

# TOWN OF CORYDON

## Comprehensive Plan

CELEBRATING OUR ASSETS



BUILDING QUALITY PLACES



EXPANDING OUR OFFERINGS



**TOWN OF CORDON**  
**RESOLUTION 2023 - 03**

**A RESOLUTION ADOPTING THE 2023 COMPREHENSIVE PLAN**

WHEREAS, the Town Council of the Town of Corydon, Indiana desires to updates its long-range planning for the future of the Town; and

WHEREAS, the Town Council authorized revisions to previous versions of the Town's comprehensive plan; and

WHEREAS, the Council established an open and community focused process to develop the updated plan that included a public hearing to provide information and hear community comments regarding the development of a new comprehensive plan; and

WHEREAS, the community participated in the crafting of the plan through the public hearing and meetings; and

WHEREAS, the 2023 Town of Corydon comprehensive plan includes the vision and framework for implementation of the Town's goals and objectives; and

WHEREAS, the 2023 comprehensive plan comes to the Town Council with a favorable recommendation from the Town of Corydon Planning Commission.

NOW, THEREFORE, BE IT RESOLVED, by the Town Council of the Town of Corydon that the Council hereby adopts the Town of Corydon 2023 Comprehensive Plan as recommended by the Town of Corydon Planning Commission.

SO RESOLVED this 5<sup>th</sup> day of September 2023.

**TOWN OF CORYDON TOWN COUNCIL**

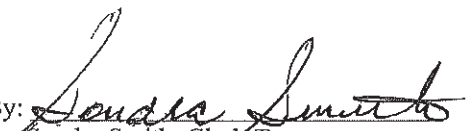
  
Lester Rhoads, Council President

Paul Hamann, Council Vice President

  
Hope Schneider, Council Member

  
Harlan Fisher, Council Member

  
Doug Castetter, Council Member

Attested By:   
Sondra Smith, Clerk Treasurer

# Acknowledgments

## CORYDON TOWN COUNCIL

Doug Castetter

Harlan Fisher

Paul Hamann

Lester Rhoads

Hope Schneider

## SPECIAL THANKS

To the Corydon community members that participated in the community engagement efforts.

## PLAN ADOPTION

The Corydon Plan Commission facilitated a public hearing and gave a favorable recommendation on the adoption of this plan on August 29, 2023. Following the public hearing, the Corydon Town Council approved this plan on September 5, 2023. (Resolution 2023-3)

FUNDED BY:



PREPARED BY:



*My favorite things about Corydon are the educational opportunities, proximity to major metropolitan area, and our quaint downtown with access to “big city” accommodations.*

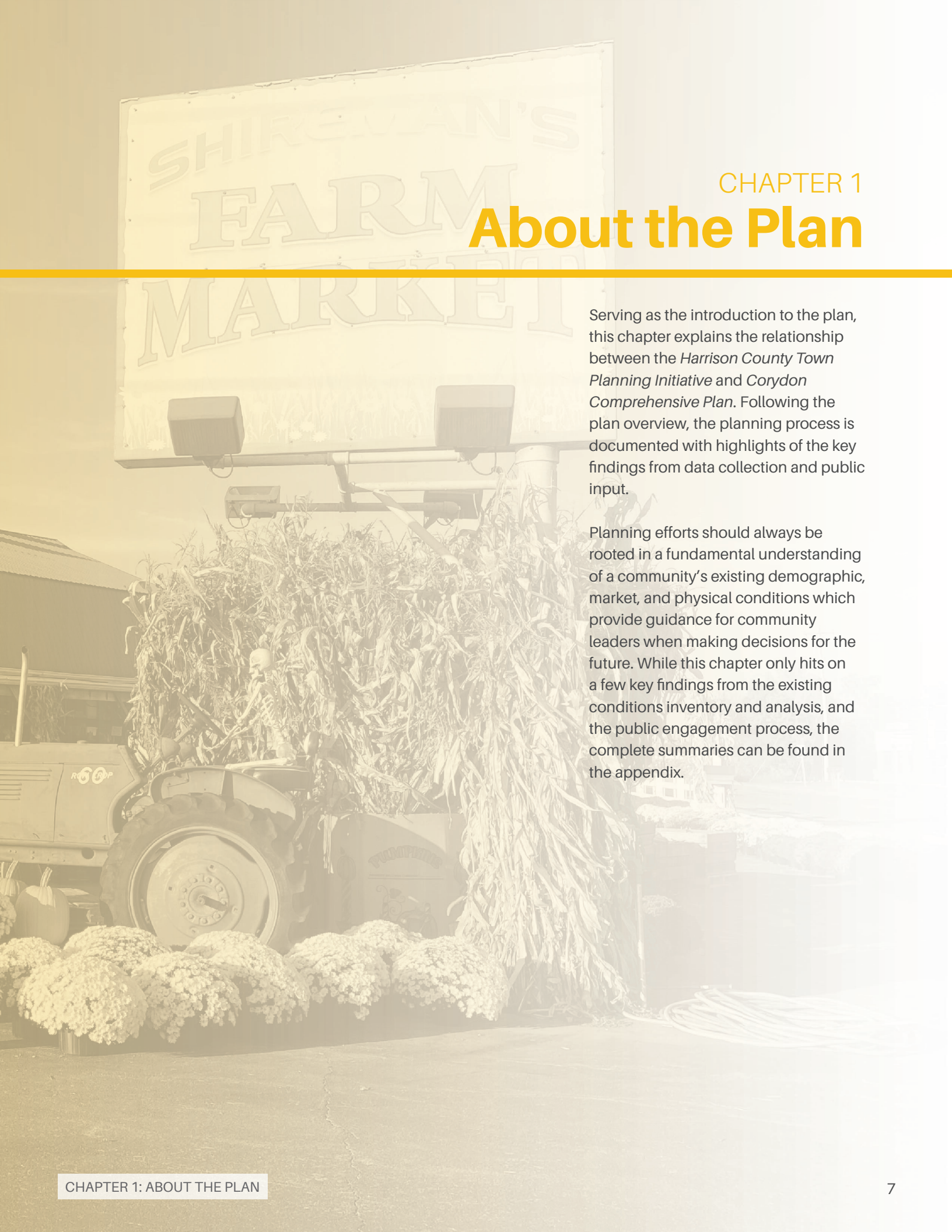
*- Community Survey Participant*

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## CHAPTER 1

# About the Plan

Serving as the introduction to the plan, this chapter explains the relationship between the *Harrison County Town Planning Initiative* and *Corydon Comprehensive Plan*. Following the plan overview, the planning process is documented with highlights of the key findings from data collection and public input.

Planning efforts should always be rooted in a fundamental understanding of a community's existing demographic, market, and physical conditions which provide guidance for community leaders when making decisions for the future. While this chapter only hits on a few key findings from the existing conditions inventory and analysis, and the public engagement process, the complete summaries can be found in the appendix.

# PLAN OVERVIEW

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*The Harrison County Town Planning Initiative, funded by both HCCF and Lilly Endowment Inc.'s Giving Indiana Funds for Tomorrow (GIFT) VII Implementation Grant, assisted each of the county's ten incorporated towns to complete a Comprehensive Plan and an Asset Management Plan, as required by the Indiana Department of Transportation (INDOT).*

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## **What is the Harrison County Town Planning Initiative?**

Planning for the future often begins as a grassroots effort within a community - meaning the issues that need to be solved and the big ideas for the future MUST come from the people, workers, and businesses of the town. Individuals and groups working together provide a base for the policies and development-related decisions, helping identify the projects and programs needed to help achieve the vision and goals for the future.

The *Harrison County Town Planning Initiative* was first introduced in the *2020 Harrison County Community Leadership Planning Initiative*, a plan that brought together the multiple governmental bodies, non-profits, and community organizations within Harrison County to provide a strategic and aligned direction related to the quality of life for those living and working in Harrison County. In response to this plan, the Harrison County Community Foundation (HCCF) recognized the importance and impact of providing the resources to each town for them to dream big and solve community issues. This initiative, funded by both HCCF and Lilly Endowment Inc.'s Giving Indiana Funds for Tomorrow (GIFT) VII Implementation Grant, provided assistance to the county's ten incorporated towns to complete a comprehensive plan and an asset management plan to provide a foundation for each community to make the positive changes they felt were most critical to the town's future.

The *Corydon Comprehensive Plan* encourages balance redevelopment efforts and business growth with the preservation of historical assets and small-town character. A comprehensive plan works to identify a community's goals and aspirations for the future based on community needs, data-driven trends, and public perceptions. At the end of the process, the plan should be used to guide decisions related to growth and development and also help prioritize projects and programs identified for the short, mid, and long-term.



## PLANNING PROCESS

The development of this comprehensive plan was guided by the ideas and feedback shared by the community. The *Corydon Comprehensive Plan* took place over ten months, starting in July 2022 and ending in June 2023. The process consisted of three key phases:

### PHASE 1: EXISTING CONDITIONS (JULY 2022 - OCTOBER 2022)

The beginning phase consisted of data collection and analysis in addition to identifying the community's major assets and challenges through existing demographics and socio-economic conditions, mapping analysis, and the first public engagement event. This phase acted as the starting point for defining the big ideas for the future and big issues to solve.

**Public Engagement Round 1** - The project team hosted the first public engagement opportunity for the Town of Corydon on July 29 at the Corydon Farmers Market. Over 50 people stopped by the booth at the farmers market to help the project team identify opportunities, challenges, and big ideas for the future. For individuals that weren't able to make it to the farmers market, an online survey was available.

### PHASE 2: STRATEGIC PLANNING (NOVEMBER 2022 - FEBRUARY 2023)

The second phase included the development of strategies, including crafting and refining the vision statement, goals, and big ideas, as well as using previous analysis and public input to develop the draft plan. This phase included a public engagement event allowing participants to review and provide feedback on the plan's draft plan content.

**Public Engagement Round 2** - On Thursday, November 17th the project team facilitated a work session with select individuals from the community to review the vision, goals, and big ideas for the future. The work session was held from 12:00 - 1:30pm at Town Hall. There were 11 people in attendance. The meeting agenda included an overview of the Harrison County Town Planning Initiative, highlights from the last public engagement opportunity, and then a discussion around the draft goals and big ideas.

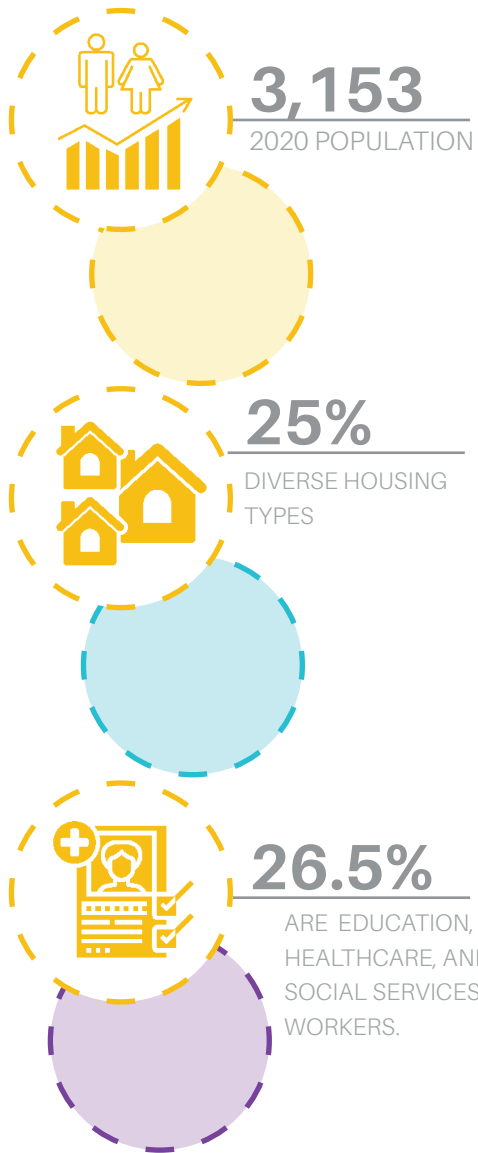
### PHASE 3: IMPLEMENTATION STRATEGIES (MARCH 2023 - JUNE 2023)

The final phase of the planning process focused primarily on implementation, including finalizing the prioritization of strategies and identifying supporting action steps for completing each strategy. This phase also included the final public engagement event, the public release of the draft plan, and the adoption process for the comprehensive plan.

**Public Engagement Round 3** - The project team facilitated a public open house on March 21, 2023 at town hall to review the ten catalyst initiatives. Participants were invited to review the draft material and provide input using post-it notes and dot stickers. There were 15 people in attendance. For individuals that weren't able to make it to the open house, an online survey was available.

## WHERE WE ARE TODAY?

# DATA-DRIVEN OPPORTUNITIES AND CHALLENGES



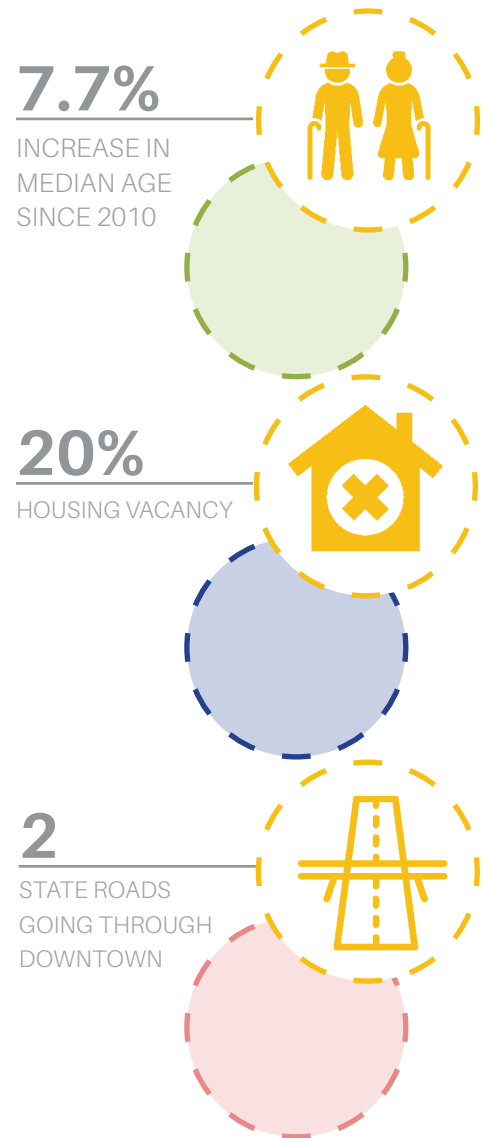
### CORYDON'S OPPORTUNITIES

- **Stable Population** - While Corydon's population has only grown by 1% over the last ten years, there is lots of development activity occurring just outside of town limits. A stable population could indicate that people are happy where they are, and development is keeping up with the population growth rate. The town can utilize this planning process to identify a goal for growth. In Corydon's case, this could also mean identifying policies which could help expand the availability of land for the town's growth including annexation policies.
- **Growing Housing Market** - Corydon is home to just over 1,700 housing units, which provides 10% of the county's total housing. Corydon's housing stock is not only growing, but it is also diverse. Just over 25% of housing units are not the typical, single-family detached home. These other housing options, such as duplexes, apartments, and mobile homes, cater to individuals in different stages of life and make the town more appealing to people of various backgrounds and income levels.
- **Local Industry Breakdown** - Corydon is one of the only towns in Harrison County that has major employers. Furthermore, because the town serves as the county seat, the education, healthcare, and social services industry employs the largest percentage (26.5%) of workers. Corydon's historic downtown not only attracts visitors but also creates jobs. A significant portion of the labor force is employed in the arts, entertainment, and food services industry. These characteristics provide added value to the local economy.
- **Community Assets** - For a town of just over 3,000 residents, Corydon has a lot to offer in terms of community services, facilities, and amenities. The civic and educational facilities, along with the parks and recreation opportunities, work together to enhance the quality of life offered within Corydon.
- **Balanced Land Use Pattern** - Unlike other Harrison County towns, Corydon has a balanced development pattern with residential, commercial, and industrial uses. This is a strength as it provides residents access to a variety of businesses and services without having to leave the community.
- **Municipal Water and Sewer Services** - Corydon is fortunate to have its own municipal water and sewer system. With the adequate infrastructure in place, Corydon can continue to expand its services to support future growth.

During the planning process, a variety of demographic conditions were collected and assessed in addition to comments gathered directly from the public. The following pages show a high-level overview of Corydon today. A more in-depth assessment can be found in the appendix on page 59.

## CORYDON'S CHALLENGES

- **More Single-Person Households** - While not necessarily a challenge, the increase in single-person households is a key consideration for planning for the future. An individual living alone has different needs to consider. They are likely interested in smaller, more affordable housing units as there is only one person earning an income. These individuals would also benefit from community facilities and programming that provide opportunities for gathering and socializing.
- **Aging Population** - With the oldest median age in the county, Corydon will need to consider how to best accommodate older adults. The ability to age in place is important to keep these individuals living within town. Smaller housing units with less maintenance, transportation options, access to healthcare, and community amenities are key considerations for this generation.
- **Increasing Vacancy Rate** - Over 20% of Corydon's housing units are vacant. This creates challenges related to blighted properties, increased crime, and the lower property values. Corydon should evaluate the vacant properties to determine if they need to be removed or could serve as a redevelopment opportunity.
- **Sidewalk and Pedestrian Connectivity** - While sidewalks are present downtown and south of Indian Creek, the rest of the community has very limited pedestrian infrastructure. There are local, state, and federal infrastructure programs and funding resources available to could help the town improve connectivity, and the town is currently taking advantage of INDOT funds to improve sidewalks along Chestnut Street.
- **Primary Corridors through Downtown** - While the state roads provide enhanced connectivity throughout town and to adjacent areas, as well as bring visitors into a community, busy routes can cause issues within downtown neighborhoods for property owners and pedestrians. High levels and speeds of traffic along North Capitol Avenue (SR 337) and Chestnut Street (SR 62) have caused safety concerns and noise for those living along the corridors.
- **Impacts from the Floodplain** - Currently, Corydon faces major flood events due to a large portion of the town lying within a floodplain. As a result, the town is facing challenges related to flooding during heavy rainfalls due to overflow from Indian Creek. While the town cannot control the amount of water traveling from upstream, limiting development in high flood areas, retainment infrastructure, and drainage ordinances could help limit damage during heavy rainfall and protect properties during flood events.



## WHAT DID WE HEAR?

# COMMUNITY PERCEPTIONS

## OPPORTUNITIES AND CHALLENGES

*My biggest concerns for the future include more housing, not enough childcare facilities, and need more jobs to keep people working in the county,*

*I would like more sidewalks at and near the school so kids can walk or bike to school.*

*Our community events and programs need more volunteers. Everyone want to enjoy the events but no one wants to help do the work.*

*Broadband and cell services needs to be prioritized.*

*The roads downtown need to be safer for pedestrians.*

*My biggest concern for the future is losing the small town feel in the downtown area.*

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The planning process included three public engagement opportunities which provided community members several ways to share ideas and feedback either in person at a scheduled event or through an online survey. A few of the big ideas that were shared during the process are highlighted below. A more detailed summary of each public engagement event can be found on the project website ([harrisoncountytownplanning.org](http://harrisoncountytownplanning.org)).

