

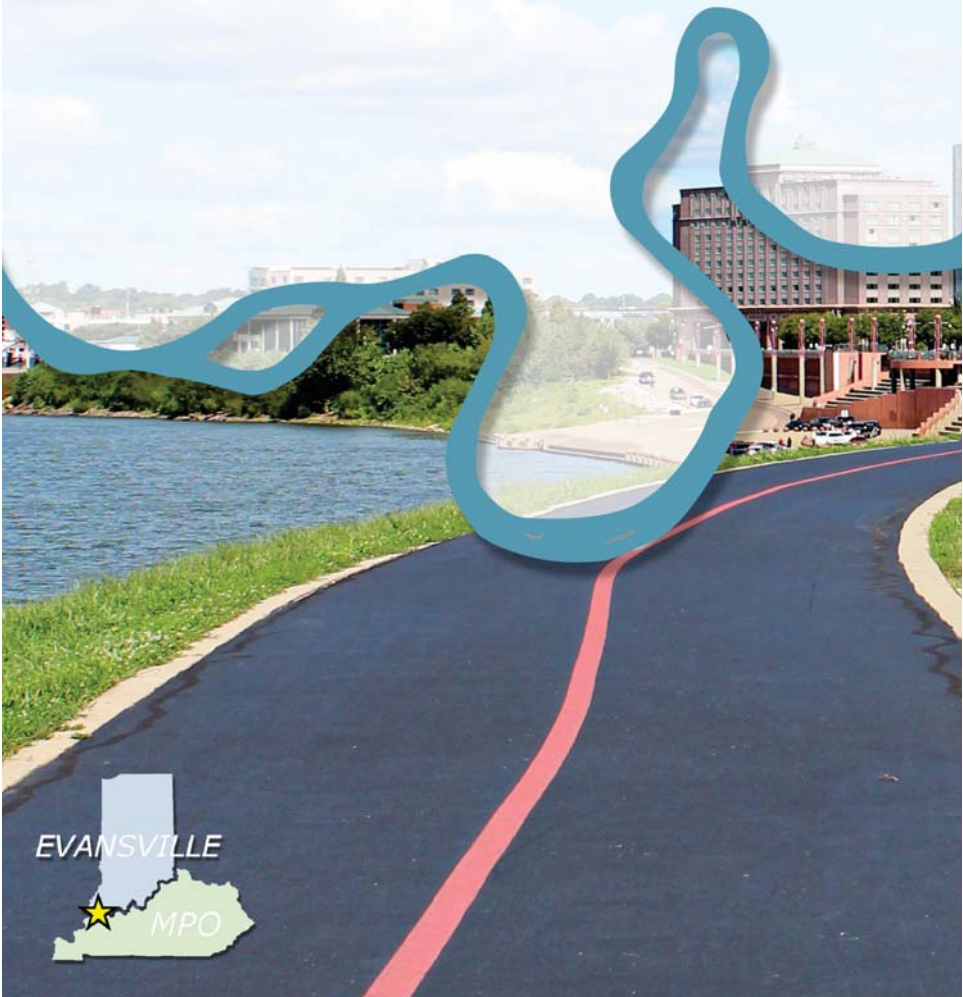


SUSTAINABLE EVANSVILLE
AREA COALITION
Henderson • Vanderburgh • Warrick

the **Millennial Plan** for 2040

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

Adopted April 2014



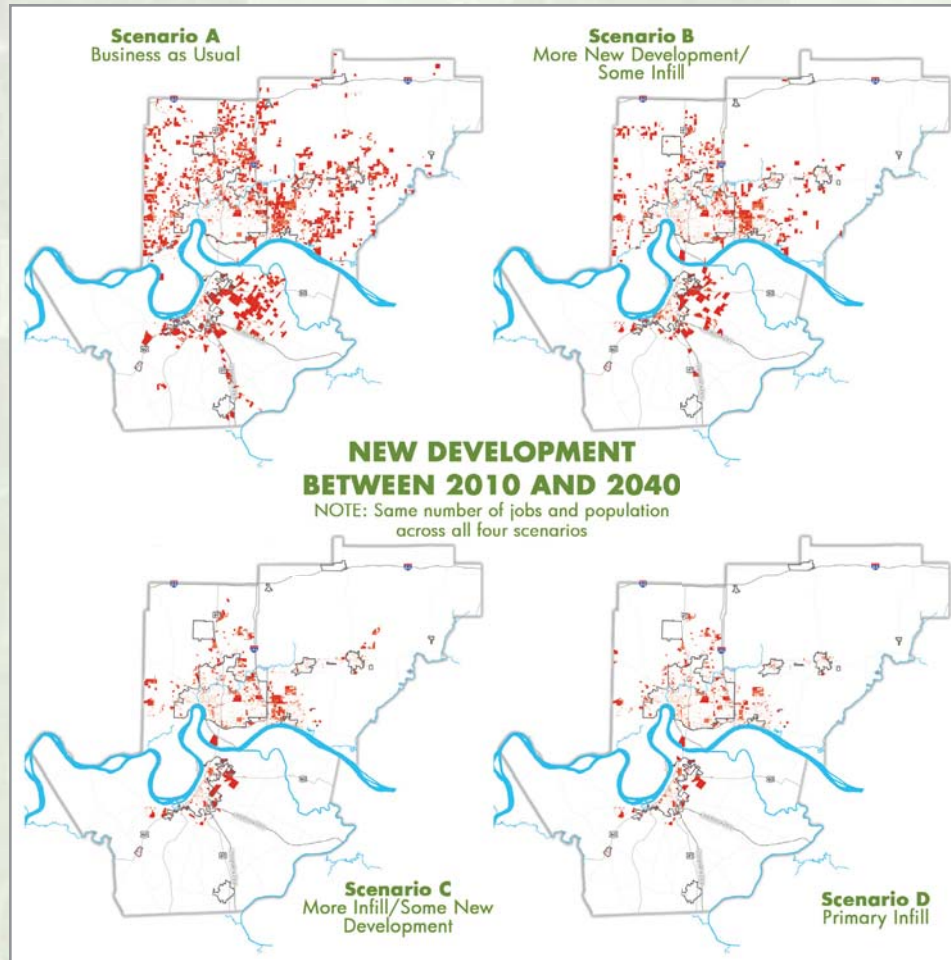
METRO EVANSVILLE/HENDERSON GROWTH & REVITALIZATION VISION

Based upon EMPO residents' collective desires, the Vision emphasizes
Great LIFE, Great COMMUNITY, Great ENVIRONMENT, & Great PEOPLE.

Opportunity 2040

The following challenges and opportunities are facing elected officials and residents of Henderson, Vanderburgh, and Warrick Counties.

- The three-county region has the opportunity to preserve prime farmland, conserve parks and open space, and protect sensitive areas such as wetlands, by pursuing infill development in urban and fringe areas already served by existing infrastructure.
- Rather than spending private investment and public tax dollars on new sewer, water, and electric lines, the region has the opportunity to invest in aging utilities, bridges, and roads, repairing aging infrastructure in dire need of overhauling.
- The City of Evansville's classification by *Demographia* as the fifth most affordable housing market in the developed world is a mixed blessing and prime opportunity. However, contributing to "housing affordability" within the Evansville city limits are blight, high vacancy rates, and dilapidated housing stock.
- A major shift in housing preferences is imminent. The Millennials' Generation and aging Baby Boomers are seeking housing options in walkable neighborhoods, within easy reach of shopping, recreation, and amenities.
- With petroleum prices rising and alternative energy sources becoming more affordable, the region has the opportunity to move to more green, renewable energy sources.
- New developments in greenfield locations will have the opportunity to introduce new lifestyle options in townhouses, garden apartments, and multi-story condominiums. These housing options can be located in well-planned neighborhood developments that offer lifestyle alternatives within walkable and bike-able distances.



Vision 2040

The following goals and policies were created by the Sustainable Evansville Area Coalition to respond to the challenges of the region.

