

2035
CORYDON
 COMPREHENSIVE PLAN
Bright PAST
Bold FUTURE



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ACKNOWLEDGEMENTS

This plan was created to define the direction for Corydon's future growth and development. The goals, strategies, and action steps identified in this document represent a vision for Corydon as it was defined by residents, business owners, community organizations and elected officials. As with any comprehensive planning or strategic visioning process, it is important to recognize that the strategies and action steps presented in this document should be flexible and should be re-evaluated consistently as the community's needs change and as the community grows. Because of these changing needs not all action steps will be accomplished in this plan. However, this plan should be used as a guiding document for development decisions and the future.

This would not have been possible without the following:

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CHAPTER ONE EXECUTIVE SUMMARY

IN THIS CHAPTER

This chapter provides the overall structure of the Corydon Comprehensive Plan.

- Introduction
- Planning Process
- How to Use this Document
- Key Terms and Phrases
- Implementation Timeline



INTRODUCTION

Communities are constantly interacting with and responding to changing factors that relate to quality of life at the local level. Sometimes these changing factors are focused around local shifts, while others are derived from regional and national trends. Population demographics will shift, the economy will respond to new markets, technologies will improve, and preferences will change for services and housing. These changes will inevitably influence current and proposed uses of land, capital, and property. As we look into the future, we can choose to merely react to change or anticipate and direct the changes that occur. When engaging in a comprehensive planning process, the community is both responding to changes that have occurred and planning for change that the community would like to occur in the future.

PURPOSE

The State of Indiana establishes the minimum requirements and purpose of a comprehensive plan (500 series of IC 36-7-4). The primary purpose of a comprehensive plan is to articulate the broader vision and establish guiding principles and policies for future growth and development of an entire community. Indiana Code states that “it should promote the public health, safety, morals, convenience, order or the general welfare and for the sake of efficiency and economic in the process of development.” It does not focus on the needs and desires of one property owner, business or neighborhood. Comprehensive plans are intended to be broad in nature. This provides community leaders with the flexibility to implement the community-wide vision, goals and objectives while responding to changing community conditions that are likely to occur over the life of the plan.

STANDARDS

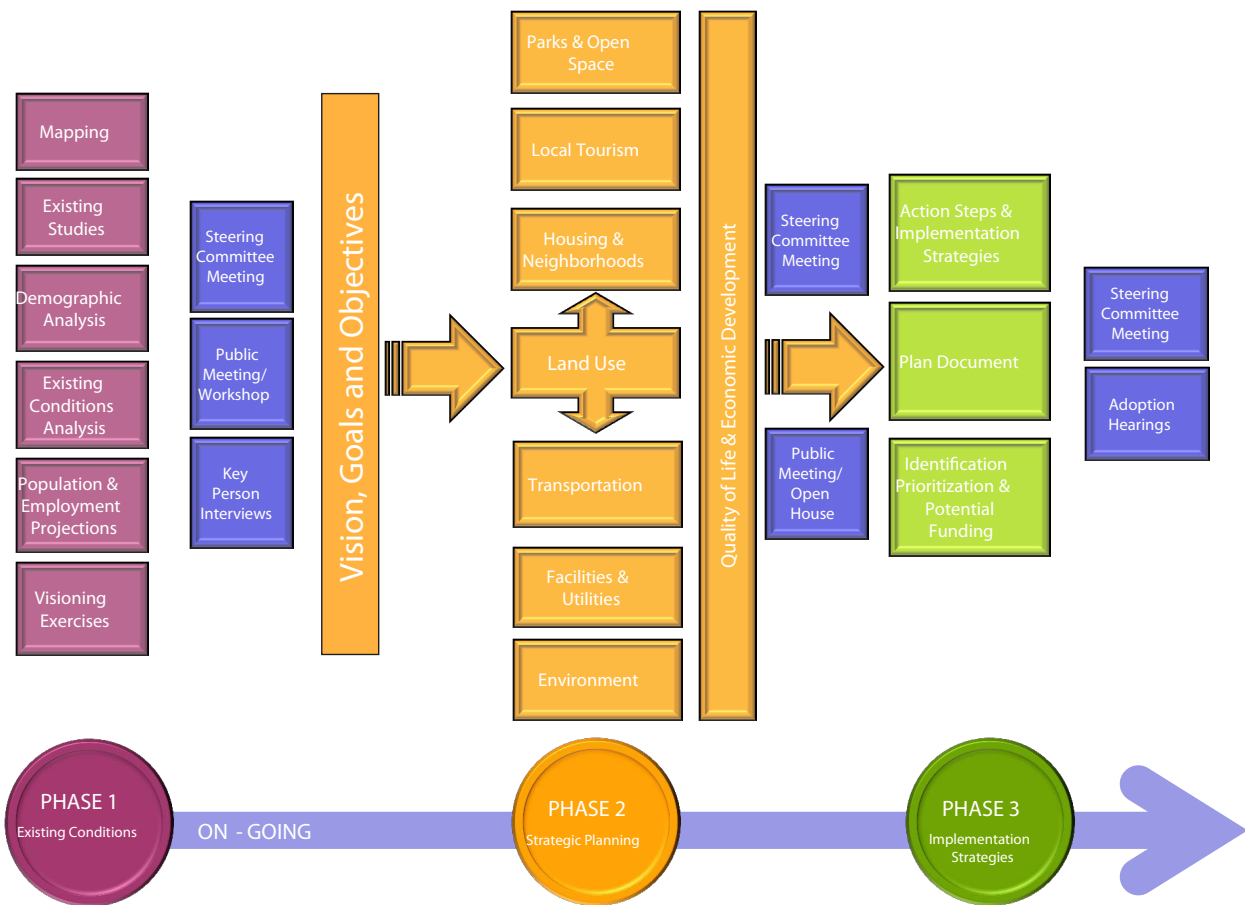
The State of Indiana has developed specific requirements and minimum content for a comprehensive plan (500 series of IC 33-7-4). The elements of a comprehensive plan, at a minimum, should include:

- A statement of objectives for future development of the jurisdiction;
- A statement of policy for the land use development of the jurisdiction; and
- A statement of policy for the development of public ways, public spaces, public lands, public structures, and public utilities.

A comprehensive plan may also include a multitude of additional topics, community issues and strategies, such as surveys/studies of current conditions, maps/graphics, reports, and recommendations.

OCRA MINIMUM TECHNICAL REQUIREMENTS

This comprehensive plan was created with a planning grant through the Indiana Office of Community and Rural Affairs (OCRA) with federal Community Development Block Grant (CDBG) dollars from the U.S. Department of Housing and Urban Development (HUD). The grant was administered through River Hills Economic Development District & Rural Planning Commission. Multiple requirements are established through OCRA for these planning efforts that go above and beyond the minimum standards established by Indiana Code (IC 33-7-4) including the Minimum Technical Requirements for Comprehensive Plans that can be found on OCRA's website at www.in.gov/OCRA.



THE PLANNING PROCESS

The Corydon Comprehensive Plan was initiated by the Town of Corydon with the intent of serving as the community's guide for future development over the next 20 years. Working with River Hills EDD & RPC, the town realized the need to actively plan for its future by a comprehensive planning process. The town's previous comprehensive plan was adopted in June of 2007 and many factors have changed since that plan was created, including development pressures from the Louisville region, employment opportunities, and downtown development opportunities. This plan was created to respond to the changing conditions in Corydon and in order to place the community in a competitive place to retain and attract new development, residents and employers.

Throughout the development of the plan there were many opportunities for the public to provide feedback through public meetings, a steering committee, key person interviews and adoption hearings. The information and ideas gathered from these public input opportunities were used to establish recommendations and concepts included in this plan. A Steering Committee was established by the town that consisted of a cross-section of community leaders, residents and business owners. This group was formed to help bring broad ideas from the community's various groups and organizations involved in promoting and increasing the quality of life in Corydon. In addition to the Steering Committee, two public open houses were held to gather input. The open house format was used to allow residents to give their input without having to attend a 1-2 hour meeting; this format also allowed for more interactive discussions to take place so that participants could learn more about specific strategies that were of interest to them. Three additional public meetings were held before the Plan Commission and/or Town Council to allow people to provide comments in a more formal setting and also to allow those appointed and elected officials to provide feedback on the plan as well.

FRAMEWORK

The framework of the plan serves as a foundation of the planning process which is used in creating this plan – guided by four key questions. The questions are as follows:

“Where are we now?”

“Where are we going?”

“Where would we like to go?”

“How do we get there?”

HOW TO USE THIS DOCUMENT

This plan's vision is the first step in establishing Corydon as community with a rich history and promising future. It will serve as the guiding document that town officials, decision makers, developers and residents can reference as development and reinvestment occurs. As a result, Corydon's Comprehensive Plan should serve as the primary, guiding document and be the basis for all decisions about the location, quality and quantity of future growth and its supporting infrastructure. This plan is also intended to be a flexible document and broad in nature so that the town can respond to changes or unforeseen circumstances.

The following chapters provide the research and analysis of demographic and economic characteristics of Corydon, documentation of the public participation process, an explanation of the vision, goals, and objectives, and a description of elements of the plan. The chapters of this comprehensive plan are described below.

Chapter One: Executive Summary: This chapter provides a brief overview of Corydon's history and setting as well as Indiana Code requirements, the planning process and framework of the plan document. It also includes an explanation of how portions of the plan are intended to be used and definitions for key terms.

Chapter Two : Public Involvement: This section reinforces the elements presented in the various chapters by providing a summary of the public participation process. Exercise results gathered during the Advisory Committee meetings and public workshops are included.

Chapter Three: Demographics: This section offers a starting point for the development of the plan's vision and the analysis of the physical conditions, plan elements and public input. It helps explain how the efforts of this plan support decisions that were made during the planning process.

Chapter Four: Existing Conditions: The existing conditions chapter identifies current conditions that relate to land use, transportation, facilities & utilities, and economic development. These conditions include descriptions and maps as well as a brief history of Corydon.

Chapter Five: Vision & Goals: This chapter provides the foundation for all of the plan's elements. The goals and objectives defined in this chapter should be used to find common ground in the discussion about land use, future development and how implementation should be accomplished.

Chapter Six: Land Use: The land use chapter is the central focus of a comprehensive plan. It includes growth and land use goals, strategies, and actions steps for Corydon, the rationale behind land use decisions, a future land use map and a description of each land use category. This element is required by Indiana Code.

Chapter Seven: Transportation: This chapter coordinates future state funded projects and local needs for all forms of transportation in Corydon. This includes roadway improvements as well as bicycle and pedestrian projects. This chapter also includes goals, strategies and action steps related to transportation and connectivity. This element is required by Indiana Code.

Chapter Eight: Facilities & Utilities: The utilities and facilities element identifies the goals, strategies and action steps related to utilities and facilities such as water, sewer, electric, schools, emergency response, public buildings, public lands and other public or semi-public uses. These utilities and facilities are coordinated with the future growth pattern. This element is required by Indiana Code.

Chapter Nine: Economic Development: This element includes strategies, policy recommendations and action steps that relate to job creation, development opportunities, and funding strategies as they relate to economic development.

Chapter Ten: Implementation: This chapter is used to identify and prioritize tasks necessary to accomplish the plan's overall vision, goals and plan elements. An overall implementation timeline is included as well as an explanation of each funding source.

STRATEGIC ACTION PLAN: The implementation process includes creation of action steps that provide clear details on what should be done, such as the steps that should be taken, who is responsible, and a timeline for project completion. The following provides a description of the details provided in each action step listed in each corresponding chapter.

Action Step- Tasks detail what must be accomplished to achieve the greater vision. They are paired with an appropriate timeframe for completion. They are aggressive, but achievable.

Description- The description is intended to further explain the action step by providing details and other information to explain the intended result.

Responsible Party(ies)- While the Plan Commission and Town Council are ultimately responsible for the successful implementation, some tasks will be most successful if implemented by or in partnership with others. The responsible party/parties should always be a high-level champion who reinforces the purpose and intent of the plan, takes responsibility for implementing specific action items, and monitors the progress of the task.

Potential Funding Sources(s)- Although it is not exhaustive, a potential list of funding sources has been provided for each task as a starting point. Many funding sources will vary depending upon the year, quarter, month, as well as the number and type of parties involved. The general fund is also typically listed because many federal or state grant programs require a local match. Each funding source is explained in **Chapter 7: Implementation** in the tools section.

Other Resources- “Other resources” often include human capital (i.e. manpower, or labor) from volunteers, donated supplies, materials, or equipment, and coverage by the media. They also include professionals who have been hired due to their expert knowledge in a particular area.

Start-Up Timeframe- Not all projects can begin at once. The start-up of a given task will occur in the immediate, short-, mid-, or long-term future. Immediate refers to action steps that should be started in 2015. Short-term typically means between one to five years (i.e. 2016-2019), mid-term is between six to ten years (i.e. 2020-2025), and long-term is between eleven to 20 years (i.e. 2026-2035). A task that is entirely dependent upon the successful completion of another task would fall outside of these start-up possibilities, in which case that condition for start-up for these action steps are described in more detail on their respective tables. Action steps were prioritized in terms of start-up based on the priority of the plan’s goals.

KEY TERMS & PHRASES

Action Plan – Specific steps that are recommended by the plan and are important to understand in order to effectively use the document and implement the plan’s vision

Goal – A broad statement that supports the vision while adding a specific area of focus. Goals are usually lofty in scope yet attainable within the planning horizon of 20 years.

Key Person/Stakeholder – A person who is in some way responsible for implementing the plan, in whole or in part, or has a vested interest in the outcome of the plan.

Objective – A statement that adds a level of specificity to the goal without identifying the individual actions that must be taken for implementation. Objectives are generally measurable so that the community can monitor implementation progress.

Planning horizon – The period of time the plan intends to address community development or the community’s vision. This plan uses a 20-year planning horizon.

Policy – A definite course or method of action to guide present and future decisions. Policies can be legislative or administrative in approach.

Steering Committee – A group of people chosen to represent a cross-section of the community and guide the comprehensive planning process. They serve as liaisons between the community, the consultant, and town staff during the planning process.

Vision – A broad statement describing the desired future of Corydon.

IMPLEMENTATION TIMELINE

Each action step is outlined with a table in the corresponding chapter and provides more details, including a description, responsible parties, funding sources, timelines and related goals. The action step tables should be referenced as each action step is implemented. The following provides an overall timeline to outline when action steps should be started. While this list can initially be overwhelming, the action steps are divided among many partners who have already started numerous steps.

While the following identifies when each action steps should be started, this timeline is intended to be flexible. Actions can be move forward or pushed back to correspond with available funding or staff resources.

For more information regarding funding sources, tools, programs, and other information about implementation refer to Chapter Ten: Implementation.

IMMEDIATE (2016)

- L-3: Provide reporting mechanisms for unsafe living conditions
- L-4: Partner to redevelop key sites in downtown
- L-6: Identify target buildings in downtown for façade improvements
- L-8: Continue to expand and improve the farmers' market
- L-11: Utilize the location Criteria and future land use map for future land use decisions
- L-14: Complete a feasibility study to determine the need and costs/revenues of annexation
- L-15: Continue to hold coordination meetings with the Town and County
- L-16: Continue to hold coordination meetings with organizations within town limits
- L-18: Consider adoption and enforcement of policies and ordinance that support property maintenance
- L-20: Consider adoption and enforcement or ordinances that support safe living conditions
- T-3: Work with Tyson Foods to identify a possible new or revised truck route
- T-6: Create a bicycle and pedestrian plan
- F-1: Consider a Park Board that would serve Corydon or coordinate with the Harrison County Park Board
- F-7: Continue to review the capacity and usage of sewer, water and wastewater facilities
- F-8: Re-evaluate sewer rates for properties outside of the Town
- E-1: Evaluate the benefits of establishing a Redevelopment Commission
- E-9: Work with business owners downtown to coordinate business hours

SHORT-TERM (2017-2019)

- L-5: Evaluate the current façade program on an annual basis and secure continued funding
- L-7: Initiate a formal design review process and design application process for new buildings and exterior renovations in the historic district
- L-9: Complete farmers' market building renovations
- L-10: Research ways to do outdoor dining, establish design and safety guidelines, and establish process for obtaining outside dining permits
- L-12: Require sidewalks for new subdivisions and commercial development
- L-13: Complete an ADA transition plan
- L-17: Identify dilapidated or abandoned houses that need to be developed or improved
- L-21: Consider adopting a noise ordinance
- T-1: Adopt a complete streets policy
- T-2: Work with INDOT & Harrison County to implement identified complete streets corridors
- T-7: Coordinate with the Harrison County Parks Board to support the completion of the Indian Creek Trail
- F-2: Create a Five-Year Parks and Recreation Master Plan
- F-3: Partner with local educational programs and leaders to expand personal and professional development opportunities
- F-6: Study the potential use of floodway and floodplain land along the creek for recreational activities
- F-9: Coordinate with the County to provide adequate emergency services as the community grows
- E-2: Evaluate the benefits of Tax Incremental Financing (TIF)
- E-3: Evaluate the benefits of tax abatement targeted for large businesses and industry
- E-4: Become a broadband ready community under the new state program
- E-7: Evaluate the benefits of tax abatement targeted for small businesses
- E-8: Evaluate the area eligible for inclusion in the Riverfront Development District
- E-10: Create a website for the Town of Corydon
- E-11: Support Main Street's efforts to champion and organize existing and new events and festivals
- E-12: Work with Harrison County Convention & Visitors Bureau, Harrison County Chamber of Commerce and Corydon Main Street to continue marketing and public relations efforts
- E-14: Preserve historically significant structures through incentives, grants and partnerships
- E-15: Designate a corridor or district for public art and commission artists
- E-16: Expand the existing wayfinding system

MID-TERM (2020-2025)

L-1: Promote a variety of housing types for the needs of families, seniors and young professionals.

L-2: Require standard design guidelines for affordable housing units

L-19: Create a beautification committee

T-5: Design and construct improvements to the gateways

F-4: Explore the feasibility to expand the current recycling program

F-5: Develop a flood management plan and initiate storm water management best practices

E-6: Determine the feasibility of a Revolving Loan Fund

LONG-TERM (2026-2035)

T-4: Work with INDOT and Tyson Foods to identify a location for a new bridge over the creek

T-8: Work with TARC to establish a commuter route to Louisville

E-5: Consider the benefits of creating an entrepreneur center

E-13: Support Harrison County's efforts to develop a new museum

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CHAPTER TWO PUBLIC INVOLVEMENT

IN THIS CHAPTER

This chapter documents the public engagement process used in gathering concepts, ideas and comments from the community.

- Introduction
- Steering Committee Meetings
- Public Meetings
- Adoption Hearings



INTRODUCTION

The Corydon Comprehensive Plan was based on the feedback from the community, stakeholders and organizations with similar goals for Corydon's future. The public engagement completed for this plan was extensive and involved a Steering Committee, public open houses, public hearings and coordination with multiple stakeholders and community organizations.

Additional community planning activities and plans are concurrently being developed with this Comprehensive plan. Corydon Main Street has conducted five "Ward Meetings" during this process to gain more focused input on the Corydon Downtown Focus Plan that is already working to implement some of the action items identified in this plan. Additionally, the Hometown Collaboration Initiative (HCI) is also working to gather broad-based input and buy-in for the long-term success and sustainability of all community development initiatives. Recently the HCI team, along with other tasks, has completed a community design exercise to identify anchors for Corydon.

The input gathered during the comprehensive plan is crucial in building community consensus for the plan. By having a plan that is supported by the residents, business owners and stakeholders, Corydon can move toward implementing a vision that is broadly supported and truly represents the desires of the community.

The following public engagement activities were conducted to seek input on the public's desires, ideas and comments on the future of Corydon:

STEERING COMMITTEE MEETINGS

A Steering Committee was formed that represents a cross-section of the town's residents, business owners, government and local organizations; this group was tasked with leading overall direction of the plan and providing more detailed review of working documents that were presented to the public.

Steering Committee Meeting #1: April 30, 2015

The purpose of this first meeting was to introduce the planning process, establish roles for the committee, review the existing conditions, and start the visioning process. The Steering Committee kicked off the visioning process through the following exercises:

Excercise #1: What's Your Vision?

Each member was asked to answer the four open-ended questions. A sample of answers are listed below.

Things to be PRESERVED in Corydon include:

- Historic Buildings / Sites / Monuments / Homes
- Local History
- Small Town or Hometown Feel / Character / Culture
- Safety
- Downtown / Square

Things to be BUILT in Corydon include:

- Attractions for Youth / Teens / Families
- History Attractions
- Shopping / Dining / Mixed-Use
- Townhomes / Low-Maintenance Housing (Young Adults & Seniors)
- Parks / Trails / Bike Lanes / Sidewalks
- Attractive Streetscapes

Things to be CREATED in Corydon include:

- Bike Trails
- New Businesses / Events / Restaurants / Shopping
- Downtown as a Destination
- Housing Options
- Parks
- Technology Park / Workforce Training
- Theater

Things to be CHANGED in Corydon include:

- Downtown (Building Improvements, Parking, More Businesses, Traffic)
- New Grocery Store
- Shopping
- Annexation
- Enforcement of Codes (Healthy, Buildings)
- Attitudes Towards Change

EXERCISE #2: Extra, Extra, Read All About It!

A mock front page of a newspaper 20 years in the future was presented and participants were asked to write the headlines, draw pictures or author stories. A sample of responses to the mock newspaper headlines from 2036 are below:

Headline: “Focus on Corydon: New Highlights in the Community Over the Past 20 Years Include _____.”

- Downtown preservation and revitalization
- Big arts festival
- Restaurant destination
- Construction of conference center
- Railroad excursions
- Reclaiming the past with interactive historical museum
- Redevelopment of confluence parks
- Hot bed of small farms resurgence
- Parks and walkability
- Annexation
- Strong downtown

Headline: “Top Rated Attractions in Corydon Continue to Be _____.”

- State historic sites
- Historic downtown
- Park and recreation activities
- Conference center
- Weekend concerts and festivals
- Oldest running fair in Indiana
- Downtown shops and restaurants
- An arts community



Steering Committee Kick-off Meeting

Headline: “Corydon’s Success: The Community Continues to Grow as a _____.”

- Place to raise a family
- Vibrant yet rural community
- Historic destination for visitors from all over the U.S.
- Small town with big town accomplishments
- Place everyone wants to live
- Community with low unemployment
- Destination
- Location with economic development strategies, great schools, and high paying jobs



PowerPoint presentation

EXERCISE #3: Community Elements

This exercise gave participants a diverse list of elements that could be found in a community. They were asked to identify what elements they would like to see in Corydon and those that they do not want to see in Corydon. The highest ranked elements included:

Would Like To See in Corydon:

- Locally-Owned Stores
- Restaurant Options
- Outdoor Dining
- Main Street Atmosphere
- Sidewalks
- Regional Tourism
- Farmers Market
- Improved Streetscape
- Library
- Family Entertainment Options
- Live Music

Would NOT Like To See in Corydon:

- Heavy Industrial
- Strip Shopping Centers
- Drive-Thru Business
- Chain Drug Store
- Fast Food
- Chain Retailers
- Light Industrial

EXERCISE #4: “What’s Most Important?”

Participants were asked to individually list the most important issue for each topic listed. Issues were then discussed as a group to identify common issues that needed to be address by this plan. A sample of responses included:

Land Use Issues:

- Zoning needs to be re-evaluated and new regulations adopted / zoning consistency
- Growing population and not enough land / annexation
- Need to encourage density and discourage sprawl
- Redevelopment of Keller site
- Clean up properties and reuse abandoned properties

Transportation Issues:

- Parking
- Walkability
- Traffic through downtown
- Aging facilities
- Bus route to New Albany/Clarksville/Louisville
- Trolley service
- Elderly transportation
- Drawing traffic from interstate
- Need sidewalks / paths / connectivity

Utilities & Public Facilities Issues:

- Better internet
- Wastewater plant occupies prime land for development
- Parking at ball fields
- Sewers
- Underground utilities
- Aging facilities
- Curb-side recycling

Housing & Neighborhood Issues:

- Need diversity
- Running out of land
- Lack of senior housing
- Neglect of structures / “slumlords” / rundown properties
- Abandoned houses
- Need to preserve / upkeep historic homes downtown

Downtown & Entertainment Issues:

- Restaurants
- Outdoor dining
- Keeping the square vibrant and attractive
- A downtown with options
- Upscale restaurants
- Live entertainment
- No cultural arts draw
- Property upkeep

Quality of Life Issues:

- Town capacity
- Aging seniors
- Walkability
- Local availability of high quality stores
- Grocery store
- Keeping “Mayberry”

Parks & Recreation Issues:

- Need skate park / dog park
- Need a park in downtown / park in town
- Lack of a playground
- Need to merge a downtown trail with Hayswood Trail
- Need to connect park and trails

Education Issues:

- Brain drain
- Perception of the quality of school system
- Teaching seniors to use technology
- Continuing enrollment will bring challenges
- College spur location needed
- Population growth will place pressure on education system

Community Branding & Identity Issues

- Youth / family-friendly needs to be better known
- Corydon needs to be sold as a destination
- Not too far from New Albany / Louisville
- Need to preserve own heritage
- Need to have local be supportive

Tourism & Economic Development Issues:

- Attracting and keeping businesses downtown / supporting local businesses
- Framing Corydon as a destination / drawing people to Corydon
- Lack of control / inability to make decisions on old capital grounds
- Need a conference center
- Need shops and lofts downtown
- Downtown revitalization

Environmental Issues:

- Flooding / Floodplain
- Sink holes
- Radon
- Power lines
- Recycling

Steering Committee Meeting #2: July 16, 2015

The second Steering Committee meeting discussed the input received during the first public open house and also presented the draft vision, goals and strategies for the plan. This included strategies for Land Use, Transportation, Utilities & Facilities and Economic Development. Input was gathered during this meeting and revisions were made to the vision, goals and strategies. This revised information was presented as the second public open house.

Steering Committee Meeting #3: September 16, 2015

The final Steering Committee meeting was used to present the draft comprehensive plan. This meeting was also advertised as a public hearing to satisfy the OCRA requirements from the grant funding used for this project. The draft plan was presented and feedback was collected on all chapters of the document. Revisions were made based on the comments received.

PUBLIC MEETINGS

The public had many opportunities to influence and provide input on the plan. Two public open houses were held as well as three public meetings before the Town Council and Plan Commission. A press release was created for each open house in addition to a flyer that was placed around town and emailed to various groups.



Exmplr of Exercise/Activity Boards

What is your dream for Corydon's FUTURE?

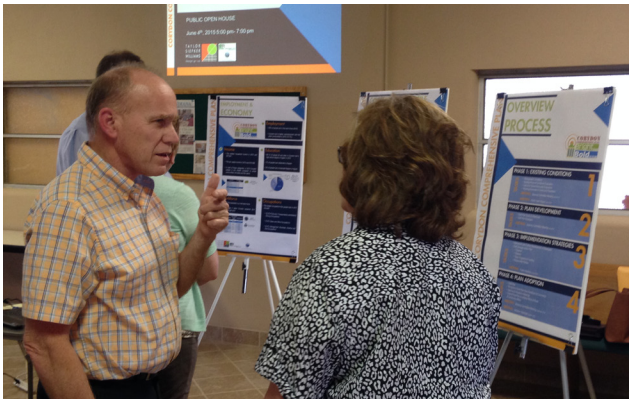
- Outdoor dining / original restaurants / shops
- Attractive downtown
- Expand trails / sidewalks / walkability & bikeability
- Purchase rail / restore excursions
- Business incubator (Conrad Building)
- Raise poverty level / increased wages
- TIF District
- Historic preservation / building improvements
- Parks / aquatic center / playground / green spaces / dog park
- Art / artist community

What COMMUNITY ASSETS are most important to you?

- History
- Small town charm
- Great people
- Historic Buildings
- Indian Creek Trail

What do you VALUE most about your community?

- Small town feel / welcoming / family friendly
- History
- Safe streets
- Public areas
- Arts and culture
- Affordability



Public Meeting #1

PUBLIC OPEN HOUSE #1: April 21, 2015

The first open house was designed to allow participants to provide input in as little as 15 minutes or participants could spend a few hours to provide more detailed comments. The information and exercises were formatted on large display boards that included:

- An overview of the planning process and demographics.
- Visual Preference Exercise: Participants were provided with green and red dots. They were asked to place a green dot under images they would like to see in Corydon and a red dot under images that they did not want to see in Corydon.

The highest ranked elements included:

- Restaurants / Dining
- Paved Trails
- Farmers' Market
- Mixed Use
- Landscaped Median
- Enhanced Crosswalks

The lowest ranked elements included:

- Heavy Industrial
- Sprawl
- Chain Restaurants

Elements that received a mixed preference (equal split of yes and no votes) included:

- Strip Commercial
- Office Space
- Limited Access Roads
- Visioning Exercise: Participants were asked to place post-it notes on large boards to answer the following questions:

What's your BIG IDEA for Corydon?

- Annexation
- Convention center / meeting space
- Noise ordinance
- More shops
- Residential options for Millennials and seniors
- Building restoration / rehabilitation / upkeep / façade program
- Creative ideas for flooding issues
- Healthy food options / outdoor dining
- Parks / pocket parks / dog park on Rice Island / new sports complex
- Trails / connect downtown with Indian Creek Trail / complete street corridors
- Wayfinding signs
- Local museum / historic murals
- Curbside recycling



Exercise/activity board at the public meeting

- Future Land Uses: A large map of Corydon was displayed and participants were asked to identify what type of development should occur by placing various colored dots on the map.
- Downtown Improvements: A map of downtown Corydon was displayed and participants were asked to identify improvements that should occur in downtown by placing various colored dots on the map.

PUBLIC OPEN HOUSE #2: August 17, 2015

A second public open house was held to gain feedback and input on the vision, goals, strategies and action steps for the plan. The information was displayed on boards so that participants could spend as little or as much time learning about each goal or strategy. Participants were given a survey to let us know if they agreed or disagreed with the vision / goals and then each strategy presented. Based on the comments received, the strategies and corresponding action steps were revised and additional strategies were added to the plan.

JOINT TOWN COUNCIL & PLAN COMMISSION MEETING:

A joint special meeting was held with the Town Council and Plan Commission to review the draft document, including the plan vision, goals, strategies and action steps. Feedback was received and the document was revised accordingly. Following this meeting, the document was presented to the Steering Committee and public during Steering Committee Meeting #3 on September 16, 2015.

ADOPTION HEARINGS:

Two adoption hearings were held in accordance with IC 5-3-1-2. A public hearing was held before the Corydon Plan Commission on October 5, 2015 to request a recommendation for adoption. A second public hearing was then held before the Town Council on October 26, 2015 for the adoption of the Corydon Comprehensive Plan.

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CHAPTER THREE DEMOGRAPHICS

IN THIS CHAPTER

This chapter provides an overview of the demographics of Corydon, Indiana. This information serves as a starting point for the plan's vision and goals.

- Introduction
- Demographic Trends
 - National Trends
 - How Does Corydon Compare?
 - Corydon's Population Trends
 - Corydon's Housing Trends
 - Corydon's Economic Trends
- Population Projections



INTRODUCTION

The community's vision is the primary driving force that forms the foundation for the comprehensive plan. However, other factors, such as historical trends, demographic characteristics, and physical data, also play an important role in preparing a community for a successful and pro-active future. The existing conditions and data provided in this chapter represent Corydon today and are used to predict what could happen in the future. This chapter also answers the two questions during the planning process: "Where are we now?" and "Where are we going?"

DEMOGRAPHIC TRENDS

The demographic analysis considers characteristics such as population, age, race, ethnicity, place of work, and educational attainment to identify demographic trends that will impact the future housing, education, jobs, recreation, transportation, community facilities and other needs of Corydon.

Data gathered and analyzed for the purposes of this comprehensive plan was primarily from the American Community Survey, U.S. Census Bureau, Census on Population and Housing, and U.S. Bureau of Labor Statistics. Unless otherwise stated, the data used in this analysis was derived from the most recent, readily available data from the U.S. Census. As the community continues to change and updated data is released, trends and projections should be verified to ensure that the assumptions made about Corydon's population change, demographics, education and economy remain true.

NATIONAL TRENDS

The United States is at a significant point in terms of changing demographic trends, and these trends are reflected in communities across the nation. With this, we need consider questions such as: Who will be living in our community 20 to 30 years from now? How do we attract younger generations to our community? And, what dynamics should we plan for today?

America is Growing

The U.S. population has doubled since 1950. With 308.7 million people in 2010, the United States experienced the second lowest growth rate in the past century from 2000-2010 of 9.7%. By 2040, it is projected that the United States' population will be 440 million.

The South and West had faster growth from 2000-2010 (14.3% and 13.8% respectively) than the Midwest and Northeast (3.9% and 3.2% respectively). In addition, just six states accounted for over half of the population increase in the U.S. in 2010 (Texas, California, Florida, Georgia, N. Carolina, and Arizona).¹

The country is still growing but how we are growing as a population is changing dramatically. Nationally, people are delaying marriage and children. U.S. birth rates for women under 40 have generally been declining since the 1990s and they have increased for women 40-44 to the highest levels since 1967.

Additionally, the mean age for first time mothers in the U.S. is consistently increasing, currently at 25.2 years.²

The “Traditional American Family” is now non-traditional. Husband-wife households only account for 48% of all households in 2010; the first time this figure has not been the majority. Single-parent households are also dramatically increasing, growing about 40% from 2000-2010 (about 10% of all households). Unmarried couple households also grew by 41% during this time, four times faster than overall household population grew (about 7% of all households). Many of the younger generations are showing a living preference for urban areas over rural areas. Multi-generational households also increased by 4.4% nationally. Finally, one in four households in 2010 consisted of someone living alone (one-person households), of which, one in three of single householders were over the age of 65.³

America is Aging

Everyday 10,000 Baby Boomers reach the age of 65.⁴ By 2050, one in five people in the United States will be over the age of 65. It’s not a secret that Baby Boomers are reaching retirement age, and second to the size of a population group, age and gender are typically the most important demographic characteristics of a population for public policy. In 2010, 13% of the U.S. population was over the age of 65 years; furthermore, one in three single-households were over the age of 65. Nationally, the older population is more likely to live inside a Metropolitan Statistical Area (MSA). Lastly, women continue to outnumber men at older ages but his gap is narrowing; at the age of 89, there are about twice as many women as men.⁵

America is Becoming More Diverse

By 2050, the U.S. is projected to become a Majority-Minority population, meaning that the white, non-Hispanic population will no longer be the majority. This trend is already present in the younger age cohorts as well as the overall population in many areas of the country; one out of 10 counties in the U.S. already has a Majority-Minority. Additionally, there are several states and the District of Columbia where the population follows this pattern, including Texas, California, Hawaii, and New Mexico.⁶

More than 50% of the growth in total population in the U.S. from 2000-2010 was due to the increase in the Hispanic population (15.2 million of 27.3 million people). Hispanics are now the nation’s largest minority and are projected to approach one in every three people by 2050.⁶

The Asian population is also growing significantly nationally; this population currently totals only 5% of the U.S. population but is expected to grow by 22% by 2050.⁶

HOW DOES CORYDON COMPARE?

An important first step in any planning effort is to identify demographic and economic trends that may be unique in addition to those which mirror regional, state or national trends. This provides the community with the knowledge needed to guide Corydon in the direction to which they aspire. By analyzing historical data on the demographics of Corydon and comparison communities trends are revealed. Comparison communities are used to further identify the trends by comparing the changes over time.

The comparison communities share similar characteristics to Corydon, and were selected based on the following:

Geographic Characteristics

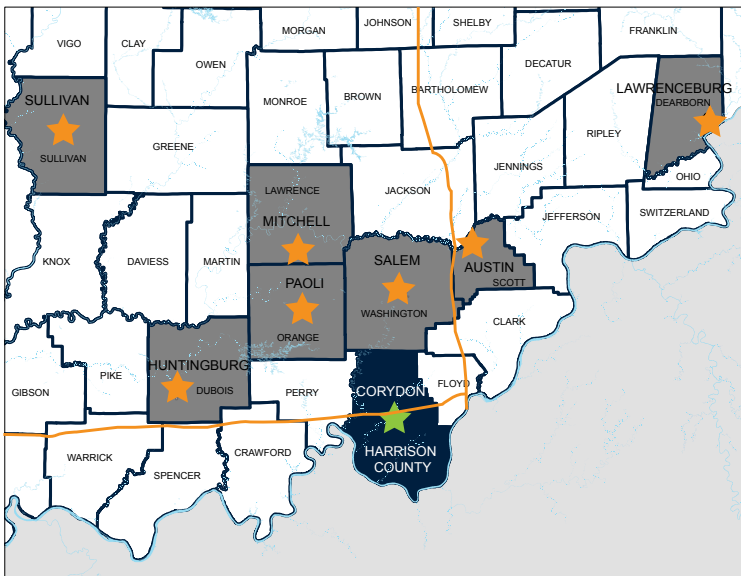
- Located within Southern Indiana
- Mainly surrounded by rural landscape

Demographic Characteristics

- Contain a population between 3,000 and 6,000 people

Economic Characteristics

- Similar industry and occupational profiles



Comparison communities used in this analysis include:

- Austin, Scott County, Indiana
- Huntingburg, Dubois County, Indiana
- Mitchell, Lawrence County, Indiana
- Paoli, Orange County, Indiana
- Salem, Washington County, Indiana
- Sullivan, Sullivan County, Indiana
- Lawrenceburg, Dearborn County, Indiana

In addition, Harrison County, Indiana and the United States were also used as comparisons.

It is also important to note that Census geographies are not static; boundaries can change or be redrawn entirely due to changes in political boundaries, population growth or other factors. For the purposes of comparing historical (such as 2000) and current (such as 2010) Census data, the geographic areas are considered to be generally equivalent.

¹ 2010 Census Brief: Population Distribution & Change

² CDC, National Vital Statistics Report, vol. 60, num. 2, November 2011

³ 2010 Census Brief: Households and Families, SF 1, S1101

⁴ Pew Research Center (www.pewresearch.org)

⁵ 2010 Census Brief: The Older Population, SF 1

⁶ 2010 Census Brief: Overview of Race and Hispanic, SF 1, QT-P3

CORYDON'S POPULATION TRENDS

Population

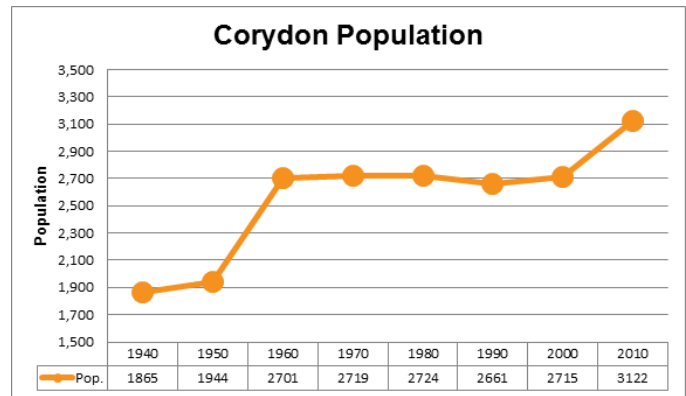
Corydon's total population in 2010 was 3,122 people, representing a population increase of 15% from 2000 (2,715). During the same period (2000-2010) the population of Harrison County increased by 14.7%, Indiana by 6.6%, and the United States by 9.7%. According to Stats Indiana, the 2014 estimated population of Corydon was 3,123 people.

Corydon and Harrison County surpass the comparison communities in population increase. Many of the comparison communities either decreased their population or only slightly increased their population during this time.