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*In order to grow as a community, we must work together and be willing to change our way of thinking.*

*In the future, we should focus on growth specifically in our commercial areas.*

*We should focus on making sure our historic buildings and homes stay in good shape.*

*In the future, we should work on placemaking, beautification, and creating places for people to enjoy during all seasons.*

*I believe the most important area to focus on is the downtown historic district.*

*In order to grow as a community, we must attract the younger generation.*

# HOW IS THE PLAN ORGANIZED?

*A comprehensive plan serves many functions including but not limited to identifying a collective vision for the future, providing justification for growth and development-related decisions, shaping the appearance of the community, promoting economic development, balancing competing interests, and prioritizing strategic investments.*

The *Corydon Comprehensive Plan* is organized into three chapters. Each chapter is outlined below.

## **Chapter 1: About the Plan**

Serving as the introduction to the plan, this chapter includes a plan overview, an overview of the process used to complete the plan, highlights of key findings, and an outline of the plan's organization.

## **Chapter 2: The Path Forward**

Utilizing community feedback and data-driven facts as the foundation, chapter two outlines the vision for the future and several supporting big ideas. This chapter is organized into three themes. Each theme covers a variety of topics and big ideas crucial to guiding growth and enhancing the quality of life in Corydon. The project and program recommendations within these big ideas should be utilized by town staff, elected officials, and community leaders when determining how to allocate resources within the community.

- Theme 1: Celebrate Our Assets – The first theme focuses on building upon the existing assets and resources in Corydon to create new opportunities based on placemaking, historic and natural assets, parks, recreation, and trails. Expanding Corydon's existing assets not only widens entertainment options and activities for current residents but can draw new visitors and residents to the community.
- Theme 2: Build Quality Places – The topics within this theme cover the physical aspects of Corydon including land uses, roads and sidewalks, utilities and broadband, and housing. These planning elements are critical components to supporting growth within the community because they provide the foundation needed for development to occur.
- Theme 3: Collaborate to Expand Our Offerings – The final theme addresses the additional programs and facilities which contribute to the quality of place and ensure the town is adequately addressing health and wellness, education, workforce, and economic development. These planning elements support a growing population and ensure current and future residents remain healthy and stay competitive within the workforce.

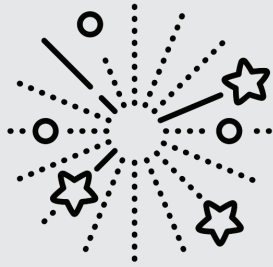
## **Chapter 3: Our Next Steps**

Building on the highest priority strategies, chapter three provides additional details on the 10 catalytic initiatives that were identified as the most critical strategies to implement. This chapter is intended to assist the town in implementing each one of these projects, programs, or policies. Each catalyst initiative highlights specific information including a description, action steps, partners, resources, and tools.

# PLAN ORGANIZATION

THEMES, GOALS, AND TOPICS

## THEME 1 CELEBRATE OUR ASSETS



### THE **CELEBRATE** GOAL

Continue to protect and enhance the historic places, buildings, and character of Corydon to create unique destinations and experiences.

### TOPICS EXPLORED

PLACEMAKING

HISTORIC & NATURAL  
ASSETS

PARKS & RECREATION



### THE **BUILD** GOAL

Coordinate future development with infrastructure improvements to meet the needs of residents and businesses.

### TOPICS EXPLORED

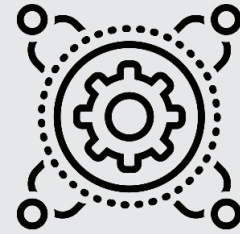
LAND USE

TRANSPORTATION

UTILITIES

## THEME 2 BUILD QUALITY PLACES

## THEME 3 COLLABORATE TO EXPAND OUR OFFERINGS



### THE **COLLABORATE** GOAL

Continue to support programs and policies that encourage healthy lifestyles and promote economic stability.

### TOPICS EXPLORED

HEALTH & WELLNESS

ECONOMIC  
DEVELOPMENT



*Corydon is a vibrant community with a high quality of life that will balance redevelopment efforts and business growth with the preservation of historical assets and small-town character.*





## CHAPTER 2

# The Path Forward

Chapter Two was created with the future in mind. This chapter starts by identifying the vision for the next 10 to 20 years. Following the vision, the chapter uses three themes to organize the goals, big ideas, and strategy statements. The strategies serve as the primary plan recommendations that should be implemented over time. Each strategy is ranked as a low, medium, or high priority. The high priority strategies are then carried forward to Chapter Three as catalyst initiatives.

# DEFINING THE PLAN COMPONENTS

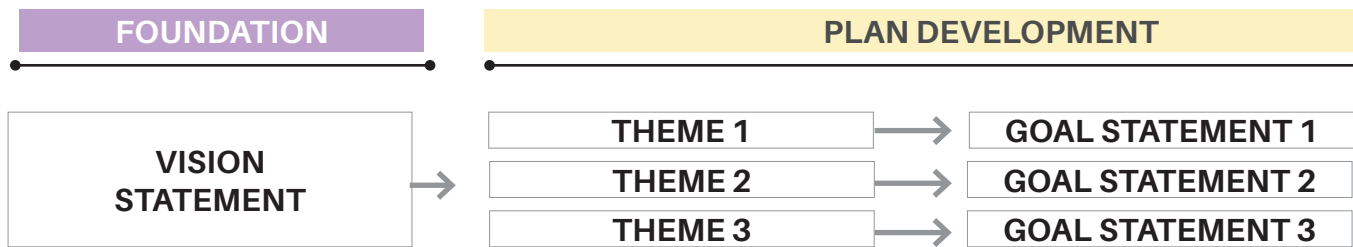
While the composition of every comprehensive plan may vary slightly, there are a series of common planning components that work together to create the guidance document. These components represent a hierarchy of detail starting with the broadest elements, the vision statement, at the top and working downward. With each step down (or in this case, moving right across the bottom of the page), the planning components get slightly more specific. The graphic below defines each of the components and illustrates how the components are used to build upon one another.

Before making a plan, it is important to know where you want to go first. A vision statement is an overarching and forward-thinking idea that captures the values of the community and outlines what the community wants to do or become in the future. After establishing a clear understanding of the town’s aspirations, the vision statement serves as the foundation for the goals, big ideas, and strategies.

The plan themes provide the organizational framework to ensure the comprehensive plan is addressing all the necessary topics. The goals, big ideas, and strategies transform the desired outcomes into an attainable, community-driven action plan. The plan recommendations are identified within the strategy statements. In essence, the strategies are the specific things the community needs to do in order to achieve the vision and goals.

By nature, a comprehensive plan covers a vast range of topics. Because of this, the number of strategy recommendations can quickly become overwhelming for plan users. **The Catalyst Initiatives help to narrow the focus by identifying the top priorities for the community.** The following chapter outlines the vision, themes, goals, big ideas, and strategies. The catalyst initiatives are outlined in Chapter Three: Our Next Steps.

## Composition of Planning Components



The **vision statement** is a broad statement that highlights what the town wants to do or become in the future. The statement captures the values of the community and outlines what residents wish the community to strive for in the future.

The three **themes** are used as organizational elements to provide a consistent framework for all of the comprehensive plans completed as part of the Harrison County Town Planning Initiative. Within each theme, there are a number of topics explored.

The **goal statements** define what the town is striving to accomplish in order to achieve the vision over the next 10 to 20 years.

# SETTING THE STAGE

The vision statement represents a blend of community values, aspirations, and commitments from local residents, staff and officials, business owners, and neighbors. It is a reflection of the community values and identifies the places, things, or characteristics that should be preserved. It documents the hopes and dreams for the future and demonstrates dedication to working towards the desired outcome. For Corydon, the town is dedicated to balancing redevelopment efforts and business growth with the preservation of historical assets and small-town character.

This vision statement was developed based on the ideas and input that were collected throughout the public engagement process. The first round of engagement encouraged participants to dream big while sharing their ideas for the future. The second and third rounds of engagement were used to refine the statement and confirm the vision resonated with the community.

## OUR VISION FOR THE FUTURE

*A vision statement is not about what the community is today but instead about what it want to do or become in the future.*

*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.*

### PLAN DEVELOPMENT

### IMPLEMENTATION



The **big ideas** are a collection of opportunities identified by the community or within a previous planning effort. These ideas link the desired outcome with a specific strategy for addressing a challenge or leveraging an asset or opportunity.

The **strategy statements** identify a specific project, program, or policy that can be used or implemented to achieve the vision and goals. The strategies are prioritized to help narrow the focus of the community.

The **catalyst initiatives** are the top priority strategies for the town. Additional information such as a initiative description, action steps, partners, and resources is identified to assist the town in implementation.



THEME #1

# CELEBRATE OUR ASSETS

## GOAL STATEMENT

Continue to protect and enhance the historic places, buildings, and character of Corydon to create unique destinations and experiences.

## 1. PLACEMAKING

*What does this mean for Corydon?*

Placemaking is much more than promoting better urban design. The idea of placemaking is to facilitate creative physical, cultural, and social identities that define a place. It results in the creation of quality public spaces and programs that contribute to people’s health, happiness, and well-being. Essentially, placemaking reinvents the use of public spaces as the heart of every community. The appearance and utilization of a place affects the impressions it makes on residents and visitors. As a regional destination, those impressions are imperative to Corydon’s future. Well designed, maintained, and utilized spaces convey a sense of pride and contribute to community identity.



### PLACEMAKING BIG IDEAS

*What do we want to achieve?*

*Big Idea: Arts and Culture*

#### **Promote arts and culture facilities and programs.**

Recognizing the important role of the arts, culture, and history in enhancing the quality of life in Corydon can further enrich the region. Located in the historic downtown, Harrison County Arts is a 501(c)(3) nonprofit organization that strives to connect communities to the art world through collaboration, inclusiveness, and education. The organization offers multiple collaborations with regional organizations, exchange exhibits, educational programming, tourism programming, film series, literary programming, performing arts programs and more. Corydon has a multitude of arts and cultural events, like the Annual Wine Walk and the Cinema on Chestnut series at Bicentennial Park, that improve the quality of life for residents and visitors. Promoting these existing assets and fostering new ones, encouraging diversity and educational opportunities and supporting an entrepreneurial spirit can benefit both the community spirit and economic vitality of the region.

*Big Idea: Beautification*

**Promote the upkeep of public and private buildings and properties**

Corydon’s long-term image and character will be affected by the type of building, site, and design features for public and private properties. This is applied through the various land uses, codes, and ordinances. In some cases, upkeep of buildings and properties may include the application of design features and standards. This may be implemented through modifications or updates to the existing zoning regulations and partnering with organizations to reestablish supporting programs, like the façade grant program.

*Big Idea: Vibrant Downtown*

**Promote the health and revitalization of downtown Corydon**

Downtown is the heart of Corydon. It is the historic business and entertainment center of the town and continues to serve this purpose. It is a destination that serves the entire community and region of Harrison County. Civic space, recreational facilities, and commercial uses are important components of the downtown experience. The heart of Corydon resembles a traditional downtown with buildings located adjacent to the sidewalk and parking provided behind buildings or on the street. Typically, downtowns have a heavy concentration of arts and cultural facilities. The town should focus on redevelopment while also enhancing existing facilities and programs. Current programs that exist in town include the farmer’s market, public art installations, and community events like Light Up Corydon and the July Popcorn Festival as well as other events and festivals at facilities like Rice Island Park and Bicentennial Park.



THEME #1

# CELEBRATE OUR ASSETS

## GOAL STATEMENT

Continue to protect and enhance the historic places, buildings, and character of Corydon to create unique destinations and experiences.

*PRIORITY RANKING*

LOW MEDIUM HIGH

## STRATEGIES

*How will we achieve it?*

STRATEGY 1.1 - Work with Harrison County Arts to identify ways to expand art activities and experiences and also incorporate art into public spaces and public infrastructure projects.	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
STRATEGY 1.2 - Continue to enforce building codes, ordinances, and programs that support property maintenance.	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
STRATEGY 1.3 - Partner with Main Street Corydon to restore the Façade Improvement Program for existing and future property owners.	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
STRATEGY 1.4 - Continue to expand and promote Corydon’s festivals and events as regional attractions.	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
STRATEGY 1.5 - Continue to support the projects and programs facilitated by Main Street Corydon.	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
STRATEGY 1.6 - Support Main Street Corydon in the development of a downtown business marketing campaign for residents and visitors. (See Page 48)	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
STRATEGY 1.7 - Support Main Street Corydon to expand the “First Friday” events to increase foot traffic downtown and entice business owners to stay open later for specific events or days of the week. (See Page 49)	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
STRATEGY 1.8 - Develop and promote a buy local campaign to support independently-owned and operated businesses.	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
STRATEGY 1.9 - Work to attract a brewery or winery to serve as a downtown destination.	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>

*This page was intentionally left blank.*



THEME #1

# CELEBRATE OUR ASSETS

## GOAL STATEMENT

Continue to protect and enhance the historic places, buildings, and character of Corydon to create unique destinations and experiences.

## 2. HISTORIC AND NATURAL ASSETS

*What does this mean for Corydon?*

Contrasting the built environment, the natural assets of Corydon include the flat terrain and creeks. Typical of many Midwest communities, Corydon has a rich farming history and is surrounded by farmland as well as historic and natural attractions to complement the high-quality built environment. Natural features that already exist within Corydon, such as the floodplain, may impose limitations for growth in the community. These conditions must be recognized and proactively addressed in order to minimize the impacts to existing and future buildings.



## HISTORIC AND NATURAL ASSETS BIG IDEAS

*What do we want to achieve?*

*Big Idea: Historic Charm*

**Continue to preserve and enhance the historic character of Corydon.**

Landmarks are readily identifiable and highly visible features that relate to the community image and reflect an elevated civic investment. Iconic buildings that embrace the context of the surrounding area through high-quality and distinctive architecture and site design should continue to be preserved as well as celebrated. Other initiatives that can enhance the character of Corydon include a consistent streetscape (such as street lights, plantings, and benches) and intentional design details (such as paving material and building materials) that emphasize a transition between distinct areas of town. Signature infrastructure projects, including sidewalks and road enhancements, can incorporate unique elements that are symbolic of the community.



*Big Idea: Indian Creek*

**Encourage appropriate development adjacent to Little Indian Creek and Indian Creek.**

Development along Little Indian Creek and Indian Creek should be sensitive of the environmental impacts on the region’s waterways. Because such a large portion of downtown Corydon is located within the floodplain, it can create development challenges as well as opportunities for people to engage with the water. As development or redevelopment occurs along the creeks, it should limit the impact to the floodplain and creeks through compliance with the town’s floodplain ordinance as well as encouraging appropriate plantings along the creek to reduce erosion. Where the town or county owns property adjacent to the creeks, these properties should be developed to allow the public to view or enjoy the creek while also conserving natural areas.

<b>STRATEGIES</b> <i>How will we achieve it?</i>	<u>PRIORITY RANKING</u>		
	LOW	MEDIUM	HIGH
STRATEGY 2.1 - Continue to support the preservation (or adaptive reuse) of historic buildings and sites that contribute to Corydon’s character.	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
STRATEGY 2.2 - Continue to maintain year-around streetlight banners and hanging planters throughout the downtown.	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
STRATEGY 2.3 - Develop streetscape design standards for downtown with an enforcement and maintenance plan that can be referenced for sidewalk and road repairs, new sidewalks, and outdoor dining improvements.	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
STRATEGY 2.4 - Continue to actively work with IDNR and enforce the town’s floodplain ordinance.	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>
STRATEGY 2.5 - Develop suggested best practices for plantings and natural buffer areas that could be used adjacent to the creeks and encourage private property owners to incorporate these.	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>



THEME #1

# CELEBRATE OUR ASSETS

## GOAL STATEMENT

Continue to protect and enhance the historic places, buildings, and character of Corydon to create unique destinations and experiences.

## 3. PARKS, RECREATION, AND TRAILS

*What does this mean for Corydon?*

Recreational facilities are the anchors of many communities, and these are places where residents and visitors spend quality time away from home or work. These facilities also provide for routine and convenient interactions within the community. They can be civic or institutional places, open spaces, and recreation areas that are unique to the area. Corydon has two town-owned parks, Bicentennial and Rice Island, as well as an organized local farmer's market.



### PARKS, RECREATION, AND TRAILS BIG IDEAS

*What do we want to achieve?*

*Big Idea: Parks Planning*

#### **Increase the town's capacity to expand recreational facilities and maintenance.**

The town should consider how the town's parks system should be expanded as the town grows. Access to public parks and recreational programs is increasingly viewed as essential to public health and welfare. A great parks system provides attractive parks, functional spaces, open spaces, and recreational programs to people of all ages and backgrounds. The system should provide both active and passive spaces to enhance the health and quality of life of the community. To be able to fulfill the needs of the community, Corydon should initiate park and recreational planning efforts that identify standards and priorities for the development of a town-wide parks system.

*Big Idea: Desirable Amenities*

**Expand the recreational facilities within Corydon.**

The types of parks, facilities, and programming within a parks system vary depending on community preferences, economics, environment, population size, and other factors. The town should strive to have both active recreation spaces as well as passive recreation areas to serve residents, visitors, and the region. The current parks largely serve as “passive” recreational uses on a daily basis and also provide spaces for entertainment, festivals, and other events. To continue to provide a variety of options, additional active recreational options, such as a skate park, splash pad, or basketball court, should be considered. Underutilized areas such as the old Keller Property could provide space for new recreational opportunity, specifically within the floodplain.

*PRIORITY RANKING*

**STRATEGIES**

*How will we achieve it?*

LOW MEDIUM HIGH

STRATEGY 3.1 - Create a Five-Year Parks and Recreation Master Plan to identify and coordinate future park projects and programs that could be implemented.	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
STRATEGY 3.2 - Encourage the Parks Board to meet on a regular basis to coordinate projects and programs throughout the year and implement the master plan, if created	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
STRATEGY 3.3 - Identify, prioritize, and implement the initiatives or projects from the Five-Year Parks and Recreation Master Plan.	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
STRATEGY 3.4 - Continue the upkeep of existing park facilities, including trash and weed removal. (See Page 50)	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>
STRATEGY 3.5 - Finalize design and construction of a skate park in Corydon.	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
STRATEGY 3.6 - Explore the feasibility of developing a splash pad.	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
STRATEGY 3.7 - Identify potential locations for an outdoor, public basketball court.	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>
STRATEGY 3.8 - Work with Harrison County Parks to assess the potential for a Frisbee Disc Golf Course at Haywood Nature Preserve.	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>



THEME #2

## **BUILD QUALITY PLACES**

### **GOAL STATEMENT**

Coordinate future development with infrastructure improvements to meet the needs of residents and businesses.

