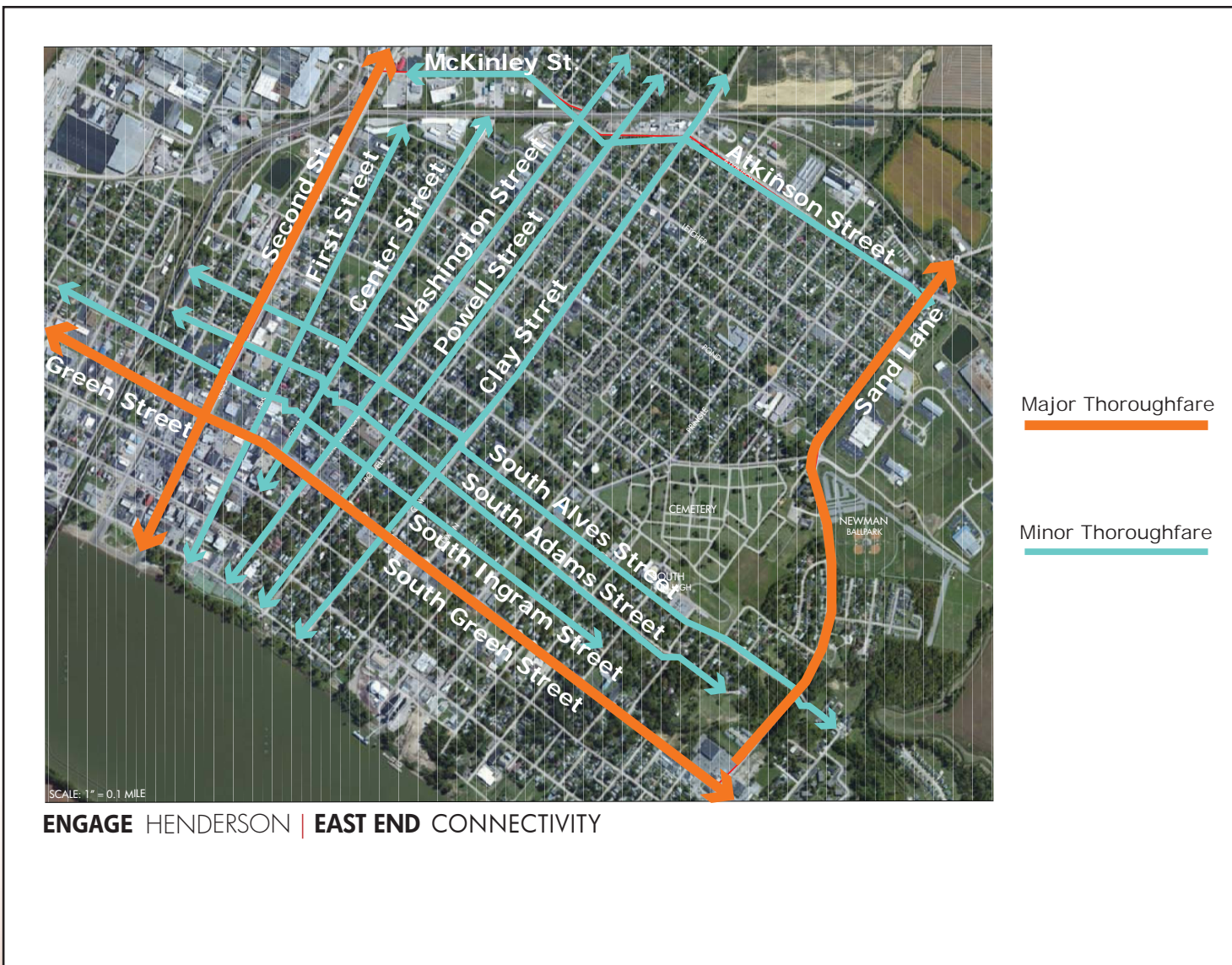
This map depicts the relationship of the East End Neighborhood to the Henderson urbanized area.

Figure 4-3: East End Context Map - Henderson



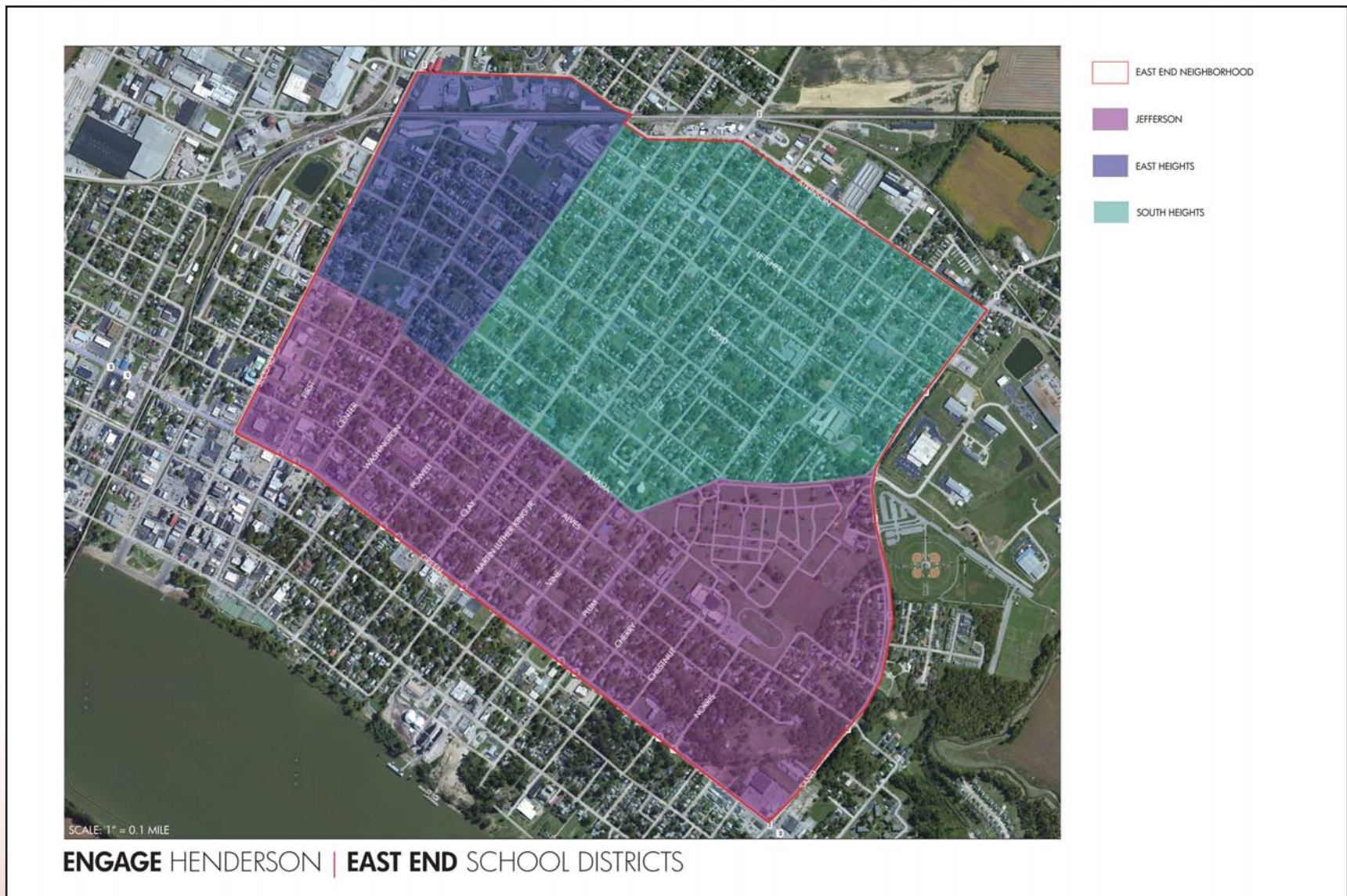
The East End Connectivity map depicts street functionality in the East End Neighborhood.

Figure 4-4: East End Connectivity Map



The East End School District map illustrates the challenges and opportunities of having three schools serve the East End neighborhood.

Figure 4-5: East End School District Map



Planning Process

The East End Development District map identified the Henderson Housing Authority's target area for future housing development. The Henderson Housing Authority has been a constant in the neighborhood in regard to providing safe and affordable housing. Their efforts are apparent and readily recognized.

Figure 4-6: East End Development District Map



-  EAST END NEIGHBORHOOD
-  REDEVELOPMENT DISTRICT

ENGAGE HENDERSON | EAST END REDEVELOPMENT DISTRICT

The East End Historic District map illustrates the good fortune of having two historic districts within the neighborhood. The Alves Historic District is a collection of stately homes that have held their value and provide a stabilizing function for the neighborhood. The Henderson Cotton Mill Worker's Housing Historic District provides an opportunity to utilize historic tax credit, to redevelop the historically significant worker's housing that has fallen into disrepair.

Figure 4-7: East End Historic District Map



Planning Process

The East End Crimes Committed 2011 map reinforces the challenges facing the neighborhood. Crime maps with this density result in decreased investment in the area. Successfully decreasing crime is essential to realizing new investment and opportunities.

Figure 4-8: East End Crimes Committed 2011 Map



ENGAGE HENDERSON | EAST END CRIMES COMMITTED (2011)

The East End Auto Accidents map reinforces the value of improving walkability in the neighborhood and pursuing an effective Safe Routes to School Program. Further the map identifies areas where street and sidewalk improvements should be focused.