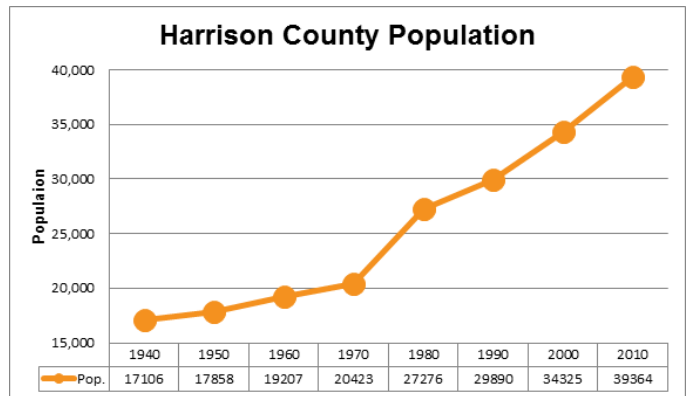
Community	Population Change (2000-2010)	Population Change (2010-2014)
Corydon	15.0%	0.0%
Harrison County	14.7%	-0.2%
United States	9.7%	3.3%
Huntingburg	8.2%	-0.2%
Indiana	6.6%	1.7%
Salem	2.4%	-1.4%
Paoli	-4.3%	-1.0%
Mitchell	-4.8%	-1.4%
Sullivan	-8.0%	-1.7%
Austin	-9.1%	-3.1%

Source: 2000 U.S. Census, 2010 U.S. Census, Stats Indiana

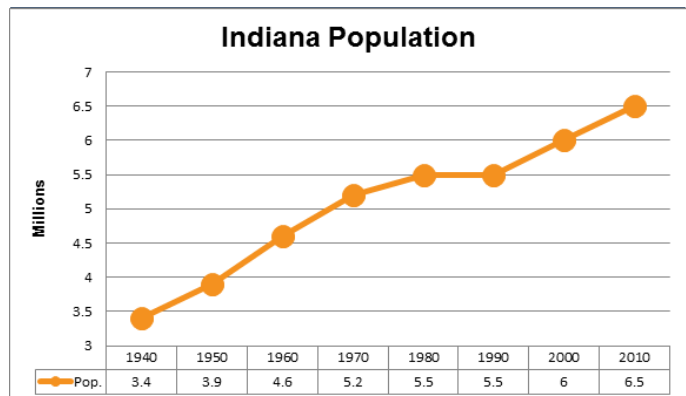
Corydon experienced rapid growth between 1950 and 1960, and again recently from 2000 to 2010. In between 1960 and 2000, the population of Corydon remained stagnant. Harrison County and Indiana both have grown steadily in population throughout the second half of the 20th Century. From 1970 to 2010, Harrison County experienced rapid growth, compared to the mid-20th century when the population only grew slightly.



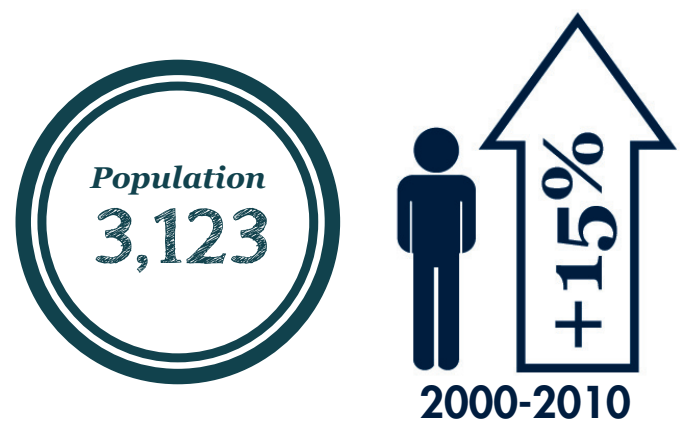
Source: 1940 - 2010 U.S. Census



Source: 1940 - 2010 U.S. Census



Source: 1940 - 2010 U.S. Census



Community	Median Age 2013
Huntingburg	33.6
Sullivan	34.4
Austin	34.8
Paoli	35.1
Salem	35.5
Corydon	36.2
Indiana	37.1
United States	37.3
Lawrenceburg	39.1
Mitchell	40.6
Harrison County	41.0

Source: 2013 American Community Survey (ACS)

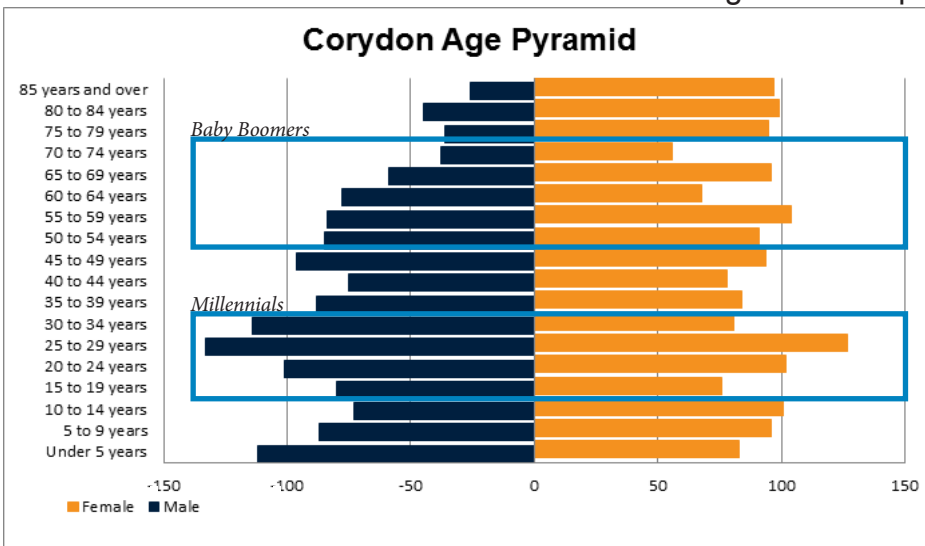
Age

The distribution of the age groups can be seen in the 2010 population pyramids for both Corydon and Harrison County. A stable population would have generally equal numbers for almost all age groups except the oldest. The presence of a wide base in a population pyramid indicates high birth rates (growing population) while a narrow base indicates low birth rates (naturally declining population in the absence of migration). In the U.S., the Baby Boom generation is also usually very evident, producing a bump-out in the chart from those born in the late 1940s to early 1960s. Corydon exhibits a large millennial generation population, and Harrison County

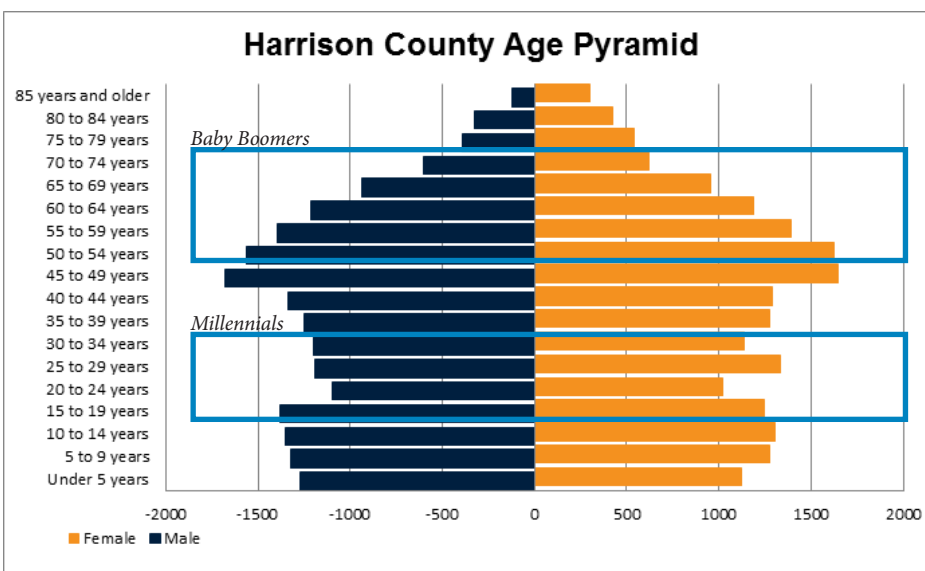
exhibits a large baby boomer generation population.

With the exception of a larger baby boomer generation population, Harrison county does exhibit a naturally growing population. Although Corydon's population is also growing, there is also a high population of those who are over the age of 85 years. This may indicate a higher retirement community or a generation that aged in place.

In 2013, Corydon (36.2) had a lower median age than Harrison County (41.0), Indiana (37.1) and the United States (37.3).



Source: 2010 U.S. Census



Source: 2010 U.S. Census

Race & Ethnicity

Corydon's population was 96.6% white in 2013. Corydon is less racially diverse than Indiana (84.6%) and the United States (74.0%). Many of the comparison communities, including Harrison County (97.5%) were similar to Corydon, with the exception of Huntingburg.

DEFINING RACE & ETHNICITY

Race and ethnicity are considered two separate and distinct characteristics. Race categories include White, Black/African American, American Indian/Alaska Native, Asian, Native Hawaiian/Pacific Islander, and Other Race. Ethnicity refers to a person's origin. Examples of Hispanic origin could include a person of Cuban, Mexican, Puerto Rican, South/Central American, or other Spanish culture or origin as Hispanic, Latino or Spanish can by any race.

In 2013, 2.4% of Corydon's population was Hispanic or Latino origin, and 1.6% of Harrison County's population was Hispanic or Latino origin. With the exception of the United States (16.6%) and Indiana (6.2%), this was similar to the other comparison communities with the exception of Huntingburg.

Educational Attainment

In Corydon, there is a high percentage of the population that is 25 years and older that have a High School Diploma or higher. About 9% of the population has a Bachelor's degree and about 5% have a graduate or professional degree.

In regards to the total number of the population that are a high school graduate or higher, Corydon (88.5%) and Harrison County (87.6%) are similar to Indiana (87.2%) and the United States (86.0%) but are higher than most of the comparison communities.

Community	White (2013)	Hispanic or Latino origin (2013)
Sullivan	98.3%	1.5%
Salem	98.5%	0.8%
Paoli	97.8%	3.2%
Mitchell	97.7%	2.2%
Harrison County	97.5%	1.6%
Corydon	96.6%	2.4%
Lawrenceburg	96.3%	0.9%
Austin	93.9%	0.9%
Huntingburg	91.7%	23.2%
Indiana	84.6%	6.2%
United States	74.0%	16.6%

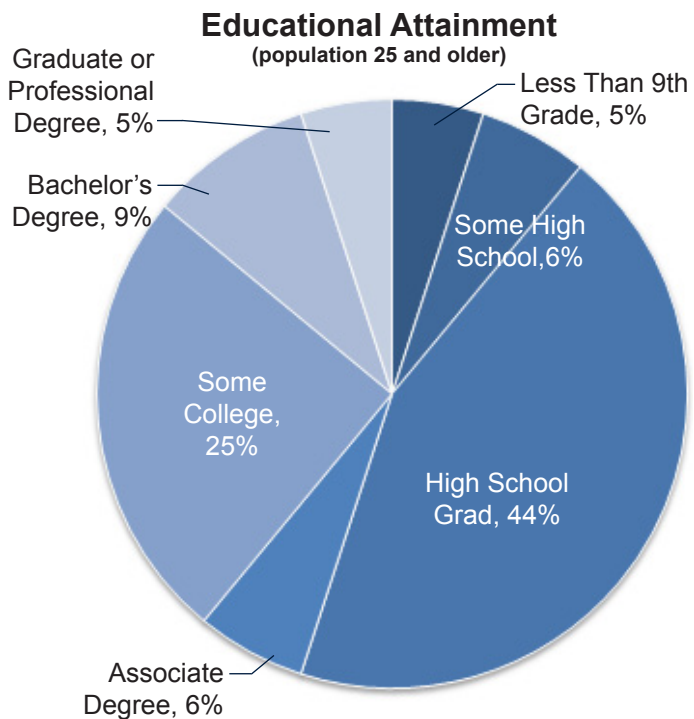
Source: 2013 American Community Survey (ACS)



88.5%
High School Graduate or higher

Community	Educational Attainment: High School Graduate or Higher (2013)
Harrison County	87.6%
Indiana	87.2%
Corydon	88.5%
United States	86.0%
Sullivan	83.2%
Paoli	80.7%
Salem	77.8%
Mitchell	75.2%
Lawrenceburg	74.4%
Huntingburg	73.3%
Austin	71.3%

Source: 2013 American Community Survey (ACS)



Source: 2013 American Community Survey (ACS)

Community	Average Household Size (2013)
United States	2.69
Austin	2.69
Huntingburg	2.75
Paoli	2.71
Indiana	2.63
Corydon	2.58
Lawrenceburg	2.52
Salem	2.49
Mitchell	2.36
Sullivan	2.35

Source: 2013 American Community Survey (ACS) for Owner-Occupied

Community	Family Household (2013)
Austin	66.4%
Indiana	66.7%
Huntingburg	71.0%
United States	66.4%
Mitchell	62.5%
Salem	60.0%
Paoli	57.2%
Sullivan	54.4%
Lawrenceburg	53.3%
Corydon	49.9%

Source: 2013 American Community Survey (ACS)

Population Trends Summary

- Corydon had faster growth than most communities from 2000 to 2010, with a total population of 3,122 people.
- Like many of the comparison communities, and unlike Indiana and the United States collectively, Corydon is less racially diverse.
- Corydon and Harrison County have a higher median age than Indiana, the United States and the rest of the comparison communities.
- 88.5% of Corydon's population has a high school diploma or higher in 2013.

CORYDON'S HOUSING TRENDS

Households & Families

Corydon had a total of 1,340 housing units in 2013 with an average household size of 2.58 people (owner-occupied units), which is lower than the comparison communities.

DEFINING HOUSEHOLDS:

A household includes all the persons who occupy a housing unit (such as house, apartment, manufactured home, group of homes, or single room that is occupied as a separate living quarters). The occupants may be a single family, on person living alone, two or more families living together, or any other group of related or unrelated persons who share living arrangements.

DEFINING FAMILIES

A family is a group of two or more people related by birth, marriage, or adoption that live together; all such people are considered as members of one family.

In 2013, approximately 49.9% of households were family households in Corydon. Of the family households, 29.5% of those family households were married, 16% of those family households were single women and 4.3% were single men.

Corydon has a higher percentage of one-person households (people living alone) and is significantly higher than Indiana (27.7%) and the United States (27.5%). This is likely because Corydon has a larger percentage of older residents.

Housing Tenure

In 2013, there were 1,514 total housing units. These units could be single family homes, apartments, manufactured homes, or a living space within another housing unit. Approximately 11.5% of housing units in Corydon were vacant in 2013, increasing from 2010 where the vacancy rate was 10.1%. Corydon was similar to most of the comparison communities in 2013.

In 2013, the majority of housing units were owner-occupied (60.9%) and 39.1% of housing units were renter-occupied. Corydon had the lowest percentage of owner-occupied housing units out of the comparison communities with the exception of Sullivan.

The median value of Corydon's owner-occupied units in 2013 was higher than the comparison communities at \$87,800 except Huntingburg and had an average rent (\$692 per month) that was slightly higher than most. The median cost per month to rent a housing unit in Indiana (\$730), Harrison County (\$690) and the nation (\$904) is also above Corydon's median rent.



\$87,800
median value



11.5%
vacant
housing
units

Community	One Person Household (2013)
Corydon	42.5%
Lawrenceburg	39.6%
Salem	36.2%
Paoli	34.7%
Sullivan	33.4%
Mitchell	32.9%
Indiana	27.7%
United States	27.5%
Huntingburg	25.0%
Austin	23.3%

Source: 2013 American Community Survey (ACS)

Housing Units (2013)		
Community	Owner-Occupied	Vacancy Rate
Austin	63.4%	17.2%
United States	64.9%	12.5%
Mitchell	68.0%	14.2%
Indiana	70.0%	11.4%
Salem	66.4%	13.1%
Corydon	60.9%	11.5%
Sullivan	41.7%	9.6%
Huntingburg	64.1%	11.7%
Lawrenceburg	46.3%	4.9%

Source: 2013 American Community Survey (ACS)

Community	Median Home Value (2013)	Median Rent (2013)
United States	\$176,700	\$904
Lawrenceburg	\$123,600	\$667
Indiana	\$122,800	\$730
Huntingburg	\$107,900	\$589
Corydon	\$87,800	\$692
Salem	\$80,700	\$585
Mitchell	\$75,800	\$551
Austin	\$74,500	\$692
Sullivan	\$70,100	\$618

Source: 2013 American Community Survey (ACS)

Housing Trends Summary

- Corydon has a high percentage of people living alone (42.5%) that could influence housing preferences.
- Corydon had an increase in vacancies from 2000 and 2010 and 2010 to 2013.
- Corydon has a higher median home value than similar communities.

CORYDON'S ECONOMIC TRENDS

Total Workforce & Unemployment

Approximately 62% of Corydon's population 16 years or older were in the labor force in 2013, and 14.4% of those in the labor force were unemployed.

As one of the higher of the comparison communities in terms of unemployment, high unemployment was a common thread for all the comparison communities, as well Indiana and the United States due to the Great Recession from 2007 to 2009. Corydon, still had an unusually high unemployment rate in 2013, compared to nation (9.7%), Indiana (9.6%) and other communities.



62%
in labor force

Community & Place of Work

In 2013, 83.2% of the population drove alone to work, which was similar to the comparison communities. Corydon also had the lowest amount of people who carpooled to work (5.9%).



88.5%
High School Graduate or

The mean travel time to work in Corydon is 27.3 minutes. Amongst the comparison communities, Corydon ranked the highest in the average commute time. This commute time is likely higher because of the proximity to Louisville and larger communities that have more employment opportunities.

Labor (2013)		
Community	In Labor Force	Unemployed
Mitchell	54.0%	12.4%
Corydon	61.7%	14.4%
Austin	58.9%	18.5%
Indiana	64.4%	9.6%
Salem	59.1%	16.2%
Paoli	56.5%	11.8%
Lawrenceburg	54.6%	17.4%
Huntingburg	67.9%	9.3%
United States	64.3%	9.7%
Harrison County	63.3%	9.6%
Sullivan	56.4%	7.0%

Source: 2013 American Community Survey (ACS)

Community	Median Travel Time (2013)
Harrison County	30.2 minutes
Corydon	27.3 minutes
Mitchell	25.9 minutes
Salem	24.5 minutes
Austin	23.0 minutes
Paoli	22.5 minutes
Huntingburg	22.2 minutes
Lawrenceburg	20.3 minutes
Sullivan	16.9 minutes

Source: 2013 American Community Survey (ACS)

Commuting (2013)			
Community	Drove Alone	Carpooled	Walked
Harrison County	85.4%	8.8%	0.4%
Paoli	85.4%	9.5%	1.3%
Sullivan	79.6%	12.0%	1.7%
Corydon	83.2%	5.9%	4.8%
Mitchell	81.5%	12.2%	1.9%
Huntingburg	84.0%	6.8%	2.0%
Salem	80.5%	11.6%	4.0%
Lawrenceburg	68.5%	20.2%	7.7%
Austin	71.4%	17.1%	4.3%

Source: 2013 American Community Survey (ACS)

Industries & Occupations

The largest industries in 2013 in Corydon are educational services, health care and social assistance industries(18.2%); arts, entertainment, recreation, accommodation and food services (15.8%); and manufacturing (12.3%).

Industry	Industry Description	Percent of Labor Force (2013)
I1	Educational services, health care and social assistance	18.2%
I2	Arts, entertainment, recreation, accommodation and food services	15.8%
I3	Manufacturing	12.3%
I4	Transportation and warehousing, utilities	8.8%
I5	Retail Trade	7.7%
I6	Public administration	7.1%
I7	Other services	6.2%
I8	Professional, scientific, management, administrative, and waste management services	5.8%
I9	Agricultural, forestry, fishing & hunting, and mining	5.0%
I10	Construction	4.6%
I11	Wholesale Trade	4.5%
I12	Finance and insurance	3.8%
I13	Information	0.0%

Source: 2013 American Community Survey (ACS)

Almost one quarter of the labor force was involved in the production, transportation and material moving occupation in 2013. During this time, almost half of the population was involved in the management, business, science, arts occupation or sales and office occupation.

Occupation	Occupation Description	Percent of Labor Force (2013)
O1	Production, transportation, material moving	26.8%
O2	Management, business, science, arts	26.4%
O3	Sales and office	22.7%
O4	Service	19.3%
O5	Natural resources, construction, maintenance	4.8%

Source: 2013 American Community Survey (ACS)

Income

Corydon's median household income in 2013 was \$32,120, lower than Indiana (\$48,248) and the United States (\$53,046). Corydon fell in the middle of the comparison communities for average household income.

Corydon also fell in the middle of the comparison communities in 2013 for the average per capita income (\$18,308). Corydon was also behind the state (\$24,635) and the nation (\$28,155) in average per capita income in 2013. Per capita income is frequently used in measuring a standard of living, but can be skewed because it does not reflect income distribution. Per capita income can also be lower in communities that have a lower percentage of the population in the workforce.



\$32,120
median household
income

Economic Trends Summary

- Corydon workers had a longer commute than the comparison communities.
- In 2013, Corydon also had one of the highest unemployment rates compared with the other communities.
- The median household income in 2013 for Corydon was \$32,120, which fell in the middle of the comparison communities.

Community	Median Household Income (2013)
United States	\$53,046
Harrison County	\$50,510
Indiana	\$48,248
Huntingburg	\$42,903
Paoli	\$41,000
Lawrenceburg	\$34,270
Austin	\$33,109
Salem	\$32,144
Corydon	\$32,120
Mitchell	\$29,111
Sullivan	\$23,670

Source: 2013 American Community Survey (ACS)

Community	Per Capita Income (2013)
United States	\$28,155
Indiana	\$24,635
Harrison County	\$23,244
Huntingburg	\$18,813
Corydon	\$18,715
Salem	\$18,613
Mitchell	\$17,618
Paoli	\$16,252
Sullivan	\$16,147
Lawrenceburg	\$16,123
Austin	\$15,170

Source: 2013 American Community Survey (ACS)

POPULATION PROJECTIONS

Through Indiana's statistical data utility (STATS Indiana), population projections are made for every county in Indiana. Additionally, population projections can be created for Corydon based on historical population trends.

There are multiple methods for projecting population growth or decline, including using a linear curve, geometric curve, parabolic curve, modified exponential curve, gompertz curve and logistical curve. Each method produces slightly different results and each has advantages and disadvantages.

Multiple population projection methods were used to identify the future population of Corydon. Projections for smaller areas, like towns and cities, are typically less accurate than projections for larger geographic areas, such as counties, due to many growth factors; a town could annex surrounding areas that would increase population or a large-scale development could affect population growth more significantly for a small town than a larger county.

Harrison County is projected to grow by approximately 19% or 7,508 people by 2035 (39,364 people in 2010 to 46,872 people in 2035).⁷ In 2010, Corydon consisted of about 8% of the county's population. Assuming this trend holds, Corydon is estimated to have a population increase of about 595 people by 2035 for a total population of about 3,700 people.

⁷ STATSIndiana (www.stats.indiana.edu/pop_proj/)

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CHAPTER FOUR EXISTING CONDITIONS

IN THIS CHAPTER

This chapter provides an overview of the demographics of Corydon, Indiana. This information serves as a starting point for the plan's vision and goals.

- Introduction
- History
- Land Use Existing Conditions
- Transportation Existing Conditions
- Facilities & Utilities Existing Conditions
- Economic Development Existing Conditions



INTRODUCTION

The existing conditions play an important role in how the community is able to develop, grow and accomplish its goals. These conditions can range from physical strengths or challenges to trends that have developed and past infrastructure investments. This chapter outlines the existing conditions in Corydon, all of which influenced the development of the vision, goals and strategies presented later in this plan.

HISTORY

In 1808, Harvey Heth purchased land in a fertile valley and platted a town, now known as Corydon, Indiana. In 1809 the town was connected by a road that led to Mauckport, which provided access to trade at the Ohio River.

Corydon was competing with Madison and Jeffersonville to become the new Capitol of Indiana. In 1811 the construction of the first state capitol building began in Corydon. The building was completed in 1815 and was made from limestone collected from a local quarry. On May 1, 1813 Corydon became the second capitol of Indiana because it was more centrally located in the newly reorganized territory. It would remain the capitol for eleven years until it moved to Indianapolis January 10, 1825 to become more convenient to the population. During that time it was the center of politics and home to the first congressman, first speaker of the senate and the first three Governors.

Historic Corydon was a town of many firsts. Soon after the first capitol was built in Corydon, the Governor's Mansion and First State Office Building were completed in 1817. A few years later in 1819, the first Grand Masonic Lodge in the state was built. Indiana's first constitution was also drawn up at the capitol building in Corydon in June of 1816. With forty-three delegates crowded in the capitol, it got extremely warm. Many delegates found refuge underneath a giant elm near the building. This tree would become known as the Constitution Elm.

The first, annual, county fair was held in Corydon on the 36 acre fairgrounds. This annual event still occurs today and is the longest continuously running fair in the state.

The Battle of Corydon, the only Civil War battle fought in Indiana, was fought in Corydon on July 9, 1863. In retaliation for Union looting in Kentucky, a Confederate cavalry led by Brigadier General John Hunt Morgan led 2,500 men across the Ohio River into Indiana, known as "Morgan's Raid." The town eventually surrendered.

LAND USE: EXISTING CONDITIONS

Many factors that relate to the ability of land to be developed can influence land use strategies for Corydon. The existing conditions relating to land use are defined below.

PHYSICAL SITE CONDITIONS

The topography of an area can be restrictive of development. Land that has a slope greater than 20% (steep slopes) should have limited development or appropriate site measures before development occurs. Development on steep slopes should be assessed, as they pose immediate, construction and development challenges as well as long-term slope stability, runoff, and other natural degradation issues. Areas with slopes greater than 30% should be left in a natural state.

In addition to slopes, soil type plays a major role in the ability to develop a site. Soil types are related to landforms of an area and are typically classified according to their color, texture, structure and other properties. Each soil type reacts differently to development and therefore should be considered during development review. Land that contains soils rated as “unstable” should not be developed.

Indian Creek is an asset to Corydon but also creates flooding problems in and around downtown. Land within the 100-year floodplain should be carefully considered as redevelopment occurs in downtown. While many of these areas are prime locations for development because they are located in the heart of Corydon, precautions and development measures need to be taken to prevent loss due to flooding. The most updated flood information can be found on Corydon’s Flood Insurance Rate Maps (FIRM) available through the Federal Emergency Management Agency (FEMA). A FIRM is the official map of a community on which FEMA has delineated both the special hazard areas and the risk premium zones applicable to the community.

While Harrison County contains prime farmland and hydric soils that are desirable for agriculture, Corydon contains little prime farmland that is not already developed. The historical roots of Corydon are tied to farming and agriculture and are still a large influence today from the areas surrounding the town. Because most areas within the town have previously been developed, protecting prime farmland within the town limits is not a high priority. Additionally, no areas with mineral or energy resources have been identified that need to be preserved.

While there are not any community-wide issues pertaining to air, land or water pollution, there are specific sites that are considered brownfields. Generally a brownfield is a property where redevelopment is complicated due to actual or potential environmental contamination. Indiana defines a brownfield as a parcel of real estate that is abandoned or inactive or may not be operated at its appropriate use; and on which expansion, redevelopment, or reuse is complicated because of the presence or potential presence of a hazardous substance, a contaminant, or a petroleum product that poses a risk to human health and the environment. As

of August 1, 2015, Corydon only has one site on the Indiana Brownfields Program Site List, the Keller Manufacturing site at 701 N Water Street. As redevelopment becomes a focus for downtown other brownfield sites could be identified. Remediation of the Keller property in addition to any future brownfields will play a role in redevelopment efforts.

PUBLIC BUILDINGS

Multiple public buildings exist that are maintained by the town, county or state. These buildings enhance the community but have varying levels of local control. Significant town or county-owned buildings within town limits include Corydon Town Hall, Harrison County Visitors Bureau, Harrison County Public Library, the Harrison County Government Complex, and the Harrison County Courthouse. Those buildings owned and/or managed by the town or county are easier coordinated than the state-owned buildings (such as the Old State Capitol). The Harrison County Hospital serves Corydon but is not located within town limites. Other facilities that serve the community include the Joe Rhoads Senior Citizens Center, the Corydon Farmers Market, and the YMCA which is located just outside town limits in Harrison County.

HOUSING TRENDS

Every person is not the same, even if they are the same age, sex, race, or ethnic background. Every person has individual or family needs that are different from one another. Providing a range of housing types and prices is the best way to provide for every user.

Seniors and Disabled

The baby boomer population, which is the generation of 76 million with births between 1946 and 1964, is also aging. The first boomers hit age 65 in 2011 and the entire cohort will be of traditional retirement age by 2030, making the senior population jump from 13 percent in 2010 to 19 percent. A large consumer population will drive more consumer choices. Seniors want to be integrated into a larger community and not become isolated. They also want amenities, such as walking trails or close proximity to shopping centers or natural features. Simple amenities such as easy opening windows and larger bathrooms also help to accommodate aging seniors who are able to live on their own.

It is not economically sustainable for all seniors or disabled adults to live in nursing homes. There is a nationwide trend toward providing older and disabled people with in-home care, rather than keeping them in nursing homes. People would prefer to stay in their own home as long as possible. Communities can be retrofitted for adults to age-in-place and provide needs for the future. Current homes may not meeting safety needs that hinder senior and disabled independence due to barriers, hazards, and environmental demands.

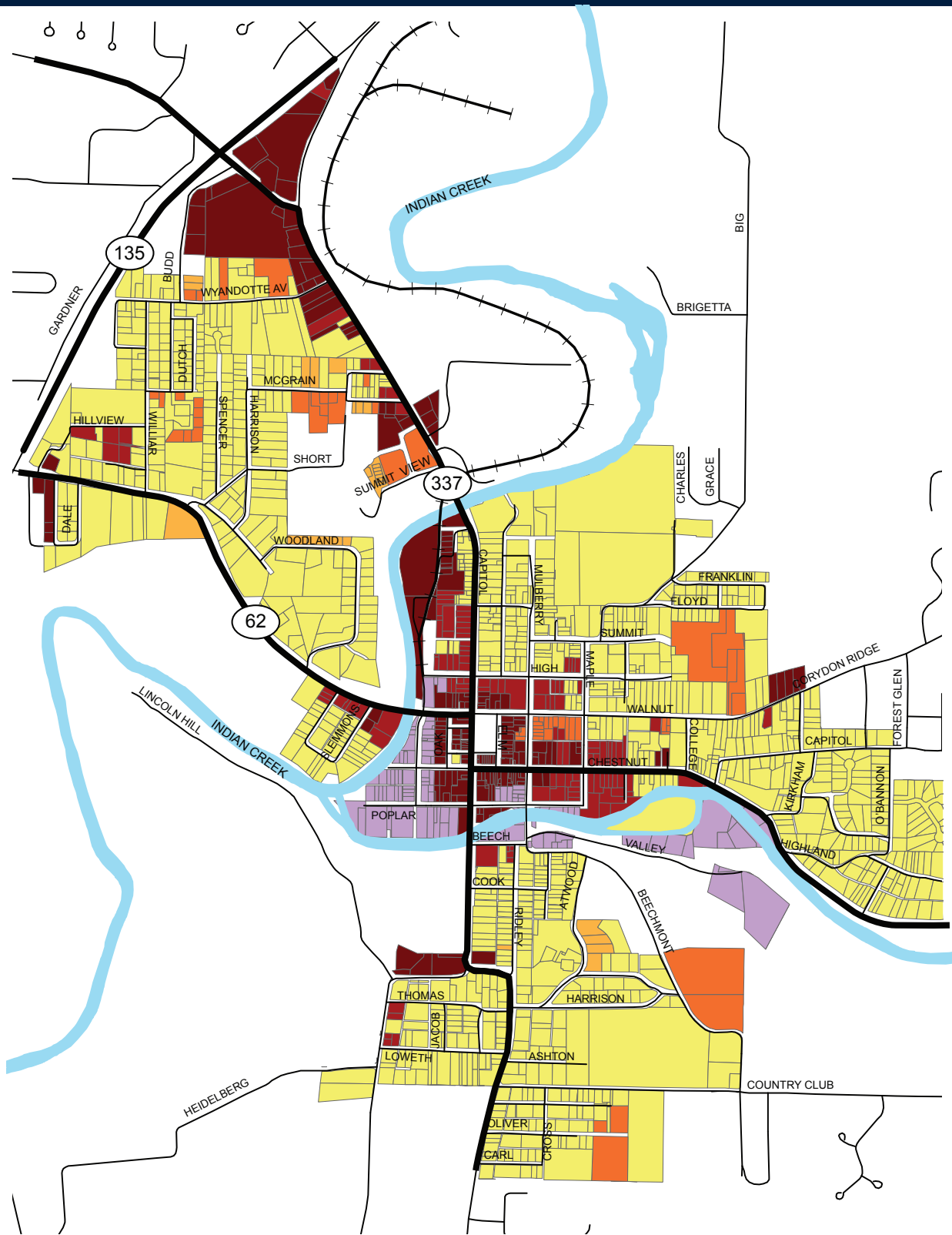
Millennials

The generation of people born between 1981 and 2000, which accounts for about 90 million people, is our largest generation known as the Millennials. Today, millennials are exiting college, entering the workforce and starting to see a steady paycheck. Some millennials entered the workforce during a recession, causing many millennials to live with parents. Now that the economy has improved, so has the condition for millennials to shop for housing, causing millennials to be drivers for the housing market. Millennials also prefer smaller houses on smaller lots, urban areas, and walkability. These preferences reflect the isolation of a suburb where many millennials grew up.

EXISTING LAND USES & EXISTING REGULATIONS








Existing Zoning

Zoning and land use are two different terms. Land use is the management of the natural landscape into the build environment. Zoning is the control by authority of the use of the land. The use of the land does not always correspond to what the land is zoned for. Properties that were zoned after properties had already been developed would be grandfathered in. Any improvements or redevelopment upon grandfathered properties would have to correspond with existing zoning.



CORYDON ZONING MAP



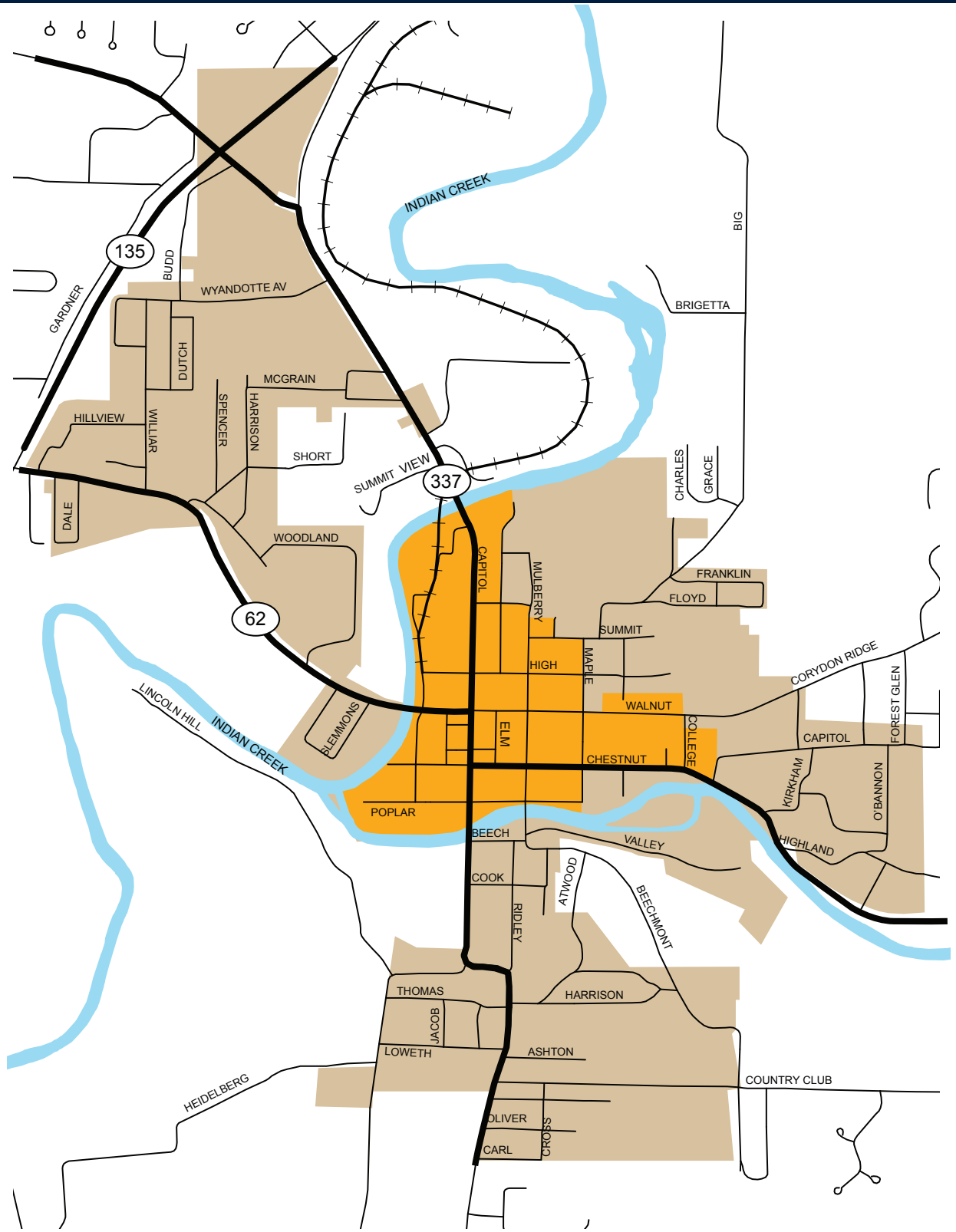
	R-1		B-1		I-1
	R-2		B-2		I-2
	R-3				



Historic District

Corydon's Historic District is located downtown and originally encompassed Indiana's First State Capitol Building and square. The district is listed on the National Register of Historic Places and has since been extended to include areas bound by Little Indian Creek and College Avenue. The historic district also includes the home of Thomas Lloyd Posey, the old Governor's Headquarters, the Grand Masonic Lodge, and Leora Brown School.

The historic character and significance of Corydon is widely recognized by the residents as an area that should be preserved and enhanced. While historic districts pose many obstacles for development and growth, this historical presence is important to the local culture and tourism of Corydon. The First State Capitol Building is an integral piece of this historical significance and should be well promoted to feature the unique aspects of the town.