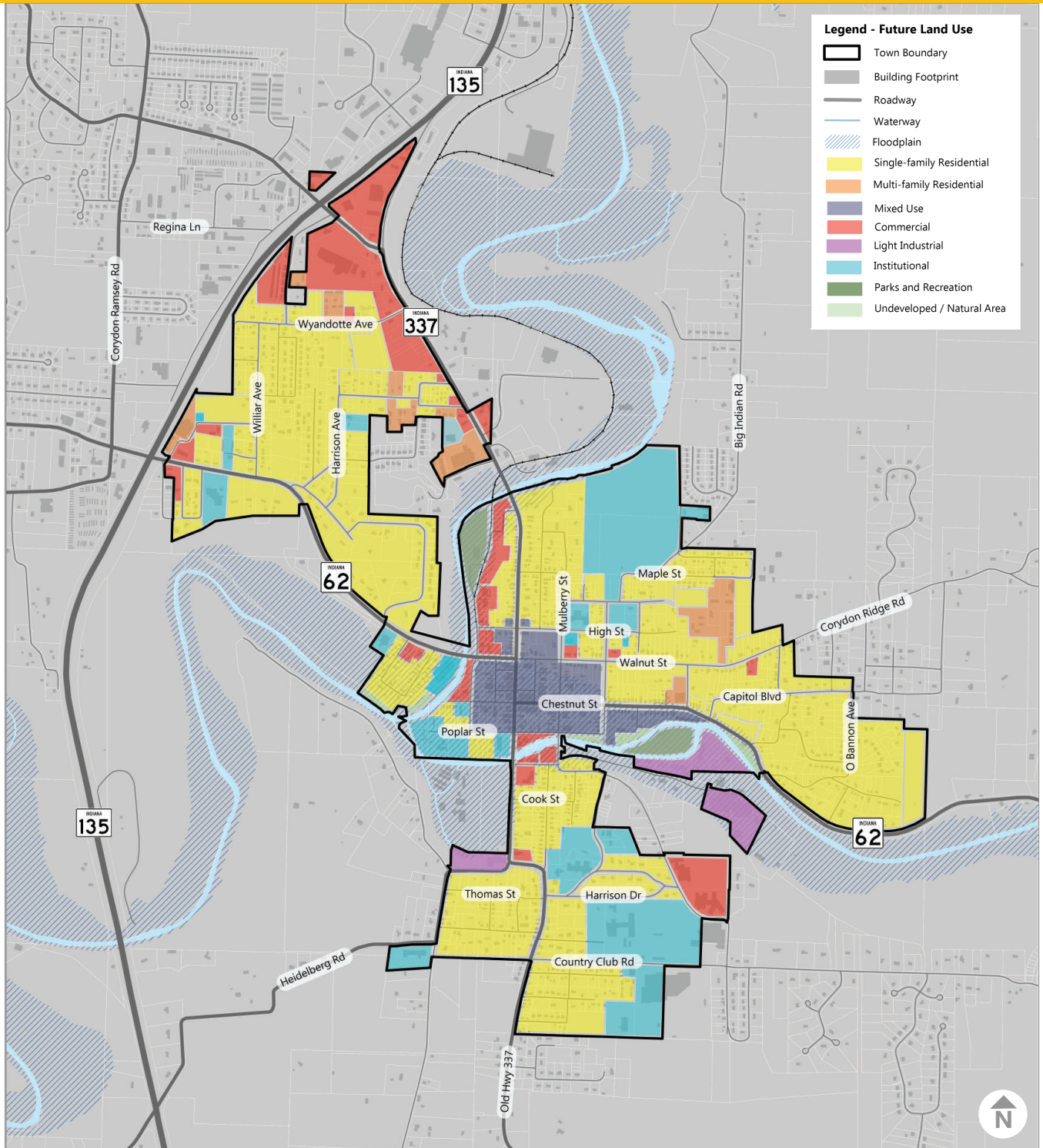
## **4. LAND USE**

*What does this mean for Corydon?*

Development and land use in Corydon has primarily been centered around the Indian Creek and Little Indian Creek. Initial transportation routes, as well as economic trends have continued to shape Corydon over time. Land use big ideas serve as guidelines to respond to existing physical conditions and patterns in Corydon. It also takes into consideration future growth projections, future development projects, and other existing plans. While the town's population has remained relatively the same over the last 10 years, the township has experienced more development pressured due to the availability of land outside of town limits. While this development isn't directly within town limits, it does impact the town in terms of utilities.

The following land use analysis and recommendations are intended to guide future development in a manner that respects the desire of the community to preserve its rural character and quality of life while identifying areas for additional residential development and neighborhood services for current residents and future generations. The term land use is used to describe the types of activities and uses taking place on a parcel of land or within a structure. The town's future land use plan considers the current uses of the land and determines how the land should be used ten to 20 years into the future. A future land use plan does not change the current zoning or use of a property, it only guides decisions on how that land should be used if the land use does change. The following big ideas summarize the policies, programs, and projects that are needed to support and implement the recommendations shown on the map. The map and big ideas work together to create the future land use plan.

# FUTURE LAND USE MAP





THEME #2

## BUILD QUALITY PLACES

### GOAL STATEMENT

Coordinate future development with infrastructure improvements to meet the needs of residents and businesses.



### LAND USE BIG IDEAS

*What do we want to achieve?*

#### *Big Idea: Infill and Redevelopment*

#### **Encourage infill and redevelopment that supports planned growth to serve the community.**

Corydon's future growth pattern will continue to be limited by the town's boundaries and physical constraints (such as the creek), and legislation related to annexation. While the town can and should continue to grow through voluntarily annexation, the other approach is to focus on infill and redevelopment of exiting areas within town limits.

With a limited availability of affordable housing stock and space for new development, the town should continue to place an emphasis on adaptive reuse of existing buildings and infill development. Vacant sites can provide ideal locations to provide housing for older adults, persons with disabilities, and families. Projects that have reused obsolete buildings for housing have been successful in Corydon, such as the Corydon School Senior Lofts and the former Conrad building. With an increasing aging population, it will be vital to encourage adaptive reuse of underused structures to provide more diverse, affordable housing options close to services. Price is another key consideration for future residential development. Similar to the rest of the nation, market rate housing options are in high demand and should be prioritized over the next ten years.

Downtown housing options are also attractive to young adults. While significant rehabilitation and investment have occurred in downtown Corydon over the past ten years that have improved the historic buildings, amenities, and infrastructure, additional redevelopment investments can occur in the downtown and throughout Corydon. Many areas surrounding Corydon rely on the town for retail and entertainment options. To further capitalize on visitors to the community, the town should redevelop existing commercial uses as well as develop and incentivize properties for new small-scale restaurants, shops, grocery, and similar services for residents and visitors.

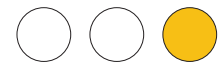
## STRATEGIES

*How will we achieve it?*

PRIORITY RANKING

LOW MEDIUM HIGH

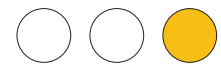
STRATEGY 4.1 - Use the future land use plan to guide rezoning and future development decisions. (See Page 51)



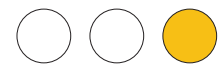
STRATEGY 4.2 - Continue to update the comprehensive plan every five to ten years.



STRATEGY 4.3 - Complete an inventory of redevelopment sites and promote these sites for new residential or commercial development. (See Page 52)



STRATEGY 4.4 - Explore the types of incentives that should be used by the redevelopment commission and town council to attract specific types of commercial and residential development for key sites. (See Page 53)



STRATEGY 4.5 - Support the Harrison County Visitor's and Tourism Bureau in its efforts to sell the Keller Property for appropriate redevelopment.



STRATEGY 4.6 - Complete a housing study to assess current and future housing needs within Corydon.



STRATEGY 4.7 - Incentivize the rehabilitation of upper floors of downtown buildings for residential use.





THEME #2

## BUILD QUALITY PLACES

### GOAL STATEMENT

Coordinate future development with infrastructure improvements to meet the needs of residents and businesses.

## 5. UTILITIES

*What does this mean for Corydon?*

Utilities are critical to a community, providing the vital infrastructure that ensures residents and businesses have light, heat, clean water, and proper sanitation when you need it. However, utility infrastructure and facilities also impact a community or site's ability to develop. Utility facilities and programs should be planned, designed, and constructed in a manner that adequately supports future growth within Corydon and that meets the needs of residents, visitors, and businesses.



### UTILITIES BIG IDEAS

*What do we want to achieve?*

*Big Idea: Broadband*

**Partner with providers to provide fast, reliable internet for all Corydon residents.**

Multiple broadband service providers are available in Corydon that often include combined internet and telephone service. While fiber is available to many businesses and residents within town, there are areas within and adjacent to the Corydon where fiber is unable due to lack of subscribers or higher expansion costs. In certain areas of the town, satellite or dial-up connections may be the only option for internet. The growing demand of technology and internet will increase the need for faster speeds and internet access will necessitate infrastructure improvements for telecommunications. The Chamber of Commerce of Harrison County and the Harrison County Community Foundation recently completed a Broadband Readiness and Infrastructure Deployment Plan to further identify steps to reduce barriers to broadband infrastructure investment. Despite Mainstream Fiber's presence in this area there are still investments that are needed in broadband infrastructure. Supporting and implementing the strategies recommended within this plan will further attract various internet providers to fill in remaining gap in services to Corydon.

*Big Idea: Recycling Program*

**Promote composting and recycling programs to reduce the amount of waste going to the landfill.**

As population growth and development increase, so does the demand for landfills that can impact the environment. Recycling services can help mitigate the amount of waste products that enter a landfill. These programs can also help to improve water and air quality, reduce greenhouse gases (GHGs), and support local economies by creating jobs and tax revenue. The Harrison County Solid Waste District offers recycling programs, special recycling services, and other special programs to all residents of Harrison County. A recycling center is in Corydon that is open weekdays also offers outside recycling bins for after-hours use.



### *Big Idea: Flood Management*

#### **Mitigate flooding issues through proactive planning**

Major flooding events serve as the large motivation for communities to invest in improved local flood management techniques and mitigation. A flood management plan can address existing and anticipated future flooding and drainage concerns. On a larger, community scale, the plan assesses the threat from local streams, evaluates opportunities to mitigate flooding risks for specific streets and neighborhoods and identifies regulatory actions that could prevent the flood risk from becoming worse. With the assistance of the county, Corydon can develop a plan to manage the various flood risks throughout the town. Specifically, to address flood at a site level, the town can explore the option of Harrison County adopting a drainage ordinance. The purpose of a drainage ordinance is to prevent unnecessary loss from erosion, flooding, and landslides through reasonable regulation of development by minimizing soil erosion, mitigating natural waterways, and helping to ensure that all new development is free from adverse drainage conditions.

### *Big Idea: Utility Coordination*

#### **Continue to evaluate and expand sewer and water facilities to meet current and future needs.**

New investment and development in Corydon will require adequate and readily-available utilities. While Corydon currently has adequate capacity of its water and sewer utilities, the infrastructure is aging and new development may require expansion of the facilities. When reviewing development plans and land use changes, internal coordination should be done to ensure that Corydon remains capable of meeting capacity needs. Of particular importance is the age of the utility facilities and supporting infrastructure. One of the town's sewer plants is reaching the end of its life. The town should be proactively planning for major capital projects like this one. Policies and long range plans can assist in a fluid utility coordination process and establish prioritization of utility projects and improvements.

It is important to note that Corydon does have a Water Asset Management Plan and a Wastewater Asset Management Plan in place to guide improvements over the next several years. The town is using these plans to continually improve the water distribution system and sewage collection system. At the time this plan was completed, Corydon was committed to doing one water project per year to upgrade and replace old lines and also other collection system improvements to the tune of \$500k per year.



THEME #2

# BUILD QUALITY PLACES

## GOAL STATEMENT

Coordinate future development with infrastructure improvements to meet the needs of residents and businesses.

*PRIORITY RANKING*

LOW MEDIUM HIGH

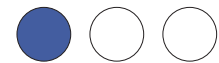
### STRATEGIES

*How will we achieve it?*

STRATEGY 5.1 - Support and help implement, when possible, the strategies within the Harrison County Broadband Readiness and Infrastructure Deployment Plan to ensure fast and reliable internet access for residents and businesses.



STRATEGY 5.2 - Increase awareness of the county's current recycling program



STRATEGY 5.3 - Partner with the county to develop a flood management plan.



STRATEGY 5.4 - Consider adopting a drainage ordinance.



STRATEGY 5.5 - Consider implementing a dig once policy for utility infrastructure. (See Page 54)



STRATEGY 5.6 - Continue to update the town's utility master plans and asset management for water and sewer.



STRATEGY 5.7 - Create a capital improvement plan to identify and prioritize future investments in facilities and infrastructure. (See Page 55)



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THEME #2

## **BUILD QUALITY PLACES**

### **GOAL STATEMENT**

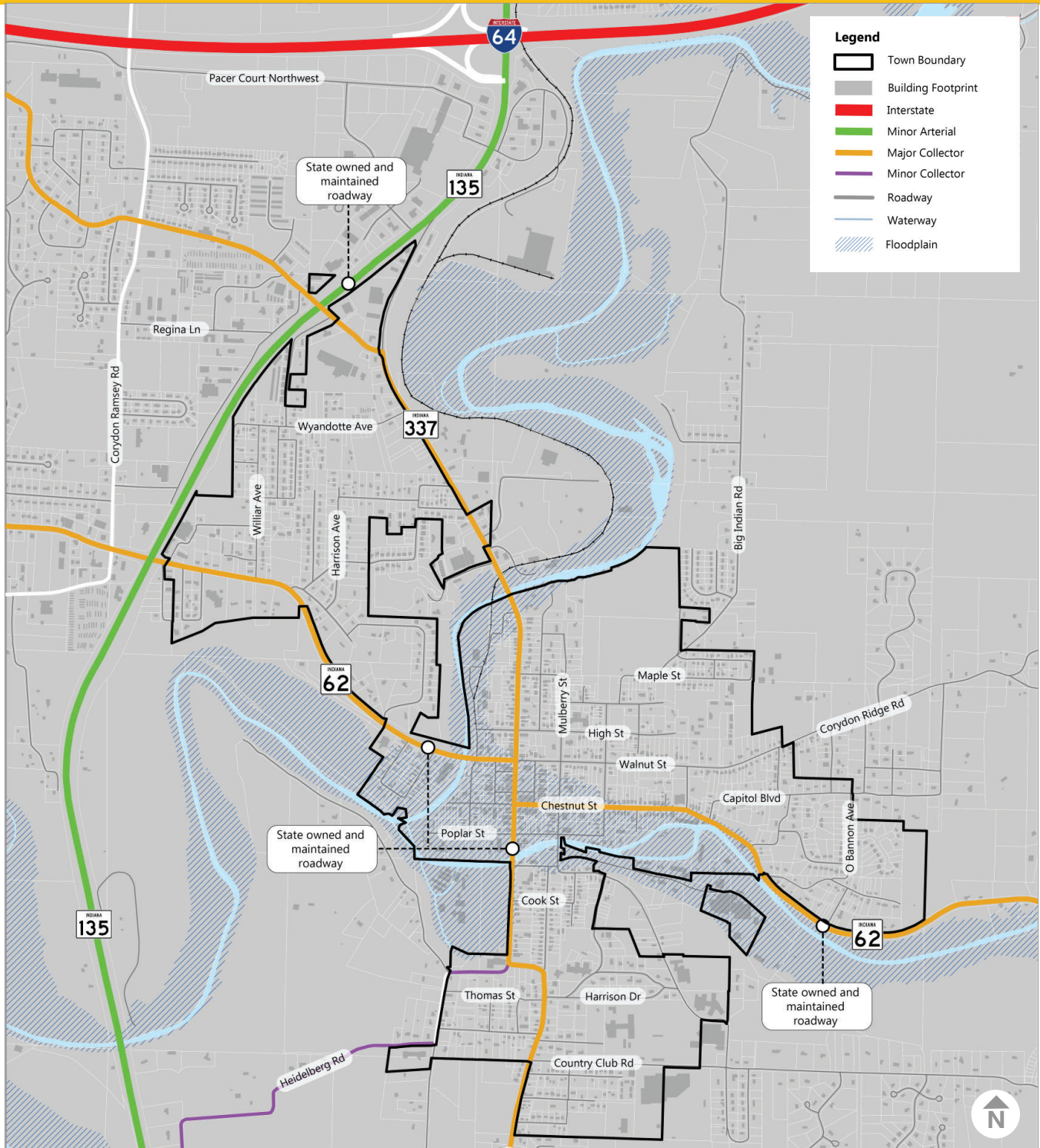
Coordinate future development with infrastructure improvements to meet the needs of residents and businesses.

## **6. TRANSPORTATION**

*What does this mean for Corydon?*

Studies show that individuals are healthier when they live in communities that are walkable, provide other ways to move around the community (such as transit and bicycling), offer ample park and recreational opportunities, and support mixed-use, higher density developments. Communities can help encourage residents to be active through urban design, land use policies, and a connected network. As development occurs, pedestrian connectivity and vehicular and freight traffic will need to be continually addressed and improved upon. This can include providing additional facilities and infrastructure in addition to building upon regional programs and initiatives.

# FUTURE TRANSPORTATION MAP





THEME #2

## BUILD QUALITY PLACES

### GOAL STATEMENT

Coordinate future development with infrastructure improvements to meet the needs of residents and businesses.



### TRANSPORTATION BIG IDEAS

*What do we want to achieve?*

#### *Big Idea: Pedestrian Connectivity*

##### **Improve pedestrian connectivity and safety along major roads.**

Many residents may not own a vehicle (including those who are not of driving age and seniors who are not able to drive). The town of Corydon's 2018 ADA transition plan sought to upgrade the current pedestrian facilities, making Corydon a safer and more accessible town to all modes of transportation. To further expand the network, the town should create a bike and pedestrian master plan that includes shared used paths for bicycles and pedestrians, bicycle lanes, and sidewalk improvements. The town should focus on improvements and recommendations that expand the pedestrian network and make sure that all modes of travel are accommodated that provide a better pedestrian network for the future.

#### *Big Idea: Truck Traffic*

##### **Explore ways to alleviate and reduce the truck traffic and noise through downtown.**

Identified in the 2015 Comprehensive Plan, semi-trucks continue to create conflicts within Corydon, specifically within the downtown. SR 62 and SR 135 are designed as truck routes by the state, which places local and regional truck traffic on these roads. The town can work with INDOT, who designates freight routes, as well as local major employers, to find potential alternative routes, such as a new bridge crossing near Valley Road to reduce the noise and odor impacts in downtown.

#### *Big Idea: Public Transit*

##### **Work with regional providers to provide expanded public transportation services.**

As Corydon and the surrounding areas continue to develop, it will be increasingly important to provide ways for people who cannot drive or do not have access to a car to travel within the town and larger region. Founded in 1959, Blue River Services, Inc. (BRS) is a non-profit organization that provides various employment, residential, transportation and other services to residents of southern Indiana. BRS also operates the Southern Indiana Transit System (SITS) that currently has one deviated, public transit route that includes drop-off at the Harrison Center (405 N. Capitol Ave.) at 4pm. SITS also provides personal pre-scheduled trips within the service area Monday through Friday from 6:00 am to 6:00 pm.

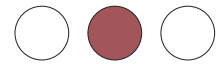
## STRATEGIES

*How will we achieve it?*

PRIORITY RANKING

LOW MEDIUM HIGH

STRATEGY 6.1 - Ensure sidewalk improvements (such as ADA ramps) are completed when road and utility projects are completed.



STRATEGY 6.2 - Continue to implement the town's ADA transition plan.



STRATEGY 6.3 - Prioritize building sidewalks along Country Club Road to enhance connectivity to Corydon schools.



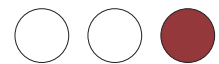
STRATEGY 6.4 - Require sidewalks to be installed by the developer for new subdivisions and commercial development.



STRATEGY 6.5 - Provide sidewalks along Chestnut Street to improve pedestrian connectivity between rice island and downtown.



STRATEGY 6.6 - Work with Harrison County to improve pedestrian connectivity across Indian Creek. (See Page 56)



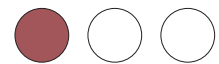
STRATEGY 6.7 - Create the Bike and Pedestrian Master Plan to document and prioritize local and regional routes.



STRATEGY 6.8 - Work with INDOT and Harrison County to identify a location for a new bridge over Little Indian Creek to the industrial area on Valley Road.