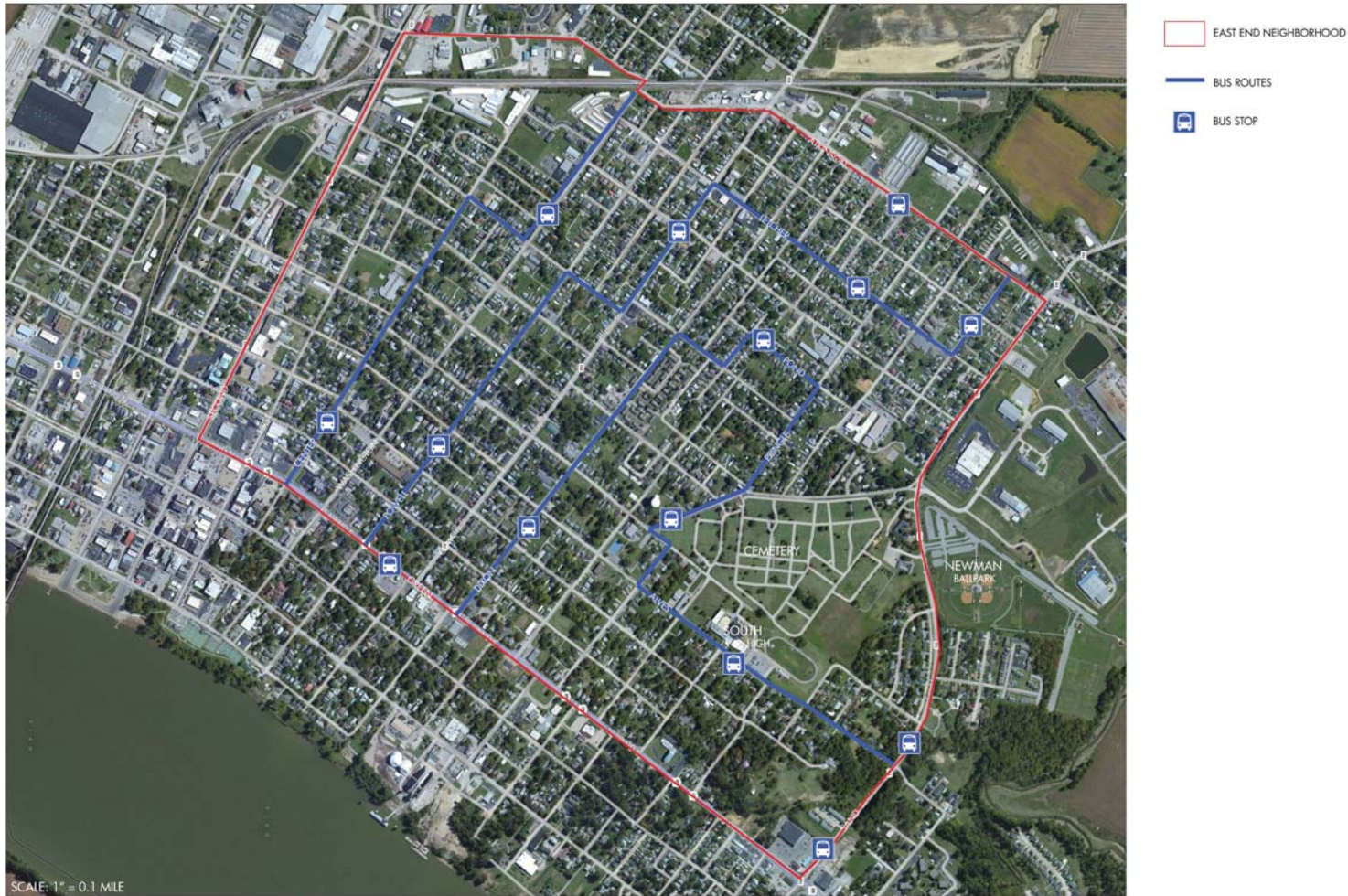
Figure 4-9: East End Auto Accidents Map



Planning Process

The East End Bus Routes map indicates that the neighborhood appears to have reasonable access to transit. Highly functioning transit can help to attract investment; especially investment in senior and affordable housing units. While transit appears to serve the majority of the neighborhood, the transit service could identify improvement opportunities by participating in an operational analysis planning effort.

Figure 4-10: East End Bus Routes Map



ENGAGE HENDERSON | EAST END BUS ROUTES

The East End Tax Credit Funding Eligibility map highlights census tracts 300 and 400 within the East End. Both of these census tracts have income characteristics that make these locations eligible for Low Income Housing Tax Credit (LIHTC) projects. Recently, LIHTC projects have been very successful in leveraging additional affordable housing resources to create attractive and affordable housing that has created positive perceptions.

Figure 4-11: East End Tax Credit Funding Eligibility Map



Planning Process

The East End Housing and Land Use Sub-Areas Map provides insight to the existing conditions and land uses in the neighborhood. The map depicts the challenges of the neighborhood with a mix of stable, mixed and unstable conditions.

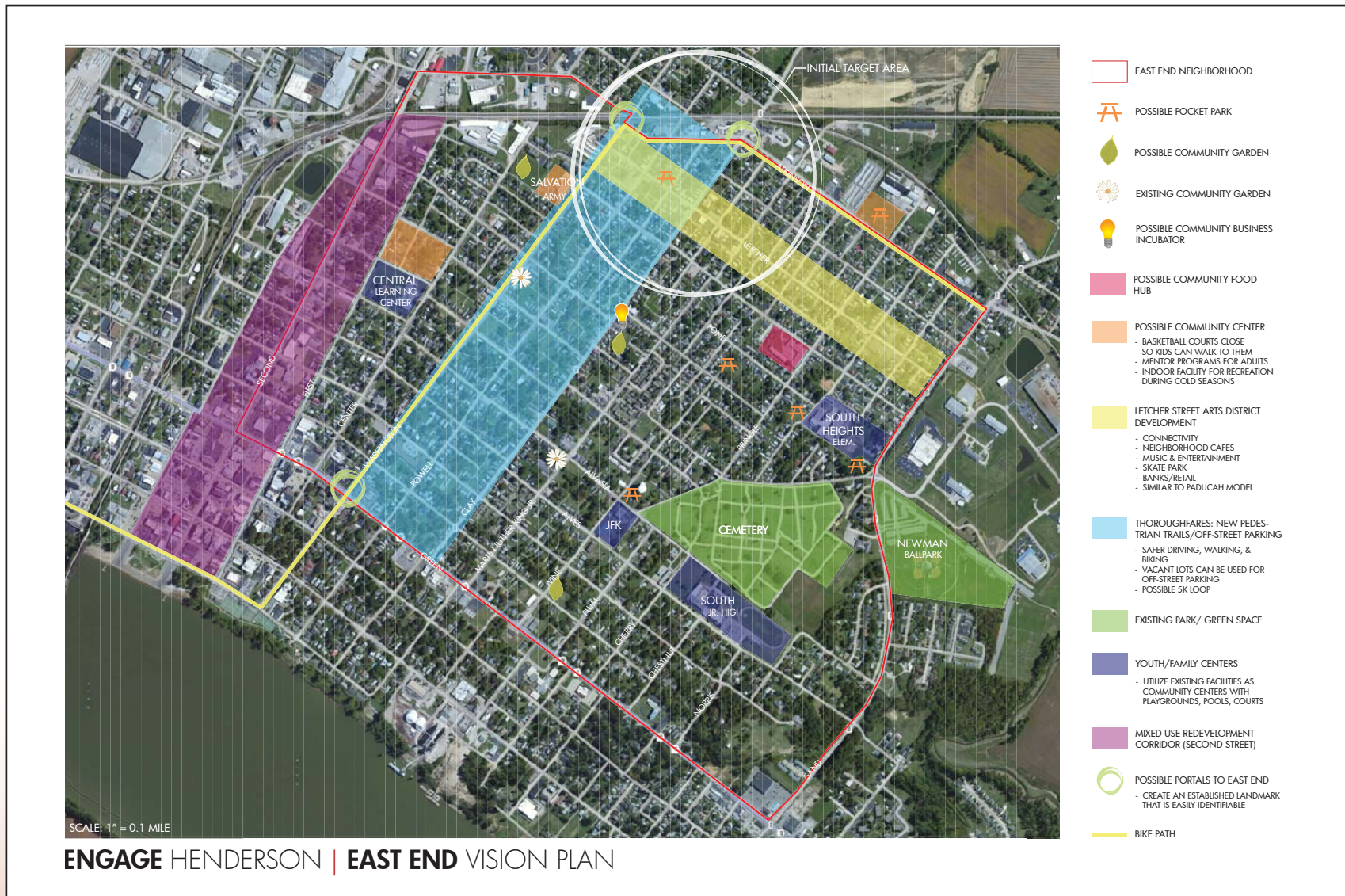
Figure 4-12: East End Housing and Land Use Sub-Areas Map



ENGAGE HENDERSON | EAST END HOUSING AND LAND USE SUB-AREAS

The East End Vision Plan is the result of iterative planning and revisions over the course of the project. The Vision Plan began with general concepts, with more information and detail being included over the course of the project.

Figure 4-13: East End Vision Plan



Planning Process

Through the summer of 2013, Bernardin Lochmueller planners, with assistance and input from Engage Henderson prepared a draft East End Revitalization Plan and decided the time was right to unveil the specifics of the plan to get reaction and feedback.

The first stop was the Henderson City Commission. Engage Henderson and Bernardin Lochmueller staff attended the Tuesday, September 10, 2013 meeting of the Henderson City Commission and shared a PowerPoint presentation that highlighted the components of the plan. The plan was well received.

The next stop was the neighborhood. On Saturday, October 19, 2013, Bernardin Lochmueller and Engage Henderson conducted a workshop at the Bennett Memorial Church to share information on the revitalization plan and obtain additional perspective and feedback. The meeting had a great turnout and the plan was examined and refined.

Checking with the business community was next on the agenda. On Thursday, December 12, 2013 Engage Henderson and Bernardin Lochmueller staff attended a luncheon and Henderson Chamber of Commerce Presentation. They provided a keynote presentation on the East End Neighborhood Plan.

Summary information on the public engagements to obtain feedback on the plan concepts are included as Appendix O in Volume 5 of the Appendices document.





Development Resources and Initiatives



Following is an outline of initiatives that have occurred, are planned, or are currently in play in the East End Neighborhood. These activities reflect the interest and desire of residents and organizations to realize meaningful change in the East End Neighborhood.

Melodie Schrader pursued efforts to create the East End Development Corporation. This not for profit corporation's mission is to help improve the East End Neighborhood. Since its inception, the East End Neighborhood Development Corporation has piloted a community garden along Washington Street and created a Neighborhood Center at 111 Letcher Street. A brochure on the East End Development Corporation can be found in Appendix P in Volume 5 of the Appendices document.