- Preserve high quality farmland and open, green spaces, while greening existing local streets.
- Encourage and prioritize development that is in proximity to and oriented toward major transportation routes and bus lines.
- Implement a Regional Transit Authority and a Bus Rapid Transit (BRT) system and Rapid Bus Service to serve the three-county area.
- Encourage compact, dense housing development near employment centers in the range of 8 to 16 dwelling units per acre.
- Implement an Air Quality Task Force to continue to monitor and improve air quality in the Southwestern Indiana, Western Kentucky, and Southeastern Illinois area.
- Encourage local, community-supported agriculture and provide near-to-home sources for fresh, healthy food, by implementing farmers' markets and regional food hubs.
- Maintain and expand public parks and open spaces so all residents are within a ten minute walk of green space.
- Implement a metropolitan land bank, plus a T.I.F. housing set-aside fund, in order to address vacant, dilapidated homes and blighted neighborhoods in urbanized areas of the region.
- Prioritize spending on aging infrastructure and blighted housing by encouraging and incentivizing builders and developers to invest in infill development within urban neighborhoods.
- Involve officials and citizens from the three counties - Henderson, Vanderburgh, and Warrick - in the implementation of the Millennial Plan for 2040.



The four future land use scenarios include:

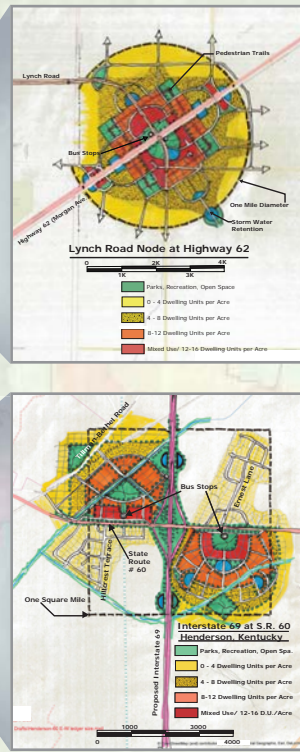
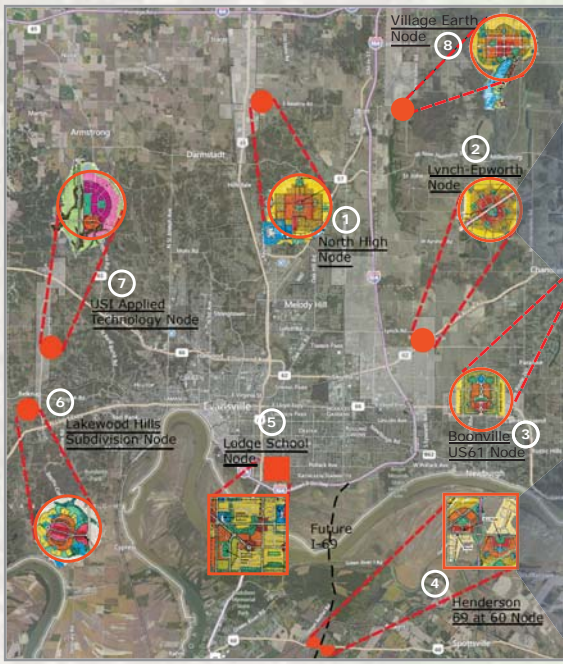
- **Scenario A** or "Business As Usual" in which future growth is a continuation of past trends;
- **Scenario B** in which some emphasis is placed on infill development;
- **Scenario C** in which a greater emphasis is placed on infill development; and
- **Scenario D** in which most new development is placed on vacant parcels in urbanized areas.

As part of the planning process to complete the Millennial Plan for 2040, computer models were used to illustrate the impact of future growth on transportation and land use. A land use model, known as HELPViz, produced future land use scenarios. A transportation model helped determine the impacts of these scenarios on the region's transportation system.

The maps above compare the new development that could occur under each scenario. All four scenarios include the same number of new jobs and people over the 30 year period from 2010 to 2040, but **Scenario A** consumes more suburban space for the projected development than **Scenario D**.