STRATEGY 6.9 - Work with Southern Indiana Transit System (SITS) to explore options for expanding services.





THEME #3

# COLLABORATE TO EXPAND OUR OFFERINGS

## GOAL STATEMENT

Continue to support programs and policies that encourage healthy lifestyles and promote economic stability.

## 7. HEALTH AND WELLNESS

*What does this mean for Corydon?*

Health and wellness are more than being free of disease and illness but also focuses on an individual’s physical and mental capacity. Supporting a healthy community, particularly seniors, children, and low-income populations who have limited options to improve their health, can be done through programming and initiatives. The Corydon Farmer’s Market can facilitate existing and new programs as well as provide a location to purchase a variety of items that support a healthy lifestyle. Currently the Corydon Farmer’s Market is open from May to October for the regular season. Furthermore, increasing opportunities for physical fitness through parks and trail is another approach to addressing health and wellness. Strategies related to parks, recreation, and pedestrian connectivity can be found on page 26 and 38.



### HEALTH AND WELLNESS BIG IDEAS

*What do we want to achieve?*

#### *Big Idea: Healthy Food*

#### **Provide access to healthy food by supporting the Corydon Farmer’s Market.**

Farmer’s markets have become important tools for providing access to enough food and healthier options in order to meet basic needs for a community. Along with providing healthy options for food, a market can offer various programs to expand knowledge about healthy food options and availability in the community. Cooking Matters is an example of a program that teaches participants of any age how to use nutrition information to shop for healthier options as well as cook healthy, affordable meals. Organizations like the Harrison County Extension Office can incorporate these programs into the farmer’s market to provide access to the courses and tours. The town can also seek grant funding to reinstate the Sprouts Bucks program. This program was initially established in 2016 through a partnership between the Extension Office and the Harrison County Economic Development Corporation (HCEDC) to support to local farmers and artisans by providing incentives for Harrison County students and their parents to visit the new market. Funding for the Sprouts Bucks program was only provided for one year.





Expand our offerings  
**HEALTH & WELLNESS**

## STRATEGIES

*How will we achieve it?*

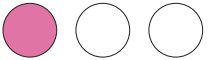
PRIORITY RANKING

LOW  
MEDIUM  
HIGH

---

STRATEGY 7.1 - Partner with the Harrison County Extension Office and other organizations to bring the Cooking Matters Program to the Corydon Farmer's Market and revive the Sprouts Bucks Program.

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THEME #3

# COLLABORATE TO EXPAND OUR OFFERINGS

## GOAL STATEMENT

Continue to support programs and policies that encourage healthy lifestyles and promote economic stability.

## 8. ECONOMIC DEVELOPMENT

*What does this mean for Corydon?*

Economic development seeks to facilitate job growth through the expansion of existing businesses and recruitment of new businesses to Corydon and the region. The continued effort to attract and retain businesses within Corydon should be done to maintain and enhance the quality of life for residents, business owners, and visitors. The effort to continue economic growth helps to ensure the viability and economic health of the town. The more attractive that Corydon becomes as a place to live, work, and play, the more viable and healthier the town becomes.



### ECONOMIC DEVELOPMENT BIG IDEAS

*What do we want to achieve?*

*Big Idea: Lifelong Learning*

**Ensure lifelong learning opportunities and the achievement of educational goals are readily available to residents.**

Many residents are highly-educated, employed, and have broad access to learning programs to continue to build their skills over time. Others may have less access to these opportunities that are needed to successfully compete in the regional job market, which affects both individuals and families. Older residents also may desire educational and training opportunities for hobbies as well as a way to stay connected and engaged. Lifelong learning opportunities that are readily available to residents at every stage of life, regardless of age, is important. Harrison County has existing programs and services that residents can participate in to increase the skills and abilities, including post-secondary education, vocational programs, and learning centers.

*Big Idea: Childcare Facilities*

**Support childcare and early childhood education programs within the community.**

Early childhood (ages 0-5) is a critical time for healthy youth development. Finding quality, affordable childcare has long been a barrier for many working parents looking to re-enter or remain in the workforce. The COVID-19 public health crisis has only increased this issue, pushing an already strained childcare system to its limit. However, with support from the business community and collaboration with childcare providers, it is possible to find solutions. Corydon can support parents, caregivers, and young children by supporting services designed to increase access to high-quality early childhood education and age-appropriate developmental programs. Strengthening the talent pipeline of qualified providers would also have a positive impact on the industry. Organizations within Harrison County that have existing programs include Align Southern Indiana, the Harrison County Community Foundation, and the Boys & Girls Clubs of Harrison-Crawford Counties. Programs offered by these organizations range from after-school enrichment activities to mentoring and hosting childcare provider events to funding for early childhood education.

*Big Idea: Intergovernmental Coordination*

**Encourage frequent coordination between the town, county, local organizations, and the public.**

Communication and collaboration are vital when planning for the future or working towards something. While the town has frequent coordination with specific partners, the challenge typically lies in the ability to get people to work together within the same timeframe. Achieving the vision and goals is a collective effort that involves everyone moving forward in the same direction – not just town staff and officials. The most effective way to do this is through frequent coordination.

There are countless departments, entities, and organizations that serve a unique role in the community and/or provide a critical service to residents and businesses. As opposed to walking in silos, the town should coordinate a quarterly roundtable meeting to ensure there is an open dialog to:

- leverage new opportunities and overcome current challenges,
- increase capacity and resources through collaboration, and
- align efforts to avoid duplicating or conflicting progress.

As well as communicating with other departments and organizations, Corydon should continue to improve communication and transparency with the general public, while also looking for new opportunities to engage the community.



THEME #3

## COLLABORATE TO EXPAND OUR OFFERINGS

### GOAL STATEMENT

Continue to support programs and policies that encourage healthy lifestyles and promote economic stability.

*Big Idea: Business Attraction and Retention Efforts*

**Continue to provide an environment that supports existing and future employers and industries.**

Small towns can offer high quality of life and a strong sense of the worth of every resident in the community, but a place with a small population may have a hard time supporting a broad range of goods and services with less financial resources. When trying to attract new business to Corydon, it is important to understand the potential barriers to market entry and on-going management of a successful business. It is also important to try to reduce or mitigate these barriers and issues. Corydon can partner with the aspiring entrepreneur community and local businesses to identify these potential barriers and ways to reduce the impacts to creating and maintaining a business.

**STRATEGIES**

*How will we achieve it?*

*PRIORITY RANKING*

LOW MEDIUM HIGH

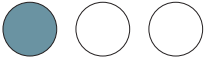
STRATEGY 8.1 - Partner with local educational partners and leaders to expand personal and professional development opportunities and increase awareness of the region's post-secondary education and vocational programs.



STRATEGY 8.2 - Encourage Corydon residents to participate in the programs and services offered at the Harrison County Lifelong Learning Center as well funding support provided by the Harrison County Community Foundation.



STRATEGY 8.3 - Increase the awareness and utilization of existing programs and resources to parents and childcare providers.



STRATEGY 8.4 - Work to communicate the various efforts and initiatives between local leaders, staff, organizations, and the public.



STRATEGY 8.5 - Identify ways to reduce barriers for new businesses and startups to locate in Corydon



STRATEGY 8.6 - Continue to coordinate with the Harrison County Chamber of Commerce, and Harrison County Economic development corporation to attract, retain, and expand businesses.



STRATEGY 8.7 - Create a checklist that can help business owners through the process of creating and maintaining a business, securing local permits, and utilizing resources available. (See Page 57)





### KOREAN CONFLICT

CHARLES W. BROWN  
LLOYD J. CUNNINGHAM  
DARRELL G. HANGER  
BOLLO D. HIBBS  
KENNETH M. JOHNSON

LEWIS LADUKE  
NORMAN J. STEVENS  
FREDERIC F. SULLIVAN  
ROBERT D. TRONCIN

RALPH EUGENE  
CHARLES D.  
CLIFFORD E.  
CLAUDE E. BEA  
LYNN B.  
KENNETH W.  
CARL E. BUS  
LEWIS A. J.  
JACKSON E.  
GORDON E.  
JAMES G.  
MELVIN K.  
DEE B. CUN  
HOWARD D. CL  
WILLIAM RIL  
MELVIN J. I.  
RUSSELL E. ED

*The 12 catalyst initiatives are projects or programs that were identified as top priorities based on their ability to achieve the community-wide vision and/or address a specific challenge the community is facing.*

# CHAPTER 3

## Our Next Steps

Building on the highest priority strategies, chapter three provides additional details on the 12 catalytic initiatives that were identified as the most critical strategies to implement. This chapter is intended to assist the town in implementing each one of these projects, programs, or policies. Each catalyst initiative highlights specific information including a description, action steps, partners, resources, and tools.

E ATZ  
RNOLD  
BAKER  
ENBLOSSOM  
JMAN  
BRISCOL  
SABARGER  
AYLOD  
OWLING  
CARRELL  
TOLE  
CRAIG  
NINCHAM  
NINCHAM  
Y DAVIS  
DIDELLOT  
MONDSON

NICHOLAS V. EYE  
ROY L. FUNK  
JAMES B. GIBSON  
ROY L. HACK  
GEORGE HAMMACK, JR.  
FRANK HARTSON  
ELDON HARPELL  
LESLIE O. HEDDEN  
C. J. HEUSE, JR.  
LEO B. HIRBS  
PAUL E. HORNICKEL  
WILLIAM E. HORNICKEL  
ROY E. HOCKMAN  
JAMES ELMER KELLER  
ROBERT F. KELLER  
ROY T. KELLEN  
CLARENCE LEE SKON

DEDICATED  
TO  
EVERLASTING TRIBUTE  
TO  
WORLD WAR II  
VETERANS  
OF  
HARRISON COUNTY  
AND  
TO THE ENDURING  
MEMORY OF OUR  
HALLOWED DEAD

LEST WE FORGET, THEY DIED  
THAT WE MAY LIVE

DAVE L. BINNEY  
DORIS BRUNTON  
JESSE E. BUSHMAN  
STANLEY E. LINDHART  
CARL WAIN, LOTICER  
RALPH A. MARK  
W. NELSON MORALES  
RICHARD A. MOORE  
WILLIAM T. PAUL  
GUSTAV PATON  
ROBERT A. PEARSON  
SPURDIN A. PUGH  
NORMAN A. ZOGGENWART  
JAMES L. ROSEWALDER  
ARLEN J. SPENTZBERG  
ELMER WITTS  
JAMES A. ZIEPKE

DAVID F. BRUCE  
COURTNEY L. CASH  
EMIL A. WOODEN  
LEWIS A. WOODEN  
LAWRENCE SWAIN  
CHRISTOPHER M. WOOD  
RICHARD A. SCHWAB  
WALTER C. CORRELLAN  
WALTER DAN THOMAS  
WALTER H. THOMAS  
WALTER W. VANCE  
RICHARD H. VANCE  
WALTER E. VANCE  
WALTER F. VANCE  
WALTER G. VANCE  
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WALTER S. VANCE  
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WALTER U. VANCE  
WALTER V. VANCE  
WALTER W. VANCE  
WALTER X. VANCE  
WALTER Y. VANCE  
WALTER Z. VANCE

VIETNAM CONFLICT

# CATALYST INITIATIVE 1

Supports the *Vibrant Downtown Big Idea* (See Page 21)

## PLACEMAKING STRATEGY 1.6

**Support Main Street Corydon in the development of a downtown business marketing campaign for residents and visitors.**

### DESCRIPTION

A downtown represents a community's economic health, public-private sector partnerships, local quality of life, and community pride. Communities with successful downtowns typically have a leading organization that focuses specifically on downtown economic development ranging from physical improvements to branding to marketing. Corydon is fortunate to have a Main Street organization that has developed strong relationships and partnerships with the town's local businesses as well as the town officials and staff. Just like any place that provides an experience, downtown Corydon should have a robust marketing plan that is consistently executed for everything from advertising to updating wayfinding signs. A good branding process and marketing campaign engages the community and downtown business owners, identifies a specific audience for the campaign, and outlines how the various community partners can help implement the plan. Main Street Corydon has already started working with local business owners and the town to enhance their marketing efforts, and Main Street Corydon should lead the development of a formal downtown business marketing campaign to align efforts and build consistency.

### ACTION STEPS

- Organize a task force of stakeholders to lead the development and implementation of a marketing campaign.
- Identify the topics that need to be included in the plan to be successful, such as market analysis, branding, target audience, publicity (including community calendar, business directory, website and social media), advertising, and capital improvements.

### PARTNERS

- Main Street Corydon
- Business Owners
- Town Staff
- Harrison County Economic Development Corporation
- Harrison County Chamber of Commerce

### RESOURCES / TOOLS

- Taking Care of Main Street Grant, Office of Community and Rural Affairs (OCRA)
- Preserving Main Street (OCRA)
- Indiana Office of Tourism Development
- Indiana Placemaking Activation Grant (IDDC)
- Quick Impact Placebased (QuIP) Grant (IDDC and OCRA)
- Non-Profit Grants
- Harrison County EDC Grants and Loans
- Indiana Economic Development Corporation (IEDC)
- Accelerate Indiana Municipalities (AIM)
- Indiana Arts Commission (Arts Project Support Grants)
- Wisconsin Dells Downtown Branding, Development & Marketing Action Plan



# CATALYST INITIATIVE 2

Supports the *Vibrant Downtown Big Idea* (See Page 21)

## PLACEMAKING STRATEGY 1.7

**Support Main Street Corydon to expand the “First Friday” events to increase foot traffic downtown and entice business owners to stay open later for specific events or days of the week.**

### DESCRIPTION

The challenge of increasing foot traffic is something that virtually every small downtown faces. In today’s increasingly competitive landscape where consumers have many choices, it is more important than ever to identify ways to get people walking through the doors and to create an experience. Communities with a monthly calendar and mix of great events and programming attract residents and visitors, bringing activity into their downtown. An event like First Friday can increase sales for downtown businesses on the day of the event and attract new customers into the stores. Events also attract new people to downtown who can discover local stores and experiences. A key challenge that Corydon’s downtown is facing is the short, daytime window when businesses are typically open. In many instances, it is hard to pay workers for more hours or have the owners work longer days if the increase in business might not justify it. Main Street Corydon can utilize these special events, like First Fridays, to bring more people downtown and entice business owners to stay open later for just that day instead of permanently adjusting their hours of operation.

### ACTION STEPS

- Evaluate the current special events that bring the most people downtown and improvements that could boost attendance at all events.
- Identify if new events are needed and the feasibility of successfully hosting these events.
- Incorporate the participating local businesses into the downtown marketing campaign (catalyst initiative #1).
- In partnership with local businesses and property owners, identify potential techniques to increase foot traffic during community events that may include special events/sales, additional signage, or increased media coverage.

### PARTNERS

- Main Street Corydon
- Business Owners
- Town Staff
- Harrison County Economic Development Corporation
- Harrison County Chamber of Commerce
- Corydon Farmer’s Market

### RESOURCES / TOOLS

- Taking Care of Main Street Grant, Office of Community and Rural Affairs (OCRA)
- Local organizations and non-profits
- Local Volunteers
- Marketing Asset Grant, IOTD
- Event Sponsorships
- Harrison County Community Foundation

# CATALYST INITIATIVE 3

Supports the *Parks Planning Big Ideas* (See Page 26)

## PARKS, RECREATION, AND TRAILS STRATEGY 3.1

**Create a Five-Year Parks and Recreation Master Plan to identify and coordinate future park projects and programs that could be implemented.**

### DESCRIPTION

It is important for local leaders to understand the relationship between community parks and recreation services, economic development, and quality of life. The master planning process enables Corydon to assess recreation needs and interests of community members and enables decision makers to prioritize resource allocation decisions for new facilities and rehabilitation projects, programs, and services in a manner that is fiscally responsible. Having a Five-Year Parks and Recreation Master Plan also allows the town to apply for DNR funding that can assist in the implementation of recommendations from this plan. A successful master planning process can transform the town's vision into tangible projects to create recreation opportunities, well-maintained facilities, and a community-focused park system.

### ACTION STEPS

- Allocate funding to complete a Five-Year Parks and Recreation Master Plan.
- Explore facility and programming needs in the Five-Year Parks and Recreation Master Plan.
- Include recommendations from the Parks Five-Year Plan in the Capital Improvements Plan, if created, (see Catalyst Initiative 10).
- Explore potential properties or areas that could become new park spaces in the Five-Year Parks and Recreation Master Plan.

### PARTNERS

- Town Staff
- Department of Parks and Recreations Board
- Local Recreational Organizations

### RESOURCES / TOOLS

- General Fund
- DNR Planning Guidelines for Five Year Parks and Recreation Master Plans

# CATALYST INITIATIVE 4

Supports the *Parks Planning Big Ideas* (See Page 26)

## PARKS, RECREATION, AND TRAILS STRATEGY 3.4

**Continue the upkeep of existing park facilities, including trash and weed removal.**

### DESCRIPTION

Park maintenance activities begin when a park or facility becomes the responsibility of the town either through purchase or construction. Strategic, regular maintenance ensures on-going quality and longevity of a park. The ability to provide successful maintenance is supported by established maintenance practices, funded capital project renovation and replacement plans, and trained maintenance staff. Along with the visual improvements, maintenance can also help protect these spaces from invasive species and deterioration of other plants. Park maintenance includes trash removal, landscaping, structure repairs, and equipment updates, among other things. It is often maintenance practices that define the quality of a park system. Maintenance not only determines the outward appearance and supports the daily use of parks, but it also contributes to the longevity of facilities, the ability of plant materials to successfully mature, and consistent user experiences.

### ACTION STEPS

- Identify the routine maintenance that should be done at each park and coordinate these tasks with town maintenance staff.
- Maintain safe parks and facilities by routinely assessing and addressing needed repairs and providing timely response to emerging issues, such as damaged or inoperable facilities or downed trees.
- Consider creating a facilities maintenance request form or portal for residents to report issues with park facilities.

### PARTNERS

- Town Staff
- Town Parks Board

### RESOURCES / TOOLS

- Bicentennial Park Maintenance Endowment Fund
- Non-profit Grants
- Private Donations

# CATALYST INITIATIVE 5

Supports the *Infill and Redevelopment Big Idea* (See Page 30)

## LAND USE STRATEGY 4.1

**Use the future land use plan to guide rezoning and future development decisions.**

### DESCRIPTION

The future land use plan should ultimately be reflected through the town's policy and development decisions. The land use plan is not a zoning map, which addresses specific development requirements on individual parcels. Instead, the future land use plan is a guide that should be used for any future changes in zoning. The future land use plan establishes the overall framework for where each type of land use should be located and the intensity of that use based on balanced, compatible, and diversified growth. Because there are limited opportunities for new development (undeveloped parcels) within town limits, the town should prioritize infill and redevelopment opportunities. Infill and redevelopment refers to the re-use of an existing site or structure that has previously been developed. This could include rehabilitation of an existing building or demolition of an existing structure to build a new one. The future land use plan identifies several areas that are prime for commercial and residential redevelopment.

### ACTION STEPS

- Confirm that existing public services, infrastructure (such as roads), and utility capacities can meet the demand of new development proposals.
- Use the future land use plan of the comprehensive plan as a guide to determine whether the requested development is appropriate and consistent with the town's vision and nearby properties.