Olive Branch, a facility operated by Bennett Memorial Methodist Church, provides a PC lab and coffee shop for East End residents. In 2013, Engage Henderson mobilized a neighborhood cleanup event that was very successful and plans are being made to continue this annual event.

Efforts are also being pursued to obtain Historic District status for the Letcher Street area. Although the mills are gone, many of the unique homes and accessory structures remain intact. Historic District designation could provide tax credits and other resources that would add value to the neighborhood revitalization efforts.

Community One has completed over 60 housing improvement and rehabilitation projects and has plans to continue these housing improvement efforts in the East End neighborhood.

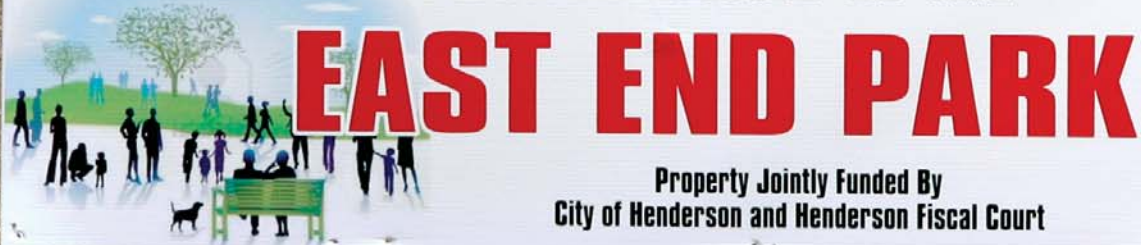
The City of Henderson has secured a \$40,000 Land and Water Conservation Fund grant to the City, announced November 2013 by Governor Beshear, for a new community park at Letcher and Helm. The City of Henderson has also adopted new zoning and development provisions that will encourage infill development in the East End Neighborhood.



COMING SOON



FUTURE HOME OF AN



EAST END PARK

Property Jointly Funded By
City of Henderson and Henderson Fiscal Court

Recommendation: Community Gardens

Recommendation

Community Gardens should be installed in appropriate locations within the East End Neighborhood. Community Gardens have been identified as an effective tool to help improve and solidify neighborhoods. The gardens serve as active venues for neighbors to meet and interact with others in their community.

Community Gardens also can help to introduce fresh and healthy food choices to residents that might not have ready access to such healthy food choices.

Efforts should be pursued to identify a food bank or other facility that can accept a certain percentage or at least the surplus produce from the Community Gardens.

303

Resources for planning and operating a community garden can be found at www.communitygarden.org. The website provides sample agreements, policies and documents associated with operating a community garden.

For more information on community gardens, see the following link to a YouTube video that provides information on the value of community gardens: <https://www.youtube.com/watch?v=pumcX5-DxBE> or scan the QR code.

Phasing

Short term (0-2 years)

This is a priority engagement that can be accomplished with limited resources and can create positive perceptions about the neighborhood.

In most cases, Community Gardens can be readily implemented without a great deal of planning or financing considerations. The garden dimensions can also be phased and expanded over time.



Location

The East End Development Corporation has piloted a Community Garden on an available parcel along Washington Street. Additional gardens could be located in vacant lots within the area. Parcels owned by public entities such as the City of Henderson or the Henderson Housing Authority would be easier to develop. Other owners may volunteer the use of a private parcel for a community garden.

The gardens should be located in a manner so that they are within walking distance for the residents.

Other locational considerations include access to water and electric service and ability to fence the garden area.

Responsibility

The responsibility and management of the Community Gardens should be carefully considered.

Identifying the appropriate management entity is essential to the success of the Community Gardens initiative. Proving a sense of involvement and ownership through the management framework will create buy-in and support.

The East End Development Corporation appears to be the organization best positioned to manage the Community Gardens project. This organization's not for profit status could help facilitate the donation of materials and improvements.

The foremost consideration for decisions concerning management and operation should be the inclusion of residents in the planning and decision making process.

Funding Sources

- Corporate Partnerships/Sponsorships
- Donations of cash
- Donation of the use of land
- Donation of materials
- City of Henderson CDBG funding
- University involvement
- Local churches
- Foundations
- Revenue from the sale of surplus produce
- Technical assistance from local County Extension Office and local Master Gardeners

Estimated Cost

Cost could vary considerably depending on the location of the gardens within the area. A related consideration is the value of in-kind assistance and cash assistance.

Typical expenses for community gardens include:

- Laying out the design of the garden boundaries and the individual garden plots
- Preparing "boxes" to hold the soil within the individual garden plots
- Testing and improving the soil of the garden plots
- Providing aggregate or other weed barrier for the larger garden area to provide easier access to plots
- Installation of a water spigot and hoses to water the plots (Where possible install rain barrels to capture rainwater)
- Providing a basic level of shared tools such as shovels, hoes and rakes

\$10,000 would be an appropriate amount to create a significant number of gardens with necessary improvements to make them more viable and attractive.

Recommendation: Food Hub and Retail Outlet

Recommendation

The East End Neighborhood can capitalize on the increasing interest in local food choices.

The development of a food hub and retail outlet would create a unique business development opportunity that could result in attracting additional business and investment to the East End Neighborhood. These could include, but not be limited to: restaurants, specialty food production, kitchen/cooking accessory and gift stores, gardening/landscaping outlets, flower shops, etc.

The food hub would involve identifying a space for the collection of locally grown food in the Henderson Region. With produce from area producers being aggregated at the food hub, the respective produce items would be distributed to meet orders from larger consumers such as area restaurants and supermarkets. The hub provides an economy of scale in local food production that give buyers confidence that their orders for fresh produce can be met. See Chapter 6 in Volume 2 for further discussion of regional food hubs.

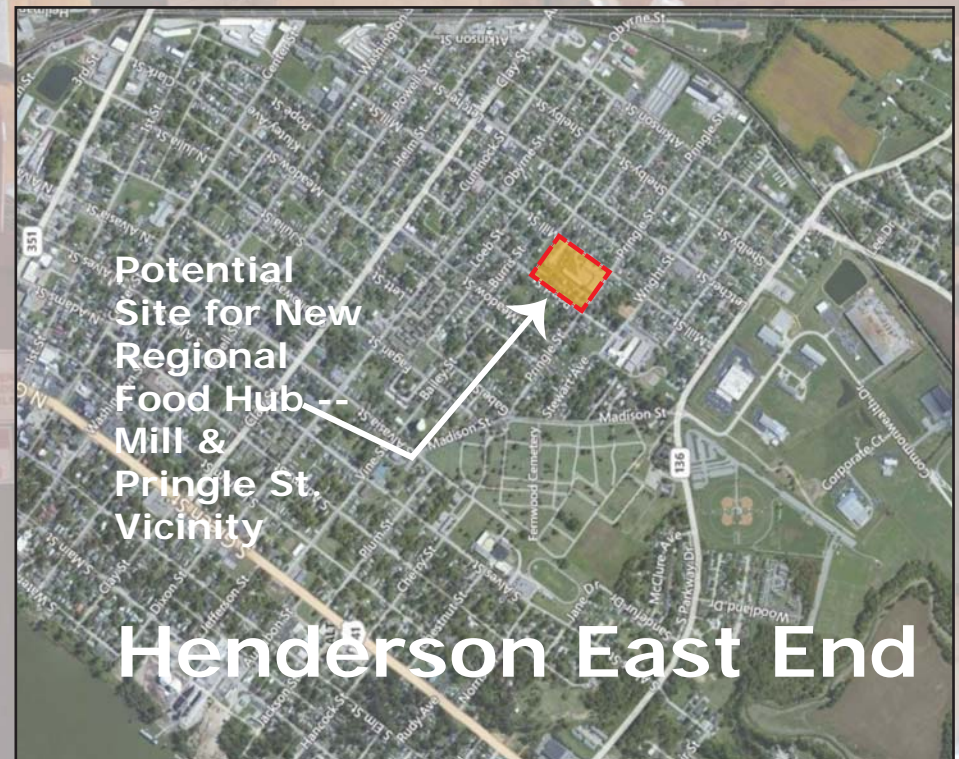
The food hub could also have a retail outlet for individuals to purchase produce on an individual, small-scale basis. The retail outlet could create an anchor destination for the area.

Through the planning process it is important to keep in mind the numerous benefits of the food hub:

- Creates sources of local/fresh/nutritious foods
- Provides local/regional growers dependable, long-term buyer for their produce
- Provides entrepreneurs a unique opportunity to create meaningfully different products
- Creates a positive and dynamic business development atmosphere in the East End Neighborhood

The USDA has developed a resource guide for regional food hubs. It can be found at: <http://ngfn.org/resources/ngfn-database/knowledge/FoodHubResourceGuide.pdf>.

Figure 4-14: East End Potential Food Hub





Phasing

Short term (0-2 years)

The implementation timing for the food hub is contingent on making arrangements with growers to provide produce and to identify buyers to purchase the produce.

Effective engagements with growers and buyers prior to the next growing season should provide data and information necessary to identify the scale and scope of the food hub.

While engaging growers and buyers is a priority, efforts also need to be put toward identifying the management structure of the food hub.

Location

The location of the food hub involves a number of considerations.

To begin with, the facility must have the necessary functional features such as an overhead door, loading dock, space for collection and distribution, and administrative space. Refrigeration space might also be of interest. Also, the facility should be able to accommodate some retail activities.

Optimally, the physical location of the food hub and retail outlet would be positioned at a location that could create related business development activity and pedestrian traffic.

There are a number of facilities in the East End that could accommodate a food hub. One specifically is the warehouse at the corner of Pringle and Mill. See Figure 4-14 which illustrates the location of the food hub within the context of the East End Neighborhood.

Recommendation: Food Hub and Retail Outlet

Responsibility

The creation of a food hub is not without some measure of risk. The entity responsible for the operation and management of the food hub should have business development and/or enterprise management experience.

However, the management and operation of the food hub should take advantage of volunteer and in-kind resources.

It is also noteworthy that a number of food hubs have used the "cooperative or co-op" organizational structure.