CORYDON HISTORIC DISTRICT MAP



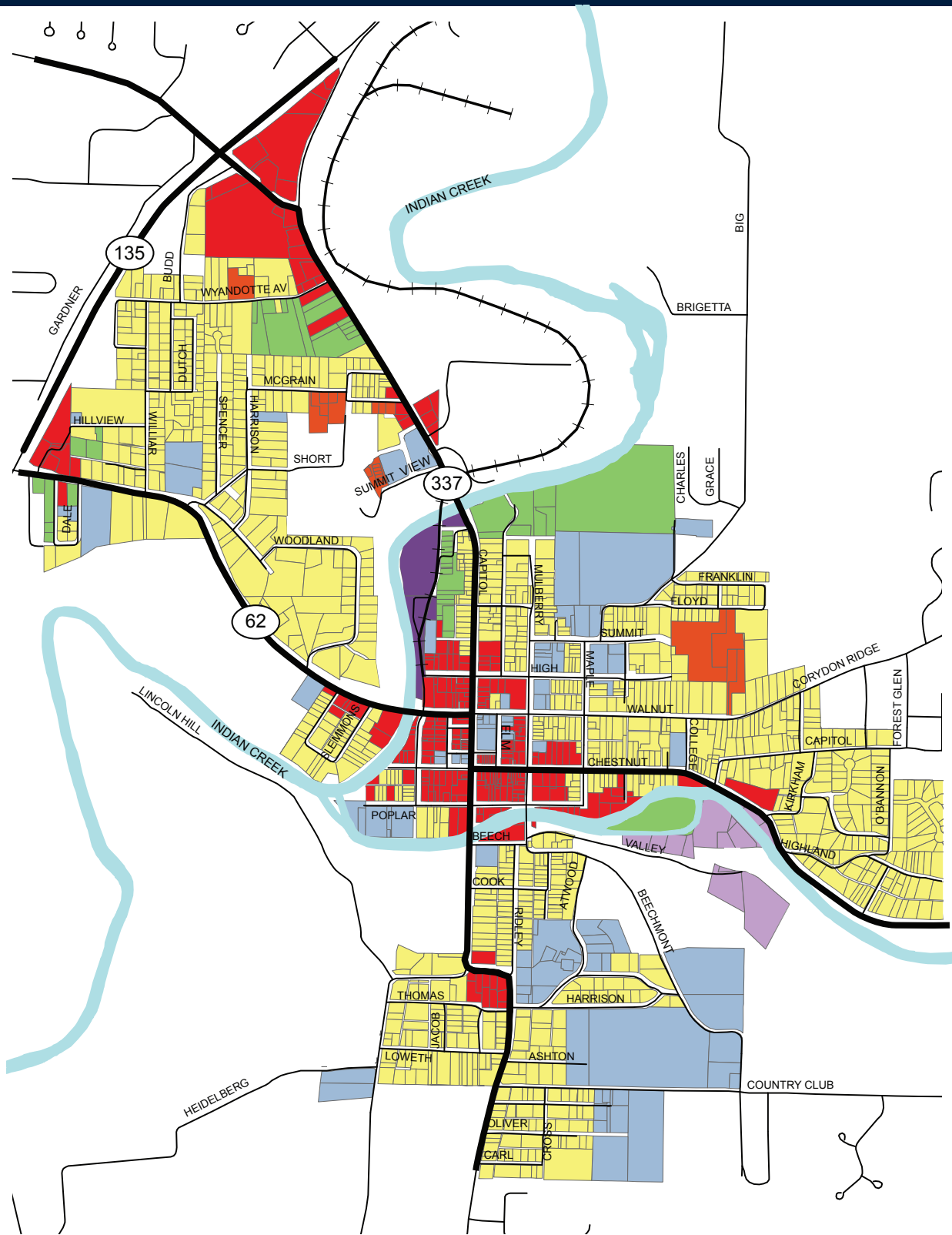
- Historic District
- Town Boundary



Existing Land Uses

Corydon's current land use patterns are centered around the major transportation corridors and grid-pattern of downtown. The existing land uses include:

- Agricultural / Undeveloped – 9%
- Single-Family Residential – 53%
- Multi-Family Residential – 2%
- Commercial – 13%
- Industrial – 5%
- Public / Semi-Public – 18%



CORYDON EXISTING LAND USE MAP



- Single Family Residential
- Multi-Family Residential
- Commercial
- Heavy Industrial
- Light Industrial
- Vacant/Agriculture/Open Space
- Institutional (school, government facility, health care facility)



TRANSPORTATION: EXISTING CONDITIONS

Since the rise in gas prices, alternative transportation has become a more popular method of travel, thus increasing the need for these transportation routes. This section analyses the current transportation routes that are in place, their use, and accesses the need for new routes or improvements.

FUNCTIONAL CLASSIFICATION

The classification is the process by which streets and highways are grouped into classes or systems that provides the framework for traveling. The functional classification defines how any particular road or street should serve the flow of trips through a highway network.

Interstate Highways

Interstates are the highest classification of arterials and were designed with long distance travel and mobility in mind. Interstate 64 is the nearest interstate highway to Corydon. Some of the characteristics of an interstate highway are:

- Highest traveling speeds
- Largest capacity for traffic volumes
- Limited Access
- Divided highways with a minimum of two-lanes in each direction

Principal Arterials

Principal arterials serve major centers of metropolitan areas and provide a high degree of mobility. They carry the majority of the traffic load. These roads are designed to carry high volume traffic movements while connecting to major destinations with minimal access to adjacent properties. These arterials are characterized by:

- Lower travel speeds
- Generally two or four lanes wide
- Provides more access to adjoining properties

Minor Arterials

Minor arterials generally connect one entity to another in rural areas, however, within an urban setting they serve to connect principal arterials to the denser urban network and higher arterial system. Minor arterials are characterized by:

- Lower travel speeds
- Generally two or four lanes wide
- Provides more access to adjoining properties

Urban Collectors

Urban collectors provide the majority of the connections within the urban traffic network by linking neighborhoods, commercial areas and industries. They gather traffic from local roads and funnel them to the arterial road network. Urban collectors are characterized by:

- Lower speeds
- Generally lower traffic volumes
- Connects neighborhoods to other neighborhoods

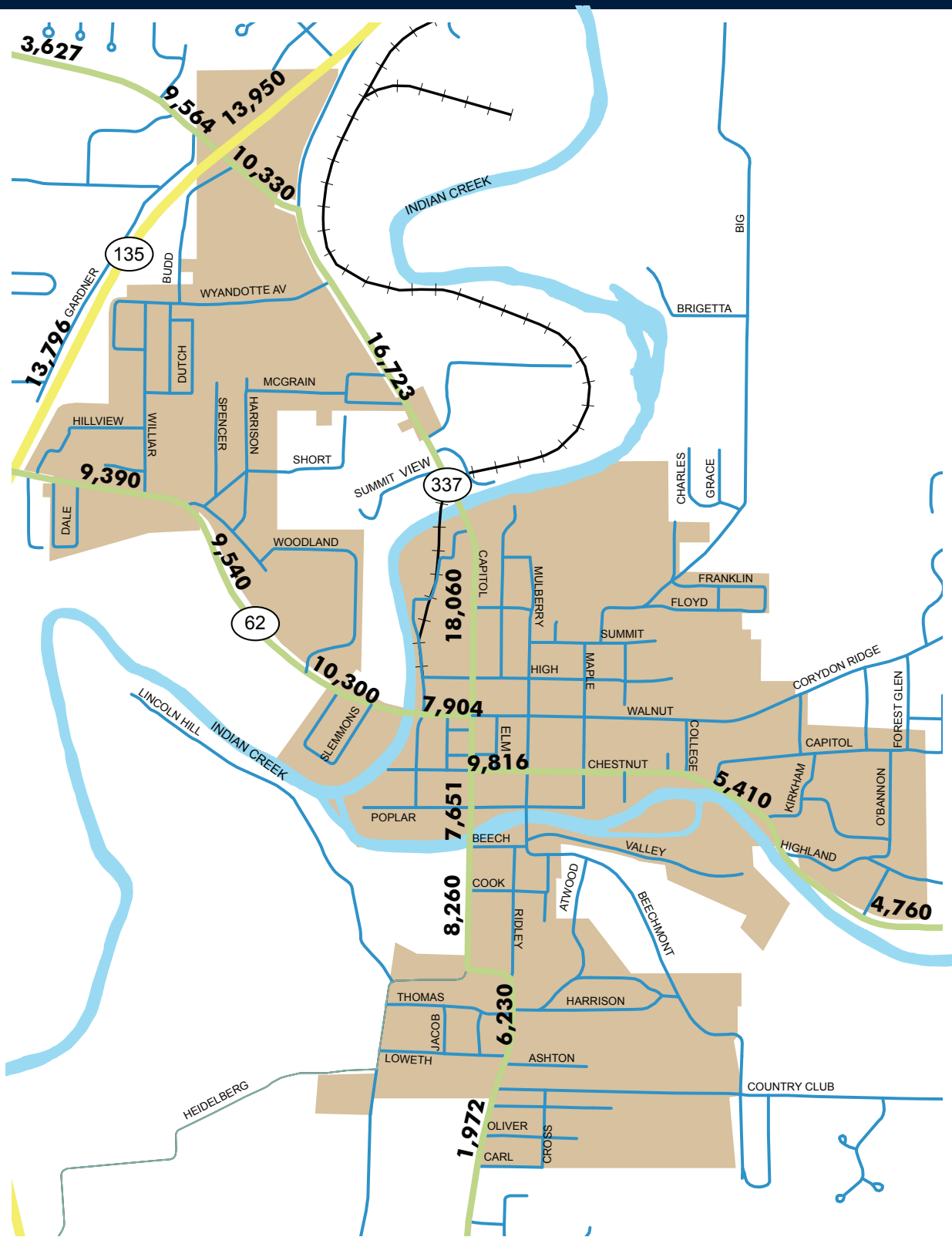
Local Streets

All other public roads and streets form the local street network. Local streets account for the largest percentage of all roadways in terms of mileage and are not intended for long travel. These roads generally include neighborhood roads and are designed for low speeds and lower traffic volumes. However, these roads also provide essential and emergency services to neighborhoods. Local streets are characterized by:

- Low speed
- Highest access to adjacent property

TRAFFIC COUNTS

Traffic counts show the user numbers of a transportation corridor at a specific place or point. This information can be helpful to determine which roads that may need to undergo improvements to relieve existing or future traffic congestion. It also shows attractive locations for developers and employers.



CORYDON FUNCTIONAL CLASSIFICATION MAP



- Minor Arterial
- Urban Collector
- Local Road
- Town Boundary



BICYCLE AND PEDESTRIAN FACILITIES

One third of the U.S. population does not drive a vehicle. They are either too old, not of driving age, disabled, or do not own a vehicle. This paired with a rising trend of alternative transportation is driving communities to enhance or create new transportation routes for bicycles and pedestrians. These routes are usually classified as sidewalks, trails, bike lanes or multi-use paths. The type of route is dependent on what best fits the needs of the community, while also responding to limitations or barriers. It is important that pedestrians and bicyclists feel safe, and have what they need available to them. Bicycle and pedestrian amenities are also included in providing a safe and comfortable atmosphere for pedestrians and bicyclists. Bicycle amenities include bike racks, bike pumps and sharrows. Pedestrian amenities include benches, lighting, trash cans, etc. Corydon will become a safer and more inclusive community by providing corridors and amenities for pedestrian and bicyclists.

PUBLIC TRANSPORTATION

Public transportation offers freedom to individuals by allowing a way for individuals to get to work, school, doctor's offices, reach shopping needs, or visit family and friends. Access to transportation helps individuals receive jobs and positively impacts the community. Public transportation gives access to individuals who cannot drive or do not own a vehicle while also reducing congestion and use of energy.

The Transit Authority of River City (TARC) traditionally provides services to the greater Louisville metropolitan area that includes Clark and Floyd Counties in Indiana. Corydon could benefit from a park and ride system that partners with TARC and provides public transportation to and from the town of Corydon.

Blue River Services (BRS) is a private, not-for-profit organization that provides transportation services through Southern Indiana Transportation Services (SITS) with 11 routes in Harrison, Crawford, Washington and Scott Counties. They offer mid-transit busses, regular mini-vans, fourteen-passenger vans and wheelchair accessible vans.

OTHER TRANSPORTATION SYSTEMS

One short line rail exists within Corydon. Formerly the Louisville New Albany & Corydon Railroad, the historic railway in Corydon was purchased by Lucas Oil Rail Line to sustain the Lucas Oil manufacturing facility in Corydon. They transport raw material and finished products as well as assist other companies that require services via rail. This short line railroad connects to a Norfolk Southern rail line that runs east-west in Southern Indiana. No significant air or water transportation facilities exist within Corydon.

FACILITIES & UTILITIES: EXISTING CONDITIONS

The infrastructure of a community is a key element in new development occurring and redevelopment of underutilized properties. The following provides an overview of the existing conditions for Corydon's facilities and utilities.

EDUCATION FACILITIES

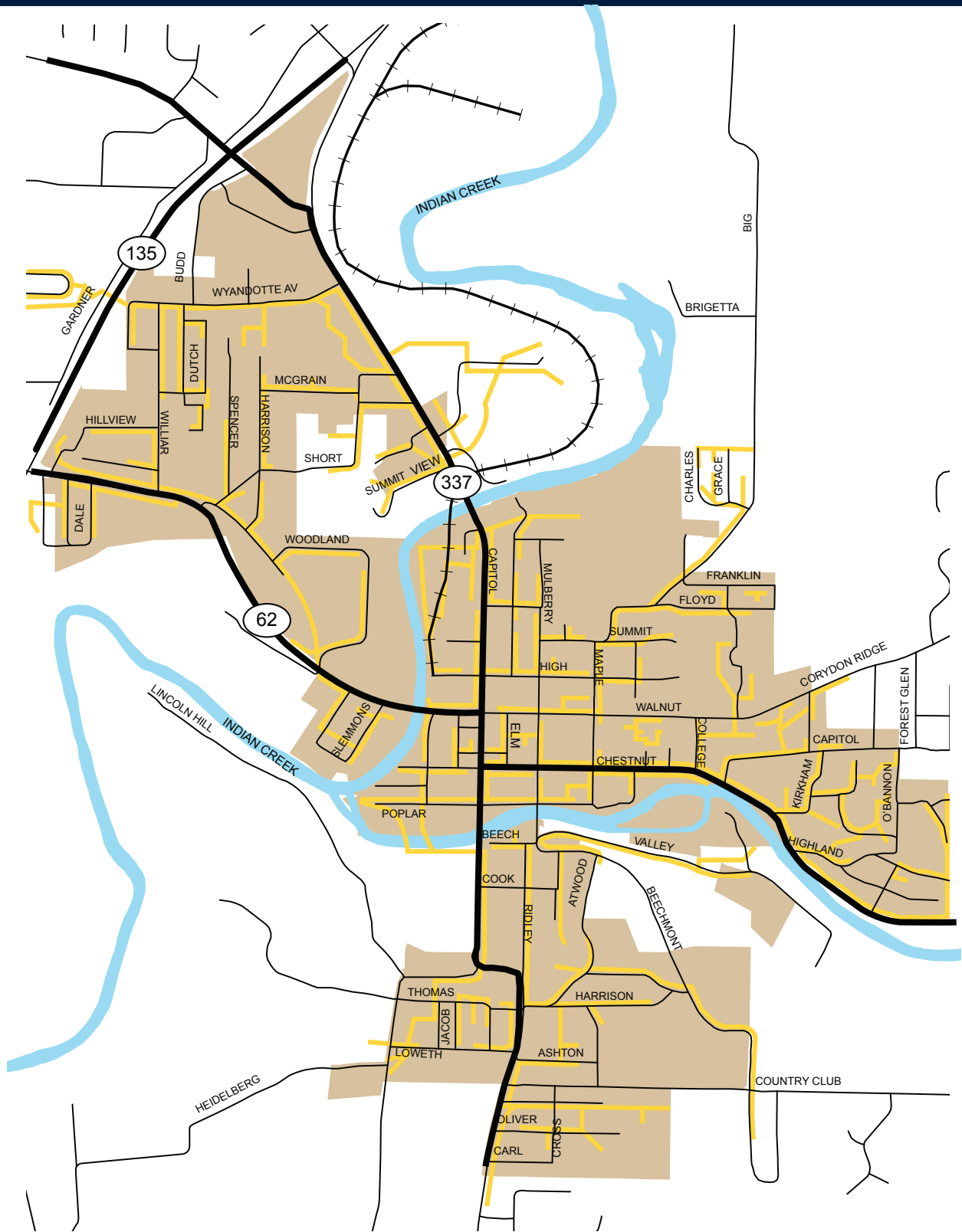
Corydon is part of the South Harrison Community School Corporation that includes the following schools in the town: Corydon Intermediate School, Corydon Elementary School, Corydon Central Junior High School and Corydon Central High School. The school corporation offices are also located in Corydon. St. Joseph Catholic School also serves the greater Corydon community as a private school for pre-kindergarten through sixth grade. Corydon does not have a post-secondary college or university within the town but many institutions exist nearby in Southern Indiana and Louisville. These facilities include Prosser School of Technology, Indiana University Southeast, Purdue University Technology Park, Ivy Tech Sellerburg, University of Louisville, Galen College of Nursing, Jefferson Community and Technical College, Bellarmine University, Indiana Wesleyan University, ITT Technical Institute, Louisville Bible College, Louisville Presbyterian Theological Seminary, McKendree University, Southern Baptist Theological Seminary, Spalding University, Sullivan University, University of Phoenix, Webster University, Brown Mackie College, Daymar College, Donta School of Beauty Culture, National College of Business and Technology, The Hair Design School, Trend Setters Academy of Louisville, and Empire Beauty School.

PUBLIC UTILITIES

The Town of Corydon Water Department serves all areas within Corydon and limited adjacent areas with water. The corporation currently has 114 fire hydrants and is installing new fire hydrants as new lines are built. Other recent upgrades include construction of a one million gallon emergency interconnection with the Town of Corydon as well as regular maintenance projects. Currently, there are not any capacity issues for Corydon's service area. The Town of Corydon Wastewater Department also provides sanitary sewer service to all areas within Corydon and limited adjacent areas with a wastewater treatment plant located along Indian Creek at Poplar Street. Currently, there are not any water or sewer capacity issues for Corydon's service area.

The town provides curb-side garbage pickup within the town limits. Waste Management also provides private trash collection if needed. Additionally through Harrison County recycling, there is a recycling center located in Corydon. This location accepts commonly recycled items including paper, cardboard, steel/tin, plastic, alumni, glass, batteries and other items.

Town does not have a system in place to deal with stormwater. As a result there are significant stormwater issues. The Town regularly experiences flooding with heavy rainfall.



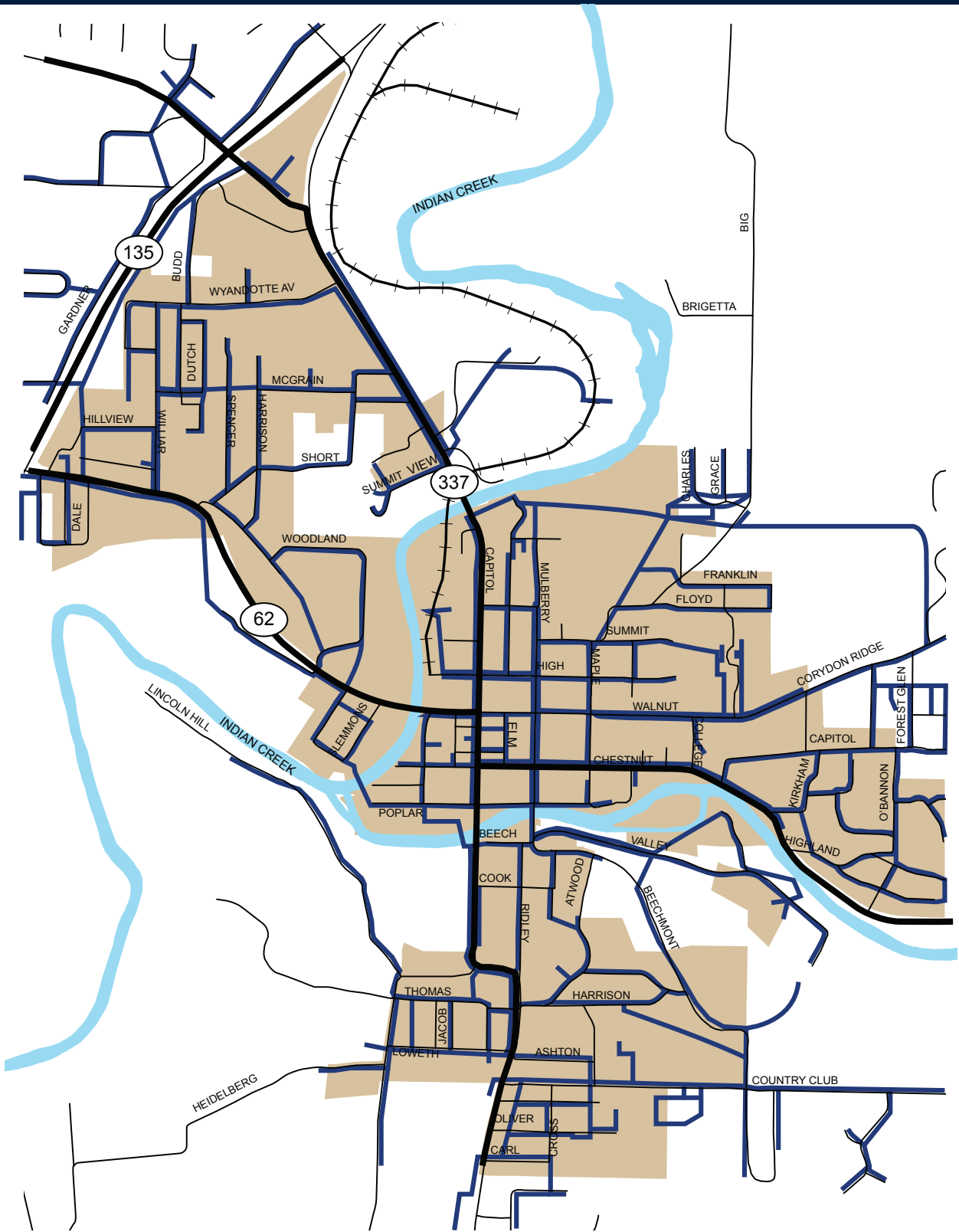
SANITARY SEWER MAP



- Sewer
- Town Boundary

*For reference only, please refer to the official water distribution map





WATER DISTRIBUTION MAP



- Water Mains
- Town Boundary

*For reference only, please refer to the official water distribution map



PRIVATE UTILITIES

Indiana Utilities Corporation provides natural gas service to Corydon and Harrison REMC and Duke Energy provide electric service. Harrison REMC is a not-for-profit organization, locally owned and operated by the members it serves. The co-op employs 45 people and serves 22,000 members in parts of Harrison, Floyd, Crawford, Clark and Washington counties in Southern Indiana.

Corydon is also served internet and broadband services through Time Warner Cable (cable service), Frontier (DSL service), Verizon (DSL service) and Portative Technologies (fixed wireless). Many residents have identified poor broadband services as an issue throughout the public engagement process of this plan.

EMERGENCY RESPONSE

The Town of Corydon operates the Corydon Police Department that is located within Town Hall. The Harrison County Sheriff's Department is also located adjacent to Corydon's town limits on Highway 135. The Harrison County Volunteer Fire Department provides fire protection and emergency response through the Harrison Township Volunteer Fire Department located in Corydon.

PARKS & RECREATION

Indian Creek Trail consists of three completed segments, two of which are located near downtown. The first segment, Logan's Trail, begins at S. Mulberry Street between E. Poplar Street and Valley Road and goes to Rice Island. The second section, known as the Doolittle section, extends north/south from Old North Bridge Road near the Lucas Oil Rail Line and ends at Walnut Street. It then starts again on the south side of the YMCA on Foundation Way and connects to the Doolittle section. Finally, the third section begins at the Hayswood fishing pond parking lot on the west side of Indian Creek and follows the creek upstream to the Rothrock Mill Bridge and then continues on the east side beneath the steep limestone bluffs.

Corydon does not currently maintain any parks. The Harrison County Parks Department maintains Haywood Nature Reserve and the Battle of Corydon Memorial Park southwest of the town limits on Highway 135. The State of Indiana operates and maintains the Corydon Capitol State Historic Site on the square in downtown. Finally the Harrison County YMCA is located adjacent to the town and provides recreational opportunities as well as after school care.

FLOOD CONTROL

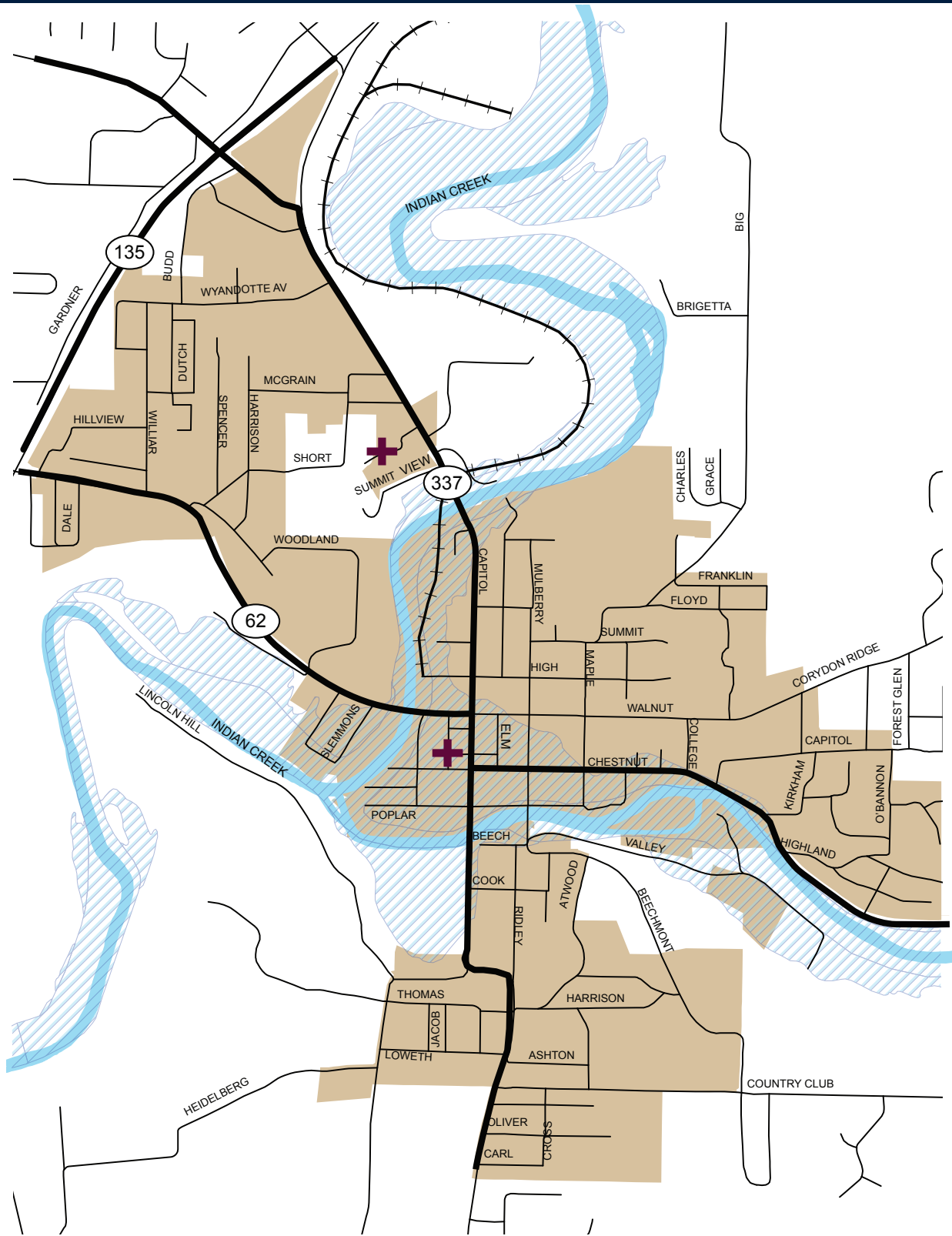
Corydon is located within the Southernmost “Ohio River Watershed.” Many other Indiana communities are located within this watershed including the cities of Evansville, Richmond, and New Albany, as well as the Indiana suburbs of Cincinnati, Ohio. Many of these communities have had or are having flooding issues and have (with the assistance of the Army of Corps of Engineers) dealt with macro-scale flooding issues by constructing levees, dams, retention and detention ponds, etc. These measures have been successful in preventing flooding but some have had detrimental effects on the communities they are protecting. A good example of this is the levee that physically separates downtown New Albany from the Ohio River. Throughout the years a substantial area of downtown Corydon adjacent to the Little Indian and Big Indian Creeks has regularly flooded and is located in the flood plain (see the Corydon Floodplain Map and FEMA FIRM maps for more detailed information).

Historically, efforts have been made to contain or mitigate flooding in the downtown Corydon area. It has become apparent that some type of flood mitigation measures need to be taken in order to maintain the town’s rich historic core and to allow and encourage both private and public utilization of existing buildings in the heart of downtown.

As watersheds experience an increase in urbanization, impervious coverage increases thereby reducing infiltration. Reduced infiltration increases the possibility and intensity of flooding. Storm water management practices seek to reduce, control, and prevent storm water runoff through a variety of strategies. Macro-scale flooding is controlled with the development of flood walls, levees, dams, and/or extensive retention ponds. The map on the following page outlines the 100-year floodplain.




WATERFRONT ACCESS

Access to Indian Creek is currently available through the Indian Creek Trail, which is adjacent to some areas of the creek. Residents have a strong desire to engage with the creek in many different recreational opportunities. The Corydon Comprehensive Plan addresses this desire through a few strategies, such as the redevelopment of key sites which includes the Old Keller Property/Site, through the preservation of undeveloped land along the floodway, and through the 5 Year Parks and Recreation Plan (the development of a dog park on Rice Island and others).



CORYDON FLOODPLAIN MAP



-  100 Year Floodplain
-  Town Boundary
-  Police/Fire



ECONOMIC DEVELOPMENT: EXISTING CONDITIONS

In the community engagement process, three areas of economic development were brought up to encourage reinvestment and redevelopment within Corydon. These areas included the revitalization of downtown Corydon, attracting new businesses that met specific needs in the community, and the maintenance and upkeep of buildings and property.

DOWNTOWN CORYDON

Downtown Corydon has been recognized as a top concern of residents and business owners. The Corydon Comprehensive Plan establishes the existing conditions of downtown Corydon and identifies the broader strategies and action steps for revitalization. Corydon Main Street is also currently completing the Downtown Focus Plan which will further develop and refine 12 projects or action steps identified in the Comprehensive Plan to help the revitalization process of downtown Corydon.

Much of the concern and vision for downtown included the types of businesses that residents wished to see. Generally residents wanted more locally owned businesses that filled their shopping and dining needs. Outdoor dining was a popular topic in public meetings that was missing from downtown. Other amenities in downtown were also missing such as parks, public art, wayfinding, landscaping, trash cans, benches, etc. Residents and business owners also recognized that facade improvement and building maintenance would help with the appearance of downtown and would attract new businesses. For more detailed information of downtown revitalization, refer to the Downtown Focus Plan.

BUSINESS INVENTORY

The attraction of new business and industry that satisfies residents shopping needs and offers higher wages for employees was also a focus for local residents of Corydon. Residents wanted places to shop, eat (outdoor dining) and socialize. They also wanted high paying jobs to be located in or closer to town. Strategies identified in this plan aim to expand existing businesses and attract new shops, restaurants and other attractions.

PROPERTY MAINTENANCE

The maintenance of buildings and properties was also widely recognized by residents and business owners in the public engagement process. Property maintenance is usually enforced through building codes or ordinances. The upkeep of structural maintenance includes elements of the interior and exterior structure that can impose on the safety of nearby individuals. The maintenance of property also includes items such as landscaping that could also pose safety threats to individuals.

In addition to the control of property maintenance, noise control was also a concern of residents and business owners. This is also controlled by town codes or ordinances and enforced by local law enforcement. Strategies in this plan strive to address these existing issues.

HORSESHOE CASINO

Horseshoe Southern Indiana is a riverboat casino located in Harrison County outside of Elizabeth, Indiana. The casino is the largest employer in the county (1,600 people), next to Tyson Foods (550) which is located in Corydon, and the Harrison County Hospital (504). The county currently receives a large number of tax dollars from the casino and does allocate some of this money to municipalities within the county, such as Corydon.

CHAPTER FIVE VISION & GOALS

IN THIS CHAPTER

This chapter provides foundation for all of the plan's elements. The goals and objectives defined in this chapter should be used to find common ground in the discussion about land use, future development, and how implementation should be accomplished.

- Introduction
- Vision Statement
- Goals



INTRODUCTION

Community input through the engagement and feedback process helped to shape the vision for Corydon's future, which provides the framework for the Corydon Comprehensive Plan. This plan should be reference not only when unforeseen circumstances arise to make sure new actions fit within the community's vision but also in regard to future development decisions.

It is important to understand the purpose of a vision statement and goals for the community. A vision statement is a broad statement which communicates where the city would like to be in the future. Goals, like the vision statement, are broad in nature but provide some level of specificity which seeks to give purpose or define a set of results. Goals are lofty, but attainable within the planning horizon (20 years or by 2035). Finally, strategies or objectives provide an additional level of detail or direction to each goal and are typically action oriented. Strategies will be defined in the individual chapters that correspond with those chapters goals.

A series of action steps put the goals and objectives in motion and identify specific tasks, responsible parties, and the appropriate time frames to complete each step. Action steps for the Corydon Comprehensive plan will follow goals and strategies in corresponding chapters.

VISION STATEMENT

Community visioning is the process of developing consensus about what future the community wants, and then deciding what is necessary to acheive it. A vision statement captures what community members want and the partners needed to work together to acheive the vision. A thoughtful vision statement is on of the elements needed to form a forward-looking strategic framework that gives councils or boards the long-term perspective necessary to make rational and disciplined tactical/incremental decisions on community issues as they arise. The Vision Statement represents and embodies the core/overall purpose of the community.

GOALS

Ten goals reinforce Corydon's vision and provide additional direction for the plan. They make up the top concerns Corydon residents and business owners. In each chapter, goals are addressed through strategies and action steps to ensure that these goals are accomplished within the planning horizon.

VISION

“Corydon is a vibrant community that will promote economic development and growth by creating a destination that is inviting to residents, businesses, and visitors. By placing a focus on downtown, it will become a destination for entertainment, dining and tourism. The town will balance redevelopment efforts and business growth with the preservation of historical assets and small town character. Through sound policies and infrastructure improvements, Corydon will create a successful future while providing an exceptional quality of life. ”

GOALS

- 1 Provide quality **housing options** for all residents.
- 2 Promote the health and **revitalization of downtown Corydon**.
- 3 Support **planned growth** and development that serves the community.
- 4 Promote the **upkeep of public and private buildings** and properties.
- 5 Improve **connectivity** in Corydon through transportation infrastructure.
- 6 Encourage community facilities that increase **recreational opportunities**.
- 7 Support **workforce development** in Corydon.
- 8 Ensure **infrastructure and utilities** meet current and future needs.
- 9 Promote **business development** that attracts **jobs** and economic growth.
- 10 Preserve the **historic features** and character of Corydon.

CHAPTER SIX LAND USE

IN THIS CHAPTER

This chapter is the central focus of a comprehensive plan. This chapter will outline the location and quantity of growth in Corydon. It includes growth and land use strategies for Corydon, the rationale behind land use decisions, a future land use map and a description of each land use category. This element is required by Indiana Code.

- Introduction
- Land Use Goals
 - Strategies
 - Action Steps



INTRODUCTION

Many conditions come into play when making land use decisions. Development impacts the economy, environment, nearby neighborhoods, transportation corridors, and infrastructure and services. It is important that all of these items are taken into account before an informed decision can be made. This chapter discusses the goals, strategies, and action steps that relate to land use.

LAND USE GOALS

- 1 Provide **quality housing options** for all residents.
- 2 Promote the health and **revitalization of downtown Corydon.**
- 3 Support **planned growth** and development that serves the community.
- 4 Promote the **upkeep of public and private buildings** and properties.

1

GOAL 1: Provide quality housing options for all residents.

STRATEGY 1-1: Promote a well-balanced housing stock that offers a variety of housing types.

Single family residential is the largest land use in Corydon, while two-family and multi-family residential are two of the smallest land uses. The community may not be providing for the needs of residents of different ages, incomes and stages in their lives. Although this problem is common in many communities, staying on the forefront of this issue improves the attractiveness of Corydon as a place to live, retire or build a family. The town should take an inventory of current housing options by



Example of Multi-Family Housing

the type of housing provided, the cost of the unit and the condition to evaluate housing options. Housing units should comply with current building codes, be well maintained and offer a range of prices. Housing options should address needs and provide amenities for every user that may relate to age, income, and household size. For example, Corydon should provide an array of living options that provide care for the individual need of the user. Housing options in Corydon should include:

- Single family dwelling units
- Apartments
- Duplexes
- Condos
- Townhomes
- Retirement Facilities
- Age in place housing
- Nursing Homes

See also STRATEGY 4-1 on property upkeep and maintenance.

Action Step:

- ▶ **L-1:** Promote a variety of housing types that provide for the needs of seniors, families, and young professionals.

STRATEGY 1-2: Promote higher standards for affordable living options.

The availability of adequate affordable housing units in addition to providing the needed number of units is important for families or individuals in need. Families or individuals who spend more than 30% of their monthly income on housing are considered financially burdened. When affordable living is not available to low-income households, family resources intended for health care, food or other necessities are used for housing, thus declining the quality of life for low income families. Affordable housing can also help support industries in Corydon by providing affordable living options for employees that may pay minimum wage or lower wage jobs.

Design guidelines offer many benefits to the community of Corydon. Design guidelines can be used as a tool to educate developers. Guidelines can increase property values and become an incentive for others to invest in the community. They can also promote the consistency in the design review process, as well as serve as a basis for making fair decisions. Corydon should consider adopting design guidelines for low-income housing in the community to make sure that residents are provided with quality housing that is consciously designed for their current and future needs. Universal design guidelines for housing in Corydon should:

- Provide adequate parking
- Connect to pedestrian/bicycle network
- Integrate with adjacent or nearby buildings without duplication
- Minimize the visual impact of utilities
- Open space/Landscaping
- Proper density and height of structures
- Preferences of materials
- Easy accessibility to entrances
- Easy to navigate in and around

The adequate condition of affordable housing units is also important to providing affordable living options. Rental properties should be maintained and regularly inspected so that living conditions comply with current building codes. All rental properties should be held responsible and should comply with local building codes. The town should work with residents to help improve the landlord/tenant relationship and provide mechanisms to report unsafe living conditions.

Action Steps

- ▶ **L-2:** Require universal standard guidelines for affordable housing units.
- ▶ **L-3:** Provide reporting mechanisms for unsafe living conditions.

2

GOAL 2: Promote the health and revitalization of downtown Corydon.

STRATEGY 2-1: Target key redevelopment sites in downtown and partner with developers for revitalization.

In concurrence with the Corydon Downtown Plan, the Corydon Comprehensive Plan seeks to reactivate key redevelopment sites in downtown to create an active destination in partnership with Corydon Main Street. Downtown Corydon is bounded by Indian Creek to the north, south and west, and by Maple Street to the east. A strong and vibrant downtown attracts tourists and new residents, promotes the economic well-being, and improves the quality of life. By focusing funds and development efforts within one specific area at a time, the impacts are more visible than if redevelopment efforts are spread throughout the town.