### PARTNERS

- Town Officials (Town Council/Plan Commission)
- Town Staff
- Private developers or home builders
- Property Owners

### RESOURCES / TOOLS

- BDASI/Local Home Builders/Developers

# CATALYST INITIATIVE 6

Supports the *Infill and Redevelopment Big Idea* (See Page 30)

## LAND USE STRATEGY 4.3

**Complete an inventory of redevelopment sites and promote these sites for new residential or commercial development.**

### DESCRIPTION

The availability of undeveloped land is a constraint in Corydon. Because of this, the town should plan for and facilitate the development of residential and commercial uses by providing an inventory of land that is available. The site inventory would identify and analyze specific properties that are available and suitable for new development or redevelopment. It can also determine if improvements are needed to make the site more desirable through appropriate zoning, development standards, and infrastructure. Other characteristics to consider when evaluating the appropriateness of sites include physical features (size and shape of the site, improvements currently on the site, or environmental and pollution considerations), location (proximity and access to infrastructure), availability of local funding support, and market potential for development.

### ACTION STEPS

- Complete an inventory of sites that have the potential for redevelopment or new development and contact property owners to determine their interest.
- Identify if any public resources and/or incentives (such as zoning incentives, tax abatement, etc.) are appropriate and/or needed for the development of each site, and determine if the redevelopment commission should play an active role in the redevelopment efforts (see catalyst initiative #6).
- Work with partners, such as the Harrison County EDC and Chamber of Commerce of Harrison County, to market the redevelopment sites to developers and builders.

### PARTNERS

- Town Council/Town Staff
- Harrison County Economic Development Corporation
- Harrison County Plan Commission
- BDASI/Local Home Builders/Developers
- Corydon Redevelopment Commission

### RESOURCES / TOOLS

- Indiana Economic Development Corporation (IEDC)
- Blue River Services
- Property Owners

# CATALYST INITIATIVE 7

Supports the *Infill and Redevelopment Big Idea* (See Page 30)

## LAND USE STRATEGY 4.4

Explore the types of incentives that should be used by the redevelopment commission and town council to attract specific types of commercial and residential development for key sites.

### DESCRIPTION

Adaptive reuse, along with infill development, can be a key factor in population growth and economic development. For towns, effective economic development needs a strategic approach from elected officials and requires both public and private funding for investing in infrastructure and programs. Many towns use multiple strategies and funding sources to support economic development programs and initiatives. The redevelopment commission should play an active role in development efforts. They should identify the most critical sites for redevelopment and target incentives towards those critical sites that will likely not develop without local incentives. Local financial tools and incentives that can be leveraged by Corydon include utility connections, zoning incentives, and property purchase/assistance in key sites. Tax abatement is a financial tool that Corydon can utilize where property taxes (or a portion of the taxes) are reduced for a period of time (up to 10 years). Tax abatement is one of the tools widely used to attract new businesses or support expansions. It encourages investment in new equipment or facilities that will improve the company, while supporting the local economy. Corydon can further explore different types of incentives that could be offered to help spur redevelopment and fill in the key locations throughout town.

### ACTION STEPS

- Identify those key sites for redevelopment and evaluate the incentives and tools that should be offered.
- Promote existing local funding programs from organizations like the Harrison County Economic Development Corporation and the Chamber of Commerce of Harrison County for existing and new businesses.

### PARTNERS

- Redevelopment Commission
- Town Officials/Town Staff
- Harrison County Economic Development Corporation (IEDC)
- Property Owners
- BDASI/Local Home Builders/Developers

### RESOURCES / TOOLS

- Harrison Co. Economic Development (Small Business Loan Program and Commercial Rent Subsidy Program)
- Harrison County Community Foundation
- Blue River Services
- Indiana Economic Development Corporation (IEDC)
- Indiana Housing & Community Development Authority (IHCDA)
- Indiana Association of REALTORS
- Accelerate Indiana Municipalities (AIM)
- USDA Rural Development, Housing Programs & Grants
- HUD Exchange
- Tax Abatement
- Reduced Utility Fee
- Residential Density Bonuses

# CATALYST INITIATIVE 8

Supports the *Infill and Redevelopment Big Idea* (See Page 30)

## LAND USE STRATEGY 4.5

**Support the Harrison County Visitor's and Tourism Bureau in its efforts to sell the Keller Property for appropriate redevelopment.**

### DESCRIPTION

In 2003, the Keller Manufacturing Co. Inc. began shutting down the manufacturing facility in order to consolidate the operation with the company's other plant in New Salisbury. The site is situated between Indian Creek and SR 337. Corydon Main Street and others have previously pursued reuse and redevelopment opportunities for this property; however, the property currently remains relatively the same since the facility closure. Redevelopment complications have included the age and construction materials of the structures, location within the floodplain, and building community consensus on the overall vision for the site. Previous revitalizations plans have included general commercial development as well as possible park space that included a proposed trailhead for the Indian Creek trail. Currently owned by the Harrison County Visitors and Tourism Bureau, the town should continue to coordinate and support the adaptive redevelopment of the site that aligns with the overall vision of mixed-use redevelopment on the east side of the existing rail tracks and a park to the west of the tracks.

### ACTION STEPS

- Assist the Bureau with advertisement and marketing efforts to local and regional developers and other prospect buyers.
- Establish a plan to address railroad track facilities and other necessary site cleanup requirements.
- Establish a plan for future development that would strengthen the connection to Downtown and/or enhance existing Corydon experience.

### PARTNERS

- Town Officials/Town Staff
- Harrison County Visitor's and Tourism Bureau
- Harrison County Economic Development Corporation

### RESOURCES / TOOLS

- Corydon Strategic Investment Plan 2016-2020 - 2016 Stellar Communities Program
- Corydon Downtown Focus Plan 2016
- Harrison County Economic Development Corporation (HCEDC)
- Redevelopment Commission
- BDASI/Local Home Builders/Developers

# CATALYST INITIATIVE 9

Supports the *Utility Coordination Big Idea* (See Page 33)

## UTILITIES STRATEGY 5.5

**Consider implementing a dig once policy for utility infrastructure.**

### DESCRIPTION

A major obstacle to many projects is the overall construction cost. One way to reduce costs is to install multiple improvements during the same construction project. An example includes installing empty conduit for future fiber while upgrading or repairing water or sewer pipes or upgrading ADA ramps at intersections while improving a road. Dig once policies allow for the coordination between public departments, public utility companies, and internet providers. Various utility improvements can be coordinated that include excavation projects in the public right-of-way that can reduce cost and reduce damage to public sidewalks and roads. Dig once policies require that these coordination efforts take place. These policies can significantly reduce or eliminate future costs for the town or utility providers. The cost of labor is minimal since the empty conduit can typically be easily installed in an open trench or through the same boring, and the cost of materials (such as the conduit) is also typically minimal because the materials are not expensive.

### ACTION STEPS

- Evaluate the benefits of adopting a dig once policy ordinance that requires the installation of conduit for future use (such as fiber).
- Communicate the new policy and guidelines to utility providers.

### PARTNERS

- Town Council/Town Staff
- Town Utility Departments
- Private utility providers

### RESOURCES / TOOLS

- [FHWA Office of Transportation Policy Studies – Minimizing Excavation Through Coordination](#)
- [Technical Guide to Dig Once Policies](#)



# CATALYST INITIATIVE 10

Supports the *Utility Coordination Big Idea* (See Page 33)

## UTILITIES STRATEGY 5.7

**Create a capital improvement plan to identify and prioritize future investments in public facilities and infrastructure.**

### DESCRIPTION

A capital improvement plan, or CIP, is a short-range plan that typically identifies capital projects, major repairs, and equipment purchases during a set time period (such as three to five years); this also includes a planning schedule and options for funding. This plan can help to prioritize projects, develop a financial plan, and better coordinate construction projects. Examples of projects that can be in a CIP include the construction of roads, sidewalks, stormwater, water, and wastewater projects, along with buildings like town hall or recreation facilities. These investments often take years to build, and the costs of multiple projects may be coordinated and distributed over time.

### ACTION STEPS

- Review the town's transportation and utility needs by analyzing the existing conditions of each system and identifying future growth areas.
- Create a prioritized list of infrastructure and major repair projects that are needed for all town departments that includes the potential costs and timeline.
- Develop a capital budget and financing plan to complete the needed projects based on the financial capacity of the town budget, town utilities, and potential grants.
- Annually update the CIP to include new and completed projects.

### PARTNERS

- Town Council/Town Staff
- Town Utility Departments

### RESOURCES / TOOLS

- General Fund
- University of Wisconsin-Stevens Point Planning Implementation Tools Capital Improvement Plan
- State of Indiana Department of Local Government Finance Capital Project Plan Overview and Guidelines
- Capital Improvement Plans 101
- Guidance for the Coronavirus Capital Projects Fund
- Harrison County Indiana Comprehensive Plan 2009 - Action Step 1.3

# CATALYST INITIATIVE 11

Supports the *Pedestrian Connectivity Big Idea* (See Page 38)

## TRANSPORTATION STRATEGY 6.6

**Work with Harrison County to improve pedestrian connectivity across Indian Creek**

### DESCRIPTION

Recent funding through INDOT for sidewalk improvements will increase overall walkability and connectivity in downtown Corydon. However, two key pedestrian crossings over Indian Creek and Little Indian Creek would allow people to safely walk to other destinations by connecting the downtown to the and the areas north of Little Indian Creek and the Indian Creek Trail.

The only current connection to Indian Creek Trail from downtown requires someone to use the west bridge (Walnut Street), but the sidewalks on this bridge are narrow and not ADA accessible. A new pedestrian crossing across the creek is needed in this area between Walnut Street and Water Street to connect Indian Creek Trail (west of downtown) to the planned sidewalk improvements along Chestnut Street and downtown. This would provide a safe and easy crossing for residents and visitors. A second creek crossing for pedestrians is also needed at the low water bridge on Mulberry Street to connect to the surrounding neighborhoods as well as the fairgrounds. Both of these creek crossings will require close coordination with IDNR and USACE because both creeks are regulated waterways and require state and federal permitting.

### ACTION STEPS

- Identify planning-level costs and feasibility for each creek crossing.
- If the crossings are feasible, secure funding and complete design and construction.

### PARTNERS

- Town Staff/Officials
- US Army Corp of Engineers (USACE)
- Indiana Department of Natural Resources (IDNR)
- Harrison County Parks

### RESOURCES / TOOLS

- INDOT Local Public Agency (LPA) Grant Program LPA-GUIDANCE-DOCUMENT-June-2019.pdf (in.gov)
- INDOT State Transportation Improvement Program (STIP)
- FHWA FAST Grant (Formerly MAP-21 Transportation Alternatives Program)
- IDNR Recreational Trails Program
- Local Public Agency Guide to INDOT: 2022-LPA-Guide-to-INDOT-1.pdf
- Long Range Transportation Plan - Appendix G - Harrison County
- Implementing Pedestrian Improvements at the Local Level

# CATALYST INITIATIVE 12

Supports the *Business Attraction and Retention Efforts Big Idea* (See Page 44)

## ECONOMIC DEVELOPMENT STRATEGY 8.7

**Create a checklist that can help business owners through the process of creating and maintaining a business, securing local permits, and utilizing resources available.**

### DESCRIPTION

Starting a business can be overwhelming. All businesses start with an idea but require planning, resources, and a lot of time. To promote the attraction of new businesses to Corydon and to keep the existing businesses, the town can develop a checklist that creates an easy roadmap for permitting and local resources. This resource can also be used as a marketing tool for prospect entrepreneurs. The guide can identify supporting organizations, like Main Street Corydon, and provide a checklist of standard permits needed in Corydon, such as zoning approvals or a sign permit.

### ACTION STEPS

- Conduct a SWOT analysis or survey of existing business owners about barriers to entry, struggles with maintaining a business, and other aspects of having a business in Corydon that can be addressed in the checklist guide.
- Coordinate local permits or approvals (such as sign permits) needed to operate in Corydon into a comprehensive checklist.
- Publish a digital and printed version of the checklist guide on town web portals and town hall.
- Explore the potential of identifying a point of contact within the town government to guide business owners through local permitting requirements and to serve as a liaison between small businesses and policymakers.

### PARTNERS

- Corydon Plan Commission
- Town Staff

### RESOURCES / TOOLS

- USDA Rural Development Business Programs and Grants
- Harrison County Economic Development Corporation
- Chamber of Commerce of Harrison County
- Southern Indiana Small Business Development Center
- How to Start a Business: Step-by-Step Business Startup Guide
- Business Owner's Guide

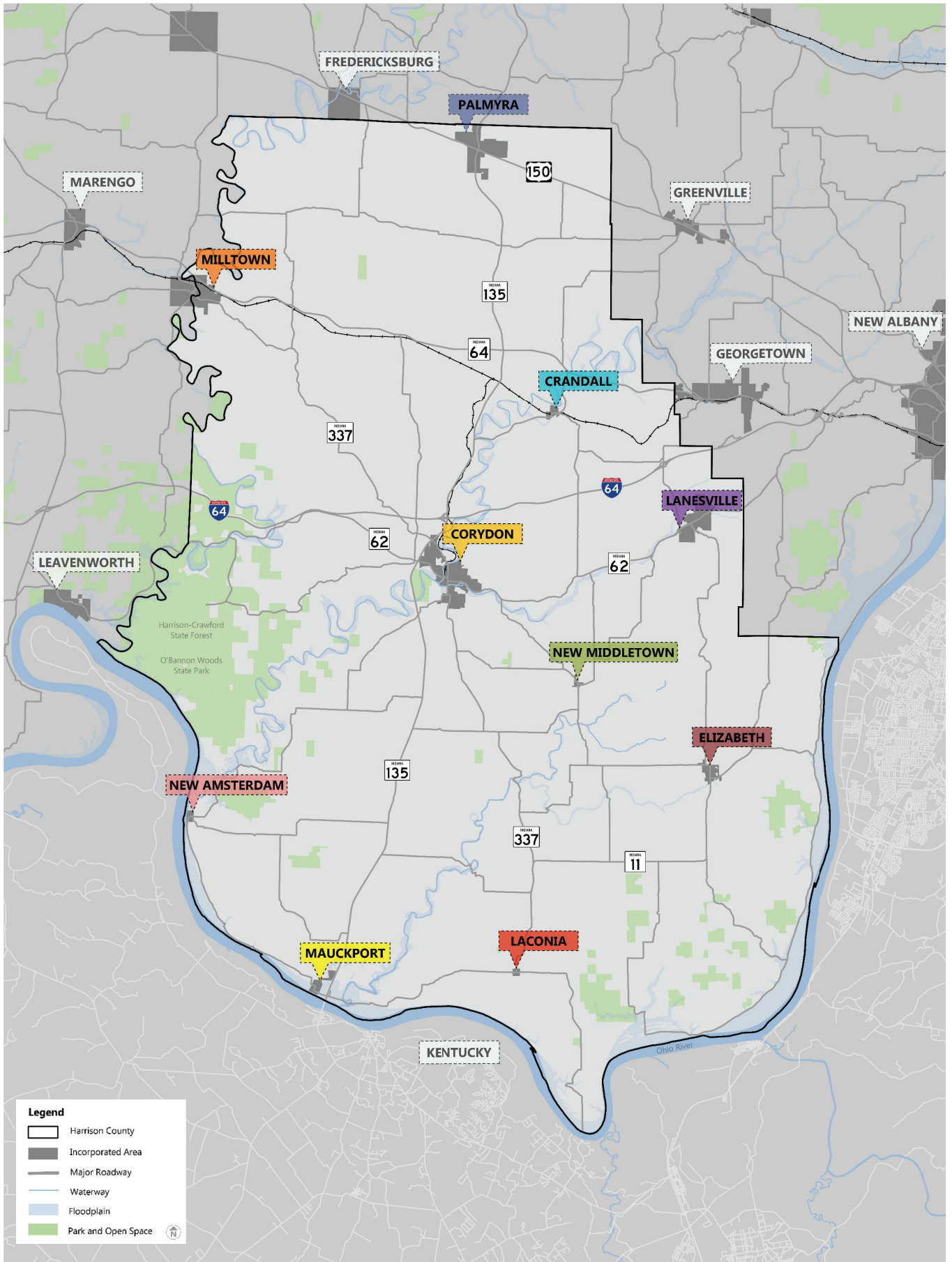


*According to the U.S. Census, Corydon's total population was 3,153 people in 2020. While Corydon is the largest town within Harrison County, it only experienced a 1.0% increase in population since 2010.*

# Appendix

## Existing Conditions Summary

A clear and cohesive understanding of Corydon, as it exists today, is a critical building block in developing a comprehensive plan. The *Corydon Comprehensive Plan* will outline a community-wide vision with associated goals and recommendations for how to achieve the town's future wants and needs. It is important to complete a baseline assessment of the demographic and socioeconomic status, and inventory of the built environment, to identify issues and opportunities that should be considered as parts of the plan. Ultimately, the issues and opportunities identified will inform the town's goals and recommendations for meeting its overall vision.



## REGIONAL CONTEXT

Located in Southern Indiana along the Ohio River, Harrison County is perfectly situated between a large metropolitan area (Louisville, KY) and rural landscapes. Harrison County neighbors several natural features including Cave Country and the state parks that offer spelunking, canoeing, and hiking and the Ohio River which offers boating and other recreational activities.

Harrison County is fortunate to have I-64 running through the center of the county with interchanges near Corydon and Lanesville. Several primary state routes provide connectivity between towns and the interstate. Corydon is also just under 20 miles from Louisville, Kentucky via the Sherman Minton Bridge located in New Albany.

Corydon is located in the central part of Harrison County. The town is known for its historic downtown core with several local shops, dining, a courthouse, and the Corydon Capitol State Historic Site. The town has three primary roadways that run through Corydon including SR 135, SR 337 (N Capitol Avenue), and SR 62 (Chestnut Street). Each of these roadways enhances local connectivity and serves as links to the interstate and rural areas of the county.

## PAST PLANNING EFFORTS

It is important to complete an inventory of past planning documents to establish an understanding of what the town has been working towards in the past. In addition to the town's previous comprehensive plan, two other plans within the county were reviewed that could influence the town as well. The following community plans were considered as part of the planning process:

### ***Harrison County Comprehensive Plan - 2009***

The county's current comprehensive plan establishes a vision that emphasizes the value of the small towns and rural lifestyle and balances development opportunities with good stewardship of the land. The plan outlines eight key goals that range from providing responsible development and preserving the rural character to responding to lifelong educational needs and supporting the expansion and enhancement of services, programs, and facilities. Additionally, the implementation chapter focuses on updating policies, establishing new regulations, and conducting further plan-related studies.

### ***Town of Corydon Comprehensive Plan - 2015***

Completed in 2015, the Corydon Comprehensive Plan was initiated by the town with the intent of serving as the community's guide for future development over the next 20 years. Ten goals reinforce Corydon's vision and provide additional direction for the future development. The goals represent the ten largest concerns of Corydon residents and business owners at that time.

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

- Improve connectivity in Corydon through transportation infrastructure.
- Encourage community facilities that increase recreational opportunities.
- Support workforce development in Corydon.
- Ensure infrastructure and utilities meet current and future needs.
- Promote business development that attracts jobs and economic growth.
- Preserve the historic features and character of Corydon.

### ***Harrison County Community Leadership Planning Initiative - 2020***

This initiative focused on five areas that were identified as the highest priorities for the county's future that should be addressed through the combined efforts of the county's leadership. The five priorities included:

- A shared vision for Infrastructure and Land Use Planning
- Workforce and Education
- Diverse Housing Options
- Business Development and Support
- Substance Abuse, Health, and Wellness

This initiative identified the need to create comprehensive plans for each of the ten incorporated towns as well as the county as a whole. The *Corydon Comprehensive Plan* is one of ten town plans being completed as part of the *Harrison County Town Planning Initiative*.