Case studies on the successful implementation should be examined in advance of making final determinations regarding the management and operation framework for the food hub.

Also the Kentucky Small Business Development Center would be an excellent resource to begin to frame the business plan for a food hub and retail outlet.

Funding Sources

- Corporate partnerships/sponsorships
- US Department of Agriculture
- Donations of cash
- Donation of the use of a facility
- Donation of materials
- City of Henderson CDBG Funding
- University involvement
- Local churches
- Foundations
- Revenue from the net proceeds of the enterprise
- Technical assistance from local Kentucky Small Business Development Center

Estimated Cost

Cost could vary considerably.

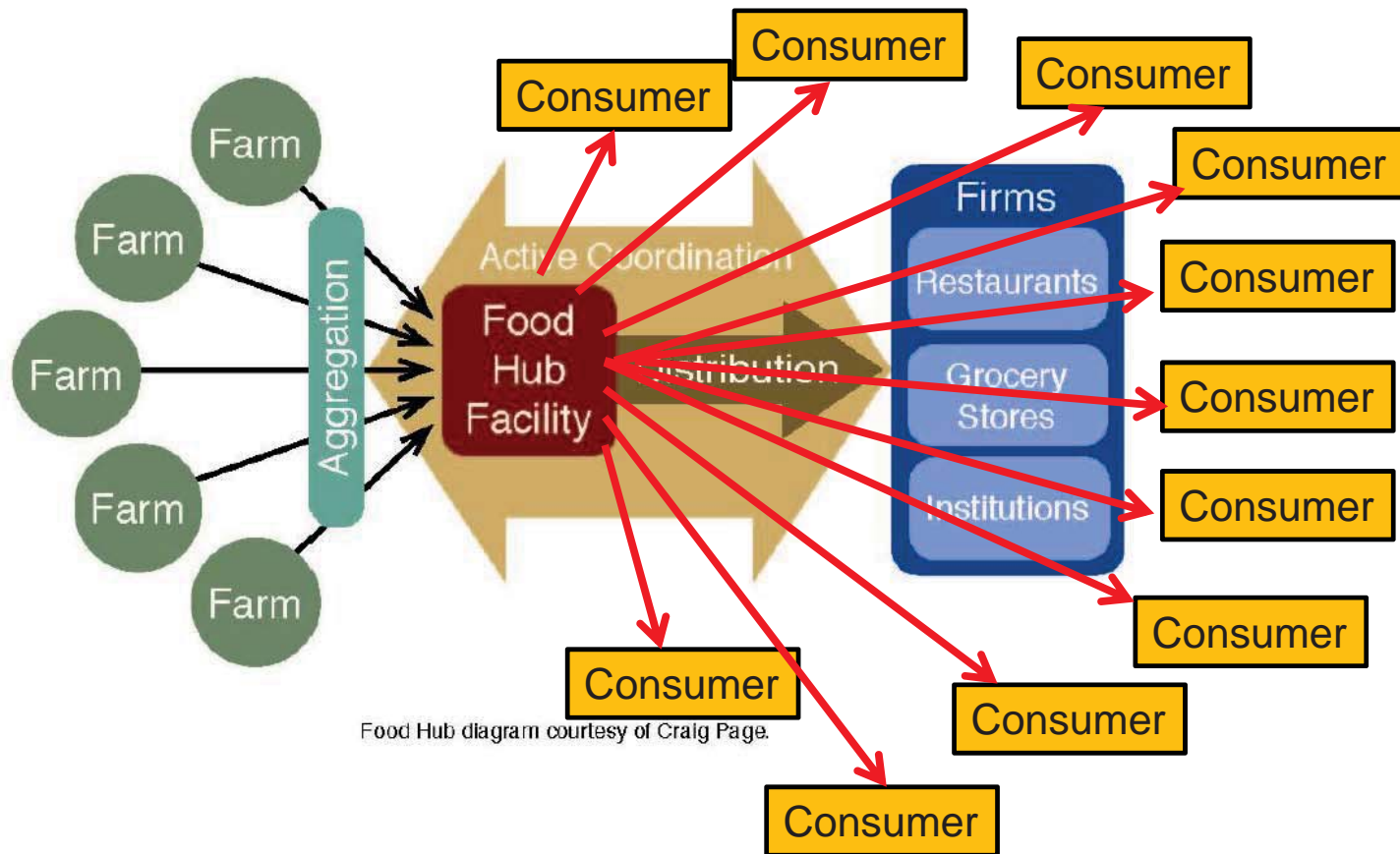
A detailed business pro forma would shed light on the costs associated with the project.

A related consideration is the value of in-kind assistance, which should be factored into the pro forma.

Financial data from existing food hubs can help to prepare business plans and identify the likely startup funding required.



Food Hub



Recommendation: Business Incubator Facility and Micro-Financing Program

Recommendation

To encourage business development and support entrepreneurial endeavors, a business incubator facility should be sited in the East End Neighborhood. The incubator project should be accompanied by the creation of a micro-financing program to help finance entrepreneurs and business development projects.

The business incubator can provide space and facilities at a reduced rate to help new businesses get their start. Some measure of market analysis can help to identify the appropriate size and type of incubator facility. It may prove optimal for the facility to cater to a number of market segments including light manufacturing/assembly, as well as space to accommodate professional services and technology oriented businesses. Incubator facilities also create value by providing tenants additional amenities such as use of common conference rooms and shared equipment such as high speed internet connections, copier, scanner, printer, etc.

It can be difficult for new businesses to secure the necessary financial resources to support their endeavor. The creation of a revolving loan fund would help to address these financial gaps. The guidelines for the fund should be prepared to meet the needs of anticipated borrowers. This typically is reflected in guidelines that provide loan amounts smaller than what conventional lenders are positioned to provide. The fund should provide micro-loans for small enterprises, but also provide the opportunity to make larger loans to businesses that have a track record of success and are expanding.

Case studies of successful business incubators and micro-financing should be examined in advance.

There are also a number of effective resources and model documents available to assist with structuring these projects.

Phasing

Short term (0-3 years)

The business incubator and micro-financing are substantial projects that require considerable advanced planning. Developing detailed plans could require 6 months to 18 months. Assembling necessary financial resources could run parallel to the planning process to expedite the implementation of the projects.

Location

The location of the business incubator should be based on a number of considerations.

To begin with, the incubator facility should meet the space and facility needs of anticipated users. However, if cost effective space (donated space) is identified, this can create value above the need to provide an optimal facility.

A location on or near Letcher Street would be desirable to help with kick-starting other redevelopment activities.

Responsibility

The creation of a business incubator is not without some measure of risk. The entity responsible for the operation and management of the business incubator should have business development and/or enterprise management experience.

However, the management and operation of the business incubator should take advantage of volunteer and in-kind resources.

Case studies on the successful implementation of a business incubator should be examined in advance of making final determination of the management and operational framework for the incubator.

The micro-financing program should be managed by an organization with considerable financial management capacity and oversight. Funding agencies will want to feel confident that the organization has the fiduciary capacity to manage a loan program.

Consideration should be given to identifying an organization that could manage both the food hub/retail outlet and the business incubator, considering the similarities of these enterprises.

Funding Sources

- USDA Rural Development
- City of Henderson CDBG Funding
- Corporate partnerships/sponsorships
- Donations of cash
- Donation of the use of physical facilities
- Donation of materials
- University involvement
- Local churches
- Foundations
- Contributions of financial resources and/or technical assistance from area lenders
- Revenue from the net proceeds of the enterprise
- Technical assistance from local Small Business Development Center

Estimated Costs

Costs could vary considerably depending on the size of the business incubator and micro-financing program.

A detailed business pro forma would shed light on the costs associated with the business incubator. The operation and maintenance costs for the incubator facility should be examined closely to understand these expenses in advance.

The costs for the micro-financing program are oftentimes more associated with the amount and sources of funds to seed the loan fund account. Efforts should be pursued to secure a minimum of \$50,000 to create the loan fund. It should be anticipated that loan repayments will perpetuate the loan program.

Financial data from existing business incubators can help to prepare business plans.



Recommendation: Safe Routes to School

Recommendation

A highly functional Safe Routes to School Program would help to ensure the continued success of South Heights and Jefferson Elementary Schools.

To improve students' safety and improve their health on their way to and from school, a Safe Routes to Schools program should be developed. Numerous studies have identified the value of walking or biking to school. Benefits to school aged children include but are not limited to: exercise, positive social engagements and awareness/appreciation of their neighborhood.

Safe Routes to Schools (SRTS) programs include the following components:

1. Engineering

Creating operational and physical improvements to the infrastructure surrounding schools that reduce speeds and potential conflicts with motor vehicle traffic, and establish safer and fully accessible crossings, walkways, trails and bikeways.

2. Education

Teaching children about the broad range of transportation choices, instructing them in important lifelong bicycling and walking safety skills, and launching driver safety campaigns in the vicinity of schools.

3. Enforcement

Partnering with local law enforcement to ensure traffic laws are obeyed in the vicinity of schools (including enforcement of speeds, yielding to pedestrians in crossings, and proper walking and bicycling behavior), while initiating community enforcement such as crossing guard programs.

4. Encouragement

Using events and activities to promote walking and bicycling.

5. Evaluation

Monitoring and documenting outcomes and trends through the collection of data, including the collection of data before and after the intervention(s).

The SRTS initiative should also include efforts to develop bicycle routes to create safe routes throughout the East End Neighborhood.

Safe Routes to Schools programs are typically a mixture of infrastructure improvements, policy advancement and programmatic engagements.

Additional information on development of Safe Routes to School programs can be found at: <http://www.saferoutesinfo.org/>



Information on Kentucky resources can be identified by contacting:

Jackie Jones
Safe Routes to School Program Coordinator
Office of Local Programs
Kentucky Transportation Cabinet
200 Mero Street
6th Floor East
Frankfort, KY 40622
Phone Number: (502)-782-4734
Fax Number: (502) 696-5275
jackie.jones@ky.gov
<http://transportation.ky.gov/Local-Programs/Pages/Safe-Routes-to-School.aspx>

Phasing

Short term (0-2 years)

While some of the components of the Safe Routes to Schools program might involve two-year engineering and construction, other components can be adopted and implemented much sooner.