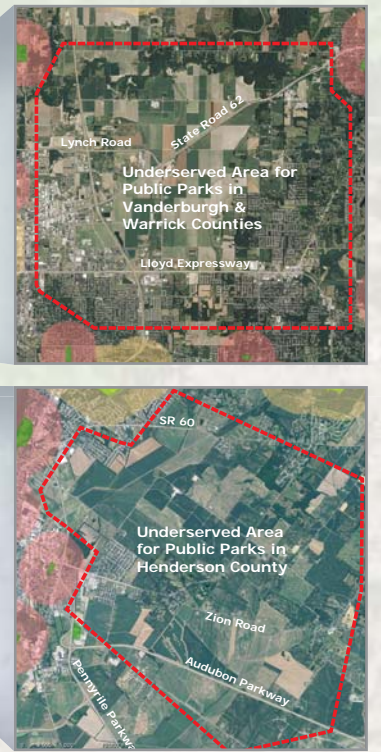
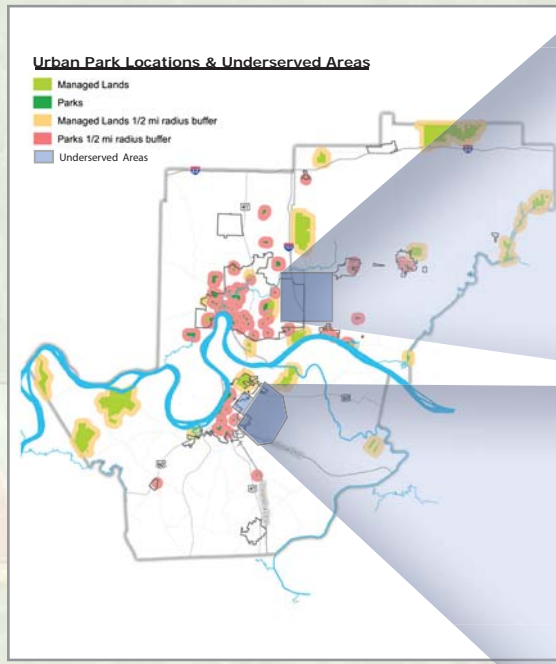
LAND USE NODES



KEY STRATEGY:

- Build compact, mixed-use and mixed-income neighborhoods.

PARKS & OPEN SPACE



KEY STRATEGY:

- Locate parks within a ten minute walk of all residents.

ECONOMIC DEVELOPMENT INITIATIVES



Courtesy of VPS Architecture

The Wharf

A new mixed-use, sustainable development for downtown Evansville



Courtesy of Stonegate Development

Village Earth

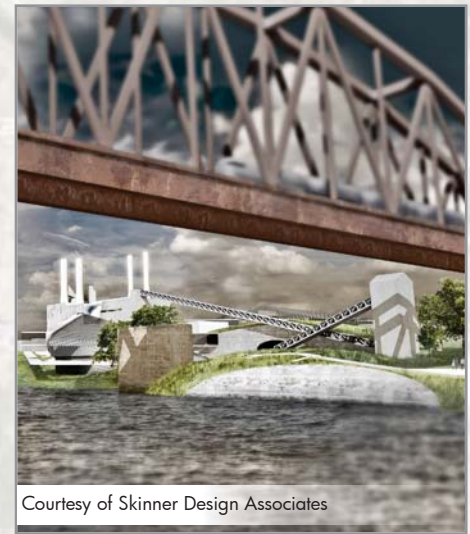
A new, sustainable community in Warrick County