Key redevelopment sites and special focus areas are represented on the map of the following page and listed below:

Key redevelopment sites:

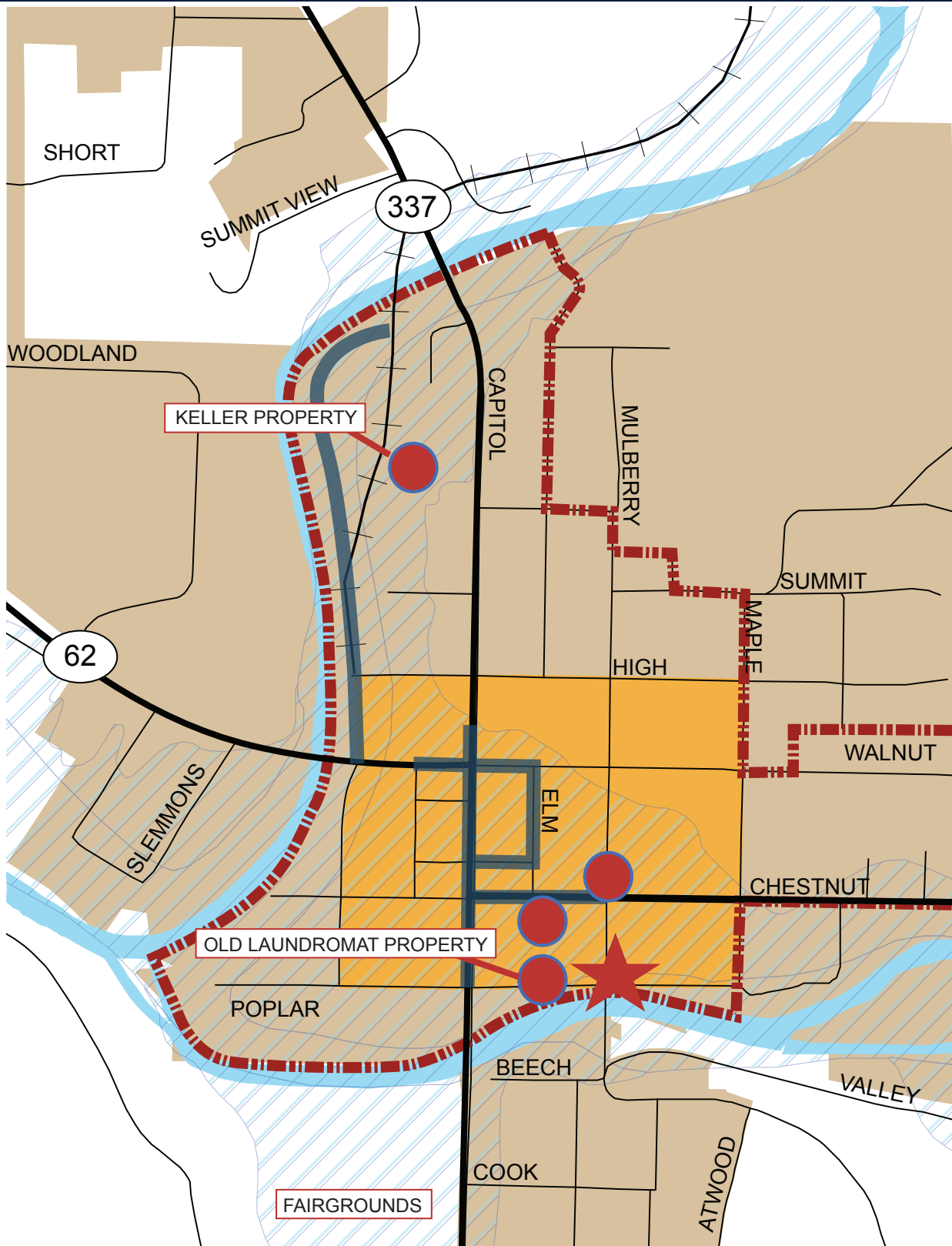
- Keller Property
- Two empty storefronts on Chestnut Street
- Farmer's Market Building Renovations

Special Focus Areas:

- Address flooding and low water areas
- Connect Keller Property, farmer's market and fairground with walking/bike paths
- Develop Beaver Street and other streets for outdoor dining
- Bicentennial Park and Municipal Lot

Action Steps:

- ▶ L-4: Partner to redevelop key sites in downtown.



GOAL 2: DOWNTOWN CORYDON MAP



- ★ Farmers Market
- Key Redevelopment Sites
- Historic District
- Outdoor Dining Focus Area
- Facade Improvement Area
- Town Boundary
- 100 Year Floodplain



STRATEGY 2-2: Implement a façade improvement program.

The core of Downtown Corydon consists of a four block area that surrounds the open square in which the historic original Indiana State Capitol Building still stands. Much of the original fabric of the storefronts and public buildings facing the square and along Chestnut Street have survived. However, years of neglect, lack of funds, and non-appropriate remodeling or repairs in some buildings have resulted in a feeling of disrepair that does not attract residents or businesses.



Downtown Corydon



Ohio River Scenic Byway

Main Street Corydon already has in place Architectural Guidelines that represent a direct, conscious effort to reduce visual clutter, enhance the existing historical architectural character, prevent haphazard change, and stimulate high quality design. Thus far, Corydon does not have a formal design review process in place as part of its building permit procedure.

There is a desire to create a façade improvement program as an incentive for current and potential property owners in downtown to take action that signals positive change and that will stimulate others to improve their building facade. Main Street Corydon has taken a step towards this goal by developing the new Bicentennial Façade Improvement Grant Program which has been funded by the Harrison County Community Foundation through the end of 2015. This program will fund up to 50% of project costs, not to exceed \$10,000, for improvements made to enhance the exterior façade of a building in the historic downtown business district (see map on page 69). Applicants will be evaluated by the Main Street Corydon Design Committee, that is made of up to 12 community volunteers with design expertise. The two criteria for grant awards are the building's need for improvement and the project's adherence to Main Street's Architectural Guidelines (available online at mainstreetcorydon.org). Items to be addressed include:

- Removal of non-historic materials
- New signage
- Repair exterior facades
- Cleaning of exterior facades
- Exterior painting
- Repairing, replacing and/or adding cornices, doors, windows, decorative detail, lighting, awnings, window boxes or other beautification projects
- Sign removal, repair or replacement

Action Steps:

- ▶ **L-5:** Evaluate the current facade program on an annual basis and secure continued funding.
- ▶ **L-6:** Identify target buildings in downtown for facade improvements and work with property owners on suggested renovations.
- ▶ **L-7:** Initiate a formal design review process and a design application process for new buildings and exterior renovations in the historic district.

STRATEGY 2-3: Support the expansion of the local farmers' market.

Farmers' markets have been associated with supporting local growers and artisans, promoting healthy lifestyles, contributing to sustainability, and even downtown revitalization by encouraging a sense of community and bringing people downtown for social engagement. The local farmers' market concept is appropriate for Corydon due to the agricultural history and rural setting of the county and the location of the town away from a major metropolitan area as well as the heritage of hand-made and artisan products found locally.

The current Corydon Farmers' Market is the result of combining the "homemade and handcrafted" market with the farmers' fresh produce market into one where the community can celebrate and support both local growers and artisans. Currently the market is seasonal and is located in temporary individual open air tents on Mulberry Street. In January of 2015 the Corydon Farmers' Market was given a permanent home by County Government at their former building on Mulberry Street. The building itself requires extensive work; however, Main Street Corydon has been awarded a Placed Based Investment Fund Grant by the Office of Community and Rural Affairs to transform the vacant blighted building into a year-round farmers' market and is proceeding with planning. The Town should continue to coordinate with Corydon Main Street and help support their efforts, while also providing needed information and other resources for completion. After the completion of all updates, local artists will paint murals and signage on the outside of the building.



Corydon Farmers' Market

Goals for the new property are to create an enjoyable atmosphere for use during the weekly farmers' market as well as outdoor space that can be utilized and enjoyed at other times throughout the week. It will also enhance downtown revitalization and provide additional public outdoor space.

Successful farmers' markets have integrated elements and events that promote:

- **Public Health**
 - Good nutrition and healthful habits
 - Walking or biking to the site
 - An opportunity for SNAP recipients' access to healthy options
- **Economic Engine**
 - Business incubation
 - Job development
 - Local spending
- **Local Farms Focused/Rural Renewal**
 - Mentoring
 - Education on sustainable agricultural methods/business development/diversification
 - Established guidelines to support locals through governance and policies that aid farmers
 - Agricultural diversity and farm viability while inspiring new generations of producers and consumers
 - Maintenance of open space to stay intact for next generations
- **Civic Engagement**
 - Volunteers
 - Local food pantry participation
 - A place to cultivate new interactions

Action Steps:

- ▶ **L-8:** Continue to expand the farmers' market.
- ▶ **L-9:** Complete the farmers' market building renovations and outdoor seating to allow for an expanded season.

STRATEGY 2-4: Create opportunities for outdoor dining space.



Example of dining in parking spaces



Expanded platform dining space in parking spaces

Outdoor dining creates an active streetscape and has proven to contribute to economic and social vitality through the enhancement of restaurant and social establishments during spring, summer, and fall in this region. People are drawn to the places where there is activity and life even if it is just for a walk. Active streetscapes draw more interest and participation which would help with downtown revitalization. Currently, Corydon has very few options available for outdoor dining. It has also been identified at the top of the list in the public meetings and input sessions within the community.

Outdoor dining spaces should be safe and not interfere with ADA accessibility or block pedestrian traffic on existing sidewalks. They can also be included in places such as the Farmers' Market. Publicly-owned dining areas should integrate art either through the dining furniture or other installations such as benches, trash containers, planters, tables, etc.

Opportunities for outdoor dining include:

- Sidewalk dining outside storefronts
- Empty lots for “courtyard” style dining
- Food truck lot with common public dining (such as the Farmers' Market)
- Picnic areas in public green spaces
- Seasonal platform sidewalk extensions into on-street parking spaces
- Decks attached to the rear of buildings

Minimum criteria and design guidelines for outdoor dining needs to be established to ensure quality outdoor seating areas, appropriate use of the public sidewalk for dining and safety for pedestrians and diners. Design guidelines should include:

- Design and height of the barriers
- Planters
- Awnings, canopies, etc.
- Minimum width of sidewalk clearance from traffic
- Furniture (umbrellas, materials, etc.)

Any outdoor dining that occupies space with the public right-of-way or a public sidewalk should be required to obtain a permit to ensure it meets all minimum criteria.

See STRATEGY 10-3 for more information regarding public art. See also STRATEGY 9-3 on creating a Riverfront Development District.

Action Steps:

- ▶ **L-10:** Research ways to do outdoor dining, establish design and safety guidelines, and establish processes for obtaining outside dining permits within the town.

3

GOAL 3: Support planned growth and development that serves the community.

STRATEGY 3-1: Promote future land uses that support the community's needs (Future Land Use Plan).

Corydon's growth should be done in a way that is planned and coordinated so that land uses are supported by the needed infrastructure, such as roads and utilities. Without planned and coordinated growth, the town will not maximize their public investment and could spend more money in the long run on infrastructure needs. The location, physical form and type of land use are central elements in this comprehensive plan.

Land Use Location Criteria

The following criteria should be used as a tool to assist the Plan Commission, Town Council and other decision makers in creating policies regarding land use and new development. It is important to develop sound and consistent rationale that can be used when determining the future land use of a parcel. The location criteria outlined in this strategy were used to create the Future Land Use Map and should be used by decision makers to determine if a proposed future land use or rezoning is justified by this plan. Market conditions, local needs and the economic environment will change over time. The following criteria and the Future Land Use Map (see page 78) are meant to provide a broad set of guidelines that should be met before each type of land use is approved. Decision makers can ask the question "Does the proposed land use change comply with the Future Land Use Map and meet the location criteria?" when making decisions on rezonings, approval of subdivisions, and approval of planned unit developments.

General Criteria:

- Development should occur in underutilized areas that are already serviced by adequate infrastructure; the focus of new development should include reinvesting in sites that are abandoned, dilapidated or underutilized. Development should encourage infill rather than greenfield development and deteriorating buildings should be a focus of redevelopment.
- All developments should be located adjacent to compatible land uses and incorporate proper transitions (land use, densities, etc.) between non-compatible land uses.
- All development should be placed in sustainable areas and avoid the floodplain, or incorporate design considerations to mitigate flooding environmentally sensitive areas or sites that are unsuitable for development (such as steep slopes).
- All development should preserve the integrity of Corydon's roadways by incorporating access management practices and encouraging cross-development connections (the ability to drive/walk between developments without accessing the primary roadway); development should also provide connections to future developments with stubbed-out streets or granting right-of-way.
- All development should be served by adequate water and sewer utilities; upgrading water and sewer infrastructure should be considered with redevelopment if needed.

Residential (Single-Family & Multi-Family):

- Connectivity for all modes of transit (car, bicycle, pedestrian) should be encouraged within and between subdivision as well as other adjacent developments.
- Residential development should be buffered from non-compatible land uses, such as industrial.
- A transition in housing density should be provided between single-family and multi-family housing.
- Appropriate land use mixes, such as small-scaled neighborhood commercial, should be encouraged in appropriate transitions and buffers.
- Individual houses should not have direct access from a collector or arterial street where possible; frontage roads, subdivision streets and shared driveways should be encouraged in this situation.

Commercial:

- Commercial development should minimize curb cuts on roadways and maintain a defined roadway edge with specific points for ingress/egress; shared driveways with cross-development access should be required when possible.
- Commercial parking should have proper setbacks and physical separation from the right-of-way so that vehicles are not utilizing the roadway to directly access private parking spaces.
- Commercial development should gain access from a collector or arterial roadway.
- Neighborhood commercial uses should be allowed in appropriate places to provide for the daily needs of residents; these should be small-scaled and provide appropriate transitions and buffers to surrounding residential uses.
- Shared parking standards for adjacent and well-connected developments should be utilized when appropriate.

Industrial:

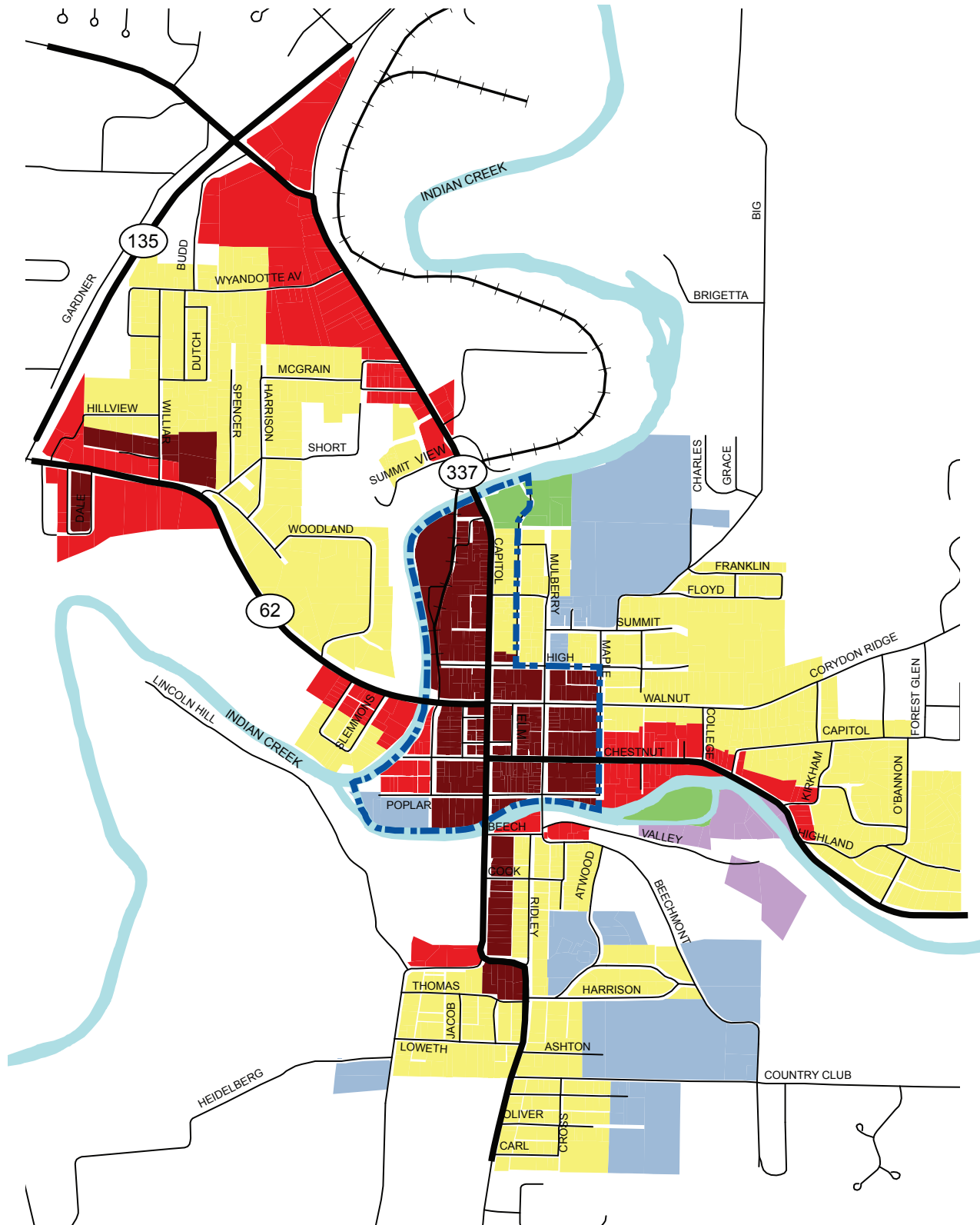
- Abandoned or underutilized industrial sites should be environmentally remedied before redevelopment occurs.
- Industry should be encouraged in locations that do not create land use conflicts and are not visually intrusive; additionally, areas that are prime locations for redevelopment by other land uses should be avoided.
- Industrial development should gain access from an arterial roadway.
- Industrial development should be located in areas with multiple forms of transportation to better serve these companies and have a broader appeal for future industrial reuse.

Future Land Use Descriptions

Residential: This category shows areas designated as single-family residential or multi-family residential (duplexes, apartments, townhomes, etc.) and is intended to provide suitable areas for residential homes. Lot sizes can vary from smaller lots on a traditional street grid (town core) to larger lots in subdivisions for single family homes. Multi-family homes are most suitable near retail centers. This classification also encourages supported uses such as educational or religious facilities.

Commercial: This is a broad land use category that includes developments intended to serve both the surrounding neighborhoods and region. Commercial developments can include retail, offices, restaurants, and other service-oriented uses. Businesses may include downtown or suburban locations and are adjacent to roads that can accommodate greater volumes of vehicular traffic.

Mixed-Use: The purpose of this category is to allow multiple uses that are integrated together to provide dense development, usually concentrated around downtown. This land use incorporates residential, commercial, institutional, and recreational/open spaces cohesively.



CORYDON FUTURE LAND USE MAP



- Residential
- General Commercial
- Mixed Use
- Downtown Focus Area

- Light Industrial
- Vacant/Agriculture/
Open Space
- Institutional (school,
government facility,
health care facility)



Institutional: The purpose of institutional areas focuses on local government, schools, municipal utilities, and cemeteries as well as facilities that serve the vital community services, such as police and fire.

Light Industrial: The purpose of light industrial is to provide suitable areas for manufacturing, warehousing, production and technology-based development. This can include both small and large scaled businesses as well as public or semi-public uses that are normally associated with industrial development. Light industrial areas are located near existing infrastructure or areas where infrastructure could be reasonably provided.

Vacant/Agricultural/Open Space: This land use category includes areas suitable for agriculture, parks, preservation (undeveloped land), recreation and open space. This can include public or semi-public uses such as parks and outdoor sports facilities.

Action Steps:

- ▶ **L-11:** Utilize the location criteria and future land use map to make land use decisions.

STRATEGY 3-2: Support accessibility and pedestrian connectivity.

To help promote connectivity and ensure that pedestrian accessibility is implemented in the future, the town should require that new residential and commercial properties include sidewalks and sidewalk connections to adjacent properties. As Corydon grows, new subdivisions should be required to provide sidewalks on at least one side of the road as well as include a sidewalk connection from the subdivision to adjacent property that supports the use of another subdivision or commercial property. Commercial properties should be required to provide a sidewalk adjacent to the roadway where the business is located to promote the continuation of sidewalks.

To help support the accessibility of pedestrian connectivity, it is important to focus new development within the town limits. Dense development supports walkability and pedestrian connectivity. For example, in Downtown Corydon, walkability is supported by dense development. Pedestrians are able to walk from destination to destination comfortably, safely, and in a timely manner because the development is located within close proximity.

ADA Transition Plan

Sidewalks and cross walks must not present transportation barriers to those with disabilities. Providing ramps, curb cuts in sidewalks or other sloped areas prevents discrimination of access based on ability. A transition plan (Section 35.150 “Existing facilities,” (d)) must be completed when structural changes in street facilities are undertaken to comply with the Americans with Disabilities Act Title II Regulations. Improvements should be focused on State and local government offices and facilities, transportation, places of public accommodation, and employers, followed by walkways serving other areas.

See STRATEGY 5-1 and 5-4 for more strategies related to pedestrian, vehicular, and bicyclist safety and connectivity. See also STRATEGY 9-1 to view action steps on attracting new development.

Action Steps:

- ▶ **L-12:** Require sidewalks for new subdivisions and commercial developments.
- ▶ **L-13:** Complete an ADA transition plan.

STRATEGY 3-3: Support annexation if it is fiscally viable.

The town has experienced higher growth rates in recent history and projections anticipate continued growth in the future. As more people decide to live in Corydon and more housing developments are built, the town’s boundary will likely need to grow to support this development. Areas adjacent to the town’s corporate boundary that currently use the town’s services should be considered for annexation if it is fiscally sound. If town services will need to be extended to an area for potential

annexation, the cost to deliver these services should be compared to the additional property tax revenue that will be generated. Additionally, the larger the population of Corydon, the more marketable Corydon becomes to future businesses. To make a financially responsible decision to annex property, the town should undergo a study to determine the feasibility for adding nearby and adjacent properties to the town's boundaries.

Indiana Code (IC 36-4-3) specifies the methods and requirements that municipalities must follow in order to pursue annexation including public and property owner engagement. State law also requires the town to provide public services to the annexed area.

Action Steps:

- ▶ **L-14:** Complete a feasibility study to determine the need and cost/revenues of annexation.

STRATEGY 3-4: Facilitate a productive relationship between the Town and County or other organizations.

Cities, towns, counties, and organizations all must work together to achieve a successful future. It is difficult for a town to have success without cooperation from adjacent municipalities, organizations and the county. The town limits of Corydon meander along areas such as SR 337. Development and future growth in these areas should be coordinated between the town and county in order to have planned and viable growth. The town does not control the two-mile extraterritorial area surrounding Corydon; the county has all planning and zoning controls and authority in this area. Because of this it further requires coordinated growth between the two entities. Similarly, coordination between organizations related to the growth and development of Corydon should continue to reduce duplication and foster a productive relationship. The zoning administrator for Corydon should become the representative for planning, zoning, and development related issues at meetings. Other issues should have a Town Council President or member to represent the town.

The town and county as well as other organizations should continue to hold regularly scheduled meetings to provide updates on planning, zoning and development issues in the areas adjacent to the town's corporate boundary. These meetings can be held quarterly unless they are needed more often.

Action Steps:

- ▶ **L-15:** Continue to hold coordination meetings with the Town and County to discuss planning, zoning and other development issues.
- ▶ **L-16:** Continue to hold coordination meetings between the Town and organizations within town limits to improve communication.

4

GOAL 4: Promote the upkeep of public and private buildings and properties.

STRATEGY 4-1: Establish and enforce building codes, ordinances and programs that promote building and property upkeep and maintenance.

Maintenance of Public Space

The maintenance and appearance of public spaces plays a role in the perceived safety of the space. Areas that appear to be less maintained are also perceived as unsafe or less safe, and suggest that is it us uncared for or has minimal supervision. Ignoring the appearance of maintenance of an area may lead to inappropriate use or vandalism of the space. Maintenance of public areas may include:



Trash Receptacle Sign

- Mowing
- Weed removal
- Vegetation management
- Inspection and removal of graffiti
- Sweeping and cleaning of pedestrian pavements
- Repair or replacement of pavement, facilities or amenities

Unsafe Structures

It is critical that residents have safe homes that do not pose a danger to the occupants or neighbors. Properties that are abandoned or in very poor condition not only hinder the character and image of Corydon but also pose a health and safety issue for its occupants and the public.

Health code regulations are dictated by the various Indiana County Health Departments and therefore can vary across the state. Indiana Code determines conditions for dwellings that are unfit for human habitation (IC 16-1-25 and IC 16-41-20). Generally, a dwelling is unfit for living if it presents a situation that is dangerous or detrimental to life or health. This can include defects in drainage, plumbing, lighting, ventilation, construction, contagious disease, unsanitary conditions that likely can cause sickness. Health code regulations are enforced by the Harrison County Health Department. Similarly, the State of Indiana regulates the minimum criteria for the construction of structures within the state to ensure the safety of occupants. The building code is enforced by the Harrison County Building Inspector.

In addition to these regulations, Corydon has adopted an Unsafe Building Ordinance (Ord. No. 2007-UNSAFE BLDG.-1) to regulate and enforce safe conditions. This ordinance defines an unsafe building or structure and authorizes the Building Inspector, Health Inspector and Town Council to remedy the issue. This can include:

- Shutting off all utilities;
- Vacating the building;
- Sealing the building;
- Extermination of vermin;
- Removal of trash/debris/fire hazardous materials;
- Repair or rehabilitation of the building;
- Removal of part of the unsafe building;
- Complete exterior improvements; and
- Continue maintenance and upkeep of the building and premises.

To build upon this ordinance, the town can also adopt an Abandoned Structures Ordinance. This ordinance should define when a building is considered unsafe and the process for enforcement in addition to defining the conditions for deeming a structure abandoned.

Abandoned & Dilapidated Structures

Properties that have deteriorated beyond repair or are abandoned should be a focus for redevelopment efforts both downtown and throughout Corydon. Redevelopment of these areas and properties should be prioritized over greenfield development (developing an open field or previously undeveloped parcel). Incentives and programs can be provided to developers or property owners that are willing to rehabilitate or redevelop the identified areas or properties.



Platform dining space in parking spots

The State of Indiana established a program in 2014 that places a focus on assisting communities in revitalizing neighborhoods. The Indiana Housing & Community Development Authority (IHCDA) used a portion of Indiana's Hardest Hit Fund to undertake a Blight Elimination Program (BEP) that provides funding to demolish blighted and abandoned homes that are beyond repair. IHCDA's goal was not to simply demolish abandoned homes but to stabilize property values in the community. Funding was awarded among six population divisions; Harrison County was included in Division Five. In 2014 a total of \$75 million was allocated for this program with almost \$14 million allocated towards Division Five communities (only \$8.186 million was requested and awarded to Division Five communities). Town, cities and counties can submit individual applications or partner on an application. If this program is renewed for 2015 or a future year, Corydon should submit an application for this program.

Property Upkeep

In addition to focusing on structures in poor condition, Corydon should also promote the upkeep of property through policies and programming. A Property Maintenance Ordinance can be adopted that would establish the minimum level of maintenance that is required for property upkeep. It can include standards for deterioration of materials; unsecured buildings; fences or walls in disrepair; deterioration of porches/patios, etc.; the storage of trash, discarded items, debris or other items; and storage of abandoned, inoperative or discarded items.

The Town of Corydon currently has a Weed Ordinance that limits the height of overgrown grass, weeds and other plant materials. While this ordinance is adequate, the process to file a violation is cumbersome. Currently a resident must get on the docket at a Town Council meeting, file his/her name on record, file a complaint and speak against his/her neighbor. This process can be simplified by having the town actively enforce violations without waiting for a neighbor to file a complaint. This would limit the need for neighbors to publically file a complaint.

Beautification Committee

A Beautification Committee or group can be organized with the purpose of encouraging and helping residents and businesses with beautification or clean-up efforts. This committee could hold events such as a “Corydon Clean-Up Day” for both public and private property, a “Yard of the Month” award, a “Paint Your Porch” day or other similar events. These events could be held town-wide or focus on one area or ward at a time. In addition, the Beautification Committee could coordinate with local businesses to get supplies, materials or other needed clean up items donated or sold at cost for improvements.

Enforcement: Building Codes, Ordinances, and Programs

The Town of Corydon should actively enforce building codes, ordinances and programs to set a high standard for the community. The responsibility of compliance with these codes, ordinances and programs relies heavily on the proactive enforcement from the Town. Corydon should utilize existing personnel to actively seek and issues violations within the community. If personnel are not available, the Town should consider hiring a part-time employee to address enforcement issues through inspection and issuing violations. The Town Council should also be proactive to resolve violation issues versus solely rely on citizen complaints. The town can also coordinate with the Harrison County Building Inspector to help identify violations during routine permitting and inspection.

Action Steps:

- ▶ **L-17:** Identify dilapidated or abandoned houses that need to be demolished or improved.
- ▶ **L-18:** Consider adoption of policies and ordinances that support property maintenance.
- ▶ **L-19:** Create a beautification committee that organizes clean up events and assists with other beautification efforts.
- ▶ **L-20:** Consider adoption and enforcement of ordinances that support safe living conditions.

STRATEGY 4-2: Consider establishing a noise ordinance.

Noise control was a concern brought up many times during the steering committee meetings and the public meetings for the Corydon Comprehensive Plan. Residents were concerned with noises in residential areas, as well as those caused by non-commercial vehicles. Residents also recognized that they did not want a noise ordinance that would hinder business, or make it difficult to host outdoor concerts.

Corydon does not currently have any ordinances that establish and limit unreasonable noise. This could include a variety of notices that are disruptive including unlawful noises from private property as well as those from public property. This ordinance should define unlawful noises and establish the enforcement process. Outdoor events and concerts as well as protection for businesses should be considered when establishing a Noise Ordinance. Noise ordinances can regulate the type of noise, set times for certain noises to occur, and even provide an expedited permit process for outdoor events such as concerts for exceptions during a certain period of time. In the ordinance, noise regulations can vary in certain zoned areas, for example residential areas may have strict regulations while commercial areas may be less strict to allow for normal business activities.

Action Steps:

- ▶ **L-21:** Consider adopting a Noise Ordinance that defines unlawful noises and establishes an enforcement process.

LAND USE ACTION STEPS

ACTION STEP L-1: Promote a variety of housing types that provide for the needs of seniors, families, and young professionals.

START:
2020-2025

COMPLETE:
Ongoing

Description:

- Conduct a market study that takes an inventory of the existing housing stock and identifies deficiencies in particular housing types, price ranges, and what new housing types are needed.
- Promote homes for families, seniors, and young professionals that allow residents to age in place.
- Provide tax incentives and/or identify grants for senior housing or other housing developments.

Responsible Parties (Bold) & Partners:

- **Plan Commission**
- Town Council
- Developer

Funding Sources:

- Tax abatement/tax incentives
- Indiana Housing & Community Development Authority (IHCDA/HUD)
- Stellar Communities
- Tax Incremental Financing (TIF)

Other Resources:

- Town Staff
- Indiana Association of Area Agencies on Aging (IAAAA)

Planning Level Estimate:

- Market Study:
\$10,000-
\$20,000

*all estimates are based on preliminary concepts only. Design and construction costs can vary greatly depending upon the amenities, design enhancements, and materials that are used.



ACTION STEP L-2: Require standard design guidelines for affordable housing units.

START:

2020-2025

COMPLETE:

< 1 year

Description:

- Develop and require standard design guidelines for affordable housing units.
- These guidelines should be incorporated into the town's subdivision and zoning regulations for enforcement.

Responsible Parties (Bold) & Partners:

- **Plan Commission**
- Town Council

Funding Sources:

- N/A (Coordination Only) - No costs associated with recommendation

Other Resources:

- Town Staff
- Town Attorney



ACTION STEP L-3: Provide reporting mechanisms for unsafe living conditions.

START:
2016

COMPLETE:
< 1 year

Description:

- Establish a reporting mechanism for unsafe living conditions to help identify and remedy unsafe housing.
- The Town should utilize existing enforcement personnel to follow up/inspect reported issues and issue violations if needed.

Responsible Parties (Bold) & Partners:

- **Town Council**

Funding Sources:

- N/A (Coordination Only) - No costs associated with recommendation

Other Resources:

- Town Staff
- Harrison County Health Department

ACTION STEP L-4: Partner to redevelop key sites in downtown.

START:

2016

COMPLETE:

Ongoing

Description:

- Continue to identify key redevelopment sites that are a priority for redevelopment.
- Identify and pursue partners for redevelopment of key sites, including interested developers and investors. Work with interested partners to develop key sites.
- Create conceptual designs and planning level cost estimates for potential re-use of priority sites in order to determine feasibility of site reuse, develop interest from partners and investors and ensure new use is integrated into downtown.

Responsible Parties (Bold) & Partners:

- **Corydon Main Street**
- Plan Commission
- Town Council
- Developers
- Harrison County Chamber of Commerce

Funding Sources:

- Corydon Main Street
- Harrison County Community Foundation
- Private Investment (developer)
- Stellar Communities
- Place Based Investment Fund
- Comprehensive Site Development Program (CDSP)
- OCRA - Public Facilities Program
- Tax Incremental Financing (TIF)
- Indiana Brownfields Program

Other Resources:

- Corydon Main Street Staff
- Town Staff
- Consultant
- River Hills
- Indian Brownfields

Planning Level Estimate:

- Conceptual Development: \$20,000-\$30,000
- Implementation: \$50,000+ (Per Property)

*all estimates are based on preliminary concepts only. Design and construction costs can vary greatly depending upon the amenities, design enhancements, and materials that are used.

ACTION STEP L-5: Evaluate the current facade program on an annual basis and secure continued funding.

START:
2017-2019

COMPLETE:
Ongoing

Description:

- Evaluate the current facade program on an annual basis and secure continued funding of the program.

Responsible Parties (Bold) & Partners:

- **Corydon Main Street**
- Plan Commission
- Town Council
- Local Business Owners/ Local Property Owners

Funding Sources:

- OCRA - Downtown Enhancement Grants
- Harrison County Community Foundation
- OCRA - Main Street Revitalization Program (MSRP)
- Tax Incremental Financing (TIF)


Other Resources:

- Corydon Main Street Staff
- River Hills
- Town Staff

Planning Level Estimate:

- Varies, Depending on Available Funding (\$5,000 per facade)

*all estimates are based on preliminary concepts only. Design and construction costs can vary greatly depending upon the amenities, design enhancements, and materials that are used.



ACTION STEP L-6: Identify target buildings in downtown for facade improvements and work with property owners on suggested renovations through Corydon Main Street.

START:

2016

COMPLETE:

Ongoing

Description:

- Corydon Main Street should identify the buildings in downtown that are in greatest need of facade improvements. Corydon Main Street staff should work with these property owners to identify suggested improvements that adhere to Main Street's Architectural Guidelines that qualify for local and state grants.
- Corydon Main Street should work with the Town on potential properties for facade improvements and the Town should provide support where needed.

Responsible Parties (Bold) & Partners:


- **Corydon Main Street**
- Plan Commission
- Town Council

Funding Sources:

- N/A (Coordination Only) - No costs associated with recommendation
- See L-5 for construction funds

Other Resources:

- Corydon Main Street Staff
- Town Staff
- River Hills
- Consultant



ACTION STEP L-7: Initiate a formal design review process and design application process for new buildings and exterior renovations in a historic district.

START:
2017-2019

COMPLETE:
Ongoing

Description:

- Initiate a formal design review process and design application process for new buildings and exterior renovations in the downtown historic district. This process should encourage design styles, massing and character that reflects the Historic District.

Responsible Parties (Bold) & Partners:

- **Corydon Main Street**
- Plan Commission
- Town Council

Funding Sources:

- N/A (Coordination Only) - No costs associated with recommendation

Other Resources:

- Corydon Main Street Staff
- Town Staff



ACTION STEP L-8: Continue to expand and improve the farmers' market.

START:

2016

COMPLETE:

Ongoing

Description:

- Increase vendors at the Corydon Farmers' Market.
- Increase public attendance at the farmers' market by marketing and promoting public awareness.
- Continue to strengthen the farmers' market through the integration of social and educational activities.

Responsible Parties (Bold) & Partners:

- **Corydon Main Street**
- Town Council
- Local farmer's & artisans

Funding Sources:

- Harrison County Community Foundation
- Stellar Communities
- Hometown Communities Initiative
- Tax Incremental Financing (TIF)

Other Resources:

- Corydon Main Street Staff
- Purdue Extension Office
- USDA (Local Food Research & Development) Agricultural Marketing Service
- Indiana State Department of Health (ISDH) Farmers' Markets/Standard Information

Planning Level Estimate:

- Marketing & Promotion :
\$5,000-\$10,000

*all estimates are based on preliminary concepts only. Design and construction costs can vary greatly depending upon the amenities, design enhancements, and materials that are used.

ACTION STEP L-9: Complete farmers' market building renovations and outdoor seating to allow for an expanded season.

START:
2017-2019

COMPLETE:
1-2 years

Description:

- Complete building renovations of the current farmers' market space to allow for an expanded season. The existing building is located within the floodplain and design considerations to address flooding will be needed.

Responsible Parties (Bold) & Partners:

- **Corydon Main Street**
- Town Council

Funding Sources:

- Harrison County Community Foundation
- Private Investment
- Stellar Communities
- Tax Incremental Financing (TIF)

Other Resources:

- Corydon Main Street Staff
- Town Staff
- Consultant

Planning Level Estimate:

- \$250,000-\$700,000

*all estimates are based on preliminary concepts only. Design and construction costs can vary greatly depending upon the amenities, design enhancements, and materials that are used.



ACTION STEP L-10: Research ways to do outdoor dining, establish design and safety guidelines, and establish processes for obtaining outside dining permits within the Town.

START:
2017-2019

COMPLETE:
1 < year

Description:

- Research ways to do outdoor dining along Beaver Street through sidewalk configuration.
- Establish design and safety guidelines for outdoor dining.
- Establish a permitting processes to ensure guidelines are met.
- The Town should utilize existing code enforcement personnel to follow up/inspect outdoor dining establishments and issue violations if needed.

Responsible Parties (Bold) & Partners:


- **Town Council**
- Plan Commission
- Corydon Main Street

Funding Sources:

- N/A (Coordination Only) - No costs associated with recommendation

Other Resources:

- Corydon Main Street Staff
- Town Staff
- River Hills
- Consultant



ACTION STEP L-11: Utilize the location criteria and future land use map for future land use decisions.

START:

2016

COMPLETE:

Ongoing

Description:

- Utilize the plan's location criteria and future land use map to make future land use decisions. This would include any development plans and rezoning cases.

Responsible Parties (Bold) & Partners:

- **Plan Commission**
- Town Council

Funding Sources:

- N/A (Coordination Only) - No costs associated with recommendation

Other Resources:

- Town Staff



ACTION STEP L-12: Require sidewalks for new subdivisions and commercial development.

START:

2017-2019

COMPLETE:

Ongoing

Description:

- Require sidewalks for new subdivision on at least on side of the street, and require sidewalks for commercial properties adjacent to the transportation corridor.

Responsible Parties (Bold) & Partners:

- **Plan Commission**
- Town Council

Funding Sources:

- N/A (Coordination Only) - No costs associated with recommendation

Other Resources:

- Town Staff

ACTION STEP L-13: Complete an ADA transition plan.

START:

2017-2019

COMPLETE:

<1 year

Description:

- Title II of the Americans with Disabilities Act (ADA) requires state and local governments to make their programs and services accessible to people with disabilities. Curb ramps that provide access to streets and sidewalks are considered in this access.
- A self-evaluation can be completed that pinpoints the facilities, programs and services that need to be modified to ensure that the town is complying with ADA requirements.
- An ADA Transition Plan is required for local governments with over 50 employees. Such a plan includes how the government will remove barriers to accessibility over time for persons with disabilities, such as installing curb ramps at intersections, constructing a ramp to the gazebo in the city park, making a website accessible for the persons with low vision, ensuring public meetings are fully accessible to persons with disabilities, and other related issues. For smaller local governments, a transition plan is not required but the town must continue to remove barriers to access that would be identified in such as plan.

Responsible Parties (Bold) & Partners:

- **Town Council**
- Plan Commission
- Corydon Main Street

Funding Sources:

- N/A (Coordination Only) - No costs associated with recommendation

Other Resources:

- Town Staff
- Town Attorney
- INDOT (ADA Technical Assistance & Sample Plan)

ACTION STEP L-14: Complete a feasibility study to determine the need and costs/revenues of annexation.



START:

2016

COMPLETE:

1-2 years

Description:

- Evaluate areas that are currently served by Corydon's water and sewer to determine the feasibility of annexation.

Responsible Parties (Bold) & Partners:

- **Town Council**

Funding Sources:

- General Fund

Other Resources:

- Town Staff
- City Attorney
- Consultant

Planning Level Estimate:

- \$10,000-\$30,000

*all estimates are based on preliminary concepts only. Design and construction costs can vary greatly depending upon the amenities, design enhancements, and materials that are used.



ACTION STEP L-15: Continue to hold coordination meetings with the Town and County to discuss planning, zoning and other development issues.

START:

2016

COMPLETE:

<1 year

Description:

- Continue to hold coordination meetings with the Town and County to discuss planning, zoning and other development related issues.

Responsible Parties (Bold) & Partners:

- **Plan Commission**
- Town Council

Funding Sources:

- N/A (Coordination Only) - No costs associated with recommendation

Other Resources:

- Town Staff
- County Staff



ACTION STEP L-16: Continue to hold coordination meetings between the Town and organizations within town limits to improve communication.