Location

The program and associated improvements should encompass the entire East End Neighborhood, with a focus on areas with established routes to school that have higher traffic volumes. Other priority areas include locations where there have been pedestrian accidents.

Responsibility

The Henderson County School Corporation, along with the City of Henderson would be the primary implementing organizations. However, volunteers, parents, service organizations and related community groups could bring resources to ensure the success of the project.

Funding Sources

- City of Henderson
- Evansville Metropolitan Planning Organization (EMPO)
- Henderson Schools
- Area healthcare organizations
- Corporate Partnerships/Sponsorships
- Donations
- City of Henderson CDBG Funding
- Foundations

Estimated Cost

Costs would vary greatly depending on activities identified in the engineering/planning phase.



Recommendation: After-School Programming and Facility

Recommendation

In order to continue the success realized by the South Heights and Jefferson Elementary Schools, an after-school program should be developed to ensure that students have a safe and healthy place to spend their time after-school, before they go home for the evening. The recommendation centers on the value of maintaining the positive influences that children receive in school into the after-school hours. There are many options for how children spend their time after school. A well-conceived after-school program can ensure that school children invest their time in positive activities.

The program can be modeled from a number of highly regarded after-school programs. These range from simply creating a fun, safe place to do homework to field trips and guest speakers that help children to have experiences beyond their own neighborhood. Other examples of after-school engagements include:

- Neighborhood service projects
- Academic advance-tutoring
- Academic contests
- Field trips
- Exposure to different types of art
- Guest speakers
- Exposure to new technologies

For information on after school resources in Kentucky contact:

Carolyn Hudman

Director

Kentucky Out-of-School Alliance

915 Leawood Drive, Suite B

Frankfort, KY 40601

502-607-8900

carolynhudman@kyoutofschoolalliance.org

<http://www.kyoutofschoolalliance.org/>

Phasing

Short term (0-2 years)

Timing is contingent on identifying a facility and arranging for the programming.

The project will likely be an ever evolving engagement as facilities and programming will change with changes in demand for services and levels of youth participation.

Location

Ideally, the location would be central to the youth of the area. A related consideration is the availability of safe walking/biking routes to access the facility.

Responsibility

To ensure the greatest likelihood of success, area schools need to be involved in a leadership position. Area and neighborhood faith-based organizations are also well positioned to provide assistance. The after-school programming and facility components provide considerable opportunities for partnerships and cooperation.





Funding Sources

- Henderson County Schools
- City of Henderson
- Henderson City Police
- Henderson County Sheriff's Department
- Area healthcare organizations
- Corporate Partnerships/Sponsorships
- Donations
- City of Henderson CDBG Funding
- Foundations

Estimated Costs

Costs could vary depending on the size and scale of after school programming and the facilities available.

Recommendation: Letcher Street Redevelopment - Cultural District

Recommendation

The revitalization of the Letcher Street area can serve as a magnet to attract new investment and create a positive perception of the East End Neighborhood. The revitalization efforts should strive to create a dynamic environment that provides a unique experience for residents and visitors alike. The neighborhood is well positioned for success. The East End has existing mixed use areas where commercial and housing uses successfully coexist and thrive.

Project components completed to date include the following:

- \$40,000 Land and Water Conservation Fund grant to the City of Henderson announced November 2013 by Governor Beshear for new community park at Letcher and Helm.
- East End Neighborhood Corporation established office and community center along Letcher Street.
- City of Henderson has adopted new code provisions that will allow innovative approaches to housing and commercial redevelopment in the East End.
- Bennett Memorial Methodist Church has established the Olive Branch coffee shop and computing lab along Letcher Street.
- Historic District determination provides platform for additional funding and development opportunities.

Secure anchor/destination projects along Letcher Street. These might include, but not be limited to, the following:

- Redevelopment of the former Audubon School as senior housing
- New and innovative community park at the corner of Letcher and Helm Street
- Business incubator facility (noted earlier in the report)
- Mixed use developments (retail/commercial and housing)
- New and unique retail development

The City of Henderson has experienced a resurgence of its downtown area. The Letcher Street Cultural District can create opportunities and experiences that are complementary to the downtown area.

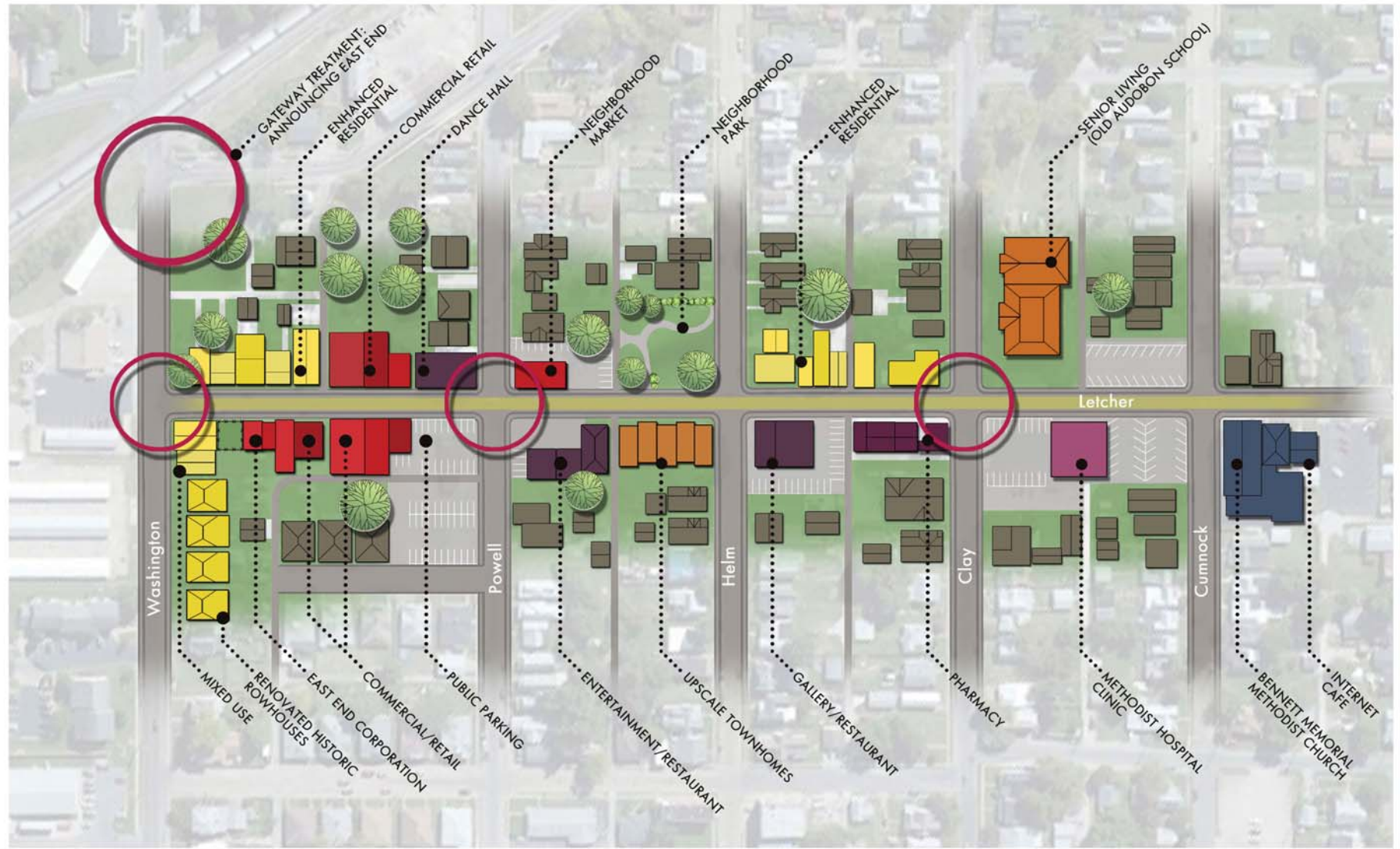
Figure 4-15 provides a redevelopment concept for Letcher Street. The concept plan identifies opportunities to leverage existing facilities such as the T&T Pharmacy, Methodist Clinic and Bennett Methodist Church.

The concept plan also identifies opportunities to repurpose the funeral home and gas station along Letcher Street. There also are a number of smaller retail spaces along Letcher Street that could accommodate new businesses.

Also noted in the concept plan is the value of enhancing the residential properties along Letcher Street. Many properties do not provide a positive appearance and as such detract from the Letcher Street corridor. Some residential structures cannot be economically rehabilitated. These structures could be razed in order to accommodate new infill housing development along Letcher Street.



Figure 4-15: Letcher Street Cultural District Phase One



ENGAGE HENDERSON | LETCHER STREET CULTURAL DISTRICT PHASE ONE

Recommendation: Letcher Street Redevelopment - Cultural District





Recommendation: Letcher Street Redevelopment - Cultural District

Considering that the project is similar to a small downtown redevelopment project, the Letcher Street revitalization process could find value in utilizing The Main Street Program's Four-Point Approach®. These include the following:

1. Design:

Enhancing the physical appearance of the commercial district by rehabilitating historic buildings, encouraging supportive new construction, developing sensitive design management systems and long-term planning. The look of the area, its streets, signs, buildings and store interiors is unique to each Kentucky community. Main Street's goal is to work with all these elements to create a friendly, attractive place that will draw in visitors and businesses.

2. Organization:

Building consensus and cooperation among the many groups and individuals involved in the revitalization process. To ensure a self-reliant, broad-based, long-lasting downtown revitalization program, the entire community must rally around the idea. Cooperation from both the public and the private sector is critical to achieving visible results. In addition, a separate staff and business office solely dedicated to downtown revitalization is key to achieving long-term, large-scale results.

3. Promotion:

Marketing the commercial district's assets to customers, potential investors, businesses, local citizens, and visitors. To keep investors, visitors, and businesses coming downtown, Main Street must reshape the community perspective of downtown as a hub of activity. Successful downtown image campaigns, as well as promotional activities that build upon the community's unique heritage and culture send a consistent, compelling message promoting the area.