Courtesy of Lochmueller Group

Regional Food Hubs

Bringing fresh, local produce to area residents

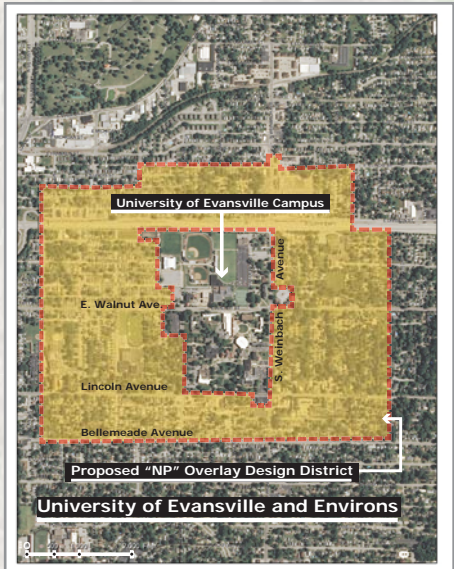


Courtesy of Skinner Design Associates

Henderson Riverfront

Recycling a vacant coal-fired power plant on the Ohio River

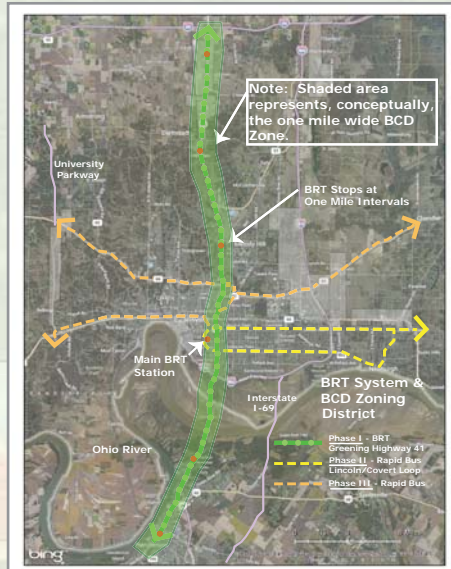
OVERLAY DISTRICTS



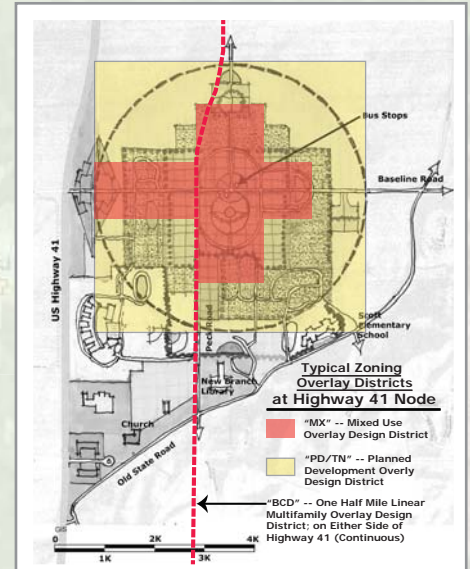
Neighborhood Preservation (NP) Overlay Design District



Mixed Use (MX) & Industrial Legacy (IL) Zones

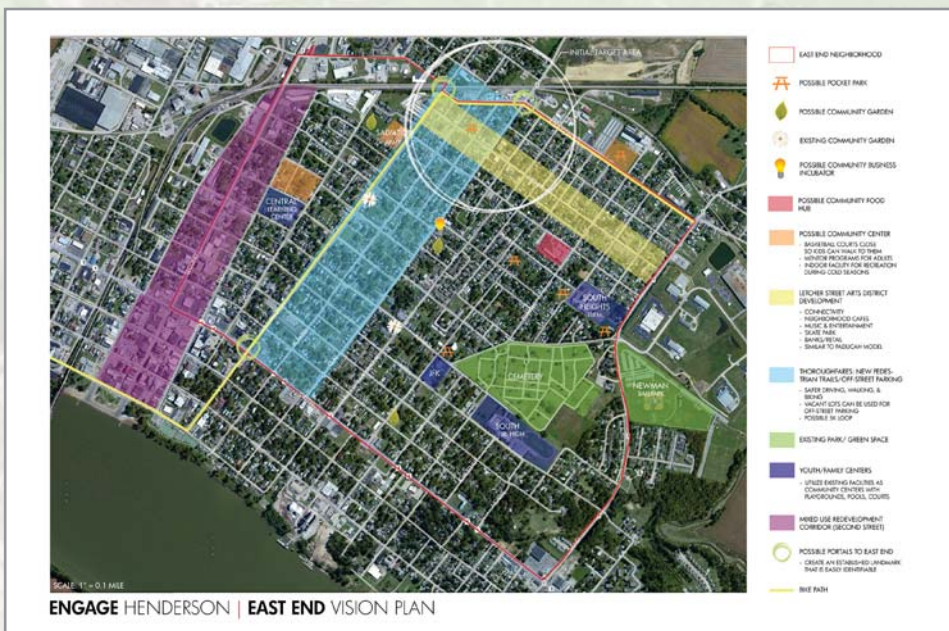


Bus Rapid Transit System & Bus Corridor District (BCD) Zone



Potential "Layered" Zones at Land Use Nodes

FOCUS AREAS



Henderson East End



Haynie's Corner Art District

The Trail to Success

- Successful implementation will require collaborative relationships with agencies and organizations committed to addressing the region's needs.
- Leadership Roundtable 2040, the Regional Plan Implementation Committee, will prioritize the plan's recommendations and work with communities to execute the strategies and policies that advance the region.



Stay involved with EMPO

EMPO welcomes your ideas into this dynamic implementation process. The full Millennial Plan for 2040 is at <http://www.seacplan.org>.

About EMPO:

EMPO is a Metropolitan Planning Organization (MPO) that provides a forum for the Evansville Region's elected officials to address regional issues relating to transportation, environment and community and economic development.



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