START:

2016

COMPLETE:

<1 year

Description:

- Continue to hold coordination meetings with the Town and County to discuss planning, zoning and other development related issues.

Responsible Parties (Bold) & Partners:

- **Plan Commission**
- Town Council
- Organization

Funding Sources:

- N/A (Coordination Only) - No costs associated with recommendation

Other Resources:

- Town Staff
- County Staff
- Organization Staff

ACTION STEP L-17: Identify dilapidated or abandoned houses that need to be developed or improved.

START:
2017-2019

COMPLETE:
<1 year

Description:

- Identify properties throughout Corydon that are ideal for redevelopment and/or blighted/abandoned and should be demolished.
- Work with property owners to purchase or redevelop sites.
- Coordinate state and/or local low interest loan programs or grants for property improvements and clean up.

Responsible Parties (Bold) & Partners:

- **Town Council**
- Corydon Main Street
- Plan Commission
- Developers
- Property Owners

Funding Sources:

- Blight Elimination Program (BEP) if program is renewed
- Harrison County Community Foundation
- Comprehensive Site Redevelopment Program (CSRP)
- Indiana Residential Historic Rehabilitation Credit (DNR)
- Investment Tax Credit Program (DNR)
- Low Income Housing Tax Credit (DNR)
- Rehabilitation Tax Credit (DNR)
- Owner Occupied Rehab (OOR) Program - CDBG
- Home Investment Partnership Program - CDBG
- OCRA - Downtown Enhancement Grants (downtown only)
- OCRA - Main Street Revitalization Program (downtown only)

Other Resources:

- Town Staff
- River Hills

Planning Level Estimate:

- Per Property:
\$15,000-
\$30,000

*all estimates are based on preliminary concepts only. Design and construction costs can vary greatly depending upon the amenities, design enhancements, and materials that are used.



ACTION STEP L-18: Consider adoption and enforcement of policies and ordinances that support property maintenance.

START:

2016

COMPLETE:

<1 year

Description:

- Adopt and enforce a Property Maintenance Ordinance that defines the minimum standards for upkeep.
- Proactively enforce the existing Weed Ordinance to streamline the violation process. Similar to other ordinance violations, the town should proactively follow up/inspect and issue violations if needed through existing code enforcement personnel for weeds rather than relying on neighbors to report issues.
- Organize a maintenance program for public spaces.

Responsible Parties (Bold) & Partners:

- **Town Council**
- Plan Commission

Funding Sources:

- N/A (Coordination Only) - No costs associated with recommendation

Other Resources:

- Town Staff



ACTION STEP L-19: Create a beautification committee that organizes clean up events and assists with other beautification efforts.

START:
2020-2025

COMPLETE:
<1 year

Description:

- Creating a local beautification committee could organize town-wide clean up events, seek donated or at-cost materials for beautification projects, market sponsorship for public spaces and implement other programs that promote property upkeep.

Responsible Parties (Bold) & Partners:

- **Town Council**
- Plan Commission

Funding Sources:

- N/A (Coordination Only) - No costs associated with recommendation

Other Resources:

- Town Staff
- Neighborhood Leaders



ACTION STEP L-20: Consider adoption and enforcement of ordinances that support safe living conditions.

START:

2016

COMPLETE:

Ongoing

Description:

- Actively enforce current health and building code regulations for poor housing conditions through the Harrison County Health Department or Town Council.
- Enforce the current Unsafe Building Ordinance through existing code enforcement personnel(Ord. No. 2007-UNSAFE BLDG.-1) in order to improve or remove unsafe structures.
- Adopt an Abandoned Structure Ordinance to define the conditions for deeming a structure abandoned in Corydon.

Responsible Parties (Bold) & Partners:


- **Town Council**
- Plan Commission

Funding Sources:

- N/A (Coordination Only) - No costs associated with recommendation

Other Resources:

- Town Staff
- Town Attorney



ACTION STEP L-21: Consider adopting a noise ordinance that defines unlawful noises and establishes an enforcement process.

START:
2017-2019

COMPLETE:
<1 Year

Description:

- Consider adopting a noise ordinance that defines unlawful noises and establishes an enforcement process that is also conducive to businesses and outdoor concerts.

Responsible Parties (Bold) & Partners:

- **Town Council**
- Plan Commission

Funding Sources:

- N/A (Coordination Only) - No costs associated with recommendation

Other Resources:

- Town Staff
- Town Attorney

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CHAPTER SEVEN TRANSPORTATION

IN THIS CHAPTER

This chapter coordinates future state funded projects and local needs for all forms of transportation in Corydon. This includes roadway improvements as well as multi-modal projects. This element is required by Indiana Code.

- Introduction
- Transportation Goals
 - Strategies
 - Action Steps



INTRODUCTION

This chapter utilizes the current transportation existing conditions to improve connectivity, infrastructure, mobility, safety, and quality of life. The chapter identifies goals, strategies to improve the current transportation conditions, as well as calls out specific action steps for successful completion of these goals and strategies. Each detailed action step includes a description, start-up and completion timeline, funding sources, partners and champions, as well as other resources for completion.

TRANSPORTATION GOALS

- 5** Improve **connectivity** in Corydon through **transportation infrastructure**.

5

GOAL 5: Improve connectivity in Corydon through transportation infrastructure.

STRATEGY 5-1: Improve connectivity, safety and visual appeal of strategic corridors.

Community members highlighted strategic corridors as priorities for visual improvements and complete streets. Each identified corridor should include improvements that fit the context of the corridor. Strategic corridors targeted for complete streets and aesthetic improvements are represented on the previous map and listed below as:

- Capitol Avenue
- Ohio River Scenic Byway
- Walnut Street
- South Harrison Drive to connect the School and Government Center

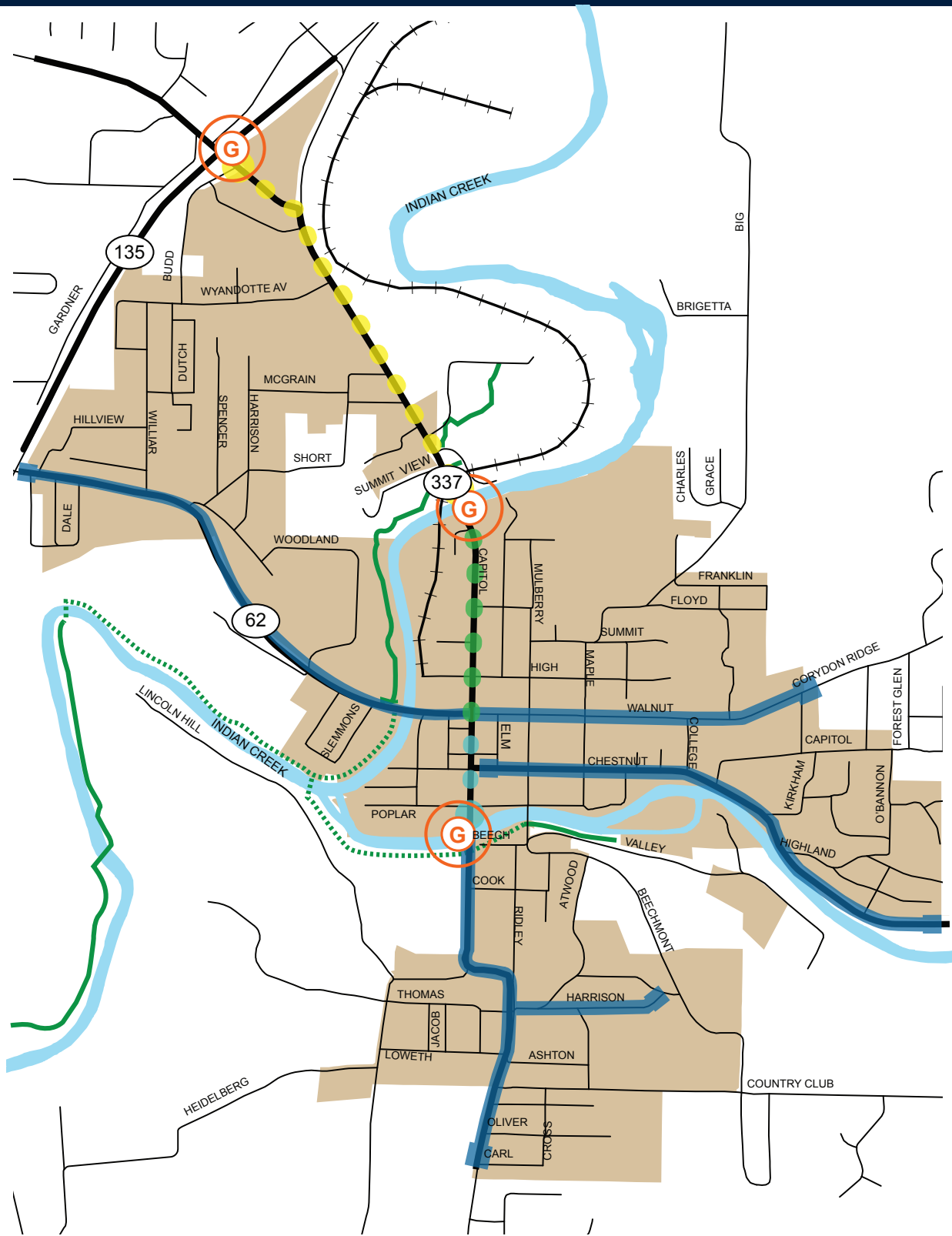
Complete streets make roadways accessible to everyone. They are designed and operated to enable safe access for all users including pedestrians, bicyclists, motorists and transit riders of all ages and abilities. Because Capitol Avenue is a state road, travel lanes and turning radiuses must allow heavy-haul trucks. Depending on the context of the corridor, especially those in rural areas, each complete street will look different. Features of a complete street, in appropriate areas may include:

- Sidewalks
- Bike lanes or wide paved shoulders
- Special bus lanes (if bus service is present)
- Comfortable and accessible public transportation stops (if bus service is present)
- Visible and enhanced pedestrian crossings at intersections
- Median islands
- Maintained pedestrian signals
- Curb extensions
- Street trees
- Street lighting

Conceptual Corridor Improvements

Corridors should become safe and comfortable environments for vehicles, pedestrians and bicyclists. To improve the safety and comfortability at strategic corridors Corydon should look at enhanced crosswalks, adequate sidewalks, ADA compatibility. The town should also initiate strategies to slow traffic as well as develop other strategies to minimize conflict points where people feel unsafe.

See STRATEGY 3-2 for pedestrian connectivity through residential development and ADA transition plans.

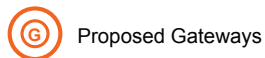


GOAL 5: CORYDON TRANSPORTATION MAP



Streetscape Improvements

- Phase One
- Phase Two
- Phase Three
- Strategic Corridors



Proposed Gateways



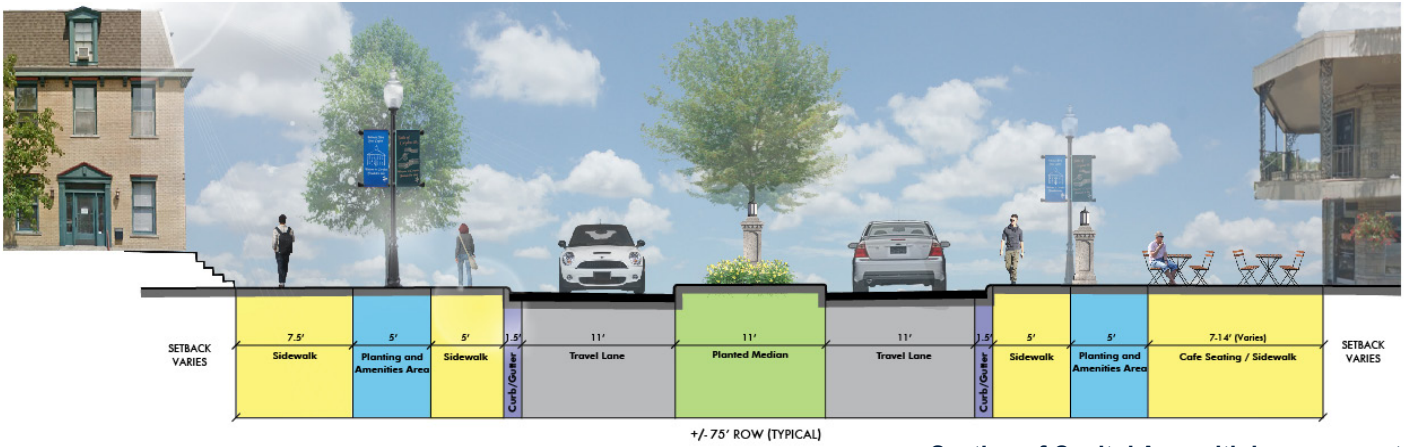
Indian Creek Trail



Town Boundary



1: 1,500 ft



Section of Capitol Ave. with improvements

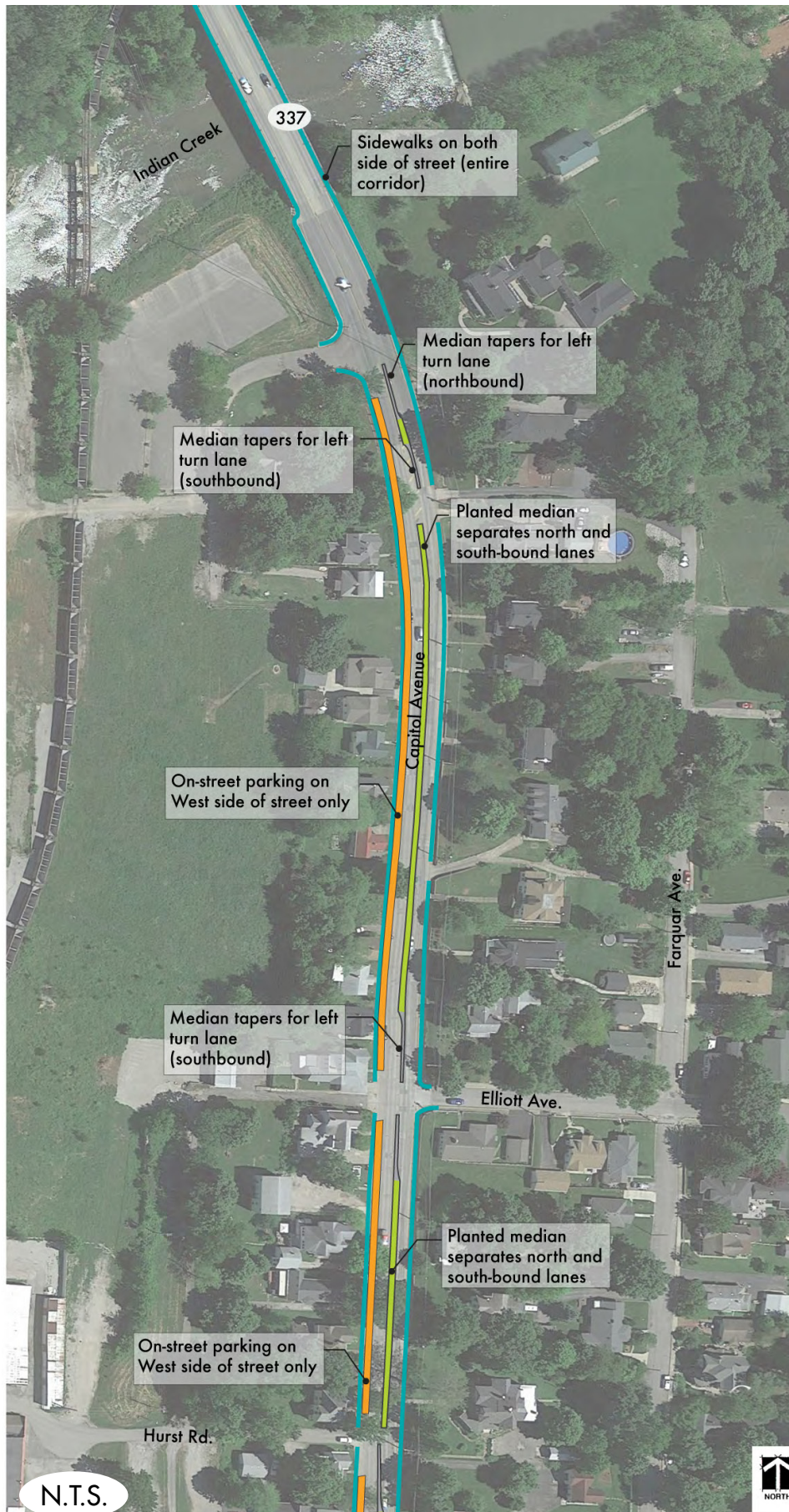
Phase One: Capitol Avenue from Indian Creek to Walnut Street.

Improvements in this section would conceptually include both functional and visual enhancements within the current right-of-way. The conceptual design of this section of roadway would include two eleven-foot travel lanes (one in each direction) with a 1.5-foot curb and gutter. The travel lanes would be separated by an eleven foot planted median. The median would be tapered for a turn lane at key intersections, such as Capitol Avenue and Walnut Street. A five-foot sidewalk would be located adjacent to both sides of the street as well as a five foot planting and amenities area (for street trees, lighting and signs). In downtown, a larger sidewalk would also be included that could be used for outdoor dining or other public space. Existing on-street parking could be maintained on the west side of Capitol Avenue from Indian Creek to High Street. Bike lanes could also be incorporated into the roadway if there was a desire, but the median, on-street parking or planting and amenities area are would likely have to be reduced.

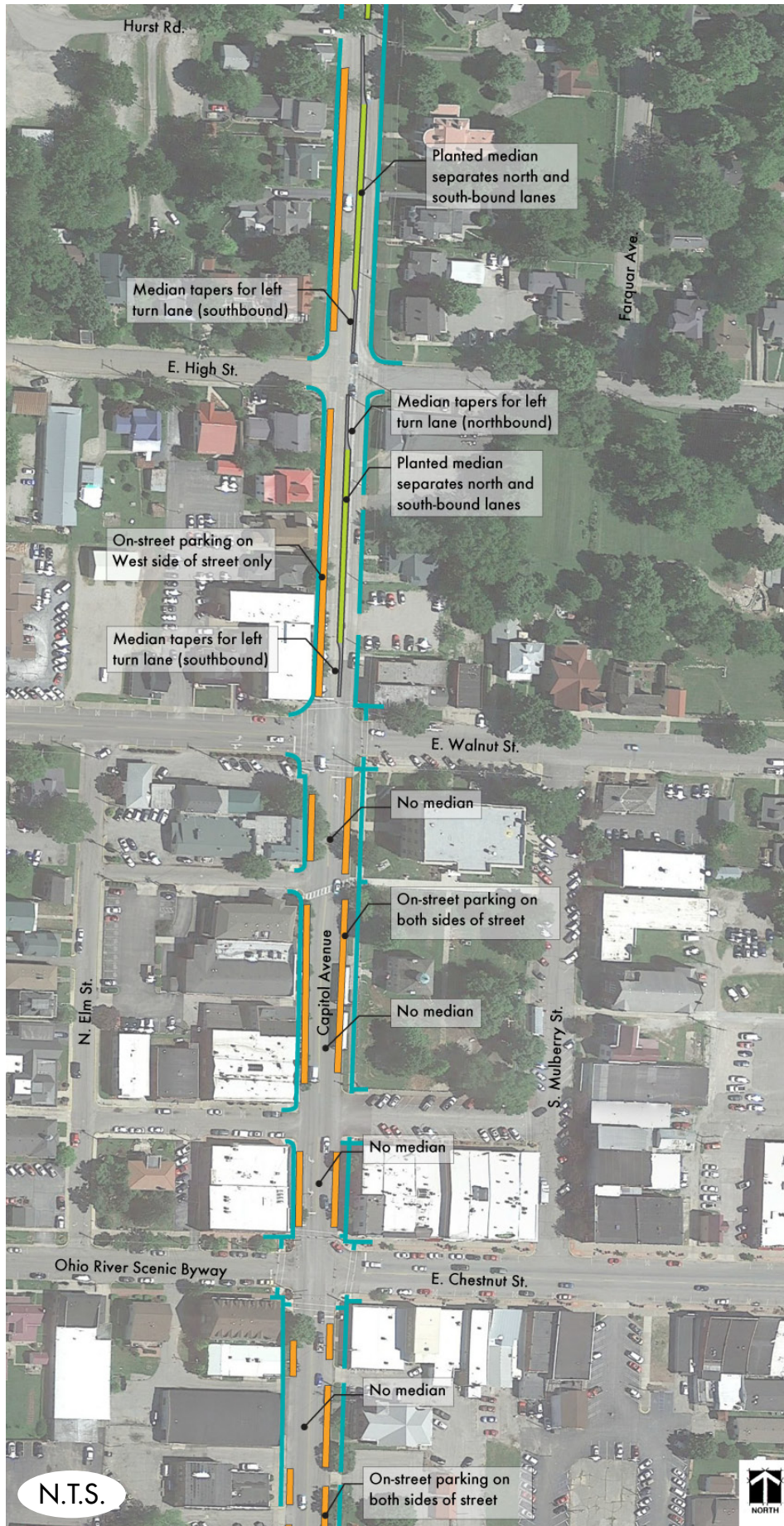
The following graphics are intended to convey the conceptual layout of potential streetscape improvements along Capitol Avenue. The specific details such as where the median would taper for turning movements, would need to be fully vetted during preliminary design. These graphics are included only to explain how improvements would function along this section of roadway.



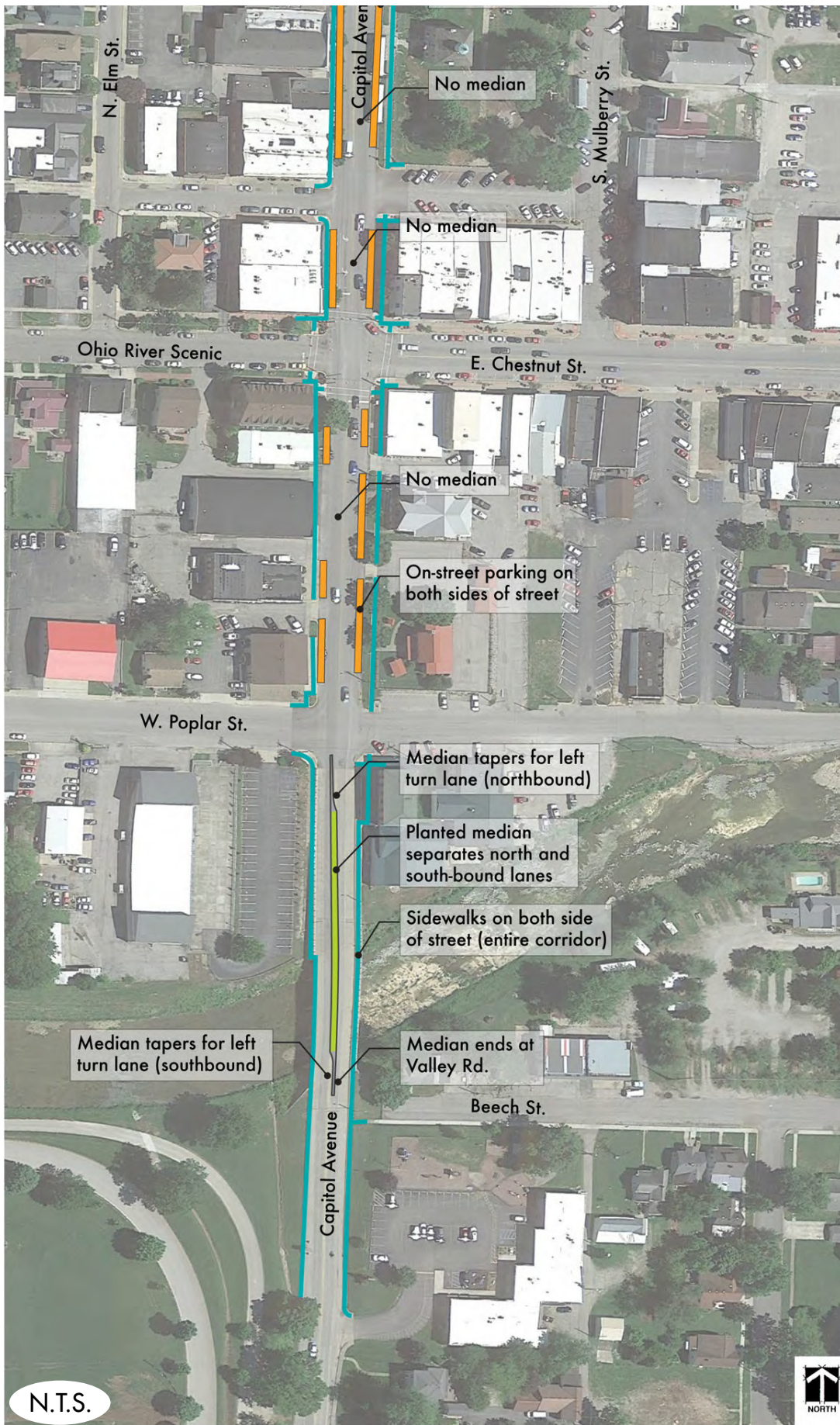
Streetscape improvements on Capitol Ave.



Streetscape improvements on Capitol Ave.



Streetscape improvements on Capitol Ave.



Streetscape improvements on Capitol Ave.

Phase Two: Capitol Avenue north from Indian Creek to Hwy 135 intersection.

This phase focuses on slowing traffic as well as providing a safe route for pedestrians and bicyclists. Five-foot sidewalks should be provided on both sides of the road, with adequate buffering such as a minimum five-foot planting median between the street and sidewalks. This section of Capitol Avenue should also include a planted median. The median will be tapered for turning lanes at intersections. Travel lanes should be at least 12 feet with a 1.5-foot of curb and gutter. Bike lanes could be incorporated in the roadway if desired, but the median would have to be reduced. A turning signal should also be added to the intersection of Capitol Ave. and Walnut Street.



Phase Three: Capitol Avenue south from Walnut Street to Indian Creek.

This phase also includes both functional and visual enhancements within the current right-of-way. Functional improvements in this phase include larger sidewalks, retaining on-street parking, sidewalk extension/bump-outs, pedestrian crosswalks and signals, bike sharrows, and stormwater management best practices. Travel lanes should be at least 11 feet with a 1.5-foot of curb and gutter. Other visual enhancements in this phase include street trees, plantings and pedestrian and bicycle amenities. A turning signal should also be added to the intersection of Capitol and Chestnut Street.

Other Strategic Corridors: South Harrison Drive & Capitol Avenue south of downtown.

Other strategic corridors could include any of the above mentioned strategies for functional and visual enhancements. South Harrison Drive should include amenities for the local school such as bus stops or bus lanes.

Action Steps:

-  **T-1:** Adopt a complete streets policy.
-  **T-2:** Work with INDOT & Harrison County to implement identified complete street corridors.

STRATEGY 5-2: Consider an alternative route for Tyson truck traffic that avoids downtown

With planned improvements in downtown and the desire for more street activity and outdoor dining, we recommend evaluating the current truck routes through town. There is a delicate balance to strike here, because Tyson is a respected and significant employer in Corydon, with a \$50 million operation, employing over 500 people. Corydon is at the intersection of two state roads, which are designed for truck traffic. The question is: can we create a more accessible entry to the Tyson plant and avoid most of downtown?

The current access point to the Tyson plant is the “low bridge” at Mulberry Street, which floods several times a year, requiring Tyson trucks to be re-routed through a residential area. To provide Tyson with a more dependable entry point to the plant, and to avoid downtown congestion, the town should work with Tyson and INDOT to identify a location for a new bridge over the creek to the plant.

Action Steps:

- ▶ **T-3:** Work with Tyson Foods to identify a possible new or revised truck route.
- ▶ **T-4:** Work with INDOT and Tyson Foods to identify a location for a new bridge over the creek: above the flood plain and with more direct access to the plant.

STRATEGY 5-3: Create and enhance gateways into Corydon that define the community’s character.

Gateways serve as entry point into the community and help define physical boundaries as well as community identity. Maintaining the small town charm and historical significance was a popular comment in the community outreach process. Gateways will help preserve and enhance Corydon’s identity.



Gateway near Capitol Avenue; SR 135



Gateway entering historic downtown

Major entry/gateway points into Corydon include entry into historic downtown and entry from Highway 135/Interstate 64. Currently the entryway at Highway 135 is state property and is outside of the town limits. This entryway is still a gateway and is also well maintained and taken care of by Tyson Foods. Proposed locations for enhanced gateways are referenced on the Transportation Map on page 111. Gateways at these entry points should match the context of the area, wayfinding signage, and promote the identity of Corydon. The gateway from Highway 135/I-64 can be more modern or commercial in nature, while the gateway into historic downtown should reflect the historical character. Any encroachments within the states right of way will require permitting from INDOT.



Night view of gateway lighting on Indian Creek Bridge on Capitol Avenue

Action Steps:

- ▶ T-5: Design and construct improvements to the gateways.

STRATEGY 5-4: Provide pedestrian and bicycle connectivity through sidewalks and trails.



Downtown Corydon



Sign post used as a bike rack in downtown

The comprehensive implementation of sidewalks, bike lanes or sharrows, and trails help connect pedestrians and bicyclists to destinations throughout the community. The availability of well-lit sidewalks, integrated bike lanes/sharrows and trails provide safe and accessible routes for users of all ages, including seniors and children. Existing sidewalks in Corydon may need to undergo improvements to minimize hazards such as cracks, shifting, disintegration or crumbling. These pathways may also need to include barriers from high speed traffic such as medians or street trees. The additional implementation of pedestrian and bicycle amenities such as crosswalks for safe crossing, sidewalk bump outs for shorter distances, benches, trash cans, bike racks, bike pumps, lighting, and landscaping provide for the needs of those who walk and ride their bicycle to destinations within Corydon.

Indian Creek Trail is a multi-use path in Corydon that runs along the Indian Creek. Three segments of the trail have been completed, and the remaining segments are required to connect these three segments. The trail, when completed, will connect Hayswood Nature Preserve, the YMCA, historic downtown, and Rice Island while also traveling along a natural asset, Indian Creek. The town should coordinate with the county to help the completion and continued maintenance of this trail that will ultimately promote economic development, increase property values, provide recreational activity and provide a safe route to and from each destination.

The implementation of new sidewalks, trails, bike lanes, bicycle and pedestrian amenities (crosswalks, benches, trash cans, etc.), as well as the repair of current sidewalks and the completion of the Indian Creek Trail can all be done separately or integrated into a town bicycle and pedestrian comprehensive plan. The plan would coordinate and plan all elements cohesively to create successful routes for bicycle and pedestrian transportation as well offer consistencies in design elements and function.

Action Steps:

- ▶ **T-6:** Create a bicycle and pedestrian plan for Corydon.
- ▶ **T-7:** Coordinate with the Harrison County Parks Board to support the completion of the Indian Creek Trail.

STRATEGY 5-5: Support a partnership with TARC to provide additional public transit options.

The Transit Authority of River City (TARC) provides public transportation in the Greater Louisville area with bus routes to Clark and Floyd County in Southern Indiana. Harrison County is not currently served by TARC, but a partnership with TARC for a park and ride location would offer public transportation for Corydon residents. The route could travel from Corydon to a location in New Albany that a user could easily transfer to a bus that would then take them to Clarksville, Jeffersonville, or Louisville. The Town of Corydon could work with TARC to make minimal improvements to an existing parking lot (such as Walmart) for a park and ride facility.

Currently the town is serviced by Blue River Transportation which offers response service for shopping centers, grocery stores, banks, hospitals and clinics, automobile repair shops, and recreational areas in Southern Indiana. The town lacks commuter public transportation to get to jobs, interviews and other important locations not previously mentioned.

A partnership with TARC is a way to provide public transportation, while minimizing the costs to the Town. Residents would have a reliable source of transportation to jobs, shopping and doctor's visits.

Action Steps:

- ▶ **T-8:** Work with TARC to establish a commuter route to Louisville.

TRANSPORTATION ACTION STEPS

ACTION STEP T-1: Adopt a complete streets policy.

START:

2017-2019

COMPLETE:

<1 year

Description:

- Adopt a complete streets policy that requires certain standards for new streets, and the reconfiguration of existing streets that meet vehicular, pedestrian and bicyclist needs.
- Model ordinances are available or the town can tailor a policy to fit their individual needs.

Responsible Parties (Bold) & Partners:

- **Town Council**
- Plan Commission

Funding Sources:

- N/A (If completed internally)
- Smart Growth America Technical Assistance Workshop

Other Resources:

- Town Staff
- Smart Growth America
- Consultant (if not internal)

Planning Level Estimate:

- \$10,000-\$30,000

*all estimates are based on preliminary concepts only. Design and construction costs can vary greatly depending upon the amenities, design enhancements, and materials that are used.

ACTION STEP T-2: Work with INDOT & Harrison County to implement identified complete street corridors.

START:
2017-2019
Phase One
2020-2025
Phase Two
2026-2035
Phase Three

COMPLETE:
2-5 years
Each phase

Description:

- Coordinate with INDOT and Harrison County to design and construct the identified complete street corridors for Phase 1, Phase 2, and Phase 3.
- Beginning with Phase 1 this will enhance the entrance into downtown and become an example of how the larger corridor would be enhanced.
- Each phase could be designed and constructed separately, if needed, or done at once if funding allows.
- Enhancements should also include improved crosswalks and pedestrian amenities (benches, trash cans, lighting, etc.)

Responsible Parties (Bold) & Partners:

- **Town Council**
- Harrison County
- INDOT
- Corydon Main Street

Funding Sources:

- INDOT - Local Public Agency (LPA) Programs
- INDOT - Transportation Alternatives Program (TAP)
- OCRA - Main Street Revitalization Program (MSRP)
- Stellar Communities
- Tax Incremental Financing (TIF)

Other Resources:

- Town Staff
- County Staff
- River Hills
- Corydon Main Street Staff
- Consultant

Planning Level Estimate:

- \$250,000-\$500,000

*all estimates are based on preliminary concepts only. Design and construction costs can vary greatly depending upon the amenities, design enhancements, and materials that are used.



ACTION STEP T-3: Work with Tyson Foods to identify a possible new or revised truck route.

START:

2016

COMPLETE:

<1 year

Description:

- Analyze existing truck traffic patterns.
- Consider re-routing live chicken and rendering trucks from primary retail and dining area.

Responsible Parties (Bold) & Partners:

- **Town Council**
- Corydon Main Street

Funding Sources:

- INDOT - Local Public Agency (LPA) Programs
- Tax Incremental Financing (TIF)
- Stellar Communities
- Private Investment
- Harrison County Community Foundation

Other Resources:

- Corydon Main Street Staff
- Tyson
- Town Staff
- Consultant

Planning Level Estimate:

- Street Improvements:
\$10,000-
\$150,000

*all estimates are based on preliminary concepts only. Design and construction costs can vary greatly depending upon the amenities, design enhancements, and materials that are used.

ACTION STEP T-4: Work with INDOT and Tyson Foods to identify a location for a new bridge over the creek.

START:

2026-2035

COMPLETE:

2-5 years

Description:

- Work with INDOT to identify and secure funding for a new bridge over the creek: above the floodplain and with more direct access to the plant.
- Finalize design and construction improvements.
- Construct the new bridge.

Responsible Parties (Bold) & Partners:

- **Town Council**
- INDOT
- United States Army Corps of Engineers
- Corydon Main Street

Funding Sources:

- Harrison County Community Foundation
- Private Investment
- INDOT - Local Public Agency (LPA) Program - If incorporated into streetscape plan
- INDOT - Transportation Alternative Program (TAP) - If incorporated into streetscape plan

Other Resources:

- Corydon Main Street Staff
- Tyson
- Town Staff
- INDOT Staff
- Consultant

Planning Level Estimate:

- \$1.5M-3M

*all estimates are based on preliminary concepts only. Design and construction costs can vary greatly depending upon the amenities, design enhancements, and materials that are used.

ACTION STEP T-5: Design and construct improvements to the gateways.

START:

2020-2025

COMPLETE:

1-2 years

Description:

- With public input, develop conceptual design for gateway improvements including lighting, landscaping and signs.
- Incorporate a lighting plan for entryways and throughout Downtown.
- Finalize design and construction improvements.

Responsible Parties (Bold) & Partners:

- **Town Council**
- Corydon Main Street

Funding Sources:

- Harrison County Community Foundation
- Stellar Communities
- National Endowment of the Arts - Our Town Program
- Private Investment
- INDOT - Local Public Agency (LPA) Program - If incorporated into streetscape plan
- INDOT - Transportation Alternative Program (TAP) - If incorporated into streetscape plan

Other Resources:

- Corydon Main Street Staff
- Town Staff
- Consultant

Planning Level Estimate:

- \$35,000-
\$120,000

*all estimates are based on preliminary concepts only. Design and construction costs can vary greatly depending upon the amenities, design enhancements, and materials that are used.

ACTION STEP-6: Create a bicycle and pedestrian plan for Corydon.

START:
2016

COMPLETE:
<1 year

Description:

- Develop a town-wide bicycle and pedestrian plan that provides an inventory of existing facilities, identifies needs and recommends proposed routes for paths, bike facilities, trails and sidewalks.
- Coordinate strategies to integrate bicycle traffic in town gradually so that vehicles are aware of possible bicycle traffic, bicycle rules and rights to the road.
- Continue to designate needed improvements to existing sidewalks in town to improve accessibility and safety. Continue to identify and prioritize the construction of new sidewalk routes to connect missing links.

Responsible Parties (Bold) & Partners:

- **Town Council**
- Plan Commission
- Corydon Main Street

Funding Sources:

- Indiana State Department of Health (ISDH) - Bicycle and Pedestrian Masterplan Funding - Funding ends in 2017
- American Planning Association (APA) - Plan4health grants

Other Resources:

- Town Staff
- Corydon Main Street Staff
- Consultant

Planning Level Estimate:

- \$20,000-
\$60,000

*all estimates are based on preliminary concepts only. Design and construction costs can vary greatly depending upon the amenities, design enhancements, and materials that are used.

ACTION STEP T-7: Coordinate with the Harrison County Parks Board to support the completion of the Indian Creek Trail.

START:

2017-2019

COMPLETE:

2-5 years

Description:

- Identify phases of the Indian Creek that need to be completed. Proceed with design and construction.
- Prepare a maintenance plan for need upkeep of the trails.

Responsible Parties (Bold) & Partners:

- **Harrison County Parks Board**
- Town Council

Funding Sources:

- Harrison County Community Foundation
- INDOT - Local Public Agency (LPA)
- INDOT - Transportation Alternatives Program (TAP)
- DNR - Land and Water Conservation Fund (LWCF)
- DNR - Recreational Trails Program (RTP)
- Steller Communities
- Tax Incremental Financing (TIF)

Other Resources:

- Town Staff
- Harrison County Staff
- Consultant

Planning Level Estimate:

- \$2.3M

*all estimates are based on preliminary concepts only. Design and construction costs can vary greatly depending upon the amenities, design enhancements, and materials that are used.



ACTION STEP T-8: Work with TARC to establish a commuter route to Louisville.

START:

2026-2035

COMPLETE:

<1 year

Description:

Coordinate with TARC to determine the feasibility of a commuter route to Louisville.

Responsible Parties (Bold) & Partners:

- **Town Council**

Funding Sources:

- Town's Role - No costs associated with recommendation (Coordination Only)
- TARC (If feasible, responsible for implementation)

Other Resources:

- Town Staff

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FACILITIES & UTILITIES

CHAPTER EIGHT

IN THIS CHAPTER

This chapter identifies goals and strategies related to public facilities and utilities in Corydon. These facilities are coordinated with the future growth pattern. This element is required by Indiana Code.