4. Economic Restructuring:

Strengthening the district's existing economic base while finding ways to expand it to meet new opportunities and challenges from outlying development. Main Street's ultimate goal is to create areas that are economically viable. Researching the regional market and consumer trends give Main Street organizations a realistic picture of what market mix will work for their downtown. Based on their research, Main Street organizations can begin stabilizing existing businesses and recruiting new businesses to fill the obvious gaps.

The Main Street Four-Point Approach® provides a considerable amount of resources and case studies that can provide considerable value in structuring a successful redevelopment project. Additional information can be found at the National Main Street Center Inc. website at: http://www.preservationnation.org/main-street/about-main-street/the-center/#.UvFLM_Xna70.

Phasing

Short and mid-term engagements (0-3 years)

While some activities and projects can be pursued immediately, other pursuits will be phased in as other projects are completed.

Location

The Letcher Street District runs along both sides of Letcher Street from Washington Street to Madison Street. Figure 4-16 provides a map depicting the location of the three phases of the development project with Phase 1 being the priority area for engagement and Phase 2 and 3 following.

Figure 4-16: Letcher Street Revitalization Area Phasing



Responsibility

The organization to coordinate the Letcher Street redevelopment efforts should be carefully considered. The project requires participation by residents, businesses, property owners and local government officials. A not for profit organization that provides representation and involvement of these interests is often the norm for such projects. The East End Development Corporation could be well positioned to serve in this coordination role. The City of Henderson, Community Development Department, would be an excellent development partner.

Funding Sources

- Private sector investment via new business development opportunities
- Federal Home Loan Bank (AHP)
- Kentucky Housing Corporation
- Corporate partnerships/sponsorships
- Donations of cash
- Donation of materials
- City of Henderson CDBG Funding
- University involvement
- Local churches
- Foundations

Estimated Costs

Costs could vary considerably depending on the specific projects and the phasing of initiatives.

Project investment should favor projects that can aid in attracting new investment and leverage opportunities.

Recommendation: Greening of the East End

Recommendation

Trees can help create neighborhoods of choice and create a positive perception for an area.

A comprehensive plan to install and maintain a healthy variety of trees should be pursued. This initiative could serve as a pilot project for other neighborhoods in the region.

Typically, such a project includes an inventory of existing trees, a plan to strategically install new trees and the preparation of a management plan for the new and existing trees.

In light of Henderson being designated as a Tree City USA community and the community's association with John Jay Audubon, the Greening Project could also include efforts to attract various species of birds via the types of tree planting and related enhancements to accommodate birds.

Efforts should be made to involve residents and families with tree planting events. Such activities help to create neighborhood pride and engagement among residents.



The value of trees is significant. Consider the benefits outlined on the National Arbor Day website:

“The net cooling effect of a young, healthy tree is equivalent to ten room-size air conditioners operating 20 hours a day.” —U.S. Department of Agriculture

“If you plant a tree today on the west side of your home, in 5 years your energy bills should be 3% less. In 15 years the savings will be nearly 12%.” —Dr. E. Greg McPherson, Center for Urban Forest Research

“A mature tree can often have an appraised value of between \$1,000 and \$10,000.” —Council of Tree and Landscape Appraisers

“In one study, 83% of realtors believe that mature trees have a ‘strong or moderate impact’ on the salability of homes listed for under \$150,000; on homes over \$250,000, this perception increases to 98%.” —Arbor National Mortgage & American Forests

“Landscaping, especially with trees, can increase property values as much as 20 percent.” —Management Information Services/ICMA

“One acre of forest absorbs six tons of carbon dioxide and puts out four tons of oxygen. This is enough to meet the annual needs of 18 people.” —U.S. Department of Agriculture

“There are about 60 to 200 million spaces along our city streets where trees could be planted. This translates to the potential to absorb 33 million more tons of CO₂ every year, and saving \$4 billion in energy costs.” —National Wildlife Federation

“Trees properly placed around buildings can reduce air conditioning needs by 30 percent and can save 20–50 percent in energy used for heating.” —USDA Forest Service

“Trees can be a stimulus to economic development, attracting new business and tourism. Commercial retail areas are more attractive to shoppers, apartments rent more quickly, tenants stay longer, and space in a wooded setting is more valuable to sell or rent.” —The Arbor Day Foundation

“Healthy, mature trees add an average of 10 percent to a property’s value.” —USDA Forest Service

“The planting of trees means improved water quality, resulting in less runoff and erosion. This allows more recharging of the ground water supply. Wooded areas help prevent the transport of sediment and chemicals into streams.” —USDA Forest Service

“In laboratory research, visual exposure to settings with trees has produced significant recovery from stress within five minutes, as indicated by changes in blood pressure and muscle tension.” —Dr. Roger S. Ulrich Texas A&M University ¹

¹ Source: <http://www.arborday.org/trees/benefits.cfm>

Recommendation: Greening of the East End

Phasing

Long term (0-5 years)

This would be an ongoing project of installing new trees in vacant spaces and planting trees in areas where trees have been damaged or lost.

Location

The Greening Project would include the entire East End Neighborhood.

Priority areas would include parks, open spaces and along specific corridors. Additional priority areas would be within and around large areas of pavement that can trap heat energy.

323

Responsibility

The Greening Project could be coordinated by the East End Neighborhood Corporation, with assistance from local conservation oriented organizations such as the Friends of Audubon.





Funding Sources

- National Arbor Day Foundation
- National Audubon Foundation
- Corporate Partnerships/Sponsorships
- Donations of cash
- City of Henderson CDBG Funding
- University involvement
- Local churches
- Foundations
- Technical assistance from local Extension Office and Master Gardeners

Estimated Costs

Costs could vary considerably depending on the size and scale of the project commitment and annual planting goals. Costs could also vary depending on the availability of favorable pricing for trees and the volunteer labor for planting.

Recommendation: New East End Community Park (Letcher and Helm Street)

Recommendation

The newly cleared corner of Letcher and Helm Street can accommodate the development a unique community park. Parks that offer unique experiences can provide an amenity that contributes to a positive perception of the neighborhood and also can attract visitors that generate a dynamic and positive atmosphere. Such a park can serve as an anchor development along the Letcher Street corridor.

The park facilities should incorporate new and innovative park amenities such as splash pads and/or unique playground systems. To the extent possible, the park should be developed as a neighborhood amenity that can accommodate all age groups.

It could prove beneficial to identify a theme for the park that would further reinforce the experience and uniqueness of the park. A compelling design or theme might also serve to attract financial support for construction of the park.

The City of Henderson should consider the opportunity to install some measure of playground equipment that is designed to be accessible for disabled persons.

Phasing

Short term (0-2 years)

With the site being cleared and ready for development, this is a near term project. However, thoughtful planning is essential to creating a unique park setting.

In order to create the unique park setting and amenities, the park might need to be developed over a longer period of time, with key investments staged in a multi-year time frame.

Location

The park is located at the northeast corner of Letcher and Helm Streets. Refer to Figure 4-15 to view the map of the location and surrounding area.

Responsibility

Typically, the City of Henderson Parks and Recreation Department would be responsible for the project. However, efforts should be pursued to involve residents and neighborhood organizations in the planning process and should take advantage of volunteer resources. Residents' involvement in the park will help to create a sense of pride in the new facility.

Funding Sources

- National Arbor Day Foundation
- National Audubon Foundation
- Corporate Partnerships/Sponsorships
- Donations of cash
- Donation of labor
- City of Henderson CDBG Funding
- University involvement
- Local churches
- Foundations

Estimated Cost

Considering the recommendation for a unique and high quality community park, there are considerable expenses associated with such a project. To achieve such a project, a variety of funding sources would have to be identified and secured.

The City of Henderson has received a \$40,000 Land and Water Conservation Fund grant to the City of Henderson announced November 2013 by Governor Beshear for new community park at Letcher and Helm.



Recommendation: Restart Housing Efforts to Create Neighborhood of Choice

Recommendation

A re-start of housing development and improvement could increase the value of housing related engagements in the East End Neighborhood and result in creating a neighborhood of choice.

There has been considerable effort and investment to improve housing opportunities in the East End Neighborhood. Taking time to step back, review, and develop the next phase of housing activities would create considerable value. This planning and coordinating engagement could aid in identifying new and continuing housing challenges, examining new housing development opportunities and leveraging housing resources. The housing providers would find value in utilizing a facilitator from outside the community to help them evaluate current housing initiatives and guide discussion concerning new ideas and opportunities to leverage local resources.

While the mechanics of improving housing stock is essential, attracting new people to a neighborhood requires an appropriate measure of marketing. Perhaps the East End Development Corporation could host quarterly open house events to share information about the opportunities and benefits of residing in the East End Neighborhood. Similar engagements could be held to share information with area realtors and housing developers so that they are aware of the positive changes and opportunities in the neighborhood.

Housing initiatives could include:

- Homeownership Programs
- Owner-Occupied Rehabilitation
- Rental Rehabilitation Programs
- Utility Assistance
- Code Enforcement
- Fair Housing/Housing Choice Engagements

Phasing

Long term (0-5 years)

Considering the limited funding in state and federal housing programs, long term and targeted engagements appear to be the optimal strategy for achieving desired results.

Location

The East End Housing Re-start project would include the entire East End Neighborhood. Priority consideration should be given to areas where housing improvements could leverage related activities such as Letcher Street, where housing improvements could encourage retail/commercial activity along the Letcher Street corridor.

Responsibility

The East End Housing Re-start project would include the following organizations:

- City of Henderson, Community Development Department
- Henderson Housing Authority
- Henderson Habitat for Humanity
- Housing Developers (particularly LIHTC developers)
- Faith Based Housing Initiatives
- Residents
- Property owners (rental properties)



Funding Sources

- City of Henderson CDBG Funding
- Department of Housing and Urban Development (HUD)
- Kentucky Housing Corporation
- Federal Home Loan Bank
- Area lenders
- Faith Based Housing Initiatives
- Private investment by property owners
- Foundations

Estimated Cost

Costs could vary depending on the size and scale of future housing initiatives. Investments will likely range from \$15,000 to \$35,000 per unit in terms of rehabilitating a structure and meeting all code requirements.