# DEMOGRAPHICS

## PEOPLE | HOUSING | ECONOMICS

Understanding the demographic makeup of a community can play an important role in preparing for a successful and proactive future. The data trends provided in this section represent what is happening in Corydon today and are used to predict what could happen in the future. The data used in this analysis was sourced through ESRI Business Analyst, 2020 American Community Survey (ACS) Five-Year Estimates, and the Bureau of Labor Statistics (BLS). Unless specified, the data in this analysis is from the 2020 American Community Survey Five-Year Estimates.

**Corydon's population has been holding steady with very little change in total population over the last ten years.**

According to the U.S. Census, Corydon's total population was 3,153 people in 2020. While Corydon is the largest town within Harrison County, it only experienced a 1.0% increase in population since 2010 (31 people). While slow growth has occurred in the last ten years, Corydon previously had growth with 16.1% since 2000 (438 people), which outpaces Harrison County (15.5%) and Indiana (11.6%) during this same period.

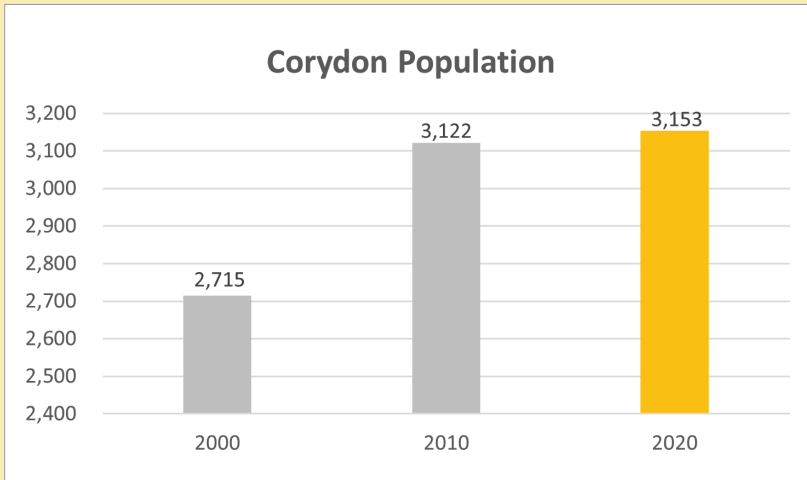
Harrison County is expected to grow by about 12% by 2040; if Corydon follows a similar trend the population would increase by 385 people by 2040.

**Corydon has experienced a significant increase in the total number of households (8.9%) with the majority being single-person households, while having limited population growth**

Households include everyone who lives under the same roof (as their primary residence). Households can include both families and unrelated persons living together as well owner-occupied housing units and rentals. The town has had an increase of 111 households (8.9%) since 2010, which outpaces the town's population growth (1.0%) during the same period. This trend indicates that the number of people in each household is decreasing. Corydon's household growth rate is higher than Harrison County (1.5%) and Indiana (5.6%) but not necessarily all of the towns within the county. New Amsterdam, Palmyra, Crandall, and Elizabeth all outpaced Corydon in household growth during the last decade.

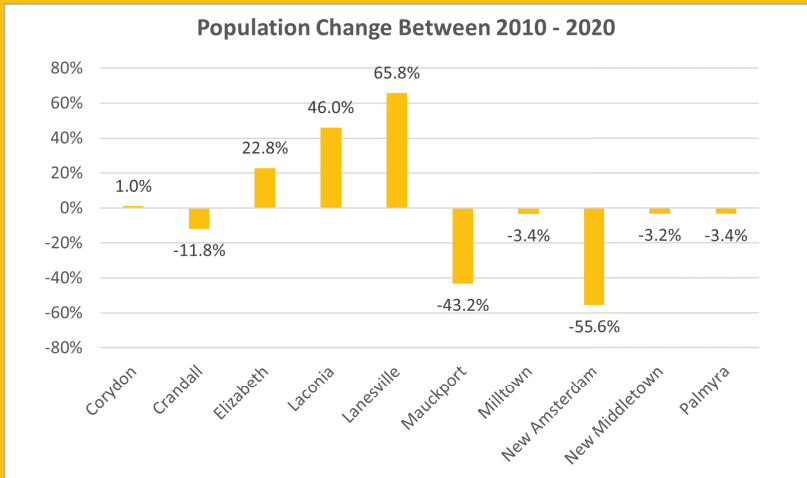


TOTAL POPULATION



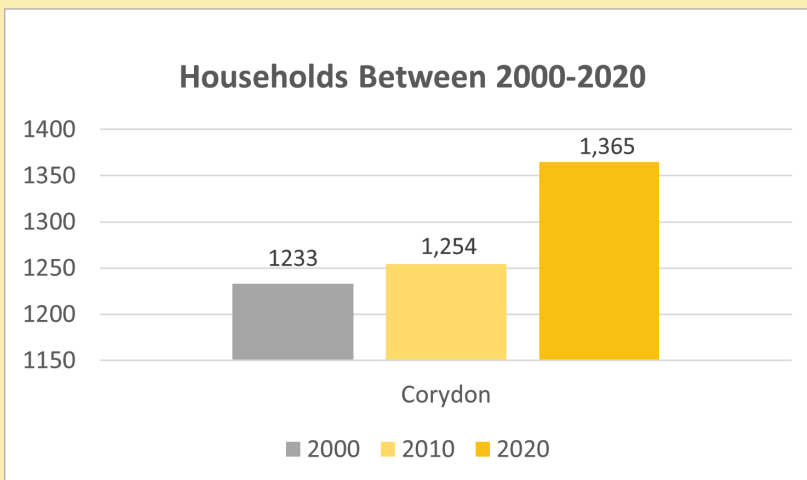
*Growth over the last ten years has been slower than the previous decade.*

POPULATION CHANGE



*While Corydon is the largest town within Harrison County, it only experienced a 1.0% increase in population since 2010 (31 people).*

HOUSEHOLDS



*While the number of households in Corydon is increasing, the average household size is decreasing.*

### **Corydon lacks racial diversity but experienced a 5% increase in people of Hispanic origin.**

Corydon's population is 98.4% Caucasian and 1.6% Black or African American. While the town is slightly less diverse than Harrison County as a whole (96.3% Caucasian), Corydon has more people who identify as Hispanic or Latino in origin (4.9%) than anywhere else in the county. One important note when discussing a community's diversity is the differences between race and ethnicity. Race refers to the physical characteristics of a population, while ethnicity describes a person's origin or cultural identity.

### **Corydon's population is getting older.**

The median age of residents within Corydon is 43.5 years, which is higher than the county's average (42.6 years), and this makes Corydon the oldest community within Harrison County with the exception of New Amsterdam (50.1 years). Corydon's median age has increased by 7.7% since 2010 (40.4 years); this follows the general trend of Harrison County (9.0% increase) but outpaces both the state (6.2%) and nation (3.0%).

Corydon's shifting median age can be better seen when comparing the town's 2010 and 2020 population pyramids. The shape of a population pyramid can indicate a community's future population growth or reduction as well as identify large numbers of people within an age group. A community with stable population growth generally has a similar number of people in all age groups (except the oldest) and appears as a rectangle shape. However, a population pyramid with a narrow top and wide base typically indicates high birthrates (or growing population), and an inverted pyramid (wide top and narrow base) generally represents low birthrates (naturally declining population). In general, Corydon's 2020 population pyramid is wider at the top and narrower at the bottom, indicating a slow growing and aging population.

### **Corydon households are earning less compared to the county and state.**

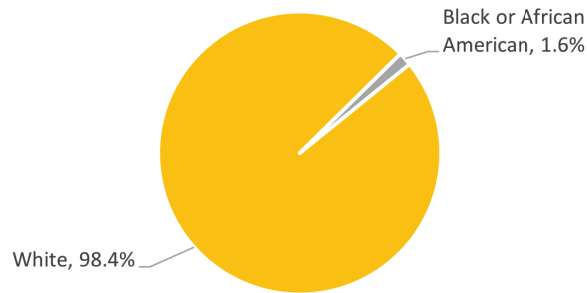
Corydon's median household income is \$41,755 per year. Median household income includes all available incomes within a household. While the town's median household income has increased 10.5% since 2010 (\$37,801), it still falls behind the median household income of many of the smaller communities as well as Harrison County (\$59,169) as a whole. Harrison County's median household income has increased by 15.4% since 2010, while Indiana has increased by 22.1% and the nation has grown by 25.2%.

### **Corydon has seen an increase (10%) in residents with a post-secondary degree.**

The educational attainment rate of adults 25 years and over with high school diploma or higher is 84.7% in Corydon, just under the average for Harrison County (89.8%) but similar to other towns in the county. Breaking that down further, 43.1% of Corydon residents have a high school level attainment while 3.8% have an associates or two-year degree, 13.9% have a bachelor degree, and 7% have a masters or professional degree. Overall, Corydon's educational attainment at all levels has been steadily improving over the last ten years with increases the number of residents who have obtained secondary education degrees (increased from 14.1% in 2010 to 24.7% in 2020).

RACE & ETHNICITY

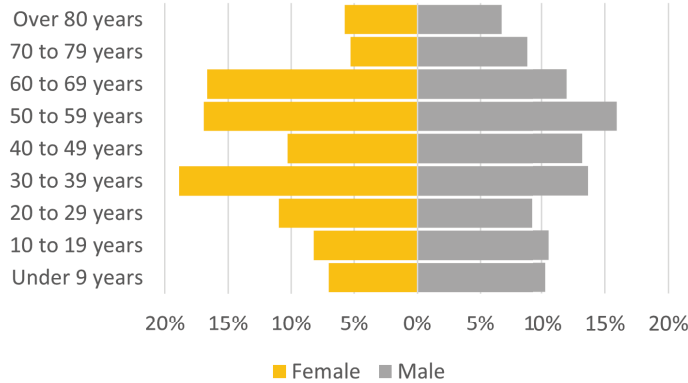
### 2020 Corydon Racial Makeup



*Corydon is slightly less diverse than Harrison County as a whole.*

AGE STRUCTURE

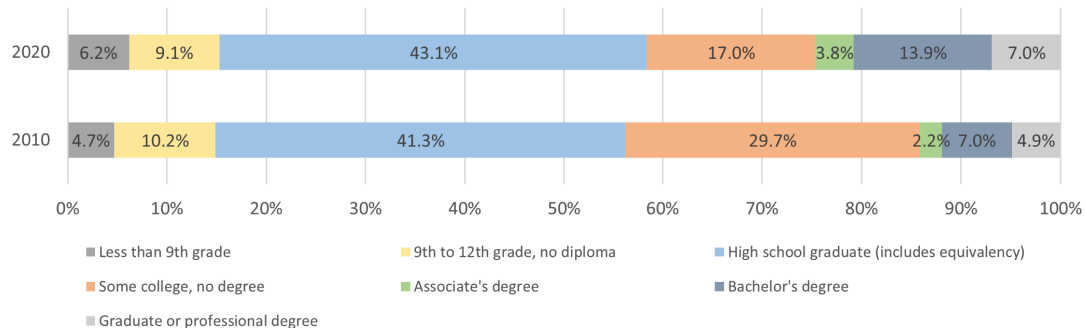
### 2020 Corydon Population Pyramid



*Corydon's median age has increased by 7.7% since 2010; this follows the general trend of Harrison County (9.0% increase) but outpaces both the state (6.2%) and nation (3.0%).*

EDUCATION

### Corydon Educational Attainment



## PEOPLE - KEY CONCLUSIONS

### WHAT DOES THIS MEAN FOR CORYDON?

- **Slow Population Growth** - While Corydon experienced more rapid population growth between 2000 and 2010 (15%), population growth slowed down considerably between 2010 and 2020 (1%). Slow or steady population is not inherently negative, it could point to factors within the community that are limiting growth such as lack of housing options or limited employment opportunities. If Corydon does begin attracting new residents it will also have to consider where new development should occur and how to capitalize on growth occurring outside current town boundaries.
- **Ageing Population** - With the exception of New Amsterdam, Corydon has the oldest median population within Harrison County at 43.5 years. A higher median age signifies a larger elderly population and can also typically mean less school-aged children (19 years and under) and young adults (20 to 29 years of age). Finding a balance of housing types, recreational amenities, and employment opportunities is important for a community working to cater to its current residents while attracting and retaining younger generations.
- **Slowly Increasing Household Incomes** - Slow rising median household incomes can typically be due to limited employment opportunities within a community or an increased number of retirees who now have lower incomes after leaving the workforce. Corydon's aging population could play a factor in a slower increase of median household income when compared to other communities as well as the larger number of single-family households, which increased 58.4% since 2010. Limited employment options could also be a part of the reason 46.2% of residents leave the county for work.
- **High Educational Attainment Rates** - Although Corydon's high school educational attainment rates are slightly lower than state and the county, the proportion of residents with a bachelor's and professional degrees outpaces almost all other towns within Harrison County. As individuals become more educated, it is likely their hourly wage or salary also increases. These individuals likely have more disposable income to spend on housing, dining, and entertainment if these types of development and/or services were available. Corydon also has a large population of those working jobs requiring trades degrees, focusing on expanding availability of these degrees could support the town's workforce needs.

## HOUSING

### **Corydon has seen an increase in its owner-occupied housing and its vacancy rate.**

Corydon holds 1,754 housing units, which includes all houses, apartments, and groups of rooms or single rooms that are intended to be separate living quarters. Corydon has the largest number of housing units out of all towns within Harrison County and accounts for 10% of all housing within the county. The number of housing units in Corydon has increased by 24.9% since 2010 (350 units), which outpaces the growth in Harrison County (6.2%) but is less than the growth of some of the smaller communities such as Palmyra (138.8%) or Crandall (74.5%). The growth in housing units within Corydon consists largely of owner-occupied units (16.4% increase), while the number of rented housing units dropped by 6.5%. The town also experienced an 11.5% increase in vacant units between 2010 and 2020 going from a vacancy rate of 10.7% to 22.2%. This sudden increase in vacancy could be related to the overall increase in total housing units paired with a decrease in those renter-occupied .

### **Corydon has diverse housing options.**

The majority of housing structures within Corydon are single-family, detached homes (74.4%) with the remainder of the housing stock consisting of duplexes (7.4%), multi-family housing (15.6%), and mobile homes (2.6%). While Corydon has a large proportion of multi-family housing, it lacks single-family housing options d, such as patio homes or townhomes, which provide housing options for senior residents.

### **Corydon's median home value is much lower than the county and state.**

Corydon's median home value is \$98,900, a slight increase from the town's median home value of \$96,800 in 2010. While Corydon did not experience a decrease in median home value over the last decade like some of the communities in Harrison County, the rise in values in Corydon were outpaced by other communities such as Crandall (71.7%) and Lanesville (48.5%). A slow increase in median home values could be due to the age of housing, types of housing, or a lack of new, higher value homes being built in the community.

While Census data shows the town's median home value only increased slightly since 2010, home sale prices published by Zillow can more accurately reflect current market conditions. According to Zillow, home sale prices within Corydon have increased from \$126,511 in 2010 to \$164,303 in 2020, a 34.4% increase and higher than most of the communities within the county with the exception of Lanesville (43.2%) and Palmyra (34.7%). Between 2020 and 2021 the town's average sale price increased an additional 18.4% to \$194,573.

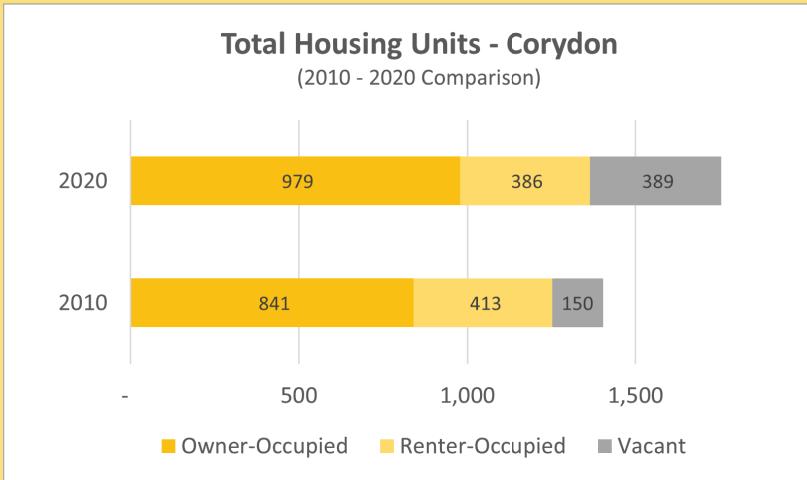
### **Corydon's median rent is comparable to the county and state.**

Corydon's median rent has increased from \$604 per month in 2010 to \$820 per month in 2020, a 35.8% increase and the second highest rent within the county. While the increase outpaces most other towns within the county, it still follows the general trend of increasing rents within Harrison County (22.9% increase since 2010). Rises in rent could be due to supply and demand issues as more people compete for the same number of units, or could be due to a decrease in potential renters which forces landlords to raise prices.

### **Corydon has an older housing stock.**

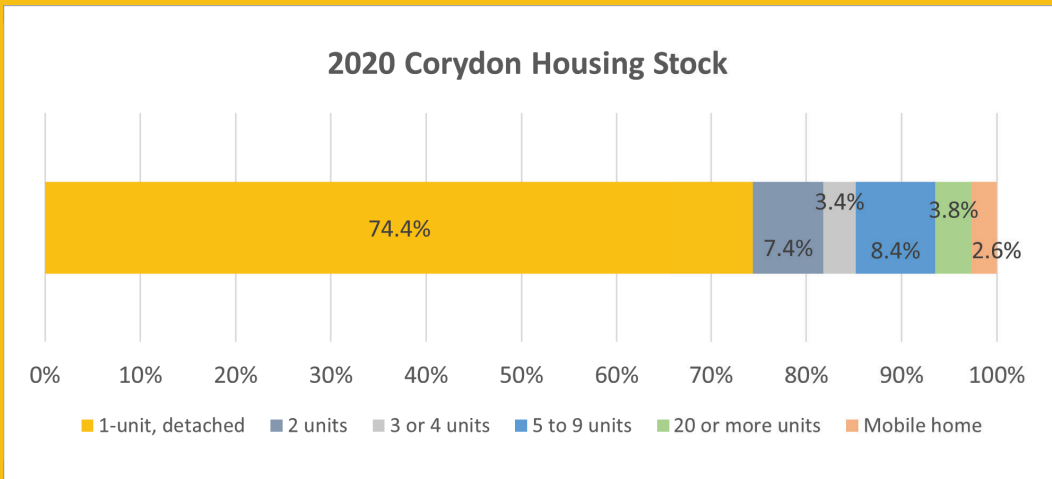
The largest concentration of housing structures within Corydon were built before 1939 (37.5%) and only 6.1% of structures were built after 2000. While Corydon does not have the oldest housing stock out within the county, older homes present a challenge to both homeowners and the community as a whole. They provide a unique character for a community but are often difficult and expensive to maintain and often need major improvements to comply with current building codes.