- Introduction
- Facilities and Utilities Goals
 - Strategies
 - Action Steps



INTRODUCTION

To support the current needs and development growth certain infrastructure needs to be in place. This infrastructure includes utilities and facilities, such as schools, water, sewer, stormwater, parks and recreation, gas, telecommunication, health centers and other services. This chapter identifies the goals and strategies related to public facilities and utilities, while calling out detail and specific action steps to help the community ensure that all facilities and utilities provide an exceptional quality of life for all residents.

FACILITY & UTILITY GOALS

- 6 Encourage community facilities that increase **recreational opportunities.**
- 7 Support **workforce** development.
- 8 Ensure **infrastructure and utilities** meet current and future needs.

6

GOAL 6: Encourage community facilities that increase recreational opportunities.

STRATEGY 6-1: Expand and maintain the parks system.



Harrison County Fieldhouse



Historic State Capitol Site

Parks and recreational opportunities do more than just provide a physical facility or space for recreation. They increase property values, attract homebuyers, maintain aesthetic appeal, promote recreational activity and provide environmental benefits in addition to increasing the quality of life for all residents. During the visioning process, multiple suggestions were received that centered on the need for additional parks and recreation in Corydon. Ideas that were discussed during the visioning process included:

- New pocket parks downtown
- New playgrounds and/or play spaces near residential neighborhoods
- New dog park (potentially on Rice Island)
- Additional recreational Trails
- New/upgraded sports complex
- New aquatic center

The expansion of the parks system should also contain additional programming and services that help utilize the facilities and improve the quality of life. Programming and services for parks and recreation in Corydon would include soccer leagues, baseball and softball leagues, events, festivals, outdoor concerts, bicycle rentals at the YMCA for Indian Creek Trail, or coordination for kayak rentals at Hayswood Nature Preserve that also includes travel to the redeveloped Keller property.



To determine and provide parks and recreational facilities and services, the town should evaluate the needs and demands through creating a Five-Year Parks & Recreation Master Plan. A Five-Year Parks & Recreation Master Plan would analyze

public recreation needs and preferences, determine what recreation facilities and programs are desired and/or are appropriate, prioritize new facilities and provide access to funding sources for implementation. These plans address parks and recreation planning at a system-wide master planning level for both facilities and programming (activities) but should also include the operational and maintenance planning aspects of parks as well.

The Indiana Department of Natural Resources, Division of Outdoor Recreation (IDNR-OR) establishes guidelines for a Five-Year Parks & Recreation Master Plan and also provides multiple grants for land acquisition and facility development. Additionally, the Office of Community and Rural Affairs (OCRA) provides planning grants for the creation of the master plan or the plan can be created in-house by town staff.

In order to qualify for funding through OCRA and IDNR, a community must first establish a Park Board before creating the master plan (See IC-36-10-3 and IC-36-10-4 for establishing a municipal park board). A town park board consists of four members that are appointed by the town legislative body and members must be a resident of the town. In addition, the board may also include one or two ex-officio members that could be a member of the governing body of the school corporation and/or library district. If the Town of Corydon does not want to create its own Parks Board they could coordinate potentiall with Harrison County Park Board and coordinate funding for a Five-Year Parks Master Plan that includes or is focused on Corydon.

Action Steps:

-  **F-1:** Consider a Park Board that would serve Corydon or coordinate with the Harrison County Park Board.
-  **F-2:** Create a Five-Year Parks and Recreation Master Plan.



7

GOAL 7: Support workforce development.


STRATEGY 7-1: Initiate programs that facilitate life-long learning and educational advancement in Corydon.

Education beyond the traditional system usually leads to higher paying jobs and an educated workforce. A population with post-secondary education is more likely to attract higher paying jobs. Also, a community that has facilities for “on the job training” is more attractive to prospective employers.

Harrison County currently has one facility that provides education outside of the traditional system. Harrison County’s Lifelong Learning center proctors tests for several nearby universities and offers Certified Nurse Aide Training, Vocational Training, Workforce Training, Computer Education and Adult Education. Life-long learning is the pursuit for personal or professional development that includes social inclusion and self-sustainability. The Community Foundation in Harrison County also provides scholarships to adults who are continuing education outside of high school.

Within an approximately 30 minutes from Corydon there are several post-secondary schooling options such as Indiana University Southeast, Purdue University Technology Center, University of Louisville and Ivy Tech. Partnerships with local foundations, post-secondary educational institutions, the Harrison County Public Library, the Harrison County Chamber of Commerce, the Harrison County Economic Development Corporation, the Harrison County Lifelong Learning Center, South Harrison School Corporation and others could help initiate programs that prepare high school students for post-secondary education or technical certificates/degrees and provide skills necessary to become successful.

Action Steps:

-  **F-3:** Partner with local educational programs and leaders to expand personal and professional development opportunities.



8


GOAL 8: Ensure infrastructure and utilities meet the current and future needs of Corydon.

STRATEGY 8-1: Explore the feasibility to expand the existing recycling program.

In the public engagement process, residents repeatedly acknowledged the absence of curbside recycling and the importance of its implementation. Curbside recycling can offer many benefits. The implementation of a curbside recycling program could generate revenue from commercial waste, add jobs, improve the environment, reduce the environmental cost of trash collection, and reduce the amount of trash collected by residents and businesses.

Recycling is currently handled by the Harrison County Solid Waste District and has four recycling drop off locations. However, Corydon could expand services to include the collection and disposal recyclable materials along commercial and residential curbsides. Corydon might be able to coordinate with the county to send recyclable materials to the local drop off point, the Corydon Recycling Center (3151 Progress Blvd).

Action Steps:

-  **F-4:** Explore the feasibility to expand the current recycling program to more drop off locations or a curbside system.

STRATEGY 8-2: Mitigate flooding issues through stormwater retention management practices.



Mulberry Street in Corydon



Indian Creek in Corydon

The town should develop a flood management plan to build off of their current flooding control efforts. This would include floodplain management, flood control maintenance activities, stormwater management, protection of frequently flooded areas under growth management, other flood hazard mitigation, and preparation for flood disasters. Traditional floodplain management measures have included the construction of levies or the control of building in a floodplain. Today, efforts are directed toward a comprehensive flood mitigation planning.

Floodplain Management Plan

A floodplain management plan is an overall strategy of programs, projects, and measures aimed at reducing the adverse impacts of flood hazards on the community. It is developed by a steering committee and identifies the impacts and addresses the results of flood hazards within the identified area with specific mitigation measures to protect properties and the occupants. At this time neither the Town of Corydon nor Harrison County has initiated the undertaking of an expanded floodplain management plan.

In recent years the National Flood Insurance Program (NFIP) as administered by the State of Indiana has passed the responsibility of floodplain management administration on to local officials, who would benefit from an organized plan that has been developed specifically with local input. The mixture of an active historic downtown building core and the rise in development upstream, combined with the existing Karst topography and the location at the convergence of two significant creeks (Indian and Little Indian) puts Corydon in a particularly difficult situation. FEMA's Floodplain Management Branch provides tools and resources to help communities navigate NFIP requirements and implement higher standards of floodplain management.

Examples of mitigation efforts as identified by FEMA that may be a part of the floodplain management plan:

- Promoting open space through property buyouts and community planning
- Encouraging responsible building practices
- Identifying cost effective actions for risk reduction that are agreed upon by stakeholders and the public
- Focusing resources on the greatest risks and vulnerabilities
- Building partnerships by involving people, organizations, and businesses
- Increasing education and awareness of hazards and risk
- Communicating priorities to state and federal officials
- Aligning risk reduction with other community objectives

Stormwater retention management practices

As watersheds experience an increase in urbanization, impervious coverage increases thereby reducing infiltration. Reduced infiltration increases the possibility and intensity of flooding. Storm water management practices seek to reduce, control, and prevent storm water runoff through a variety of strategies. Macro-scale flooding is controlled with the development of flood walls, levees, dams, and/or extensive retention ponds. Beyond this, the Environmental Protection Agency (EPA) recommends the following Storm Water Management Best Practices:

- Bioretention cells
- Curb and gutter elimination
- Grassed swales
- Green parking design
- Infiltration trenches
- Inlet protection devices
- Permeable pavement
- Permeable pavers
- Rain barrels and cisterns
- Riparian buffers
- Sand and organic filters
- Soil amendments
- Storm water planters
- Tree box filters
- Vegetated filter strips
- Vegetated roofs

Grassed swales and infiltration trenches

Grassed swales and infiltration trenches are used as passageways and short term holding areas for storm water runoff control. Grass swales are low, gently sloped drainage routes that can be integrated into recreation areas or other green space by using gentle slopes (not narrow, deeper ditches that promote faster running of water) that can be used for open green space during dry periods. Infiltration trenches are lined with rock and are more specifically dedicated to short term holding and encourage infiltration into the ground in lieu of surface run-off. Again, these can be integrated into natural landscaped settings.



Infiltration trench, sustainablestormwater.org



Grassed swale, charneck.org

Natural landscaping

The use of natural landscaping refers to the use of native vegetation species for new development sites or redevelopment of existing sites. Native vegetation is a more economical alternative to maintain than traditional landscaping that utilizes turf grass and non-native ornamental plantings requiring more water, pesticides, and unnatural conditions. It can be used in swales and rain garden/bio-retention areas as an effective method of minimizing storm water runoff by enhancing absorption and preventing erosion. Native plants in these runoff areas also act as filters by removing harmful contaminants before they reach the waterways and accumulate in streams and natural waterways.

Suggested site applications include: river or wetland edges, detention basin and drainage features, parks, green roofs, residential areas and gardens, commercial, industrial and institutional developments.

Naturalized detention areas

Traditional detention areas have been designed to prevent flooding by storing storm water runoff for a short period and releasing it gradually to the drainage system. Naturalized detention basins add pollution removal through filtration and creation of habitats for native wildlife in addition to the flood control purpose. They use native plants along the water's edge and on side slopes and include an open water basin area that can be integrated into parks or trail systems. This application is more appropriate for large site development due to the space requirements of the system. Smaller rain gardens or bio-infiltration trenches may be more appropriate for small sites.

Green parking design including vegetated filter strips

Traditional parking materials include concrete and asphalt which are impervious and encourage fast runoff, creating flash flooding concerns. Improved, green parking design includes pervious pavement materials, vegetated filter strips, and planting of native trees to decrease heat buildup.



Parking lot rain garden, rainkc.com



brick paver and roadside rain garden, pathwaycafe.com

Alternate use for Floodway and Floodplain properties

One method used for flood mitigation is to maintain open land adjacent to the creeks and low elevations. This allows flood waters to rise and encourages free flow during flooding events without causing additional damages to building structures. Alternative recreational or temporary uses should be explored for the properties bordering both Little Indian and Big Indian Creeks. One major property bordering the Creek is the Keller Property which has been identified for redevelopment as well as the Farmers Market property on Elm Street. New open public space is also being planned for the town parking lot on Chestnut and the adjacent property towards the creek. Examples for use would be the addition of walking/biking trails along the creek as well as open green space, parking, or temporary event space.

Action Steps:

- ▶ **F-5:** Develop a flood management plan and initiate storm water management best practices and projects to control flash flooding.
- ▶ **F-6:** Study potential use of floodway and floodplain land along the creek for recreational activities.

STRATEGY 8-3: Continue to maintain all sewer, water, and wastewater facilities and adequate capacity.

It is important for Corydon to maintain all utilities that serve the town's current and future needs. The attraction of a major industry and/or the growth of businesses and residents will require a larger capacity for current facilities and utilities. The current system has adequate capacity and does not have any major facility needs of upgrades. The town should review the capacity and usage of these facilities and plan for necessary improvements to these facilities that will accommodate future growth and development. (See the Corydon Sewer and Water Maps for more information)

Action Steps:

- ▶ **F-7:** Continue to review the capacity and usage of sewer, water and wastewater facilities.
- ▶ **F-8:** Re-evaluate sewer rates for properties outside of the town.

STRATEGY 8-4: Continue to maintain high quality police, fire & emergency services.

Emergencies can occur due to a natural disaster (tornado, ice storm, flooding, earthquake) or through human activity (medical, fire, police). To ensure public safety and maintain the health and wellness of Corydon residents, the town must be prepared for such emergencies and maintain high quality police, fire and emergency medical services.

Corydon is currently served by its own police department and relies on the County for its fire and medical emergency services. The county can also provide additional police assistance to Corydon if needed. In response to critical incidents, Harrison County can enforce their emergency response team that is utilizes highly trained and skilled law enforcement tactical operators to resolve critical conflict. Further coordination with the county ensures appropriate levels of service for community growth.



Fire Department

Action Steps:

- ▶ **F-9:** Coordinate with the County to provide adequate emergency services as the community grows.

FACILITIES & UTILITIES ACTION STEPS:

ACTION STEP F-1: Consider a Park Board that would serve Corydon or coordinate with the Harrison County Park Board.

START:

2016

COMPLETE:

<1 year

Description:

- Evaluate the pros and cons of either joining the Harrison County Park Board or establishing a separate Park Board focused on Corydon.

Responsible Parties (Bold) & Partners:

- **Town Council**
- Plan Commission

Funding Sources:

- N/A (Coordination Only) - No costs associated with recommendation

Other Resources:

- Town Staff
- Harrison County Park Board

ACTION STEP F-2: Create a Five-Year Parks and Recreation Master Plan.

START:
2017-2019

COMPLETE:
<1 year

Description:

- Create a Five-Year Parks and Recreation Master Plan that addresses system-wide facility and programming needs in addition to operational and maintenance planning needs.

Responsible Parties (Bold) & Partners:

- **Town Council**
- Plan Commission

Funding Sources:

- OCRA Planning Grants

Other Resources:

- Town Staff
- River Hills
- Consultant

Planning Level Estimate:

- \$15,000-\$20,000

*all estimates are based on preliminary concepts only. Design and construction costs can vary greatly depending upon the amenities, design enhancements, and materials that are used.



ACTION STEP F-3: Partner with local educational programs and leaders to expand personal and professional development opportunities.

START:

2017-2019

COMPLETE:

Ongoing

Description:

- Partner with local education programs and business leaders to expand the personal and professional development opportunities through programs such as WorkOne.

Responsible Parties (Bold) & Partners:

- **Town Council**
- Plan Commission

Funding Sources:

- Town's Role - No costs associated with recommendation (Coordination Only)
- WorkOne (If feasible, could be used for implementation)
- Skills Enhancement Fund
- Rural Business Enterprise Grant (RBEG)

Other Resources:

- Town Staff
- Indiana Department of Workforce Development (DWD)

ACTION STEP F-4: Explore the feasibility to expand the current recycling program to more drop off locations or a curbside system.

START:
2020-2025

COMPLETE:
1-2 years

Description:

- Explore the feasibility for Corydon to expand the current County recycling program by adding additional drop off facilities or initiating a curbside system coordinated by the Town.

Responsible Parties (Bold) & Partners:

- **Town Council**

Funding Sources:

- General Fund
- User Fees (If feasible, could be used for implementation)

Other Resources:

- Town Staff

Planning Level Estimate:

- Feasibility Study: \$5,000-\$15,000

*all estimates are based on preliminary concepts only. Design and construction costs can vary greatly depending upon the amenities, design enhancements, and materials that are used.

ACTION STEP F-5: Develop a flood management plan and initiate storm water management best practices.



START:
2020-2025

COMPLETE:
1-2 years

Description:

- Develop a flood management plan to help control flash flooding in Corydon.
- Continue practices such as dredging and cleaning debris, as well as initiate new storm water management best practices and projects as part as the flood management plan to help control flash flooding.

Responsible Parties (Bold) & Partners:

- **Town Council**
- Plan Commission

Funding Sources:

- FEMA - Hazard Mitigation Grant Program (HMGP)
- FEMA - Flood Mitigation Assistance (FMA)
- FEMA - Pre-Disaster Mitigation (PDM)
- FEMA - Repetitive Flood Claims (RFC) - Reoccurring issues only

Other Resources:

- Town Staff
- National Flood Insurance Program (NFIP)
- FEMA - Flood Plain Management Branch
- Environmental Protection Agency (EPA)
- Consultant

Planning Level Estimate:

- Plan: \$20,000-\$50,000
- Implementation: \$10,000-\$150,000

*all estimates are based on preliminary concepts only. Design and construction costs can vary greatly depending upon the amenities, design enhancements, and materials that are used.

ACTION STEP F-6: Study the potential use of floodway and floodplain land along the creek for recreational activities.

START:
2017-2019

COMPLETE:
<1 year

Description:

- Study the potential use of floodway and floodplain land along the creek for recreational activities so the land does not remain vacant and underutilized.
- Focus on properties that are vacant, blighted or undeveloped.

Responsible Parties (Bold) & Partners:

- **Town Council**
- Plan Commission
- Corydon Main Street

Funding Sources:

- Harrison County Community Foundation
- OCRA - Stormwater Improvements Program (SIP)
- FEMA - Hazard Mitigation Grant Program (HMGP)
- DNR - Land and Water Conservation Fund

Other Resources:

- Town Staff
- Corydon Main Street
- River Hills
- Consultant

Planning Level Estimate:

- \$5,000-\$20,000

*all estimates are based on preliminary concepts only. Design and construction costs can vary greatly depending upon the amenities, design enhancements, and materials that are used.

ACTION STEP F-7: Continue to review the capacity and usage of sewer, water and wastewater facilities.



START:
2016

COMPLETE:
Ongoing

Description:

- Continue to review the capacity and usage of sewer, water and wastewater facilities so the Town can continue to attract businesses and residents while maintaining adequate facilities.
- Complete maintenance repairs and expansion as needed.

Responsible Parties (Bold) & Partners:

- **Town Council**
- Plan Commission

Funding Sources:

- OCRA - Stormwater Improvements Program (SIP)
- OCRA - Wastewater and Drinking Water Program (WDW)
- OCRA Planning Grants - Stormwater Plans, Wastewater Plans, Storm Drainage Plans

Other Resources:

- Town Staff
- River Hills
- Consultant

Planning Level Estimate:

- Varies, depends on type of repair.

*all estimates are based on preliminary concepts only. Design and construction costs can vary greatly depending upon the amenities, design enhancements, and materials that are used.

ACTION STEP F-8: Re-evaluate sewer rates for properties outside of the Town.

START:
2016

COMPLETE:
<1 year

Description:

- Re-evaluate sewer rates for properties outside of town to help pay for added cost for services outside of town and to incentivize people to be annexed.

Responsible Parties (Bold) & Partners:

- Town Council

Funding Sources:

- General Fund

Other Resources:

- Town Staff
- River Hills
- Consultant

Planning Level Estimate:

- \$3,000-\$10,000

*all estimates are based on preliminary concepts only. Design and construction costs can vary greatly depending upon the amenities, design enhancements, and materials that are used.



ACTION STEP F-9: Coordinate with the County to provide adequate emergency services as the community grows.

START:

2017-2019

COMPLETE:

Ongoing

Description:

- Continue to coordinate with Harrison County to provide adequate levels of emergency services as the community continues to grow.

Responsible Parties (Bold) & Partners:

- **Town Council**
- Plan Commission

Funding Sources:

- N/A (Coordination Only) - No costs associated with recommendation
- OCRA - Public Facilities Program (PFP) - if additional resources are needed.

Other Resources:

- Town Staff
- River Hills
- Consultant

CHAPTER NINE ECONOMIC DEVELOPMENT

IN THIS CHAPTER

This chapter identifies the goals and strategies related to economic development in Corydon. It also features a detailed action plan to guide the community to economic sustainability.

- Introduction
- Economic Development Goals
 - Strategies
 - Action Steps





INTRODUCTION

Economic Development is the effort to attract and retain businesses within a community. The effort to continue economic growth helps to ensure the viability and economic health of the town. The more attractive that the town becomes as a place to work, live, and play, the more viable and healthy the town becomes. Developing strategies to promote the community's economy helps the community remain attractive to prospective business owners and entrepreneurs.

ECONOMIC DEVELOPMENT GOALS.

9 ▶ Promote **business development** that attracts **jobs** and economic growth.

10 ▶ Preserve the **historic** features and character of Corydon.



GOAL 9: Promote business development that attracts jobs and economic growth.

STRATEGY 9-1: Use business incentives and strategies to retain existing and attract new businesses.

Redevelopment Commission

State statute allows communities the ability to create a redevelopment commission. Redevelopment commissions have tools and powers that make it easier to facilitate economic development. There are many reasons to create a redevelopment commission. A redevelopment commission is the only entity able to establish a Tax Incremental Financing (TIF) district under state law. The Redevelopment Commission would be established for the purpose of economic development to:

- Enhance local businesses;
- Grow tourism;
- Attract new businesses and assist existing business; and
- Consider the best use of the natural attributes of Corydon.

Redevelopment Commissions have a number of duties and powers, including:

- Investigate, study, and survey areas needing redevelopment within the town limits;
- Investigate, study, determine, and address the causes of areas needing redevelopment;
- Promote the use of land in the manner that best serves the interests of the town and its residents;
- Cooperate with the town and other government entities or corporate bodies;
- Identify and acquire the areas needing redevelopment to be redeveloped; and
- Replan and dispose of the areas needing redevelopment.

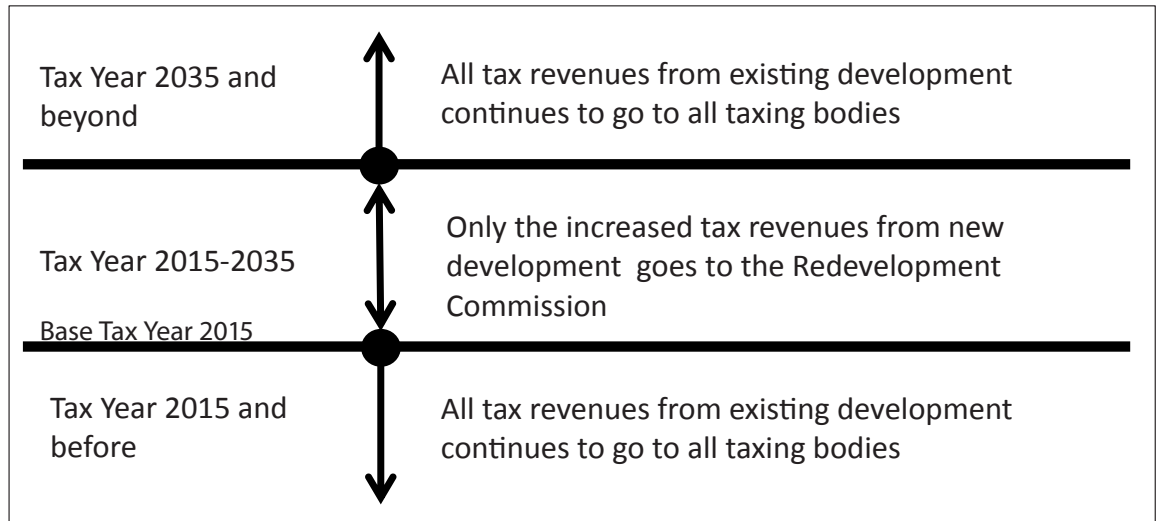
The Corydon Town Council could determine that Corydon needs to establish a Redevelopment Commission to facilitate and foster economic development. The Town Council would then select five voting members and one non-voting school board member to serve on the commission. Once the Redevelopment Commission is established, the commission would create an economic development plan, identify an economic development area and follow the four step process for adopting those documents.

Tax Increment Financing (TIF)

Tax Increment Financing is a method to use future tax revenues to finance current public improvements. The completion of a public improvement or project often results in an increase in property values and often new private investment (new or rehabilitated buildings). This generates additional tax revenue. The increased tax revenues are the “tax increment” that is used to finance debt to pay for the public infrastructure. TIF is designed to focus funding towards public improvements where development would not otherwise occur on its own.

Some typical uses of TIF include:

- Infrastructure
- Streets and sidewalks
- Purchase land
- Parking
- Utilities
- Remediation
- Incentives
- Sports facilities
- Projects that are in or serve the TIF allocation area



The Indiana TIF process is formally established in Indiana Code 8-1. Before TIF is adopted, a redevelopment commission must be established (see STRATEGY 9-1).

The process to establish Tax Increment Financing includes the following steps:

- Develop an economic development plan that includes the potential redevelopment projects and expected uses of the TIF revenue;
- Identify an economic development area;
- Identify a TIF area (allocation area);
- Redevelopment Commission decides to establish an economic development plan, economic development area and TIF area;
- Plan Commission and Town Council (in that specific sequence) approve the economic development plan, economic development area and TIF area;
- Redevelopment Commission holds a public hearing to approve the adoption of the economic development plan, economic development area and TIF area; and
- Redevelopment Commission files all necessary documents with the proper state and local officials.

Tax Abatement (targeted for larger business and industry)

Tax abatement is a tool used to provide incentives to business to invest and create jobs. This is done by exempting part or all of the new property taxes for up to 10 years. Abatements can be granted for new construction or rehabilitation of existing construction or new equipment. Eligible real property and equipment investments include:

- Rehabilitation or redevelopment of real property located in an economic revitalization area
- Vacant buildings that are zoned for commercial or industrial purposes and have been unoccupied for at least one year before
- Certain residential property located in a residentially distressed area
- New manufacturing equipment
- New research and development equipment
- New logistical distribution equipment
- New information technology equipment

*"New" means that the owner obtained the property in an "arm's length" transaction and has never used it for any purpose in Indiana prior to installation.

Tax abatement can be done through designating an Economic Revitalization Area, or ERA (IC 6-1.1-12.1-2.5). An ERA is an area that is undesirable for or impossible for normal development and occupancy due to:

- Lack of development;
- Cessation of growth;
- Deterioration of improvements;
- Character of age, occupancy, obsolescence, substandard buildings; or
- Other factors that have impaired values or prevent normal development.

The process to establish an ERA includes identifying the geographic area to be designated as an ERA. The Town Council would then adopt resolution declaring the area to be an Economic Revitalization Area. A public hearing, with proper notification, would be required for this resolution to be adopted. In order for an applicant (business) to receive the tax abatement through an ERA, it would need to:

- Provide a statement of benefits. The Town Council (or Redevelopment Commission if appointed as designating unit) may require this to be filed before designating an area as an ERA. Otherwise, the statement of benefits must be filed with the Town Council (or Redevelopment Commission if appointed as designating unit) before beginning the redevelopment or rehabilitation or before installing the equipment for which the applicant (business) wants to claim a deduction.
- Town Council (or Redevelopment Commission if appointed as designating unit) must approve the statement of benefits and make required statutory findings relating to benefits of the project.
- Redevelopment Commission and Town Council approve if the abatements are located in a TIF District.

Broadband Ready Community

The Indiana Economic Development Corporation (IEDC) can assist in encouraging broadband development throughout Indiana by certifying communities as broadband ready. The Broadband Ready Community certification notifies the telecommunication industry that a community has taken steps to reduce barriers to broadband infrastructure investment. Corydon should apply through the IEDC to become certified as a Broadband Ready Community. Minimum statutory requirements for certification include:

- The appointment of a single point of contact for all matters related to broadband development projects
- The establishment of procedures to allow for the electronic submission of all forms, applications, and documentation required for a broadband development project
- A requirement that all permit applications are approved or denied within 10 business days after they are filed
- An assurance that all inspections related to a broadband project will be completed in a timely and expeditious manner

These procedures must also prohibit the unit from:

- Requiring the designation of a final contractor to complete a broadband project
- Imposing a fee to review an application or to issue a permit on a broadband project
- Imposing a seasonal moratorium on the issuance of permits for a project
- Discriminating among communications service providers

Action Steps:

- ▶ **E-1:** Evaluate the benefits of establishing a Redevelopment Commission.
- ▶ **E2:** Evaluate the benefits of Tax Increment Financing (TIF) in Corydon and consider adoption if beneficial.
- ▶ **E-3:** Evaluate the benefits of tax abatement targeted for larger business and industry
- ▶ **E-4:** Become a Broadband Ready Community under the new state program.

STRATEGY 9-2: Promote small business development with resources such as meeting space or business incubators.

The availability of resources for small businesses or entrepreneurs, promotes the success and growth of business in Corydon. Resources may include available loans or grants, meeting space, business incubators or business centers that offer usable space and other resources (training, networking, marketing, internet access, labs, and other technology) for small businesses or entrepreneurs. A healthy business climate for all business, including small business, can help build a strong and sustainable economy in Corydon that promotes jobs and overall quality of life.

Entrepreneur Center

This program could help entrepreneurs build their business with a growing community of other entrepreneurs. Regardless of whether the entrepreneur has a startup idea, they are a freelancer, or a consultant the program would offer office space, office amenities, and sounding boards to assist them.

Working around other motivated, talented, and people of a similar mindset can bring out the best in each entrepreneur.

An Entrepreneur Center could have:

Space – Having a common space is critical for the program. This space could be provided by a local corporation, chamber, or business owner for the purposes of providing a space for meeting, working and networking. This allows entrepreneurs to connect, collaborate and commercialize their product.

Sponsors – Having sponsors is critical to the success of the entrepreneur center. These sponsors can range for individuals to corporations. All usually see the benefit of nurturing the creative, entrepreneur spirit.

Connectivity – Having access to high speed internet is a critical element needed for the center.

Amenities – these can range from simple to complex depending on what the community wants to invest and promote. Typical amenities include:

- Desk space
- Conference Space
- White board
- Private offices
- Common space
- Technology
- Business services
- Flat Screen
- Close to corporate or business
- Secure space

Examples of successful entrepreneur centers includes:

- Launch Fishers – Fishers, Indiana
- Center Blend – Huntingburg, Indiana
- Fishtank – Columbus, Indiana
- Innovation Park – South Bend, Indiana

Revolving Loan Fund

Rural Business Development Grant (RBDG) is a competitive grant designed to support targeted technical assistance, training and other activities leading to the development or expansion of small and emerging private businesses in rural areas that have fewer than 50 employees and less than \$1 million in gross revenues through the USDA. Programmatic activities are separated into enterprise or opportunity type grant activities.

Rural public entities can apply including, but not limited to:

- Towns
- Communities
- State agencies
- Authorities
- Nonprofit Corporations
- Institutions of Higher Education
- Federally-recognized Tribes
- Rural Cooperatives

Enterprise type grant funds must be used on projects to benefit small and emerging businesses in rural areas as specified in the grant application. Uses may include:

- Training and technical assistance, such as project planning, business counseling/training, market research, feasibility studies, professional/technical reports, or product/service improvements
- Acquisition or development of land, easements, or rights of way; construction, conversion, renovation, of buildings, plants, machinery, equipment, access streets and roads, parking areas, utilities
- Pollution control and abatement
- Capitalization of revolving loan funds including funds that will make loans for start-ups and working capital
- Distance adult learning for job training and advancement
- Rural transportation improvement
- Community economic development
- Technology-based economic development
- Feasibility studies and business plans
- Leadership and entrepreneur training
- Rural business incubators
- Long-term business strategic planning

Opportunity type grant funding must be used for projects in rural areas and they can be used for:

- Community economic development
- Technology-based economic development
- Feasibility studies and business plans
- Leadership and entrepreneur training
- Rural business incubators
- Long-term business strategic planning

Action Steps:

- ▶ **E-5:** Consider the benefits of creating of an entrepreneur center.
- ▶ **E-6:** Determine the feasibility of a revolving loan fund.

STRATEGY 9-3: Attract new retail and dining options.

Tax Abatement (targeted at small business)



Yo Momma's Pizza in downtown Corydon



Kitchen Conversation Bakery downtown

Tax abatement is an important tool to use to encourage economic development, particularly to attract a restaurant. An Economic Development Target Area would allow Corydon to provide tax abatement to local business, such as a restaurant, or for new development. Similar to Economic Revitalization Area in STRATEGY 9-1, eligible property and equipment investments would be eligible for tax abatement under an Economic Development Target Area. To qualify, an area would need to meet one of the following criteria:

1. Area is determined to be undesirable for or impossible for normal development and occupancy due to:
 - Lack of development;
 - Cessation of growth;
 - Deterioration of improvements;
 - Character of age, occupancy, obsolescence, substandard buildings; or
 - Other factors that have impaired values or prevent normal development.
2. Area has been designated as a registered historic district under the:
 - National Historic Preservation Act of 1966; or
 - Jurisdiction of a preservation commission.
3. Area encompasses buildings, structures, sites, or other facilities that are:
 - Listed on the national register of historic places;
 - Listed on the register of Indiana historic sites and historic structures; or
 - Determined to be eligible for listing on the Indiana register by the Indiana state historic preservation officer.

The Town Council may designate an area as an Economic Development Target Area after receiving recommendation from economic redevelopment commission. Additionally, the total area of all Economic Development Target Areas may not exceed 15% of total area of the town.

Riverfront Development District

A means for expanding the number of local restaurants, growing jobs, increasing the tax base, and growing the economy of Corydon is the creation of a riverfront redevelopment district under IC 7.1-3-20-16.1. This provides a means for the community to effectively increase the number of liquor licenses available specifically to facilitate the expansion of the local economy. Corydon can set guidelines for operations, intent and the number of additional licenses.

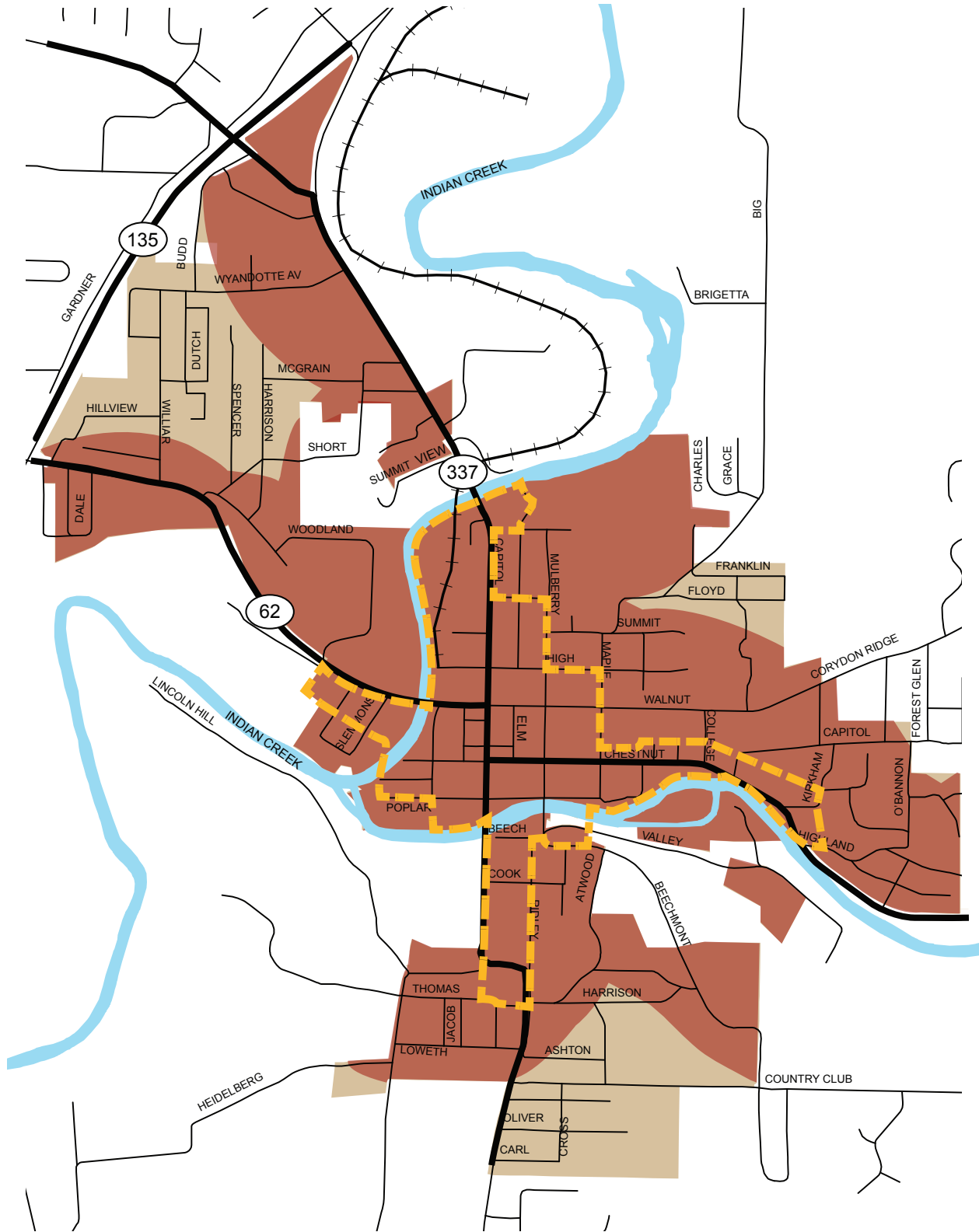
The Riverfront Development District map shows the area that should be considered for this district. According to state statute, additional areas within the town limits could be included (such as the commercial on Capital Avenue from SR 135 to Indian Creek). However, to make a larger impact in downtown Corydon, promote the development of business and infill of vacant or abandoned structures, it is recommended that the district be restricted to the area in and immediately adjacent to downtown rather than allow these uses to locate outside of downtown.

In order to qualify for a permit, an applicant must demonstrate that the municipal riverfront development project area where the permit is to be located meets the following criteria:

- The project boundaries must border on at least one (1) side of a river (i.e.-Indian Creek).
- The proposed permit premises may not be located more than:
 - one thousand five hundred (1,500) feet; or
 - three (3) city blocks; from the river, whichever is greater.

However, if the area adjacent to the river is incapable of being developed because the area is in a floodplain, or for any other reason that prevents the area from being developed, the distances described in clauses (A) and (B) are measured from the city blocks located nearest to the river that are capable of being developed.

- The permit premises are located within:
 - an economic development area, a redevelopment project area, an urban renewal area, or a redevelopment area established under IC 36-7-14, IC 36-7-14.5, or IC 36-7-15.1;
 - an economic development project district under IC 36-7-15.2 or IC 36-7-26; or
 - a community revitalization enhancement district designated under IC 36-7-13-12.1.
- The project must be funded in part with state and city money.
- The boundaries of the municipal riverfront development project must be designated by ordinance or resolution by the legislative body (as defined in IC 36-1-2-9(3) or IC 36-1-2-9(4)) of the city in which the project is located.
 - Notwithstanding subsection (b), the commission may issue a permit for



RIVERFRONT DEVELOPMENT DISTRICT



- Proposed Riverfront Development District
- Potential Area (that could be included)
- Town Boundary



* Permit premises can not be located within 200 feet from facilities owned by a state educational facility or church without a variance from the state.

premises, the location of which does not meet the criteria of subsection (b) (2), if all the following requirements are met:

- All other requirements of this section are satisfied.
- The proposed premise is located not more than:
 - three thousand (3,000) feet; or
 - six (6) blocks; from the river, whichever is greater. However, if the area adjacent to the river is incapable of being developed because the area is in a floodplain, or for any other reason that prevents the area from being developed, the distances described in clauses (A) and (B) are measured from the city blocks located nearest to the river that are capable of being developed.
- The permit applicant satisfies the criteria established by the commission by rule adopted under IC 4-22-2. The criteria established by the commission may require that the proposed premises be located in an area or district set forth in subsection (b)(3).
- The permit premises may not be located less than two hundred (200) feet from facilities owned by a state educational institution.

Synchronizing Business Hours

Another element related to a successful downtown that creates a conducive environment that supports retail and restaurants is synchronized business hours. Community members have stated that it is difficult to go to multiple shops at a time downtown because when some businesses are open, others are closed. The town should work with the business owners to coordinate business hours that help promote shopping traffic downtown. As pedestrian traffic increases downtown, more businesses will want to locate in downtown Corydon, creating a destination.

Action Steps:

- ▶ **E-7:** Evaluate the benefits of tax abatement (targeted at small business) and consider adoption if beneficial.
- ▶ **E-8:** Evaluate the area eligible for inclusion in the Riverfront Development District and consider adoption if beneficial.
- ▶ **E-9:** Work with business owners downtown to coordinate synchronized business hours.