Focus should be placed on opportunities to leverage local dollars in order to secure state and federal housing resources and private sector investment. Homebuyer programs would have a similar range of per unit funding demands.



Recommendation: Community Policing

Recommendation

Pursue a community policing engagement in the East End Neighborhood.

While the East End Neighborhood decline over the past 20 years can be in part attributed to the economic structuring of the community, a significant increase in criminal activity has also significantly contributed to the deterioration of the East End.

While Henderson Police have invested considerable resources to combat crime in the East End, the neighborhood still is negatively impacted by crime and drugs.

In order to address the lingering criminal element in the East End, a community policing engagement was identified as an alternative public safety approach.

The community policing concept involves local law enforcement professionals being engaged in the revitalization efforts by having them invest time in neighborhood facilities in order to be more approachable to residents. This strategy allows policemen to build relationships that can lead to more complete and effective dialogue between residents and law enforcement.

Some measure of additional funding will be required in order to allow for law enforcement officers to invest additional time in the East End Neighborhood. In consideration of funding requirements, the community policing project could be framed as a pilot project that could demonstrate results. These positive results could lead to additional funding opportunities.

Law enforcement and the community could find value in visiting with other communities that have successfully pursued a community policing program.

The following summary information is taken from the U.S. Department of Justice publication *COMMUNITY POLICING DEFINED*.

Community policing is a philosophy that promotes organizational strategies, which support the systematic use of partnerships and problem-solving techniques, to proactively address the immediate conditions that give rise to public safety issues such as crime, social disorder, and fear of crime. Following is summary of the basic tenets of a community policing program.

Components of a successful community policing initiative may include, but not be limited to, the following components:

Problem Solving

The process of engaging in the proactive and systematic examination of identified problems to develop and rigorously evaluate effective responses.

Community Partnerships

Collaborative partnerships between the law enforcement agency and the individuals and organizations they serve to develop solutions to problems and increase trust in police.

Community policing, recognizing that police rarely can solve public safety problems alone, encourages interactive partnerships with relevant stakeholders. The range of potential partners is large and these partnerships can be used to accomplish the two interrelated goals of developing solutions to problems through collaborative problem solving and improving public trust. The public should play a role in prioritizing public safety problems. Partnerships might include, but not be limited to the following:

- Other Government Agencies
- Community Members/Groups
- Nonprofits/Service Providers
- Private Businesses
- Media



Organizational Transformation

The alignment of organizational management, structure, personnel, and information systems to support community partnerships and proactive problem-solving efforts.

The community policing philosophy focuses on the way that departments are organized and managed and how the infrastructure can be changed to support the philosophical shift behind community policing. It encourages the application of modern management practices to increase efficiency and effectiveness. Community policing emphasizes changes in organizational structures to institutionalize its adoption and infuse it throughout the entire department, including the way it is managed and organized, its personnel, and its technology.

Agency Management

- Climate and culture
- Leadership
- Labor relations
- Decision-making
- Strategic planning
- Policies
- Organizational evaluations
- Transparency

Organizational Structure

It is important that the organizational structure of the agency ensures that local patrol officers have decision-making authority and are accountable for their actions. This can be achieved through long-term assignments, the development of officers who are “generalists,” and using special units appropriately.

- Geographic assignment of officers
- De-specialization
- Resources and finances

Recommendation: Community Policing

Personnel

- Recruitment, hiring, and selection
- Personnel supervision/evaluations
- Training

Information Systems (Technology)

Community policing is information-intensive and technology plays a central role in helping to provide ready access to quality information. Accurate and timely information makes problem-solving efforts more effective and ensures that officers are informed about the crime and community conditions of their beat. In addition, technological enhancements can greatly assist with improving two-way communication with citizens and in developing agency accountability systems and performance outcome measures.

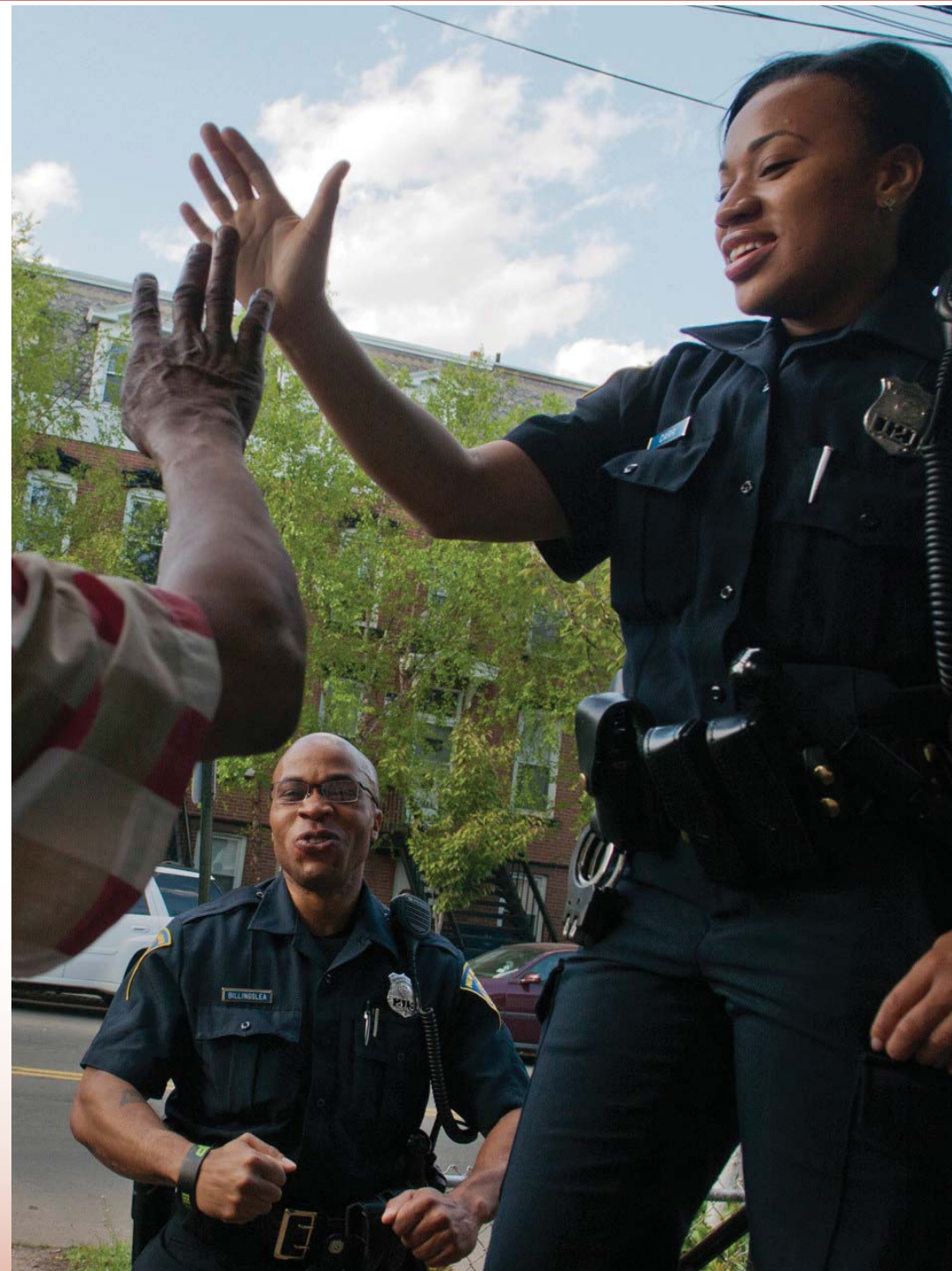
331

- Communication/access to data
- Quality and accuracy of data

Problem Solving

- Scanning: Identifying and prioritizing problems
- Analysis: Researching what is known about the problem
- Response: Developing solutions to bring about lasting reductions in the number and extent of problems
- Assessment: Evaluating the success of the responses
- Using the crime triangle to focus on immediate conditions (victim/offender/location)

Additional resources are available on the Department of Justice, Community Oriented Policing Services (COPS) website at: <http://www.cops.usdoj.gov/>



Phasing

Short term (0-2 years)

Reducing crime is essential to improving the perception of the neighborhood and attracting investment. Considering this, the community policing initiative is a priority project that needs to lead the redevelopment efforts.

Location

The East End Community Policing Project would include the entire East End Neighborhood. A network of neighborhood locations should be identified as locations where law enforcement can regularly visit and engage the residents of the neighborhood.

Responsibility

- Henderson City Police
- Neighborhood schools
- Neighborhood residents
- Property owners
- Neighborhood businesses
- Faith based organizations

Funding Sources

- City of Henderson CDBG Funding
- City of Henderson
- US Department of Justice
- Donations
- Foundations

Estimated Costs

Costs could vary depending on the size and scale of the community policing program.

The pilot phase of the project should include compensation for law enforcement officers and funding for officers to help engage the neighborhood by providing snacks/refreshments, door prizes, etc. on occasion.

Recommendation: Repurpose Audubon School to Provide Senior Housing

Recommendation

Repurpose the former Audubon School to provide senior housing opportunities.

The Audubon School is a compelling structure and reminder of the proud history of the Neighborhood. Creating affordable housing for seniors would be an excellent reuse of the property. The location is accommodating to seniors by being within walking distance of the T&T Pharmacy and a decent network of sidewalks that create a walkable neighborhood. The grounds associated with the Audubon School could also provide senior gardening and other outdoor enjoyment by seniors.

Additionally, seniors residing along Letcher Street would help to provide more "eyes on the street", which can also help to deter crime.

Phasing

Short and mid-term (0-3 years)

A redevelopment project of this scale requires a development subsidy such as Low Income Housing Tax Credits, Historic Preservation Tax Credits or both. These programs run in annual cycles. Should the project be ready to submit in the fall of 2014 and be awarded tax credits, the project could be accomplished sooner. However, if the project is not ready to apply for tax credits, the project will remain on hold until the fall of 2015 when new applications can be submitted.