HOUSING UNITS

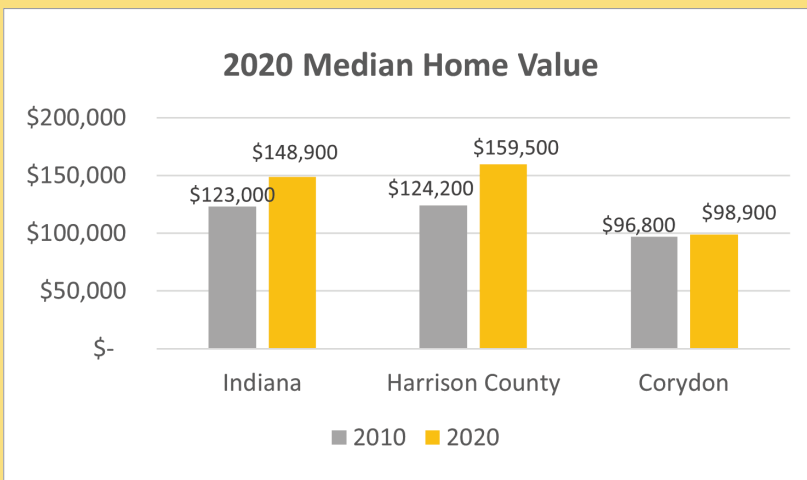


The growth in housing units within Corydon consists largely of owner-occupied units (16.4% increase), while the number of rented housing units dropped by 6.5%

HOUSING TYPES



HOME VALUES



While Census data shows the town's median home value only increased slightly since 2010, home sale prices published by Zillow reveal a 34.4% increase between 2010 and 2020.

## HOUSING - KEY CONCLUSIONS

### WHAT DOES THIS MEAN FOR CORYDON?

- **Growing Housing Availability** - Corydon has experienced an increase in total housing units over the last decade , outpacing both the state and nation in housing growth. The majority of new units were owner-occupied, although the total percentage of owner-occupied units fell 4.1%. While Corydon gained new housing units since 2010, it also experienced an increase in vacant units from 10.7% (150) of total units in 2010 to 22.2% (389) of units in 2020. These vacant units could be due to a decrease in renter-occupied housing, elderly residents leaving their homes for assisted living facilities, or the age of homes making it difficult to upkeep and forcing residents elsewhere.
- **Aging Housing Stock** - Nearly half of Corydon's housing stock was built before 1950, which contributes to the town's large historic district. Older housing can indicate structure condition, value, and aesthetics within a community because older homes are often more expensive to maintain. Directing property owners to statewide resources or developing local financial assistance programs can help with the renovation and upkeep of the town's older homes. Not only can these resources help introduce vacant homes back into the market, but they can also improve the overall aesthetic within the community.
- **Attainable Housing** - According to Zillow, home sale prices grew nearly 35% within Corydon between 2010 and 2020. Housing values and prices have increased in Corydon, but are still affordable for renters and buyers. One barrier Corydon may face when continuing to provide housing options for residents is available land, as waterways and limited annexation opportunities can limit growth within the town.

## EMPLOYMENT AND WORKFORCE

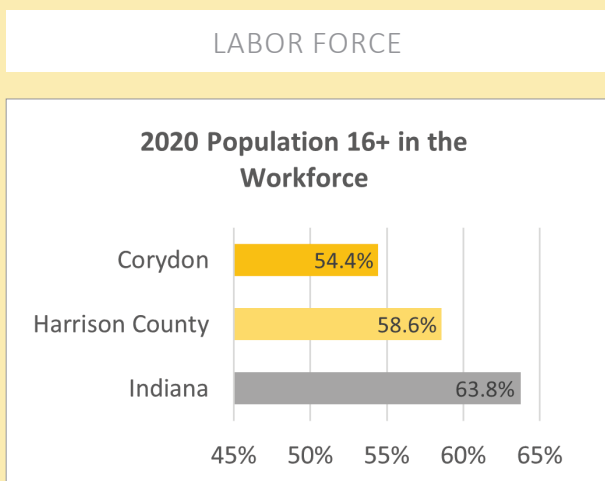
Only 54% of Corydon’s population (over the age of 16) is part of the labor force, which is lower than the county (59%) and the state (64%).

A town’s labor force includes the population over the age of 16 who are currently working, unemployed, or looking for work. Corydon’s population over the age of 16 is 2,701 people and approximately 54.4% of them are part of the labor force. Corydon’s labor force has decreased 4.5% since 2010. This follows the trend of Harrison County (8.0% decrease) but other towns within the county have decreased significantly, such as Laconia (36.8% decrease) and Lanesville (33.2% decrease). While Corydon’s labor force is only slightly lower than Harrison County (58.6%) overall, it falls well below both Indiana (63.8%) and the United States (63.4%). Part of the reason for the slow decline could be due to the town’s aging population and a higher proportion of residents over the age of 65 years old when compared to 2010.

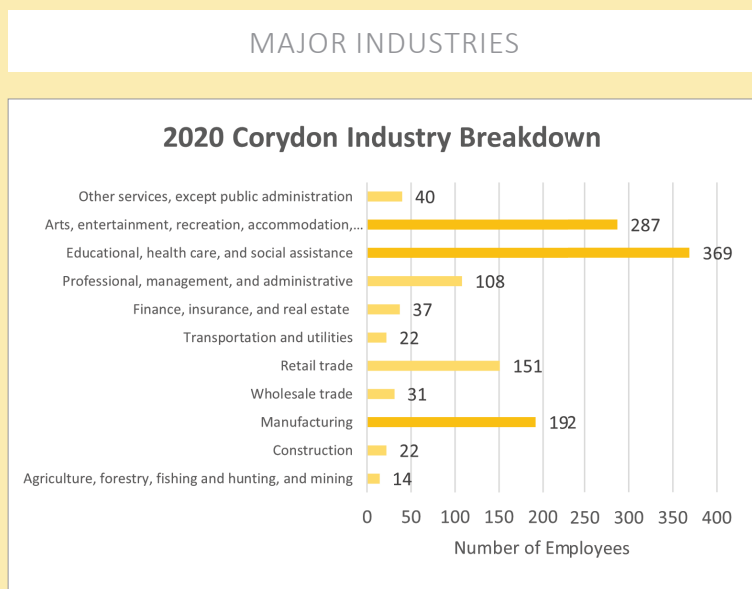
A significant portion of Corydon’s labor force is employed in the education, healthcare, and social service industry (26.5%) and the arts, entertainment, and food services (20.6%).

Educational services, health care, and social assistance industries (26.5%), arts, entertainment, recreation and accommodation and food services industries (20.6%), and manufacturing industries (13.8%) employ the majority of Corydon residents. These industry types are common employers for the other Harrison County communities and rural communities in Southern Indiana as well. It’s important to note that this data represents the largest industries in which residents are employed, but it does not mean those jobs are located within Corydon.

The two largest industries in which residents are employed have continued to quickly grow during the last decade with those employed in educational services, health care, and social assistance industries increasing by 52.5% and arts, entertainment, recreation and accommodation and food services growing by 131.5%.



*Corydon’s labor force has decreased 4.5% since 2010.*





Those employed within manufacturing, on the other hand, has experienced a slight decrease of 1.5% over the last decade. Construction (85.8% decrease) and transportation and warehousing (84.6% decrease) have also experienced some of the highest decreases in the number of residents employed within these industries since 2010.

**Harrison County and Corydon have low unemployment rates.**

Harrison County’s annual unemployment rate is 2.7%, according to the Bureau of Labor Statistics 2021 annual averages. The county’s unemployment rate is lower than both Indiana (3.6%) and the United States (5.3%). Corydon’s unemployment rate (according to 2020 American Community Survey data) was 2.9% of residents over the age of 16 in the labor force. It’s important to note that because census data is self-reporting it is likely there are individuals that didn’t participate in the census which would explain the difference between BLS and ACS data.

**Corydon’s labor force has the shortest commute time (26 minutes) compared to all other towns in Harrison County.**

Corydon’s median commute time for residents traveling to work is 23 minutes. Due to Corydon being the central employment hub within the county and having better vehicular access for commuters, it has a lower commute time than Harrison County overall (31.3 minutes), the state (23.9 minutes), and the nation (26.9 minutes). It is also much lower than both Mauckport (67.5 minutes) and Laconia (72.0 minutes), which indicates that Corydon also has better access to the interstate system and larger region. Approximately 97.2% of Corydon residents commute using a car, truck, or van with 84.1% driving alone and 13.1% carpooling. Corydon’s proximity to major employment hubs in Southern Indiana and Louisville creates opportunities for regional employment with 53.8% of residents work within Harrison County, 31.1% work in other Indiana counties, and 15.1% work in another state (likely Kentucky).

COMMUTING TRENDS

WORKED IN STATE OF RESIDENCE	84.9%
<i>Worked in county of residence</i>	53.8%
<i>Worked outside county of residence</i>	31.1%
WORKED OUTSIDE STATE OF RESIDENCE	15.1%
WORKED IN PLACE OF RESIDENCE	18.0%
WORKED OUTSIDE PLACE OF RESIDENCE	82.0%

*Corydon’s proximity to major employment hubs in Southern Indiana and Louisville creates opportunities for regional employment. Just over 30% of workers are employed in other Indiana counties, and 15% work in another state (likely Kentucky).*

## ECONOMICS - KEY CONCLUSIONS WHAT DOES THIS MEAN FOR CORYDON?

- **Shrinking Workforce** - Corydon's workforce has slightly decreased over the last decade but not as quickly as other communities within Harrison County. This decrease is likely due to the town's aging population and workers beginning to retire. Attraction and retention of young adults is crucial for communities looking to grow their available workforce and attract potential employers to an area.
- **Diverse Employment Base** - Those living in Corydon are employed among a wider range of industries when compared to other communities across Southern Indiana. The town's recent growth paired with educational attainment levels and proximity to major markets can be attractive to potential employers looking to relocate or expand. Attracting new businesses and industries can also generate additional property and sales tax revenue for the community as well as local employment taxes.
- **Employment Hub of Harrison County** - Corydon acts as an employment hub within Harrison County, offering a wide range of job opportunities for residents both in Corydon and adjacent communities. While many people live and work within Corydon, 46% of residents work outside the county or the state. Corydon can provide local job opportunities but can also function as a bedroom community with residents who live in town and commute elsewhere for work.

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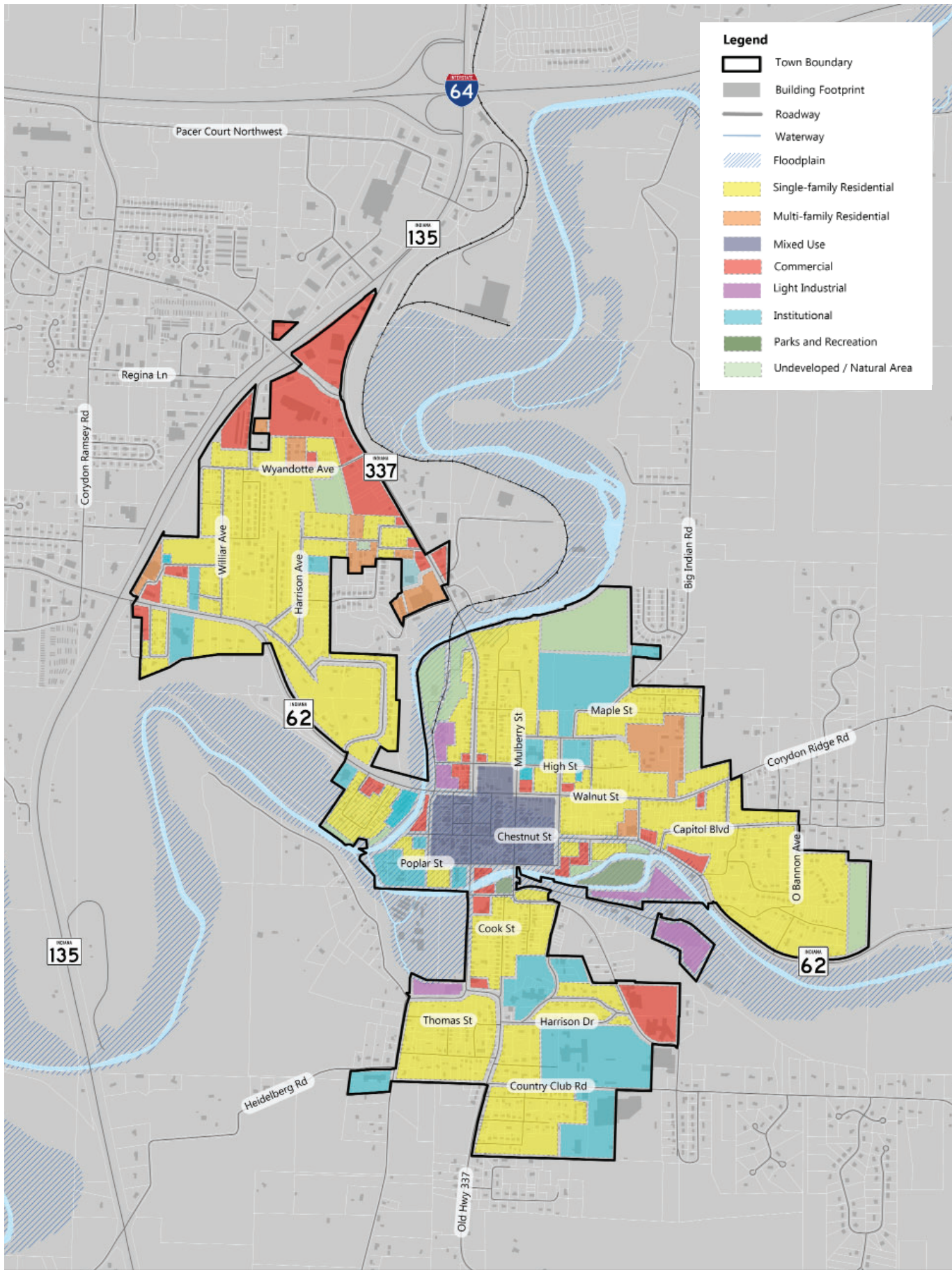
# THE BUILT ENVIRONMENT

LAND USE | TRANSPORTATION | UTILITIES | COMMUNITY FACILITIES

The built environment includes the buildings, streets, sidewalks, and utilities within the community. These elements work together to create the place where we live, work, and play. It is important to understand where current development and infrastructure are located today as well as the condition and capacity of each of those in order to make informed recommendations for the future. The following sections summarize the existing land use patterns, transportation network, utility systems, and community facilities within Corydon today.

## EXISTING LAND USE

Land use refers to the type of activity that is occurring on the property or within the structure. It is important to look at the current land uses and development patterns to identify where conflicts might be occurring and where opportunities for growth may exist. Not only do land use patterns impact how a town can grow, they can also impact the community's tax base and revenues for future on-going operations and new projects. At its simplest form, there are eight common land-use types: single-family residential, multi-family residential (such as apartments), commercial, mixed-use, industrial, institutional (such as town hall), park and recreation, and undeveloped/natural space. The following pages provide a brief description of the existing land uses within town limits.





Existing land uses include:

- **Single-family residential** - The single-family residential category includes land used exclusively for residential purposes that only includes one house. Most houses within this category are detached housing structures.
- **Multi-family residential** - The multi-family residential category is land dedicated to housing where more than one housing unit is contained within a structure or complex. Examples include apartments, duplexes, or condos.
- **Commercial** - This category includes land that is used for providing goods and services. For Corydon, the current commercial uses range from fast food establishments and grocery/convenience stores to banks and insurance offices.
- **Mixed Use** - This category includes areas where clusters of more than one land use are within the same building or parcel. For Corydon, the downtown historic core is a mix of commercial, residential, and institutional uses.
- **Light Industrial** - Land within this category is used for manufacturing, warehousing, and distribution. Corydon has very little land dedicated to this use. Some existing industrial examples include Briarwood Custom Cabinets and AgRevolution LLC.
- **Institutional** - The institutional category includes land used for religious, educational, medical, or civic uses. These uses are typically exempt from property taxes. Current institutional uses include several churches, town hall, Corydon schools, Harrison County Health Department, and others.
- **Parks and Recreation** - The parks and recreation category includes land used for active recreation or passive park space. Corydon parks include Rice Island and Bicentennial Park.
- **Undeveloped / Natural Space** - This category includes land that is not developed. In most cases, the land is a heavily wooded area or privately-owned open space.

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## TRANSPORTATION NETWORK

Transportation provides residents and visitors way to get around the town. A complete transportation system is more than just a road for cars and trucks. A complete, well-rounded transportation system includes ways for people to walk or bike by offering safe options such as sidewalks or multi-use paths. This system should also include public transit options, which is typically on-demand service that focuses on the elderly and those without a car. The following section outlines the current transportation system.

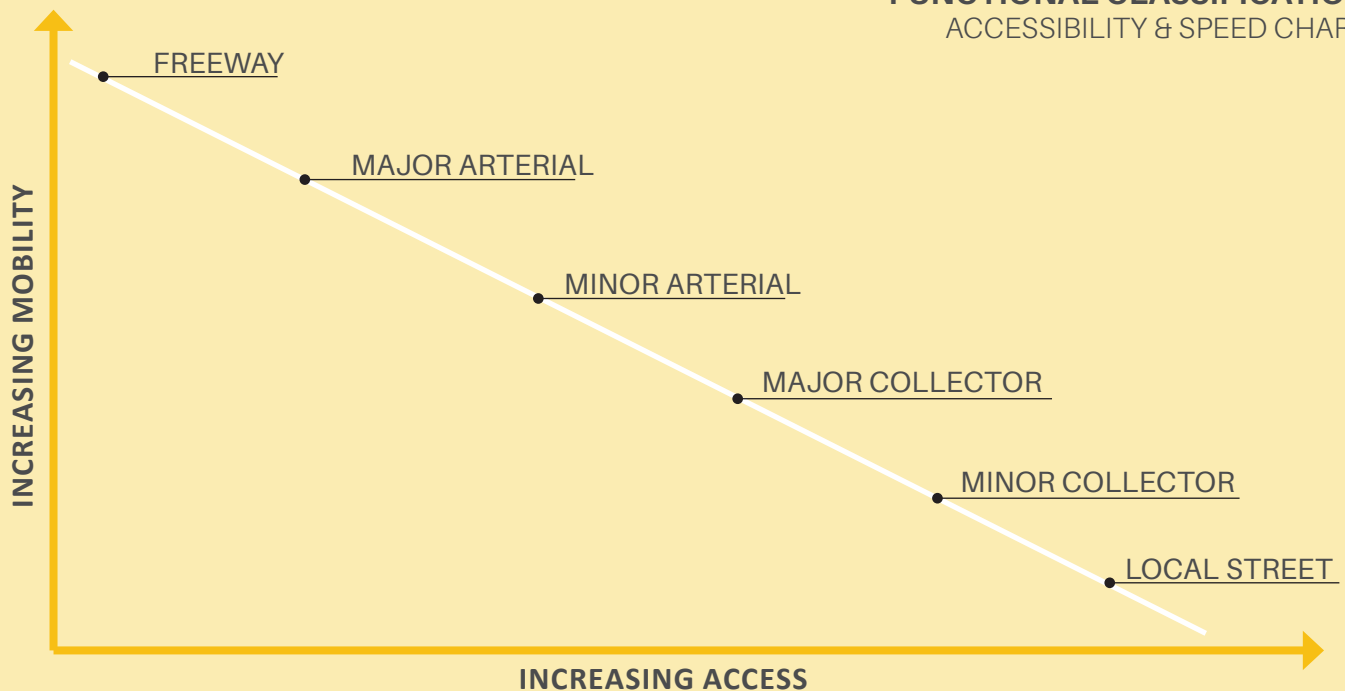
### ROADS

Functional classification is a way to inventory how a road functions and the level of access that road provides to private property. This inventory includes several factors such as the efficiency of moving along the road, traffic circulation, access points to other roads or private property, number of lanes, speed limits, and how the road is used. The Federal Highway Functional Classification system has six primary road classifications including interstate, freeway or expressway, principal arterial, minor arterial, major collector, and minor collector. Any road not classified by the federal system is considered a local road.