STRATEGY 9-4: Create a website for the town that can host information for residents and businesses.

In today's world an online presence is critical for any community. Not only is it important in order to promote your community as a destination but it is also an important tool to distribute public information and market your community to future businesses. By establishing a website for the town, residents can gather information on regulations, meetings and other activities. Businesses can find information on programs and incentives available, as well as "missing" information regarding the population size, and visitors can learn more about Corydon. A website can also become an important public outreach tool by publicizing the current projects going on in Corydon, relaying important public meeting dates and providing contact information for town departments.

Depending on the funding available, the town has the option to pay to have a website professionally created and up kept on a server, or to partner with the local volunteer or service organization to create a website that would be easily updated for the town's new, events, meeting dates, information, etc.

Action Steps:

- ▶ **E-10:** Create a website for the Town of Corydon.

10

GOAL 10: Preserve the historic features and character of Corydon.

STRATEGY 10-1: Tell Corydon's history through events, attractions and other public relations efforts.

The events, festivals and cultural attractions in a community can provide educational and entertainment options for residents and attract visitors. To distinguish a community from the next, it is important to integrate these activities into the community and use them to showcase the unique features, local history and distinctive culture. Corydon should continue to promote the events that tell the community's history and feature the town's assets.



Example of a festival

In addition to the events and attractions in Corydon, many public relations efforts are currently being completed by groups such as Harrison County Convention & Visitors Bureau and Corydon Main Street. Working with these organizations, Corydon should leverage the community's local attractions to increase visitors, provide entertainment options for residents and attract new citizens.

While programming (such as events) can bring people to Corydon for a specific day or event, attractions such as a museum or cultural center can provide a draw year-round. Currently, Harrison County is developing a museum at the Old County Jail to celebrate the unique history of Corydon and the role the town played in the state's history as the first capital. Other museums could add to the historical nature of the town such as a Southern Indiana Natural History Museum.

Action Steps:

- ▶ **E-11:** Support Main Street's efforts to champion and organize existing and new events and festivals that promote Corydon.
- ▶ **E-12:** Work with Harrison County Convention & Visitors Bureau and Corydon Main Street to continue marketing and public relations efforts.
- ▶ **E-13:** Support Harrison County's efforts to develop a museum.

STRATEGY 10-2: Preserve historic buildings and sites through preservation programs.



Example of Public Art



Kintner House Inn , Corydon, I

The redevelopment of historic and abandoned structures should be focus towards not only preservation of the building, but also reuse of the space. Adaptively reusing old historic buildings preserves the historic character of Corydon while also supporting the utility and function of the building to create a stronger community.

Several historic structures have been identified as historically significant and should be preserved to promote the revitalization and redevelopment of the town. Those structures include:

- Conrad Building (202-206 E. Chestnut St.)
- Stonecipher Building (131-133 E. Chestnut St.)
- Harrison House (Oak St.)
- Former EUB Church Building (S. Capitol)
- Numerous individual one & two story commercial/residential mixed use storefront buildings within the historic district downtown surrounding the Square on Capitol, Beaver, Elm and Chestnut Streets.

The Keller property was also identified as a historical element that should be preserved although no historic elements remain on the property. However, residents want this property to become a complementary anchor that is integrated with the remaining historic fabric as well as the pedestrian trail system and vehicular gateways into the downtown historic district.

The partnership with local organizations, as well as securing grants and other funding is part of the process to successfully preserve historic sites and properties. Currently there are several grants and other incentives for historical preservation that are listed in the action steps.

Partnerships can also promote the preservation of historic buildings and sites, for example the current Bicentennial Façade Improvement Program with Community Foundation. The Harrison County Community Foundation sometimes makes 0% interest loans for approximately 20 years for a program or mission related investment.

Action Steps:

- ▶ **E-14:** Preserve historically significant structures through incentives, grants and partnerships.

STRATEGY 10-3: Provide public art and enhance the wayfinding signage program in Corydon.



Example of Public Art



Example of Public Art

Public art could benefit Corydon by reflecting the historic character and adding intrinsic value to the community. Public art, placed strategically in walkable areas can initiate movement and interest. The town could commission artist to create art installations along a designated pathway to promote the revitalization and economic development of that area.

Wayfinding signage can enhance the image of a corridor and help organize destinations by providing directional information for local facilities, attractions and destinations. A standardized treatment provides a uniform brand and can be implemented with vehicular, pedestrian and information sign panels. This type of signage is a consistent design for a community's signage system that reinforces the local identity.

Currently a basic wayfinding signage exists that directs people to Downtown Corydon. The expansion of the existing signage program should complement and coordinate with the existing efforts and fully highlight the town's assets and tourist attractions. New signs should be flexible to be able to include additional destinations as the town's assets grow. Along with two downtown map signs, new wayfinding signs should be implemented downtown to help orient residents and visitors. New wayfinding signs should be located at:

- Capitol and High (heading south)
- Capitol and Walnut (heading south and east)
- Walnut and Mulberry (heading east)
- High and Maple (heading east and west)
- Chestnut and Maple (heading east)
- Chestnut and Capitol (heading south and west)
- Chestnut and Elm (heading east)
- Chestnut and Mulberry (facing east-west)

Action Steps:

- ▶ **E-15:** Designate a corridor or district for public art and commission artists for specific installations in that area.
- ▶ **E-16:** Expand the existing wayfinding system.

ECONOMIC DEVELOPMENT ACTION STEPS

ACTION STEP E-1: Evaluate the benefits of establishing a Redevelopment Commission.

START:

2016

COMPLETE:

<1 year

Description:

- Evaluate the benefits that a Redevelopment Commission can offer under state law.
- Consider the establishment of the commission if beneficial.

Responsible Parties (Bold) & Partners:

- **Town Council**
- Plan Commission

Funding Sources:

- N/A (Coordination Only) - No costs associated with recommendation

Other Resources:

- Town Staff
- Town Attorney
- Harrison County Economic Development Corporation
- Ed Curtin (CWC Latitudes), David Umpleby (attorney located in Paoli) and Kreig Devault have spoken to similar communities about the benefits of a Redevelopment Commission.

ACTION STEP E-2: Evaluate the benefits of Tax Incremental Financing (TIF) in Corydon and consider adoption if beneficial.



START:
2017-2019

COMPLETE:
<1 year

Description:

- If a redevelopment commission is established, create an economic development plan for the town of Corydon that identifies the potential redevelopment projects and expected uses of the TIF revenues.
- Identify an economic development area and TIF area (allocation area)
- Approve and adopt areas according to Indiana Code

Responsible Parties (Bold) & Partners:

- **Town Council**
- Plan Commission

Funding Sources:

- General Fund

Other Resources:

- Town Staff
- Town Attorney
- Consultant
- Harrison County Economic Development Corporation
- Ed Curtin (CWC Latitudes), David Umpleby (attorney located in Paoli) and Kreig Devault have spoken to similar communities about the benefits of a TIF District.

Planning Level Estimate:

- \$10,000-\$20,000

*all estimates are based on preliminary concepts only. Design and construction costs can vary greatly depending upon the amenities, design enhancements, and materials that are used.



ACTION STEP E-3: Evaluate the benefits of tax abatement (targeted at larger business and industry) and consider adoption if beneficial.

START:
2017-2019

COMPLETE:
<1 year

Description:

- Consider adoption of tax abatement that is targeted for larger businesses and industry.
- If beneficial, establish tax abatements.

Responsible Parties (Bold) & Partners:

- **Town Council**
- Plan Commission

Funding Sources:

- N/A (Coordination Only) - No costs associated with recommendation

Other Resources:

- Town Staff
- Town Attorney
- Harrison County Economic Development Corporation



ACTION STEP E-4: Become a Broadband Ready Community under the new state program.

START:

2017-2019

COMPLETE:

<1 year

Description:

- Appoint a single point of contact
- Establish procedures to allow for electronic submission of all forms, applications, and documents required for a broadband development project

Responsible Parties (Bold) & Partners:

- **Town Council**

Funding Sources:

- N/A (Coordination Only) - No costs associated with recommendation

Other Resources:

- Town Staff
- Town Attorney
- Indiana Economic Development Corporation (IEDC)
- Harrison County Economic Development Corporation

ACTION STEP E-5: Consider the benefits of creating an entrepreneur center.

START:

2026-2035

COMPLETE:

2-5+ years

Description:

- Determine the interest in the creation of an entrepreneur center, identify potential sponsors, identify potential space, and visit other centers to find lessons learned to evaluate if creating an entrepreneur center is feasible in Corydon.

Responsible Parties (Bold) & Partners:

- **Harrison County Chamber of Commerce**
- Town Council

Funding Sources:

- Small Business Administration Funds
- Harrison County Community Foundation
- USDA - Rural Micro-entrepreneur Assistance Program

Other Resources:

- Harrison County Chamber of Commerce Staff
- Town Staff
- Community Action of Southern Indiana (CASI)
- Counselors to a Small Business (SCORE)
- Indiana Small Business Development Center
- Business Ownership Initiative of Indiana (BOI)
- Indiana Small Business Resource Guide
- US Small Business Administration (SBA)
- Current Blend (Dubois County's Entrepreneur Center)
- Harrison County Economic Development Corporation

Planning Level Estimate:

- Implementation:
\$30,000-
\$40,000

*all estimates are based on preliminary concepts only. Design and construction costs can vary greatly depending upon the amenities, design enhancements, and materials that are used.



ACTION STEP E-6: Determine the feasibility of a Revolving Loan Fund.

START:
2020-2025

COMPLETE:
<1 year

Description:

- Determine the feasibility of a Revolving Loan Fund in Corydon.

Responsible Parties (Bold) & Partners:

- **Harrison County Chamber of Commerce**
- Town Council

Funding Resources:

- USDA - Intermediary Relending Program (IRP)
- USDA - Rural Microentrepreneur Assistance Program
- USDA - Rural Business Enterprise Grant
- USDA - Rural Economic Development Grant
- USDA - Rural Business Opportunity Grant

Other Resources:

- Harrison County Chamber of Commerce
- Town Staff
- Harrison County Economic Development Corporation

Planning Level Estimate:

- Implementation:
\$10,000-
\$200,000

*all estimates are based on preliminary concepts only. Design and construction costs can vary greatly depending upon the amenities, design enhancements, and materials that are used.

ACTION STEP E-7: Evaluate the benefits of a tax abatement targeted at small businesses and consider adoption if beneficial.

START:
2017-2019

COMPLETE:
<1 year

Description:

- Consider adoption of an Economic Development Target Area and tax abatement. If they would be beneficial, establish economic development target area and tax abatements that will be available.

Responsible Parties (Bold) & Partners:

- **Town Council**
- Plan Commission

Funding Resources:

- General Fund

Other Resources:

- Town Staff
- Town Attorney
- Consultant
- Harrison County Economic Development Corporation

Planning Level Estimate:

- \$5,000-\$10,000

*all estimates are based on preliminary concepts only. Design and construction costs can vary greatly depending upon the amenities, design enhancements, and materials that are used.



ACTION STEP E-8: Evaluate the area eligible for inclusion in the Riverfront Development District and consider adoption if beneficial.

START:

2017-2019

COMPLETE:

<1 year

Description:

- Evaluate the area eligible for inclusion in the Riverfront Development District and consider adoption if beneficial for Corydon.

Responsible Parties (Bold) & Partners:


- **Town Council**
- Plan Commission

Funding Sources:

- N/A (Coordination Only) - No costs associated with recommendation

Other Resources:

- Town Staff
- Town Attorney
- Harrison County Economic Development Corporation



ACTION STEP E-9: Work with business owners downtown to coordinate synchronized business hours.

START:

2016

COMPLETE:

<1 year

Description:

- Work with business owners downtown to help synchronize hours and promote foot traffic.

Responsible Parties (Bold) & Partners:

- **Corydon Main Street**
- Town Council
- Downtown Merchants Association

Funding Sources:

- N/A (Coordination Only) - No costs associated with recommendation

Other Resources:

- Corydon Main Street Staff
- Town Staff
- Business Owners



ACTION STEP E-10: Create a website for the Town of Corydon.

START:

2017-2019

COMPLETE:

<1 year

Description:

- Create an official town website to host information on upcoming meetings, ordinances, official town news, and related links.

Responsible Parties (Bold) & Partners:

- **Town Council**

Funding Sources:

- Harrison County Community Foundation
- Volunteer (could coordinate with high school technology class, or service organization)

Other Resources:

- Town Staff
- Volunteers/Students

Planning Level Estimate:

- \$0-\$10,000

*all estimates are based on preliminary concepts only. Design and construction costs can vary greatly depending upon the amenities, design enhancements, and materials that are used.



ACTION STEP E-11: Support Main Street's efforts to champion and organize existing and new events and festivals that promote Corydon.

START:
2017-2019

COMPLETE:
2-5+ years

Description:

- Establish a leader to organize existing and new events and festivals that promote Corydon. This could be integrated into an existing committee with Corydon Main Street or the Harrison County Community Foundation.

Responsible Parties (Bold) & Partners:


- **Corydon Main Street**
- Town Council
- Harrison County Chamber of Commerce
- Harrison County Visitor's Bureau

Funding Sources:

- N/A (Coordination Only) - No costs associated with recommendation

Other Resources:

- Corydon Main Street Staff
- Town Staff
- Harrison County Chamber of Commerce Staff



ACTION STEP E-12: Work with Harrison County Convention & Visitors Bureau, Harrison County Chamber of Commerce and Corydon Main Street to continue marketing and public relations efforts.

START:

2017-2019

COMPLETE:

Ongoing

Description:

- Continue marketing and public relation efforts by working with Harrison County Convention & Visitors Bureau, Harrison County Chamber of Commerce and Corydon Main Street.

Responsible Parties (Bold) & Partners:

- **Town Council**
- Harrison County Convention & Visitors Bureau
- Harrison County Chamber of Commerce
- Corydon Main Street
- Plan Commission

Funding Sources:

- N/A (Coordination Only) - No costs associated with recommendation

Other Resources:

- Town Staff
- Harrison County Convention & Visitors Bureau Staff
- Harrison County Chamber of Commerce Staff
- Corydon Main Street Staff



ACTION STEP E-13: Support Harrison County's efforts to develop a museum.

START:

2026-2035

COMPLETE:

<1 year

Description:

- Support the County's efforts to develop a museum or create one focused specifically on Corydon's history.

Responsible Parties (Bold) & Partners:

- **Town Council**
- Historical Society

Funding Sources:

- N/A (Coordination Only) - No costs associated with recommendation

Other Resources:

- Town Staff
- River Hills

ACTION STEP E-14: Preserve historically significant structures through incentives, grants and partnerships.



START:
2017-2019

COMPLETE:
Ongoing

Description:

- Work with Corydon Main Street to incentivize private investment or community investment in historic structure.
- Promote the reuse of abandoned and historic structures.

Responsible Parties (Bold) & Partners:

- **Town Council**
- Plan Commission

Funding Sources:

- Investment Tax Credit
- OCRA: Main Street Revitalization Program (MSRP)
- OCRA: Downtown Enhancement Grant
- OCRA Planning grants
- OCRA Public Facilities Program (PFP)
- OCRA Place-Based Investment Fund
- Endangered Places Grants & Loans (Indiana Landmarks)
- Tax Incremental Financing (TIF) funds
- Harrison County Community Foundation

Other Resources:

- Town Staff
- River Hills
- Consultant
- Developers

Planning Level Estimate:

- Varies, depending on individual need (\$10,000+)

*all estimates are based on preliminary concepts only. Design and construction costs can vary greatly depending upon the amenities, design enhancements, and materials that are used.

ACTION STEP E-15: Designate a corridor or district for public art and commission artists for specific installations in that area.

START:
2017-2019

COMPLETE:
2-5+ years

Description:

Designate a corridor or district in Corydon for public art and commission artists for specific destinations in that area.

Responsible Parties (Bold) & Partners:

- **Corydon Main Street**
- Town Council
- Plan Commission
- Artisan Center

Funding Sources:

- Private Investment
- Harrison County Community Foundation
- National Endowment for the Arts - Our Town

Other Resources:

- Town Staff
- Local Artists
- Artisan Center Staff

Planning Level Estimate:

- Implementation:
\$1,000-\$20,000
(Per Installation)

*all estimates are based on preliminary concepts only. Design and construction costs can vary greatly depending upon the amenities, design enhancements, and materials that are used.



ACTION STEP E-16: Expand the existing wayfinding system.

START:
2017-2019

COMPLETE:
1-2 years

Description:

- Allow new wayfinding signs to be flexible to add additional destination as they are formed.
- Implement new wayfinding signs needed in downtown that are identified by Main Street.
- Implement two downtown map signs as identified by Main Street.

Responsible Parties (Bold) & Partners:

- **Town Council**
- Plan Commission

Funding Sources:

- OCRA - Downtown Enhancement Grants
- National Endowment for the Arts - Our Town Program
- Center for Disease Control (CDC) Healthy Places

Other Resources:

- Town Staff
- River Hills
- Corydon Main Street Staff
- Consultant

Planning Level Estimate:

- \$45,000-
\$150,000

*all estimates are based on preliminary concepts only. Design and construction costs can vary greatly depending upon the amenities, design enhancements, and materials that are used.

CHAPTER TEN IMPLEMENTATION

IN THIS CHAPTER

This chapter focuses on the implementation of the strategies and action steps set forth in the plan.

- Introduction
- Partners for Implementation
- Implementation Action Steps
- Tools, Resources, Programs, & Funding Opportunities



INTRODUCTION

The Corydon Comprehensive Plan documents the current aspirations and needs of the community. This document will provide a long-term vision for the Town of Corydon that will inform the decision makers as the town begins implementation of action steps.

This chapter calls for commitments from numerous public and private organizations. The first and strongest commitment must be from the Plan Commission and Town Council. A strong and unified leadership is needed to reinforce decisions that support his plan, both through policy decisions and financial budgeting. If those charged with implementing the action steps in this chapter are diligent in identifying and removing barriers to success, the opportunity for increasing economic development and quality of life is greater.

PARTNERS FOR IMPLEMENTATION

Forming a foundation of strong partnerships locally, regionally and state-wide with public, private and not-for-profit organizations is important in responding to changing conditions. While this plan seeks to achieve projects today, it also looks at a long-term vision for Corydon. There will always be fiscal realities to recognize as the plan is implemented. As a result of this, key partnerships must be created and nurtured with many agencies and organizations to facilitate the implementation of the various aspects of the plan. This will save money as agencies utilize their expertise and in-house knowledge to improve the community. The Corydon Comprehensive Plan cannot and should not be viewed as a plan implemented solely by the Town of Corydon.

POTENTIAL PARTNERS

- Corydon Main Street
- Harrison County
- Harrison County Tourism
- South Harrison Community School Corporation
- Harrison County Public Library
- Harrison County Community Foundation
- Chamber of Commerce of Harrison County
- YMCA of Harrison County
- Religious facilities

IMPLEMENTATION ACTION STEPS

Each action step is outlined with a table in the corresponding chapter and provides more details, including a description, responsible parties, funding sources, timelines and related goals. The following action steps fall under general implementation of this Comprehensive Plan. These action steps are continuous throughout the planning horizon. The overall timeline that outlines when action steps should be started is located in the executive summary.



ACTION STEP I-1: Quarterly review the comprehensive plan.

START:
2016-2025

COMPLETE:
<1 year

Description:

- Quarterly review the comprehensive plan and update based on unforeseen changes.
- Review progress on action steps, and adjust accordingly.

Responsible Parties (Bold) & Partners:

- **Plan Commission**
- Town Council

Funding Sources:

- N/A (Coordination Only)

Other Resources:

- Town Staff



ACTION STEP I-2: Actively pursue grants and other funding opportunities to implement the Corydon Comprehensive Plan.

START:

2016-2025

COMPLETE:

<1 year

Description:

- Actively pursue grants or other funding opportunities to help the Town implement the comprehensive plan through agencies/organizations or other grants listed in the implementation chapter.
- Pursue DNR grants for parks and recreation related development for the Town.
- Pursue INDOT grants to provide for the transportation needs and improvements for the Town.
- Pursue OCRA grants for planning, facilities and utilities, development, and preservation purposed in Corydon.
- Pursue the Stellar Communities Program to help fund and undertake large-scale community development projects. A Stellar Communities designation also puts small communities on the map for economic development opportunities.

Responsible Parties (Bold) & Partners:

- **Plan Commission**
- Town Council

Funding Sources:

- N/A (Coordination Only)

Other Resources:

- Town Staff

TOOLS, RESOURCES, PROGRAMS, & FUNDING OPPORTUNITIES

A short description of the various tools, resources, programs and funding that have been identified or described in this plan and action steps are included below. This is not an exhaustive list of all tools, programs or funding sources that can be utilized by the town; it is intended to provide further explanation as a starting point for future actions.

TOOLS & RESOURCES

Capital improvement Planning

A Capital Improvement Plan (CIP) is a system of documenting the capital investments that a community plans to make in the short-term, often five years. A CIP identifies projects, timelines, estimated costs, and funding sources and is linked to a community's budgeting process. It is a means of planning ahead for capital improvements and ensuring implementation of specific projects by connecting them more closely to the budgeting process. The city's CIP would include funding needed for any capital improvement the city is planning to invest in, regardless of which city department will be responsible for operating and maintaining a given investment.

Redevelopment Association of Indiana

The Redevelopment Association of Indiana, a part of the Indiana Association of Cities and Towns (IACT), is a membership organization for redevelopment board members and redevelopment staff representing 46 cities, towns and counties. The Redevelopment Association operates under the premise that while there are legally mandated actions and commonly adopted practices, there also is abundant room for local innovation and Indiana ingenuity. One of the association's principal missions is to serve as an informational and educational resource for existing redevelopment commissions and units of government considering the establishment of a redevelopment commission. Redevelopment Association members are available to share their experiences. Additional information can be found at

http://www.citiesandtowns.org/content/affiliated/RAI_DHT.htm.

Redevelopment Association of Indiana Handbook (2006)

This handbook, produced by the association, provides how-to information regarding the establishment of a redevelopment commission, designation of a redevelopment or economic development area, elements of a redevelopment or economic development plan, establishment of an allocation area, project financing, acquisition and disposition of real estate, and the use of tax increment financing and tax abatement. It also includes an inventory of cities, towns, and counties with TIF districts, sample resolutions and other instruments, as well as a roster of association members.

Tax Abatement

Tax abatement is a phase-in of property taxes and is intended to encourage development in areas that would not otherwise develop. Tax abatement is one of the tools widely used by municipal governments to attract new businesses to the community, or to encourage investment in new equipment or facilities that will improve the company while stabilizing the community's economy. Communities may develop procedures for abatement application and policies on the amount and length of the abatement that will be approved and procedures to ensure compliance with the terms of the statement of benefits.

PROGRAMS & FUNDING

American Planning Association – Plan4Health

The American Planning Association and the American Public Health Association (APHA) aims to build local capacity to address population health goals and promote the inclusion of health in non-traditional sectors. The program, supported by the Center for Disease Control (CDC), focuses on areas that include nutrition and physical activity. Nutrition is focused on the accessibility of healthful food in communities and physical activity is focused on improving physical activity and education in schools, adoption of comprehensive approaches to improve community design, and increase physical opportunities in/through workplaces.

Center for Disease (CDC) – Healthy Communities Program

CDC's Healthy Communities Program provides communities with funding, tools, strategies, and training for creating environmental changes to improve people's health. Working with key partners, CDC guides the ever-growing network of communities to implement population-based strategies that reduce the prevalence of chronic disease and achieve health equity. Funding opportunities can be found on www.grants.gov.

Endangered Places Grants & Loans

Indiana Landmarks makes grants and loans help fund the restoration or rescue of jeopardized historic properties. This program is available to non-profit organizations (Main Street Corydon) for professional architectural and engineering feasibility studies and other preservation consulting services, as well as organizational development. They also offer loans to purchase and/or restore historic properties. For more information please visit www.indianalandmarks.com

Indiana Association of Area Agencies on Aging (IAAAA)

IAAAA advocates for quality programs and services for older adults and persons with disabilities on behalf of Indiana's 16 Area Agencies on Aging. This program offers information about resources and service providers, assess needs for service, make referrals to case managers, link to services, monitor consumer satisfaction and adjust services to meeting changing needs. Some subsidies are available based on age, level of disability, income and assets.

Indiana Department of Natural Resources (DNR)

The mission of the Indiana Department of Natural Resources is to protect, enhance, preserve, and wisely use natural, cultural, and recreational resources for the benefit of Indiana's citizens through professional leadership, management, and education.

Residential Historic Rehabilitation Tax Credit (RITC) - Investment Tax Credit Programs

The current credit has been repealed by the Indiana General Assembly for residential properties, but the credit will be available for costs incurred through December 31, 2015. A property must be listed in the Indiana Register of Historic Sites and Structures prior to taking the credit. This credit is 20% of rehabilitation costs for quality work at income-producing properties. The federal government also offers a 20% tax credit.

Land and Water Conservation Fund (LWCF)

LWCF federal grants can be used to protect important natural areas, acquire land for outdoor recreation and develop or renovate public outdoor recreation facilities such as campgrounds, picnic areas, sports/playfields, swimming facilities, boating facilities, fishing facilities, trails, natural areas and passive parks. The minimum grant request is \$5,000 and the maximum request is \$75,000 with a local match requirement.

Low Income Housing Tax Credit – Investment Tax Credit Programs

The federal Low Income Housing Tax Credit can be combined with the Residential Historic Rehabilitation Tax Credit to rehabilitate historic structures that will provide affordable housing. The federal government also provides certain tax incentives for the creation of rural housing.

Recreational Trails Program (RTP)

Under the MAP-21, the Recreational Trails Program (RTP) is continued at the current funding levels under the Transportation Alternatives Program. Funding for RTP is a set-aside from the TAP. However, the governor of each state may opt out of the RTP if it notifies the U.S. Department of Transportation Secretary not later than 30 days prior to apportionments being made for any fiscal year.

Source: American Society of Landscape Architects

Indiana Department of Transportation (INDOT)

INDOT's mission is to plan, build, maintain and operate superior transportation system enhancing safety, mobility and economic growth.

Local Public Agency (LPA) Program

This program is a reimbursement program, meaning the LPA pays for project billings as they incur and then submits an invoice for reimbursement of the federal funding percentage agreed upon for their project. INDOT works proactively to assist Local Public Agencies in addressing capital needs that directly affect the quality of life for residents and the ability of cities and towns to attract and retain businesses.

Transportation Alternatives Funding

The new Transportation Alternatives (TA) program will receive about \$780 million to carry out all TA projects, including SRTS and RTP projects across the country, which represents about a 35% reduction from the current \$1.2 billion spent on these programs. Under the bill, states will sub-allocate 50% of their TA funds to Metropolitan Planning Organizations (MPOs) and local communities to run a grant program to distribute funds for projects. States could use the remaining 50% for TA projects or could spend these dollars on other transportation priorities.

Source: American Society of Landscape Architects

Transportation Alternatives (Formerly Enhancements):

Under MAP-21, the Transportation Enhancements program is renamed Transportation Alternatives Program (TAP), with the current twelve eligible activities categories consolidated into six categories. The bill eliminates the bike/ped safety and education programs, transportation museums, and the acquisition of scenic and historic easements categories.

The six new eligible projects categories:

1. Continue bike/ped facilities and expand the definition of these projects.
2. Establish a category for safe routes for non-drivers, including children, older adults, and individuals with disabilities.
3. Retain conversion of abandoned railroad corridors for trails for pedestrians and bicyclists, or other non-motorized transportation users.
4. Retain the scenic byways category (However, the stand alone National Scenic Byways programs are completely eliminated).
5. Establish a community improvement category that includes:
 - Inventory control of outdoor advertising;
 - Historic preservation and rehabilitation of historic transportation facilities;

- Vegetation management practices in transportation rights-of-way (formerly landscaping and scenic beautification);
- Landscaping and scenic enhancement projects ARE eligible under TAP as part of the construction of any federal-aid highway project, including TAP-funded projects; but
- TAP funds cannot be used for landscaping and scenic enhancement as independent projects;
- Under this vegetation management category, routine maintenance is NOT eligible as TAP activity except under the RTP: and
- Archeological activities related to transportation projects.

6. Retain the environmental mitigation activities category

- To address stormwater management control and water pollution prevention, and wetlands mitigation; and
- To reduce vehicle-caused wildlife mortality

Source: American Society of Landscape Architects

Safe Routes to School (SRTS) Program

Under the bill, the Safe Routes To School (SRTS) program is eliminated as a stand-alone program. However, SRTS projects are eligible for funding under the TAP. As such, SRTS projects are now subject to all TAP requirements, including the same match requirements – 80 percent federal funding, with a 20 percent local match. SRTS coordinators are not required under MAP-21 but are eligible for funding under TAP. Thus, states may decide to retain their SRTS coordinators and use TAP funds to pay for them.

Source: American Society of Landscape Architects

Indiana Housing and Community Development Authority (IHCDA)

The IHCDA is committed to providing assistance for residents by providing housing opportunities, promote self-sufficiency, and strengthen communities.

Blight Elimination Program (BEP)

Through a portion of Indiana's Hardest Hit Funds, the Indiana Housing and Community Development Authority (IHCDA) is appropriated funds in 2014 to communities to demolish blighted and abandoned homes that are beyond repair. This program has not been renewed for 2015, but could be in the future.

Indiana Office of Community and Rural Affairs (OCRA)

OCRA works with local, state and national partners to provide resources and technical assistance to aid communities in shaping their vision for economic development.

Source: www.IN.gov/OCRA

Community Development Block Grant (CDBG)

Planning Grants are funded with Federal Community Development Block Grant (CDBG) dollars from the U.S. Department of Housing and Urban Development (HUD). Through the Indiana Office of Community and Rural Affairs, Indiana requests federal funds to help rural communities with a variety of projects such as sewer and water systems, community centers, health and safety programs, and many others. These funds help communities improve their quality of life and ensure the health and safety of their citizens.

Owner Occupied Rehabilitation Program

The maximum grant is \$12,000 per household and is only offered as funds are available, on an individual need basis, and to either repair/install sewer/septic or water lines/systems where existing lines/systems have failed, for seniors more than 62 years old or disabled persons, or for the removal of environmental hazards. The principal is either forgiven or subtracted from the principal balance in equal and annual amounts for all rehabilitation unit loans.

Comprehensive Site Development Program (CSRP)

OCRA, in cooperation with Indiana Brownfields, utilizes this program to help local units of government address blighted, deteriorated, or abandoned property by providing funds for identification and assessment of properties and to provide funds for clearance/demolition when available.

Main Street Revitalization Program (MSRP)

The Indiana Office of Community and Rural Affairs assists Indiana's rural residents in their endeavors to create successful, sustainable communities and improve local quality of life. MSRP grants are funded with federal Community Development Block Grant (CDBG) dollars from the U.S. Eligible projects typically include downtown infrastructure, streetscape and facades.

Planning Grant

Planning grants offer long-range planning grants for communities such as feasibility studies, preliminary engineering reports (PERs), and assessment for issues such as, land use, economic development, downtown revitalization, comprehensive plans, utilities, parks, economic development and historic preservation.

Public Facilities Program (PFP)

This program's goal is to promote quality of place and spur economic development through community facilities (libraries, museums, community centers, etc.), emergency services (fire stations, fire trucks, and EMS stations) and historic preservation projects.

Stormwater Improvements Program (SIP)

This program aims to reduce flooding, cut stormwater treatment and energy costs, as well as protect Indiana rivers, lakes and vital landscape.

Wastewater and Drinking Water Program

This program helps communities with inadequate water supplies and failing wastewater treatment. Financing is available through this program towards communities who have set long term development priorities for water and sewer infrastructure.

Downtown Enhancement Grants

The Downtown Enhancement Grant program is designed to foster innovative approaches to activities, which support and promote community based planning, pre-development, and research initiatives. The goal of these projects is to improve the quality of life and opportunities for increasing private investment and employment in Indiana Main Street (IMS) communities. The Downtown Enhancement Grant priorities are directed by OCRA's strategic plan and the National Main Street Four Point Approach. Indiana Department of Transportation (INDOT) LPA Grants INDOT works pro-actively to assist Local Public Agencies (LPA) in addressing capital needs. By statute, INDOT shares gas tax revenue distributed out of the state Motor Vehicle Highway Fund (MVHF) and Local Road and Street Fund (LRSF) with local communities. Distributions out of these funds are made by the auditor's office to each local community for use on road and street projects. INDOT also makes available 25 percent of the federal funds apportioned to it under Congressional Highway Authorization Bills. This is a practice carried out by internal policy and is done under no requirement of any state or federal statute. INDOT also handles all of the program administration, contract letting and post-contractual Federal obligations for local communities. This alleviates additional financial burdens for local communities and provides a means for all communities to participate in federal-aid funding.

Hometown Collaboration Initiative (HCI)

This initiative is intended for incorporated communities under the population of 25,000 people or less that want to develop a new generation of local leaders, promote the start-up and growth of small business, or enhance natural assets of the community.

Placed Based Investment Funds

Through the agency collaboration of the Indiana Office of Community and Rural Affairs and the Indiana Office of Tourism Development, Place Based Investment Funds offers a 1:1.5 local match to supports community and economic development projects that promote the quality of life, improve tourism experiences and develop multi-purpose gathering spaces.

Stellar Communities

The Stellar Communities program is a multi-agency partnership designed to fund comprehensive community development projects in Indiana's smaller communities. The Indiana Housing and Community Development Authority, Indiana Office of Community and Rural Affairs, and Indiana Department of Transportation, along with the State Revolving Fund, are participating in this innovative program.

The Stellar Communities program embodies collaborative government partnerships and successfully leverages state and federal funding from multiple agencies to undertake large-scale projects. Through this program, Indiana is doing more with current resources and making a bigger impact in communities, even with a slimmer budget.

Indiana State Department of Health (ISDH) Bicycle and Pedestrian Master Plan Funding

The ISDH Division of Nutrition and Physical Activity (DNPA) invests in partnerships and activities that work towards improving the health of all Indiana residents. The adoption of bicycle and pedestrian master plans by Indiana communities is seen as an effective way to invest in changes to policy and the built environment that support healthy community outcomes. The DNPA is providing matching funds to communities to assist in the preparation of community-wide Bicycle and Pedestrian Master Plans to facilitate more active living in Indiana using grant funds awarded to the ISDH from the Centers for Disease Control and Prevention's (CDC) State Public Health Actions to Prevent and Control Heart Disease, Obesity and Associated Risk Factors and Promote School Health program. Applications for the funding are typically due in January of each year and the program typically funds a minimum of two plans annually. The program is currently funded for five years through 2017.

Federal Emergency Management Agency (FEMA)

FEMA's mission is to support our citizens and first responders to ensure that as a nation we work together to build, sustain and improve our capabilities to prepare for, protect against, respond to, recover from and mitigate all hazards.

Hazard Mitigation Grant Program (HMGP)

The purpose of the HMGP program is to help communities implement hazard mitigation measures following a Presidential major disaster declaration. Hazard mitigation is any action taken to reduce or eliminate long term risk to people and property from natural hazards. The HMPG is authorized under Section 404 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act. The following is a list of governments and organizations that can sponsor an application: States, Territories, Federally-recognized tribes, Local communities, and Private non-profit organizations. States, territories, or federally-recognized tribal governments administer the HMGP program and prioritize projects. Because HMGP funding is limited, they must make difficult decisions as to the most effective use of grant funds. After reviewing project applications to determine if they meet the program's requirements, the states, territories, or federally-recognized tribal governments forward the applications to FEMA for review and approval. FEMA awards the HMGP funds to the Applicant, which disburses those funds to its sub-applicants, generally the local governments. Homeowners may start their projects once notified by their local/ tribal/state government official. Work started prior to FEMA review and approval is ineligible for funding. More information is available at <http://www.fema.gov/hazard-mitigation-grant-program>.

Flood Mitigation Assistance (FMA) Grant Program

The FMA program is authorized by Section 1366 of the National Flood Insurance Act of 1968, as amended (NFIA), 42 U.S.C. 4104c with the goal of reducing or eliminating claims under the National Flood Insurance Program (NFIP). FMA provides funding to states, federally recognized tribes and communities for measures that reduce or eliminate the long-term risk of flood damage to structures insured under the NFIP. FMA funding is available through the NFIF for flood hazard mitigation projects, plan development, and management costs, which is appropriated by Congress annually. Currently FEMA does not have the ability to provide grant funds directly to homeowners or local businesses, so they must apply for FMA funds through their local government. Generally, local communities will sponsor applications on behalf of homeowners and then submit the applications to their State. All FMA grant applications must be submitted to FEMA by a State, U.S. Territory, or federal-recognized tribe. The following is a list of governments and organizations that can sponsor an application: States, Territories, Federally-recognized tribes, Local communities, and Private non-profit organizations.

Sub-applicants submit mitigation planning and project sub-applications

to their state. States, U.S Territories, and Federally-recognized tribal governments prioritize sub-applications to submit to FEMA in a FMA grant application. Because the FMA program is a competitive grant program and FEMA chooses the applications to be funded based on the Applicant's ranking of the project and the eligibility and cost-effectiveness of the project. Funding is limited, therefore difficult decisions must be made to determine the most effective use of grant funds. After reviewing project applications to determine if they meet the program's requirements, the states, territories, or federally-recognized tribal governments forward the applications to their FEMA Region for review and approval. Once the FEMA Region is satisfied with the application it is forwarded to FEMA Headquarters where the final funding decision will be made. Funding is limited and FEMA must make difficult decisions as to the most effective use of grant funds. FEMA awards FMA funds to State, U.S. Territory, and Federal-recognized tribal Applicants, who in-turn provide sub-awards to local government sub-applicants. More information is available at <http://www.fema.gov/flood-mitigation-assistance-grant-program>.

Pre-Disaster Mitigation (PDM) Grant Program

The PDM Program, authorized by Section 203 of the Robert T. Stafford Disaster Relief and Emergency Assistance Act, is designed to assist States, territories, Federally-recognized tribes, and local communities in implementing a sustained pre-disaster natural hazard mitigation program. The goal is to reduce overall risk to the population and structures from future hazard events, while also reducing reliance on Federal funding in future disasters. This program awards planning and project grants and provides opportunities for raising public awareness about reducing future losses before disaster strikes. PDM grants are funded annually by Congressional appropriations and are awarded on a nationally competitive basis. Currently FEMA does not have the ability to provide grant funds directly to homeowners or local businesses, so they must apply for PDM funds through their local government. Generally, local communities will sponsor applications on behalf of homeowners and then submit the applications to their State. All PDM grant applications must be submitted to FEMA by a State, U.S. Territory, or federal-recognized tribe. The following is a list of governments and organizations that can sponsor an application: States, Territories, Federally-recognized tribes, Local communities, and Private non-profit organizations.

Sub-applicants submit mitigation planning and project sub-applications to their state. States, U.S Territories, and Federally-recognized tribal governments prioritize sub-applications to submit to FEMA in a PDM grant application. Because the PDM program is a competitive grant program and FEMA chooses the applications to be funded based on the Applicant's ranking of the project and the eligibility and cost-effectiveness of the project. Funding is limited, therefore difficult decisions must be made to determine the most effective use of grant funds. After reviewing project applications

to determine if they meet the program's requirements, the states, territories, or federally-recognized tribal governments forward the applications to their FEMA Region for review and approval. Once the FEMA Region is satisfied with the application it is forwarded to FEMA Headquarters where the final funding decision will be made. Funding is limited and FEMA must make difficult decisions as to the most effective use of grant funds. FEMA awards PDM funds to State, U.S. Territory, and Federal-recognized tribal Applicants, who in-turn provide sub-awards to local government sub-applicants. More information is available at <http://www.fema.gov/pre-disaster-mitigation-grant-program>.