Location

The project location involves the building and land associated with the former Audubon School at the corner of Letcher and Clay Streets.

Responsibility

- Senior Housing Developers
- City of Henderson
- Kentucky Housing Corporation

Funding Sources

- City of Henderson CDBG Funding
- City of Henderson
- Low Income Housing Tax Credits
- Historic Preservation Tax Credits
- Donations
- Foundations

Estimated Costs

Costs would depend upon the number of units created and related design considerations.

Recommendation: Bike and Pedestrian Improvements

Recommendation

Develop detailed plans to make bike and pedestrian improvements throughout the East End Neighborhood.

Neighborhoods that provide increasing opportunity to walk to destinations are becoming neighborhoods of choice. Making improvements to support bike and pedestrian modes of transportation creates a number of positive neighborhood dynamics from increasing the health and well-being of residents to decreasing crime in the area.

An engineering analysis of the East End will provide a summary list of improvements to improve bike and pedestrian mobility. This list can be prioritized to identify projects that create the most value and positive impact toward improving mobility and connectivity.

While bike and pedestrian improvements are of value to the residents, such improvements can also help to attract persons from outside the area to visit and enjoy the neighborhood.

Projects may include, but not be limited to, the following:

- Improvements to sidewalks
- Improvements to curb & gutter
- ADA accessibility improvements along sidewalks and curbs
- Street repaving
- New street signs
- New street lighting
- Installation of banners on light poles
- Landscaping enhancement along public rights-of-way
- Installation of bike racks, benches and trash containers in appropriate locations
- Pedestrian crossing enhancements to improve safety
- Developing a design "theme" for the neighborhood that ties the area together
- Incorporating public art in appropriate locations to enhance the "experience" of walking the neighborhood

The initiative could have some measure of overlap with the Safe Routes to Schools initiative. Efforts should be coordinated between the two. This initiative also has a relationship to the Letcher Street Revitalization project.



Phasing

Short term (0-2 years)

First phase is the analysis and inventory of projects. Following the creation of the inventory, projects are prioritized. With a prioritized list of projects, efforts should be pursued to identify funding to implement projects.

Location

The bike and pedestrian improvements would be located in the entire East End Neighborhood. However, connectivity to points of interest outside the East End should be considered.

Responsibility

Henderson City Public Works
Evansville Metropolitan Planning Organization (EMPO)
Henderson East End Corporation
Residents
Property owners - Businesses
Faith Based Organizations

Funding Sources

- City of Henderson CDBG Funding
- Evansville Metropolitan Planning Organization (EMPO)
- City of Henderson
- Donations
- Foundations

Estimated Costs

Costs could vary depending on the size and scale of a given bike and pedestrian improvement project.

Recommendation: East End Gateways

Recommendation

Install appropriate gateway features that announce the entry into the East End Neighborhood. Gateway features can help to create positive perspectives about an area and promote a sense of destination and attraction to those outside the neighborhood. Gateways can also help to build pride and ownership in the neighborhood by residents.

The key to creating the "gateway" perception is to develop the image and message that residents can identify with and also create a positive impression to those outside the neighborhood.

Another consideration is to determine the appropriate structure or signage. This factor can be one of the main determinants of the costs. Lastly, maintenance needs to be considered in advance. Failure to ensure maintenance can result in a gateway structure in disrepair, which can create damaging impressions of the neighborhood.

To create a gateway structure, communities should procure the services of a graphic artist or design company. Another option is to host a design competition. The competition could be held locally to get involvement, but should also include outside design professionals. Websites such as 99 Designs (www.99designs.com) allow users to enter information and background context about their project and offer an amount they are willing to pay for the winning design.

Lastly, the City of Henderson might consider adopting an ordinance that provides guidelines for the design and installation of the neighborhood gateway structures. The East End gateways could generate interest by other neighborhoods. Having guidelines in place will ensure high quality neighborhood gateway designs.





Phasing

Short term (0-3 years)

Gateway installations can be phased in with priority locations being completed initially. Secondary locations would follow.

Location

A key consideration for the location of gateway structures is the ability to obtain use of the right of way or easement. Locations for gateway structures include but are not limited to the following:

- Washington Avenue and Green Street
- Sand Lane and Green Street
- Clark Street and Second Street
- Atkinson Street and Washington Street

Responsibility

East End Development Corporation
City of Henderson
Residents
Property owners - Businesses
Faith Based Organizations

Funding Sources

- City of Henderson CDBG Funding
- City of Henderson
- Donations
- Foundations

Estimated Costs

Costs could vary depending on the size and scale of gateway design program.

Recommendation: Multipurpose Neighborhood Facility

Recommendation

Establish a multipurpose neighborhood facility that can host a number and variety of organizations that can provide resources to the East End Neighborhood. The City of Henderson, Henderson County, the Commonwealth of Kentucky and the federal government have invested in a host of public services to help citizens. These services can play a vital role in the redevelopment of the East End Neighborhood. However, oftentimes East End residents experience difficulty with engagement service providers because of conflicts with schedules or distance to providers.

The Multipurpose Neighborhood Facility would provide a location for these service providers to have a presence in the East End Neighborhood, which would create much easier access to these services by residents. Service providers being more proximate to residents can also create additional benefits such as more effective follow up and monitoring, which can lead to building positive relationships with families and residents.

This is particularly the case with the concept of embedding law enforcement professionals in the Neighborhood Facility at regular intervals. Regular interaction with law enforcement in a neutral, non-threatening environment can help to create the relationships associated with effective community policing initiatives referenced earlier.

Organizations and agencies that might have an interest in having a presence in the Multipurpose Neighborhood Facility include, but are not limited to, the following:

- Community Policing
- Healthcare Resources
- Henderson County School District
- Henderson County Public Library
- Green River District Health Department
- City of Henderson Parks and Recreation Department
- Senior Programs

- Youth Programs
- Special Events

Phasing

Short term (0-2 years)

The initiative is viewed as essential at the front end of the East End Revitalization effort. Easy access to resources and services can help to stabilize families and residents. A stabilized state will help families and residents to engage and participate in the redevelopment initiatives.

Location

The location envisioned for the Multipurpose Neighborhood Facility is at a strategic location in the East End Neighborhood. Available buildings along Letcher Street have been noted as potential locations.

Responsibility

East End Neighborhood Corporation
City of Henderson

Funding Sources

- City of Henderson CDBG Funding
- City of Henderson
- Donations
- Grants
- Foundations
- Contributions from tenants

Estimated Costs

Costs could vary depending on the arrangements to secure an appropriately sized building to serve as the Multipurpose Neighborhood Facility.



Acknowledgements

We wish to acknowledge the following people who were instrumental in guiding the Henderson East End planning process. Also, thank you to the citizens and supporters of the Henderson East End Neighborhood for their vision and contributions to this plan through enthusiastic participation in the community planning engagements.

Engage Henderson

Henderson City Commission

Mayor of Henderson

South Heights and Jefferson Elementary Schools

Henderson-Henderson Co. County Chamber of Commerce

Henderson Housing Authority

Henderson County Judge Executive

Henderson City-County Plan Commission

East End Development Corporation

One Life Church

Bennett Memorial Church

Community One

Habitat of Henderson

(THIS PAGE INTENTIONALLY LEFT BLANK)

Thank You

We gratefully acknowledge the advice and assistance given us from all sectors of the wider community. The mayors and managers of the cities and towns in our three-county regional area have been accessible and wise in their counsel with us. In addition, the County Commissioners in Indiana and the magistrates and County Judge Executive in Henderson County have been of immeasurable value in helping us to understand key community issues and the culture of the region. Our consortium and technical committees worked tirelessly throughout the process. They are listed in the Appendices (Volume 5) of this report. Stephen Cerny, from the US Department of Housing and Urban Development, and his colleagues from DOT and EPA provided steady, regular review, comment and sage advice on the progress of the Plan.

Special thanks go to the following groups and individuals who contributed to the final Plan. Dona Bergman, Director of Sustainability, Energy and Environmental Quality for the City of Evansville and Dr. J.M. Alexandrovich, Vanderburgh County Health Department Ozone Officer helped author the sections in Volume 1, Chapter 3 on Air Quality, and gave advice on the Air Quality Task Force. The narrative on the Greenway Passage and bikeway corridors were developed in direct communication with Roberta Heiman and Drew Hayes of the Evansville-area Trails Coalition. Roberta and Drew are passionate about trails and bikeways and they inspired the Greening Plans in Volume 2, Chapter 5. Lynn Miller-Pease, Executive Director of Leadership Evansville, gave thorough input and guidance on the public participation process. Robert Sears and Chase Kelley from Vectren assisted with the gas and electric, alternative energy, and smart grid sections. Melodie Shrader and Bob Seymore provided leadership, vision, and encouragement for the Henderson East End Plan. Brad Schneider, Executive Director of the Henderson Chamber of Commerce, has assisted in numerous ways, with advice and direction, contacts and connections. Andrea Hays of the Welborn Baptist Foundation contributed to work on Food Hubs and Bike-Share systems. Economic Development directors including Debbie Dewey, Greg Wathen, and Larry Taylor provided great insights for the economic development initiatives outlined in the final report. The planners from the Planning Commissions in all three counties contributed their ideas to this effort and as they start the process of updating their own comprehensive plans, we hope they will keep this report in mind.

Area architects, notably Hafer Associates and VPS Architecture in Evansville, Tim Skinner and Tim Townsend in Henderson, and RATIO Architects of Indianapolis contributed sketches and photographs of important ongoing projects. Area builders and developers shared their ideas on several occasions. In particular, we want to thank Bill Pedtke, Executive Director of the Evansville Homebuilders Association, for his help in setting up input sessions. Neighborhood Planning and Haynie's Corner Art District work was generously supported and contributed to by Philip Hooper and Skyler York of the DMD. Kelly Coures and Carolyn Rusk, also with the Evansville DMD, were particularly helpful with housing strategies in the Housing Plan.

Bernardin Lochmueller wishes to thank its client, the Evansville Metropolitan Planning Organization, for the many hours of review and collaboration throughout the process.