Corydon has four road classifications that are outlined below.

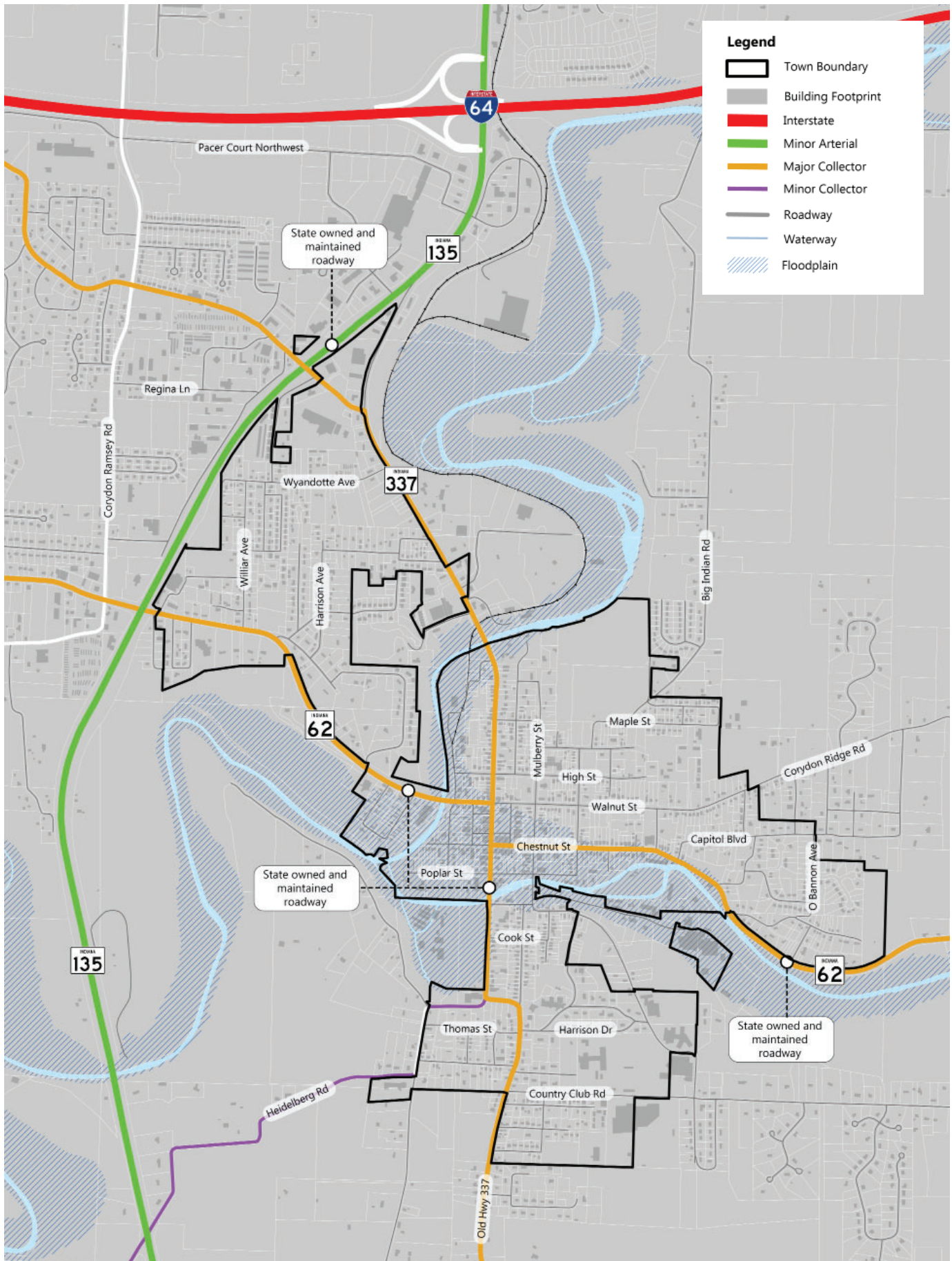
- **Minor Arterials** – Minor arterials generally connect one area to another in rural areas, however, within an urban setting they serve to connect principal arterials to the denser urban network and higher arterial system. Minor arterials are characterized by lower travel speeds, two or four lanes in width, and provide more access to adjoining properties. They also provide more regional connections outside of a single county. SR 135 is the only minor arterial within town limits.
- **Major Collectors** – Major 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 onto the arterial road network. Urban collectors are characterized by lower speeds, lower traffic volumes, and serve the most travel within one county corridors. SR 62 and SR 337 are both classified as major collectors.
- **Minor Collectors** – Minor collectors provide service to smaller communities not served by a higher-class or larger road. These roads link local destinations that generate traffic to rural areas. The only minor collector within Corydon is a small portion of Old SR 35.

**FUNCTIONAL CLASSIFICATION**  
ACCESSIBILITY & SPEED CHART





# EXISTING TRANSPORTATION MAP



## SIDEWALKS AND TRAILS

Sidewalks provide a safe option for people to move from one destination to another. In general, sidewalks are limited outside of the historic downtown core and the residential areas south of Indian Creek. Most residential areas to the north and east sides of town are lacking a sidewalk network and only portions of the town's neighborhood roadway have sidewalks. The town has access to one major trail maintained by the county. 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 to the south and the YMCA to the north. Finally, the third section begins at the Hayswood fishing pond parking lot on the west side of Indian Creek, follows the creek upstream to the Rothrock Mill Bridge, and then continues on the east side beneath the steep limestone bluffs.

## BUS ROUTES

Public transportation offers freedom to individuals by allowing a way for people to get to work, school, doctor's offices, shopping, or visit family and friends. Access to transportation helps individuals receive jobs and positively impacts the community for those who cannot drive or do not own a vehicle. Currently, Blue River Services provides public transportation to Corydon residents; they are a private, not-for-profit organization that provides on-demand transportation services through Southern Indiana Transportation Services (SITS) with 11 routes in Harrison, Floyd, Crawford, Washington, and Scott Counties. They offer mid-transit busses, regular mini-vans, fourteen-passenger vans, and wheelchair accessible vans.

## UTILITY INFRASTRUCTURE

Utility services are provided by both public and private entities. For most urban communities, water, sewer, and stormwater are provided and treated through a public service provider such as a public works or utility department. Electric, natural gas, and broadband are examples of utilities that are typically provided by a private company. The following section provides a brief overview of the current utility providers for the Town of Corydon.

### WATER, WASTEWATER, AND STORMWATER

The Town of Corydon Water Department serves all areas within Corydon and surrounding areas with water. The corporation currently has 150+ fire hydrants and is installing new fire hydrants as new lines are built. Currently, there are not any capacity issues for Corydon's service area.

The Town of Corydon Wastewater Department provides sanitary sewer service to all areas within Corydon and surrounding areas, including areas north of I-64, 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.

Currently, Corydon faces major flood events due to a large portion of the town lying within a floodplain. While this issue is largely out of the town's control and cannot efficiently be remedied by stormwater infrastructure enhancements, drainage ordinances can help prevent additional stormwater runoff from developed lands that would add to existing flooding issues.

### ELECTRIC

The REMC provides electric service to more than 23,000 metered services in the counties of Floyd, Harrison, Clark, Crawford, and Washington. Harrison REMC is a not-for-profit organization, locally owned and operated by the members it serves, and serves Corydon's electric service needs alongside Duke Energy. In addition to utility services, the organization offers several community programs for youth and members. Indiana Utilities Corporation provides natural gas service to Corydon.

## BROADBAND

According to Broadbandnow.com, seven internet providers serve the town including Spectrum, T-Mobile, Frontier, Viasat, HughesNet, Sparklight, and Mainstream Fiber. In terms of quality speed, Mainstream, Sparklight, and Spectrum can offer speeds up to one gigabit per second (Gbps). The county has taken great strides to improve broadband connectivity for its residents. They have invested over five million dollars in broadband with MainStream Fiber. The majority of Corydon's downtown, south towards the school, and west along SR 62 currently have fiber connections. Additionally, in September of 2021, the Chamber of Commerce of Harrison County and the Harrison County Community Foundation launched a Broadband Readiness and Infrastructure Deployment Plan. In July of 2022 the plan was completed and identified priority areas of investment based on census tracts. The plan findings indicate that despite Mainstreams Fiber's presence, investment is still needed in the community. According to the report, Corydon has broadband speeds over the federally required 25 Mbps download/3 Mbps upload. This is likely due in part to the long-haul and middle-mile fiber infrastructure that cuts through Corydon and the north central parts of the county. While fiber hook ups are available to businesses and residents within town, there are still those living adjacent to the community who are unable to connect due to geography and high expansion costs.

## COMMUNITY FACILITIES

Community facilities are open to the general public and provide a service to users. Some facilities provided fundamental services, such as a town hall which facilitates the administration and operations of local government, while other facilities, such as the farmers market, facilitate a service that enhances the quality of life by providing access to healthy food and serving as a community gathering space. Corydon is home to a variety of civic, recreational, and educational facilities identified below.

### CIVIC FACILITIES

Civic institutions are facilities used for activities related to a city, town, or county. These facilities provide or administer a public service. Because Corydon is the county seat of Harrison County and was once the state capitol, there are several civic facilities located in town including:

- Corydon Town Hall
- Harrison County Visitors Bureau
- Harrison County Public Library
- Harrison County Government Complex
- Harrison County Courthouse
- Old State Capitol
- Harrison County Community Foundation

### PARK AND RECREATION

Parks and recreational facilities promote conversation and environmental stewardship, provide recreation and entertainment amenities, and encourage a healthy, active lifestyle. The town did not own or operate any parks and recreational spaces before 2015, but the 2015 Comprehensive Plan and 2016 Stellar Communities designation identified parks and recreation as a priority. Since 2015, the town has constructed three new parks and recreation facilities including:

- Rice Island Park
- Bicentennial Park
- Corydon Farmers Market

## EDUCATIONAL FACILITIES

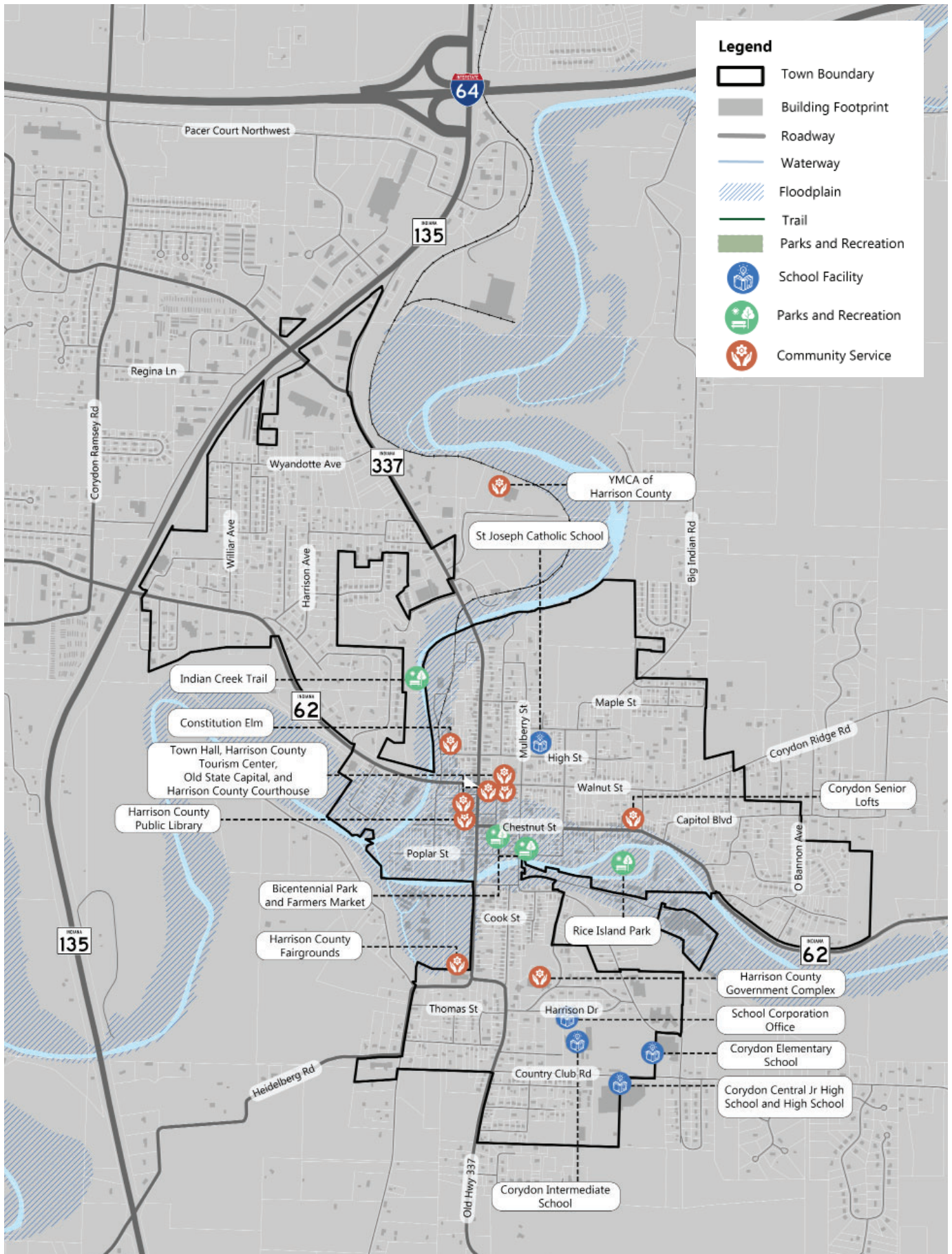
Educational facilities provide a critical service to communities – learning. Corydon is part of the South Harrison Community School Corporation. Along with several schools, the school corporation office is also located in Corydon. The town’s educational facilities include:

- Corydon Intermediate School
- Corydon Elementary School
- Corydon Central Junior High School
- Corydon Central High School
- South Harrison Community School Corporation office
- St. Joseph Catholic School

### OTHER

There are several other community facilities that serve Corydon residents but are located just outside of town limits including:

- Joe Rhoads Senior Citizens Center
- Harrison County YMCA
- Harrison County Boys and Girls Club
- Harrison County Fairgrounds
- Haywood Nature Preserve
- Battle of Corydon Memorial Park
- Corydon Country Club



# KEY CONCLUSIONS

## Corydon's Strengths & Opportunities

The existing conditions inform the strategies and action steps included in the plan by revealing strengths, weaknesses, opportunities, and threats based on what the community has to offer today and what it could offer in the future. The following statements serve as the key conclusions for this analysis. Moving forward, these conclusions should be taken into consideration as the vision, goals, and recommendations of the *Corydon Comprehensive Plan* are implemented.

- **Stable Population** - While Corydon's population has only grown by 1% over the last ten years, there is lots of development activity occurring just outside of town limits. A stable population could indicate that people are happy where they are, and development is keeping up with the population growth rate. The town can utilize this planning process to identify a goal for growth. In Corydon's case, this could also mean identifying policies which could help expand the available land for the town's growth including annexation policies.
- **Growing Housing Market** - Corydon is home to just over 1,700 housing units, which provides 10% of the county's total housing. Corydon's housing stock is not only growing, but it is also diverse. Just over 25% of housing units are not the typical, single-family detached home. These other housing options, such as duplexes, apartments, and mobile homes, cater to individuals in different stages of life and make the town more appealing to people of various backgrounds and income levels.
- **Local Industry Breakdown** - Corydon is one of the only towns in Harrison County that has major employers. Furthermore, because the town serves as the county seat, the education, healthcare, and social services industry employs the largest percentage (26.5%) of workers. Corydon's historic downtown not only attracts visitors but also creates jobs. A significant portion of the labor force is employed in the arts, entertainment, and food services industry. These characteristics provide added value to the local economy.
- **Community Assets** - For a town of just over 3,000 residents, Corydon has a lot to offer in terms of community services, facilities, and amenities. The civic and educational facilities, along with the parks and recreation opportunities, work together to enhance the quality of life offered within Corydon.
- **Short Commutes** - Directly related to having local employment centers and easy access to I-64, Corydon has one of the shortest commute times in Harrison County. On average, Corydon's labor force is only traveling 26 minutes to work. While the majority of workers are still traveling to Floyd County or Louisville, some workers are staying within town limits and lowers the overall average.
- **Balanced Land Use Pattern** - Unlike other Harrison County towns, Corydon has a balanced development pattern with residential, commercial, and industrial uses. This is a strength as it provides residents access to a variety of businesses and services without having to leave the community.
- **Municipal Water and Sewer Services** - Corydon is fortunate to have its own municipal water and sewer system. With the adequate infrastructure in place, Corydon can continue to expand its services to support future growth.
- **More Single-Person Households** - While not necessarily a challenge,

# KEY CONCLUSIONS

## Corydon's Challenges & Threats

the increase in single-person households is a key consideration for planning for the future. An individual living alone has different needs to consider. They are likely interested in smaller, more affordable housing units as there is only one person earning an income. These individuals would also benefit from community facilities and programming that provide opportunities for gathering and socializing. The increase in single-person households does not necessarily point to college graduates or young adults, but also includes seniors who make the move from homeownership to renting.

- **Aging Population** - With the oldest median age in the county, Corydon will need to consider how to best accommodate older adults. The ability to age in place is important to keep these individuals living within town. Smaller housing units with less maintenance, transportation options, access to healthcare, and community amenities are key considerations for this generation. Corydon has two separate nursing home facilities within town and has recently developed an independent senior living housing development. While these are beneficial for current residents within Corydon, they can also attract new senior residents from outside the community which may raise the median age.
- **Increasing Vacancy Rate** - Over 20% of Corydon's housing units are vacant. This creates challenges related to blighted properties, increased crime, and the lower property values. Corydon should evaluate the vacant properties to determine if they need to be removed or could serve as a redevelopment opportunity.
- **Sidewalk and Pedestrian Connectivity** - While sidewalks are present downtown and south of Indian Creek, the rest of the community has very limited pedestrian infrastructure. There are local, state, and federal infrastructure programs and funding resources available to could help the town improve connectivity, and the town is currently taking advantage of INDOT funds to improve sidewalks along Chestnut Street.
- **Primary Corridors through Downtown** - While the state roads provide enhanced connectivity throughout town and to adjacent areas, as well as bring visitors into a community, busy routes can cause issues within downtown neighborhoods for property owners and pedestrians. High levels and speeds of traffic along North Capitol Avenue (SR 337) and Chestnut Street (SR 62) have caused safety issues for those living along the corridors. Large trucks, loud music, and speeding vehicles can create dangerous environments that not only impact home owners and pedestrians, but can also negate from Corydon's vibrant downtown.
- **Impacts from the Floodplain** - Currently, Corydon faces major flood events due to a large portion of the town lying within a floodplain. As a result, the town is facing challenges related to flooding during heavy rainfalls due to overflow from Indian Creek. While the town cannot control the amount of water traveling from upstream, limiting development in high flood areas, retainment infrastructure, and drainage ordinances could help limit damage during heavy rainfall and protect properties during flood events.

**TOWN PLANNING  
INITIATIVE**  
HARRISON COUNTY  
The Town of Corydon