Repetitive Flood Claims (RFC) Grant Program

The Repetitive Flood Claims (RFC) grant program provides funding to reduce or eliminate the long-term risk of flood damage to structures insured under the National Flood Insurance Program (NFIP) that have had one or more claim payment(s) for flood damages. It was authorized in Section 1323 of the National Flood Insurance Act of 1968, as amended by the Bunning-Bereuter-Blumenauer Flood Insurance Reform Act of 2004 (FIRA 2004). RFC funds may only be used to mitigate structures that are located within a state or community that is participating in the NFIP that cannot meet the requirements of the Flood Mitigation Assistance (FMA) program because they cannot provide the non-federal cost share, or do not have the capacity to manage the activities. The long-term goal of the RFC grant program is to reduce or eliminate the number reoccurring flood insurance claims, through mitigation activities that are in the best interest of the National Flood Insurance Fund (NFIF). The RFC program provides property owners who are not eligible for FMA funds with an opportunity to mitigate future losses to their property. All RFC grants are eligible for up to 100 percent Federal cost assistance in FY 2006. The RFC grants are awarded to Applicants on a nationwide basis without reference to state allocations, quotas, or other formula-based allocations.

In FY 2006, the priority is to fund the acquisition of severe repetitive loss properties, as well as non-residential properties that meet the same claims thresholds as severe repetitive loss properties. As defined by FIRA 2004, in order for a property to meet the SRL designation, it must be insured under the NFIP and have incurred flood losses that resulted in either:

- four or more flood insurance claims payments that each exceeded \$5,000, with at least two of those payments occurring in a 10-year period, and with the total claims paid exceeding \$20,000; or
- two or more flood insurance claims payments that together exceeded the value of the property.

Acquisitions include the demolition or relocation of flood-prone structures and deed restricting the vacant land for open space uses in perpetuity. Awards will be prioritized to those projects that mitigate SRL properties and

to those that create the greatest savings to the NFIF based on a benefit-cost analysis. In FY 2006, grants are only available for acquisition projects; RFC grants will not be awarded for plans or other mitigation projects. A FEMA-approved state/tribal standard or enhanced hazard mitigation plan is required for eligibility; however, a local plan is not required. More information is available at <http://www.fema.gov/repetitive-flood-claims-grant-program-fact-sheet>.

National Endowment for the Arts – Our Town Program

Our Town Program supports creative place-making projects that help transform communities into lively, beautiful, and resilient places with the arts at their core. They offer support in two areas, projects that are focused on representing the distinct character and quality of their communities (Arts Engagement, Cultural Planning, and Design Projects), and projects that provide technical assistance for place-based work (Projects that Build Knowledge about Creative Place-making). For more information visit www.arts.gov/grants-organizations/our-town.

Skills Enhancement Fund

The Skills Enhancement Fund (SEF) provides assistance to businesses to support training and upgrading skills of employees required to support new capital investment. The grant may be provided to reimburse a portion (typically 50%) of eligible training costs over a period of two full calendar years from the commencement of the project.

Smart Growth American Technical Assistance Workshop

This workshop can help communities making smart growth strategies a reality. They teach local leaders about the technical aspects of smart growth development, and provide customized advice on how communities can use smart growth strategies to their advantage. As a national leader in the field, Smart Growth America has extensive experience helping communities plan for smarter growth by providing direct technical assistance. For more information please visit www.smartgrowthamerica.org

United States Department of Agriculture (USDA)

The USDA provides leadership on food, agriculture, natural resources, rural development, nutrition, and related issues based on public policy, the best available science, and effective management. They have a vision to provide economic opportunity through innovation, helping rural America to thrive; to promote agricultural production that better nourishes Americans while also helping feed others through the world; and to preserve our Nation's natural resources through conservation, restored forests, improved watersheds, and healthy private working lands.

Intermediary Relending Program (IRP)

This program provides 1% low-interest loans to local intermediaries that re-lend to businesses and for community development projects in rural communities. The maximum loan available is \$250,000, or 75% of the total cost of the ultimate recipient's project for which the loan is being made.

Rural Business Enterprise Grant (RBEG)

Grants range from \$10,000 to \$500,000 and are used towards the facilitation and development of small and emerging rural businesses, distance learning networks, and employment-related adult education programs.

Rural Business Opportunity Grant (RBOG)

This program promotes economic growth in rural communities through training support and technical assistance for business development and to assist with regional economic development planning. A specific emphasis on funding is the support for a collaborative economic planning and development through regional food systems. The maximum grant is \$100,000.

Rural Economic Development Grant

This is a loan and grant program that provides funding to rural projects through local utility organizations. The loan provides a zero percent interest loans to local utilities, which is then passed to local businesses for projects that will create and retain employment in rural areas. The grant program provides grant funds to establish a revolving loan funding.

Rural Micro-entrepreneur Assistance Program

This program offers microloans for microenterprise start-ups and growth through a Rural Microloan Revolving Fund. Grants are provided for technical assistance and must have a 15% match. Loans up to \$50,000-\$500,000 may be used for establishing a rural microloan revolving fund managed by the Microenterprise Development Organization (MDO).

United States Department of Housing and Urban Development (HUD)

HUD is focused on housing and urban development related to homes for residents of the United States. Topic areas in HUD include homeownership, homelessness, energy efficiency, etc.

HOME Investment Partnership Program (HOME)

The HOME Investment Partnerships Program (HOME) provides formula grants to States and localities that communities use - often in partnership with local nonprofit groups - to fund a wide range of activities including building, buying, and/or rehabilitating affordable housing for rent or homeownership or providing direct rental assistance to low-income people. HOME is the largest Federal block grant to state and local governments designed exclusively to create affordable housing for low-income households

APPENDIX A MODEL & EXAMPLE ORDINANCES

IN THIS CHAPTER

This chapter provides model and examples ordinances for Corydon, Indiana. This information serves as a starting point for drafting new ordinances in Corydon which are outlined in the plan.

- Abandoned Properties Registration
- Broadband Ready Community
- Noise Ordinance
- Property Maintenance Ordinance



INTRODUCTION

During the development of the Corydon Comprehensive Plan ordinances were proposed to help remedy issues identified. Drafts of these proposed ordinances are included in this appendix.

ABANDONED PROPERTY REGISTRATION EXAMPLE (MICHIGAN CITY, INDIANA)

Sec. 22-32. -Purpose.

The purposes of this division are as follows:

- (1) Establishes a program for ongoing identification and registration of buildings which have been vacant for a certain length of time.
- (2) Establishes responsibilities of owners of these vacant buildings; and
- (3) Provides for administration and enforcement of standards related to vacant buildings.

This division should be construed liberally to effect its purposes and intent.

Sec. 22-33. - Definitions.

For purposes of this division, unless the context otherwise requires, the following words and phrases have the meanings set forth below:

Abandoned building means as follows:(1) A structure on a parcel of real property which is vacant for more than 90 days; is the subject of an order issued pursuant to the Indiana Unsafe Building Law, which has been incorporated into this Code, and at which the condition which generated the order has existed for at least 30 days and has not been remedied; or

- (2) Is not maintained in compliance with applicable provisions of the City Code, building codes, or state laws or regulations for a period of at least 30 days.

Owner is a person or legally cognizable entity with an ownership interest in a parcel of real property on which a vacant and abandoned building is located, or has obtained a judgment of foreclosure regarding the property based on a mortgage or land contract, and whose identity and address may be determined from an instrument recorded in the LaPorte County Recorder's Office or filed in the LaPorte County Clerk's Office.

Vacant building means a structure on a parcel of real property which lacks the habitual presence of human beings who have a legal right to be on the premises or at which substantially all lawful business operations or residential occupancy has ceased for a period of at least 30 days. The term "vacant building" shall not include a seasonally occupied residence or a residence owned by an individual actively serving in the military

Sec. 22-34. - Continuing maintenance; mandatory and voluntary registration.

- (a) Upon finding a building vacant and abandoned, the director, or his designee, may issue to the building owner an order for continuing maintenance pursuant to the Unsafe Building Act, IC 36-7-9-1, et seq., as it may be amended from time to time, or pursuant to similar authority granted by state statute, this Code, or other ordinances and regulations.

(b) The owner of a building that is abandoned shall register with the department of code enforcement pursuant to section 22-36

(c) The owner of a building that is vacant but not abandoned, within the meaning of this division, may opt to register the building with the department of code enforcement, so as to notify city officials of the identity and contact information for the property manager and exchange other information pertinent to the condition of the building.

(d) The owner of building that is registered as an abandoned building shall at all times display the registration permit issued to him by the city on the front of the abandoned building in a visible, secure, and weather-proof location on said building. An owner of a building who voluntarily registers their building as vacant with the city shall not be required to post their registration permit on their building.

Sec. 22-35. - Property manager.

(a) The owner of a building which is required to be registered pursuant to this division must appoint a property manager residing within 25 miles from Michigan City limits and provide the department of code enforcement with regular and emergency contact information for property manager. The failure to appoint a property manager or to provide the required information is a separate violation of this division. The property manager may be the owner or an agent of the owner.

(b) An agent acting as the property manager must be at least 21 years of age.

(c) The property manager must be available to government officials by telephone 24 hours a day. The owner's failure to make certain that such a property manager is available and maintains the property is a separate violation of this division.

Sec. 22-36. - Information required with registration.

The owner of a building that is vacant and abandoned shall register the property with the department of code enforcement upon receipt of an order for registration. Registration shall be on a form provided by the department of code enforcement, shall be verified under the penalties for perjury, and shall include the following information:

(1) The street address of the property;

(2) The names, addresses and telephone numbers of all persons or entities which hold an ownership, land contract, mortgage or other lien interest in the property, and all beneficiaries of any land trust which owns the property;

(3) A copy of the most recently executed deed used to transfer title to the property and the most recently prepared sales disclosure form, if available to the owner;

(4) The names and residential and business addresses and telephone numbers of the property manager;

(5) The names and addresses of all persons or entities which hold a lien interest or a substantial property interest in the property;

(6) The names, addresses and telephone numbers of the insurance agent and the carrier providing insurance coverage for the property as required by this division; and

(7) For the director's review and approval, the owner's written plan for maintenance and repair of the property, including the schedule within which the owner anticipates completion of all repairs necessary to bring the property into compliance with this code and all property maintenance codes which schedule shall not exceed 30 days unless it is demonstrated to the director's satisfaction that additional time is necessary to avoid undue hardship to owner due to the quantity of work required. However, an owner's request for additional time must be supported by relevant documentation, including bids or quotes for the work and owner's financial statement and/or federal income tax return. However, the owner's presentation of a plan does not relieve the owner from complying with any orders issued pursuant to the unsafe building law or of any obligation imposed by statute, ordinance or regulation governing the maintenance of the property other than this division. The department's receipt of a plan does not constitute approval of the owner's plan or of any violation of property maintenance standards. The director shall not approve a plan that does not meet all of the requirements of this division and shall issue an amended plan that meets said requirements upon owner's failure to do so as required herein.

The owner is responsible for providing an updated registration form to the department of code enforcement within five business days of any change of ownership or any information provided by the registration. The failure of the owner to provide such updated information within five business days of any change is a violation of this division.

Sec. 22-37. - Standards for maintenance.

(a) At least once each week, the owner of a property required to be registered under this division must ensure that the property is inspected and secured against unlawful entry, and that it is cleaned, vegetation is mowed, and cleared of snow and ice in the walkways. Records of such inspections shall be provided to the department of code enforcement upon request.

(b) The window and door openings of all buildings on the property shall be secured against unlawful entry by the use of locks designed for such use.

(c) In order to protect a building against unlawful entry or vandalism while it is vacant, an owner may secure the windows and doors of the building by the use of boarding. If boarding is used to secure the building, the following standards must be met: Windows shall be framed by two-inch by four-inch boards secured with plywood to the frame by using six seven-inch lag bolts into King studs in all corners and in the center of the vertical boards. The plywood must be 4-ply CDX sheathing or approved equivalent material, no less than one-half inch in thickness and attached by tamper proof screws no less than three inches in length. The screws must be type W for wood and type S for steel, and must be applied to a maximum of eight inches on center.

(d) Boarding of a vacant structure is to be considered a temporary and not long-term method of securing the building. Any boards applied to secure doors and windows for more than 30 days must be surface coated with exterior grade paint matching the exterior of the subject structure so as to reduce the blighting effect on the immediate neighborhood.

Sec. 22-38. - Registration fee.

(a) The owner of any building required to be registered under this division shall pay an annual registration fee to the department of code enforcement upon registration. However, the owner of a building that is vacant but not abandoned within the meaning of this division, who voluntarily registers the building pursuant to section 22-34(c), is not required to pay a registration fee.

(b) If the building is used for or zoned for residential purposes and is a single family residential unit or contains not more than two residential units, the registration fee shall be as set forth in section 50-146

(c) If the building is used or zoned for residential purposes and contains three or more residential units, or if the building is used or zoned for any non-residential purposes, including but not limited to commercial and industrial, the fee shall be as set forth in section 50-147

(d) The purpose of the registration fee is to reimburse the department of code enforcement for the costs of monitoring the property and the additional costs of responding to emergencies and property maintenance requirements for a vacant and abandoned building.

Sec. 22-39. - Liability insurance.

(a) The owner of any property required to be registered by this division must maintain a policy of liability insurance for the building, and must provide to the department of code enforcement the name, address and telephone number of the insurance agent and carrier, along with a copy of the certificate or other proof of insurance coverage. The coverage required shall be not less than \$100,000.00 per occurrence and \$100,000.00 in the aggregate.

(b) The policy of insurance must require the agent or carrier to provide 15 days' advance notice of cancellation to the department of code enforcement.

Sec. 22-40. - Exemptions.

The director may exempt a property from the registration requirements of this division if the property is the subject of an open probate estate or has suffered extensive fire or catastrophic damage within the past 90 days. Any exemption granted shall be for a specific period of time, not to exceed 90 days. However, exemption from the registration requirements shall not constitute approval of any violation of property maintenance standards established by statute or this Code.

Sec. 22-41. - Financial penalties.

(a) A citation shall be issued for the violation of any provision of this division or

for knowingly providing false information or withholding information required to be provided by the registration requirements of this division. Such a citation shall be issued to the owner and property manager, if one has been identified to the city by the owner, and shall impose a fine as set forth in section 50-148

(b) The citations and fines imposed by this division are in addition to other legal and equitable remedies and enforcement actions available to the city, including but not limited to those remedies, enforcement actions, and penalties provided for in section 22-1 of this chapter.

(c) In addition to a fine, the city shall be entitled to recover the costs it incurs to repair or otherwise bring the property into compliance with all legal requirements and in enforcing any provision of this division, including, but not limited to, a reasonable attorney's fee, litigation costs, and costs for inspection and enforcement by city employees and officials.

BROADBAND READY COMMUNITY

Whereas, [the unit] seeks to promote private investment in broadband infrastructure, and Whereas [the unit] seeks to be designated as a Broadband Ready Community pursuant to IC 5-28-28.5, Therefore, [the unit] adopts the following:

An Ordinance For A Broadband Ready Community

Sec. 1. As used in this chapter, "permit" means any local permit, license, certificate, approval, registration, or similar form of approval required by policy, administrative rule, regulation, ordinance, or resolution with respect to a project.

Sec. 2. As used in this chapter, "project" means the construction or deployment of wireline or wireless communications facilities to provide communications services (as defined in IC 8-1-32.5-3) in a unit.

Sec. 3. Notwithstanding any other provision of this [unit's ordinance, regulation, policy or practice], the following shall apply to a project:

The applicable governing body of the unit shall:

- (a) appoint a single point of contact for all matters related to a project'
- (b) establish procedures to allow all forms, applications, and documentation related to a project to be filed or submitted and signed by electronic means;
- (c) review and approve or reject all applications for a permit related to a project within ten (10) business days after an application is filed or submitted;
- (d) assure that after an application is approved pursuant to subsection (a)(3), any inspections, including any additional necessary approvals, related to a project will occur in a timely and expeditious manner.

Sec. 4. [The unit or applicable department of the unit] shall adopt adequate processes and procedures to implement the provisions of Sec. 3. Processes and procedures established hereunder may not do the following:

- (a) Require an applicant to designate a final contractor to complete a project;
- (b) Impose a fee to review an application or issue a permit for a project;
- (c) Impose a seasonal moratorium on the issuance of permits for a project;
- (d) Discriminate among communications service providers or utilities with respect to any action described in this section or otherwise related to a project, including granting access to public rights-of-way, infrastructure and poles, river and bridge crossings, and any other physical assets owned or controlled by [the unit].

NOISE CONTROL EXAMPLE (BLOOMINGTON, INDIANA)

14.09.010 Public policy and purpose.

It is declared to be the public policy of the city to prohibit unreasonable, unnecessary, excessive and offensive noise from all sources subject to its police power. Above certain levels noise is detrimental to the health, welfare, safety, comfort, and repose of the citizenry and in the public interest shall be systematically regulated and proscribed by the city. (Ord. 07-16 § 1, 2007: Ord. 73-45 § 1 (part), 1973).

14.09.020 Definitions.

As used in this chapter unless context clearly requires otherwise:

“Baffle” means a device to deflect, check or regulate the flow or passage of sound.

Classification of areas into residential, school, hospital, church, commercial manufacturing and/or business zones for purposes of this chapter shall be as defined in the then existing city zoning ordinance. For purposes of this chapter hospital, school and church zones shall be considered as residential zones.

“Emergency work” means work made necessary to restore property to a safe condition following a public calamity or work required to protect persons or property from an imminent exposure to danger or work by private or public utilities when restoring utility service.

“Holidays” means the following six days as observed according to Indiana Code 1-1-9-1: New Year’s Day, Memorial Day, Independence Day, Labor Day, Thanksgiving Day and Christmas Day.

“Motor vehicles” means and includes any and all self-propelled vehicles as defined by Indiana Code 9-13-2-105(a).

“Muffler” means any device used upon a motor vehicle whose purpose is the deadening of combustion noises of any engine thereon, or the deadening of any other motor noises, including but not limited to the noise of exhaust gases, or any other mechanical device for the deadening of the noise and intake gases upon a motor vehicle.

“Person” means a person, firm, association, co-partnership, joint venture, corporation, or any entity, public or private in nature.

“Pneumatic hammers,” when used in Section 14.09.040, means pneumatic hammers that are driven by compressors with greater than ten horsepower or that use a hose with a diameter greater than three-eighths of an inch.

“Premises” means a place in which a person has right of legal, private occupancy.

(Ord. 07-16 § 2, 2007; Ord. 97-32 §§ 2, 3, 1997; Ord. 73-45 § 1 (part), 1973).

14.09.030 Noises prohibited.

(a) For purposes of this chapter, unreasonable noise shall mean sound that is of a volume, frequency, or pattern that prevents, disrupts, injures, or endangers the health, safety, welfare, prosperity, comfort or repose of reasonable persons of ordinary sensitivities within the city of Bloomington, given the time of day or environment in which the sound is made.

(b) Except as otherwise provided in this chapter, it shall be unlawful for any person to cause or make any unreasonable noise or to allow any unreasonable noise to be caused or made in or on any real or personal property occupied or controlled by that person.

(c) In addition to the foregoing, the following acts are violations of this chapter:

(1) It shall be a violation of this chapter to operate a motor vehicle with an internal combustion, steam or air motor unless the motor vehicle is equipped with a suitable and efficient muffler or baffle. A muffler or baffle shall be considered suitable and efficient, for purposes of this chapter, when the vehicle does not create unreasonable noise. Except by specific governmental authorization given by the mayor or his or her duly authorized representative, no person while on a public or private highway, street or road shall operate a motor vehicle with the muffler or baffle cut out or removed. No cutout shall be so arranged or connected as to permit its operation or control by the driver of any motor vehicle while in position for driving or by a passenger of any motor vehicle.

(2) Except as used for warning purposes, it shall be a violation of this chapter for any person to use, operate or sound any horn or signaling device on any motor vehicle in any public street or public place in the city for any unreasonable period of time.

(3) It shall be a violation of this chapter to play, use, or operate or allow to be played, used, or operated in any motor vehicle any radio, television, digital media player, loudspeaker, sound amplifier, musical instrument, or any other machine or device for producing or reproducing sound at a volume that is louder than necessary for the convenient hearing of persons who are inside the vehicle within which such device is played, used or operated. Sound that is clearly audible thirty feet or more from the vehicle is prima facie evidence of a violation of this section.

(4) It shall be a violation of this chapter to play, use, operate or allow to be played, used, or operated any radio, television, digital media player, loudspeaker, sound amplifier, musical instrument, or any other machine or device for producing or reproducing sound in such a manner that the sound produced persists continuously or intermittently for a period of at least fifteen minutes and can be heard outside the immediate premises from the location of the emitter by a person with normal hearing. Sound that is clearly audible to a person with normal hearing from any place other than the premises from which the source of the sound is located, when the sound occurs between the hours of nine p.m. and seven a.m., is prima facie evidence of a violation of this section.

(Ord. 07-16 § 5, 2007; Ord. 74-9 §§ 1—3, 1974; Ord. 73-45 § 1 (part), 1973).

14.09.040 Exemptions.

The following uses and activities shall be exempt from the provisions of this chapter:

(a) Nonamplified crowd noises resulting from legal activities, between the hours of six a.m. and ten p.m.;

(b) Construction operations for which building permits have been issued or construction operations for which a permit is not required shall be exempt from the noise control ordinance under the following conditions and with the following exceptions:

(1) Such operations that occur after six a.m. and before ten p.m., except on Sundays and holidays, as defined in Section 14.09.020. However, in recognition of the work necessary to prepare and close a site each day, motor vehicles transporting heavy construction equipment or construction materials to and from construction sites at those times shall be exempt from the time restrictions set forth above.

(2) Because of the loud and unusual sounds, and the ground vibrations associated with pile drivers, steam shovels, pneumatic hammers, and steam or diesel gasoline hoists, the operation of this equipment shall be exempt but only when it occurs between the hours of seven a.m. and eight p.m. or when allowed by special permit.

(3) In order to be exempt, all equipment used in such operations shall be operated with the manufacturer's mufflers and noise reducing equipment in use and in proper operating condition;

(c) Noises of safety signals, warning devices, and emergency pressure relief valves;

(d) Noises resulting from any authorized emergency, fire or police vehicle when responding to an emergency call, acting in time of emergency or in connection with official police or fire department business;

(e) Noises resulting from emergency work as defined in Section 14.09.020

(f) Noises made by churches using bells as part of their religious observance and by persons having obtained a permit to use the streets;

(g) Any aircraft operated in conformity with, or pursuant to, federal law, federal air regulations, and air traffic control and instructions and pursuant to and within the duly adopted federal air regulations. Any aircraft operating under technical difficulties in any kind of distress, under emergency orders of air traffic control or being operated pursuant to and subsequent to the declaration of an emergency under federal air regulations is also exempt;

(h) All noises resulting from normal operations of railroad trains are exempt as provided by state or federal law;

(i) Noises resulting from burglar alarms and other warning devices when properly installed, providing the cause for such alarm or warning device sound is investigated and turned off within a reasonable period of time;

(j) Noises resulting from rubbish collection utilizing any mechanical equipment between the hours of five a.m. and ten p.m. only;

(k) Noises associated with equipment or animals lawfully utilized by persons with disabilities to accommodate their disability;

(l) Noises associated with legal consumer fireworks used during the times Indiana Code prohibits regulation by municipalities, which are as follows:

(1) Between the hours of five p.m. and two hours after sunset on June 29th, June 30th, July 1st, July 2nd, July 3rd, July 5th, July 6th, July 7th, July 8th, and July 9th,

(2) Between the hours of ten a.m. and twelve midnight on July 4th, and

(3) Between the hours of ten a.m. on December 31st and one a.m. on January 1st;

(m) Any other noise resulting from activities of a temporary duration permitted by law and for which a permit has been granted by the city of Bloomington in accordance with Section 14.09.050. Regulation of noises emanating from operations under permit shall be according to the conditions and limits stated on the permit and contained in Section 14.09.050

(Ord. 07-16 § 6, 2007; Ord. 97-32 § 1, 1997; Ord. 73-45 § 1 (part), 1973).

14.09.050 Special permits.

Applications for a permit for relief from the regulations contained in this chapter shall be made in writing to the mayor or his or her duly authorized representative. Any permit granted by the mayor or duly authorized representative must be in writing and shall contain all conditions upon which said permit shall be effective. The mayor, or duly authorized representative may prescribe any reasonable conditions or requirements he or she deems necessary to minimize adverse effects upon the community or the surrounding neighborhood.

(Ord. 07-16 § 7, 2007; Ord. 93-50 § 3, 1993; Ord. 75-43 § 1, 1975).

14.09.060 Enforcement.

(a) This chapter shall be enforced by the mayor, or his or her duly authorized representative, the Bloomington police department and/or civil servants, appointed with the approval of the common council.

(b) Each person charged with enforcement of this chapter shall have the power and authority to issue all orders and give notice of violations as are designated under this chapter. Such person, or persons, shall keep complete and accurate records. Nonpolice officers, who seek to enforce the provisions of this chapter, may not stop moving vehicles.

(Ord. 07-16 § 9, 2007; Ord. 74-9 § 5, 1974; Ord. 73-45 § 1 (part), 1973).

14.09.070 Violations, penalties and appeals.

(a) Any person charged with violating the provisions of this chapter may, in the discretion of the enforcement officer, be issued an official warning. If an official warning is issued it shall be considered as affording the violator one opportunity to comply with this chapter's provisions.

(b) Any person violating any of the provisions of this chapter, shall, upon a written finding of violation signed by the enforcement officer, be subject to an initial penalty of fifty dollars. Each day such violation is committed or permitted to continue shall constitute a separate offense. A second violation in any twelve-month period is subject to a fine or penalty of one hundred dollars and subsequent violations within a twelve month period are subject to a fine or penalty of five hundred dollars.

(c) Upon written findings of a violation by the same person for the same offense three times within a consecutive twelve-month period, when such noise is created by the same noise emitter or same type of noise emitter, the noise creating device may be ordered by the enforcement officer to cease being used or operated until it can be brought into compliance with this chapter.

(d) Any person issued a written notice of violation of this chapter shall pay the total amount of the penalty to the city of Bloomington within seven days of such notice, unless such notice is appealed in conformity with subsection (e) of this section.

(e) All appeals from written finding of the enforcement officer must be taken, within seven days, to the board of public works.

(f) All appeals from written findings of the board of public works shall be made to courts of competent jurisdiction within seven days.

(g) Upon failure to appeal an adverse finding or failure to comply with a written order or assessed penalty, the city legal department shall be empowered to take all appropriate action necessary to enforce the written findings of the enforcement officer or of the board of public works

PROPERTY MAINTENANCE ORDINANCE EXAMPLE (SPENCER COUNTY INDIANA)

WHEREAS, the Board of Commissioners of Spencer County, State of Indiana, desire to provide for the public health and safety of the citizens of Spencer County by reducing the trash, junk, weeds and storage of junk vehicles within Spencer County.

NOW, THEREFORE, be it Ordained and Enacted by the Board of Commissioners of Spencer County, State of Indiana, as follows:

TITLE: This Ordinance and all Ordinances supplemental or amendatory hereto shall be known as The Property Maintenance Ordinance and may be cited as such and will be referred to herein as “this Ordinance.”

PURPOSE: The purpose of this Ordinance is to provide minimum standards for the prevention and suppression of disease and health risks associated with the accumulation of trash, junk, weeds, and vehicles.

AUTHORITY: The following shall be authorized enforcement agents in the enforcement of this ordinance within the unincorporated areas of Spencer County, Indiana: Law Enforcement Officials serving in Spencer County, Health Department, Plan Commission, Solid Waste Management District and their representatives/ agents are hereby authorized to investigate violations and to perform all actions necessary for the enforcement and administration of this ordinance and will be referred to as “Enforcement Agents”

Section 1 DEFINITIONS

1.00 Definitions For the purpose of this ordinance, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

1.0 “Abandoned Vehicle” means the following:

(a) Any vehicle that has remained on private property without the consent of the owner or person in control of that property for more than forty-eight (48) hours.

(b) A vehicle that is mechanically inoperable, and left on private property continuously in a location visible from public property for more than twenty (20) days.

1.1 “Accumulate” as pertains to junk and trash means any one of the following:
1) Improperly collecting junk and trash in an inappropriate storage container; or
2) collecting junk and trash in an accumulation greater than three (3) cubic yards.

1.2 “Compost”- the product produced by the process of composting vegetative matter and other types of organic material.

1.3 “Composting”- the biological treatment process by which microorganisms decompose the organic components of vegetative matter and other types of

organic material under controlled conditions to produce a usable product.

1.4 “County”- the County of Spencer, State of Indiana.

1.5 “Hearing Authority”- shall be the Spencer County Commissioners or any person(s) designated as such by the Commissioners under authority of I.C. 36-7-9-2

1.6 “Highway or Road”- shall mean that portion of the State or County public highway or road system so designated on the General Highway and Transportation Map as amended, which are kept by the Indiana Department of Transportation and the Spencer County Highway Department.

1.7 “Junk”- refers to combustible and non-combustible waste materials; the term shall include paper; rags; tin; metals; residue from burning; household goods including, but not limited to, mattress, furniture, major appliances, clothing and other household items not intended for exposure to rain and other inclement weather.

1.8 “Junk Vehicle” – vehicles that are inoperable or incapable of movement by their own locomotion or power, or vehicles without a valid current state registration and license plate.

1.9 “Person” means any person, firm, partnership, association, corporation, company or organization of any kind.

1.10 “Residential Zone” means the zone used for single family or multi-family dwellings per Spencer County Zoning Ordinance.

1.11 “Second Violation”- a violation that is committed by a person within two (2) calendar years of a previous violation.

1.12 “Sheriff” means the duly elected Sheriff of Spencer County or a duly appointed Deputy Sheriff of the Spencer County Sheriff’s Department.

1.13 “Standard Container”- Sturdy, tied plastic bags; durable metal, plastic, or similarly constructed container designed for the storage of garbage. Food scraps and other household trash that attracts animals and/or rodents must be placed in a vermin-proof and waterproof container with a tight fitting lid.

1.14 “Trash”- the animal or vegetable waste resulting from the handling, preparation, cooking and consumption of food.

1.15 “Visible” - shall mean capable of being seen by a person of normal visual activity using the State Highway, County Road or his/her own real property.

1.16 “Weeds”- refers to any growth of vegetation, other than trees, bushes, shrubs, ornamental plants, or agricultural plants cultivated in an orderly manner for the purpose of producing food and/or feed.

Section 2 TRASH and JUNK

2.00 Trash and Junk.

2.1 No person shall permit the accumulation of trash and/or junk -

(a) In a Residential Zone(s) per the Spencer County Zoning Ordinance; or

(b) Within 100 feet of any single-family residence; or

(c) Where such material is visible from any public road or right-of-way.

2.2 It shall be a violation of this Ordinance for the owner, or anyone having a substantial property interest in real property, including open or vacant property, within Spencer County to deposit or allow to remain on that real property any trash or junk, as defined above, which items might provide food or harborage for insects, rodents, pests, or pose a fire safety hazard.

2.3 No person shall permit junk or trash to be situated on his or her property so that the material can be carried, by wind, to any highway, rightof-way, easement, or upon the property of any other person.

2.4 Nothing in this Ordinance shall be deemed to apply to County owned or operated recycling, or salvage operations, or any other operation that is in compliance with the Spencer County Zoning Ordinance.

2.5 Nothing in the Ordinance shall be deemed to apply to compost and composting.

2.6 Nothing in the Ordinance shall be deemed to apply to the use of standard containers or dumpsters for the temporary containment of trash or junk awaiting disposal. Trash that attracts animals or rodents must be placed in a vermin-proof and waterproof container with a tight fitting lid. Such containers shall be constructed, handled, and placed in a way that will not promote a safety or health issue.

Section 3 WEEDS

3.00 Weeds

3.1 No person shall permit the growth of grass or weeds in excess of eighteen (18) inches in height:

(a) In a Residential Zone(s) per the Spencer County Zoning Ordinance; or

(b) Within 100 feet of any single-family residence.

3.2 Nothing in the Ordinance shall be deemed to apply to agricultural plants or crops, such as hay and pasture.

Section 4 ABANDONED AND JUNK VEHICLES

4.00 Abandoned and Junk Vehicles.

4.1 It shall be unlawful for any person to keep, park or store any junk or abandoned vehicle(s) or parts thereof, on public or private property, if such vehicle(s), or parts thereof, are not kept in a garage or other enclosure.

4.2 A vehicle shall not be considered an abandoned or junk vehicle if it is stored in a garage or other building or within a fenced area which blocks the vehicle from being visible.

4.3 A garage or other building does not include a tarp, plastic sheeting or any other similar material or impermanent means that are used to cover a motor vehicle. A garage or other building as contemplated in this section is given its ordinary meaning

4.4 Nothing contained in this Ordinance shall be construed to apply to farm machinery.

4.5 Nothing contained in this Ordinance shall be construed to apply to vehicle(s) located within areas that are properly zoned, as defined in the Spencer County Zoning Ordinance, in which vehicles or parts of vehicles are kept, stored or parked as an incident to conducting business.

4.6 Nothing contained in this Ordinance shall be construed to apply to vehicle(s) screened by natural objects, plantings, fences or other appropriate means so as not to be visible.

Section 5 INVESTIGATION

5.00 Investigation.

5.1 It shall be the duty of the Authorized Enforcement Agent(s) to evaluate a report or complaint of a violation of this ordinance for proper enforcement procedures.

5.2 Authorized Enforcement Agent(s) shall provide an "Inspection Report" to the Solid Waste Management District and, if feasible, to the property owner.

Section 6 VIOLATIONS

6:00 Violations

6.1 Trash and Junk

6.10 In cases of actions violating Section 2.00 of this Ordinance a "Notice of Violation" shall be issued by the Spencer County Solid Waste Management District requiring the violator to remove and properly dispose of the trash and/or junk from the premises within fifteen (15) days from the date of the notice.

6.2 Weeds

6.20 In cases of actions violating Section 3.00 of this Ordinance a “Notice of Violation” shall be issued by the Spencer County Solid Waste Management District requiring the violator to cut and/or remove the accumulation of weeds from the premises within seven (7) days from the date of the notice.

6.3 Abandoned and Junk Vehicles

6.30 In cases of actions violating Section 4.00 of this Ordinance a “Notice of Violation” shall be issued by the Spencer County Solid Waste Management District requiring the violator to remove the abandoned and/or junk vehicle(s) from the premises within fifteen (15) days from the date of the notice.

Section 7 NOTICE OF VIOLATION

7.00 Notice of Violation

7.1 Any person found to be in violation of any provision of this Ordinance shall receive a “Notice of Violation” and a letter requesting the violator contact the Solid Waste Management District within five (5) business days from the date of the “Notice of Violation”.

7.2 If the recipient of the “Notice of Violation” does not correct the violation, a Second “Notice of Violation” shall be served either in person or by certified/registered mail.

7.3 The Solid Waste Management District (SWMD) shall be responsible for issuing the “Notice of Violation”.

7.4 The “Notice of Violation” shall state:

- (a)** The date and location of the violation.
- (b)** The nature of the violation.
- (c)** The time period for correcting the violation.
- (d)** The fine and fines for subsequent violation(s).
- (e)** The procedures if the violation is not corrected in the time specified on the “Notice of Violation”.
- (f)** The name, address and telephone number of the person to contact regarding the correction of the violation.
- (g)** The date, time and location for the hearing before the Hearing Authority to present evidence and arguments as to why the “Notice of Violation” was issued in error.

Section 8 HEARING

8.00 Hearing Authority

8.1 Per the “Notice of Violation”, if the recipient of the “Notice of Violation” believes he or she has received the notice in error, the recipient is entitled to appear at the Hearing before the Property Maintenance Hearing Authority to present evidence and arguments as to why the “Notice of Violation” was issued in error.

8.2 The Hearing Authority can affirm, modify or rescind the “Notice of Violation”.

8.3 If the recipient of the “Notice of Violation” does not appear at the Hearing or does not comply with the “Notice of Violation” the Spencer County Commissioners may order that the violation be corrected.

8.4 If the “Notice of Violation” is affirmed or modified by the Hearing Authority, the recipient has the right, pursuant to I.C.36-7-9-8 , to appeal the Hearing Authority’s decision by filing a verified complaint, including the findings of fact and the action taken by the Hearing Authority with the Spencer County Circuit Court within 10 days after the date when the action was taken.

8.5 The Hearing Authority will issue a report, with all supporting evidence, to the Spencer County Commissioners.

Section 9 PENALTIES, FINES AND REMEDIES

9:00 Penalties, Fines and Remedies

9.1 Penalties and fines.

9.10 Upon the failure or refusal of an owner, occupant, agent or person in possession of the premises (who was the recipient(s) of the “Notice of Violation”) to correct the violation as stated in the “Notice of Violation”, he and/or she shall be subject to a \$ 100.00 fine for a first violation. For the second violation and subsequent violation(s) that are committed by a person within two (2) calendar years of a previous violation, he and/or she shall be subject to a \$200.00 fine.

9.11 The Spencer County Commissioners may authorize the removal of the trash, junk or weeds as listed in the “Notice of Violation”. The removal of trash, junk, or weeds can be performed either by the County’s own workers and equipment or by a contractor hired by the Commissioners for this purpose. Compliance with abandoned and/or junk vehicle violations will be handled by the Spencer County Sheriff’s Department.

9.12 The Spencer County Auditor’s Office shall issue an invoice to the owner(s) of the property for the total costs incurred by the County to bring the property into compliance with this ordinance plus any fines that have not been paid. Payment is due no later than 30 days following the date of the invoice.

9.13 If the fine and the costs incurred by the County are not paid when due, they may be added to the property taxes and/or be a lien against the property.

9.2 Remedies

9.20 The Spencer County Commissioners may bring actions in the Circuit Court of Spencer County for mandatory or injunctive relief for the enforcement of, and to secure compliance with, any order or orders to otherwise provide for the enforcement of this Ordinance.

9.21 Any such action for mandatory or injunctive relief may be joined with an action to recover the penalties, costs and expenses provided in this Ordinance. In the event any legal action is necessary to enforce this Ordinance, the County may seek recovery of costs and expenses reasonably incurred to enforce the provisions of this Ordinance including, but not limited to, reasonable attorney's fees.

Section 10 ENFORCEMENT BY OTHER MEANS.

10.00 Enforcement by Other Means.

10.1 The County may enforce this Ordinance through any other means provided by law, including but not limited to IC 36-1-6, the Enforcement of Ordinances.

Section 11 SPENCER COUNTY PROPERTY MAINTENANCE FUND

11.00 Spencer County Property Maintenance Fund.

11.1 The Spencer County Commissioners shall establish in its operating budget a fund designated as the "Property Maintenance Fund". Any balances remaining at the end of the calendar year shall be carried over in the fund for the following year and does not revert to the general fund.

11.2 All fines, penalties, and clean-up costs paid pursuant to this Ordinance shall be deposited into the Spencer County "Property Maintenance Fund", which shall be administered under the direction of the Spencer County Commissioners.

11.3 The funds deposited into the Spencer County "Property Maintenance Fund" shall be used for the following purposes:

- (a)** The removal and clean up of trash, junk, weeds, abandoned and/or junk vehicles that the Commissioners have found to be in violation of the ordinance.
- (b)** Court fees, costs and expenses reasonably incurred to enforce this Ordinance.
- (c)** Educational materials to inform residents of, and the publicizing of, the Property Maintenance Ordinance.
- (d)** Other expenditures as deemed appropriate by the Spencer County Commissioners.

Section 12 SEVERABILITY

12.00 Severability

12.1 Should any section, paragraph, sentence, clause, or phrase of this Ordinance be declared unconstitutional or invalid for any reason, the remainder of said Ordinance shall not be affected thereby and shall remain in full force and effect.

Section 13 REPEAL AND DATE OF EFFECT

13.00 Repeal and Date of Effect

13.1 All ordinances and parts of ordinances in conflict with this Ordinance are hereby repealed, and this Ordinance shall be in full force and effect immediately upon this adoption and its publication as provided by law.



