

TAYLOR
SIEFKER
WILLIAMS
design group



TOWN PLANNING
INITIATIVE
HARRISON COUNTY
The Town of Lanesville



Town Council Presentation
October 11, 2022

Agenda

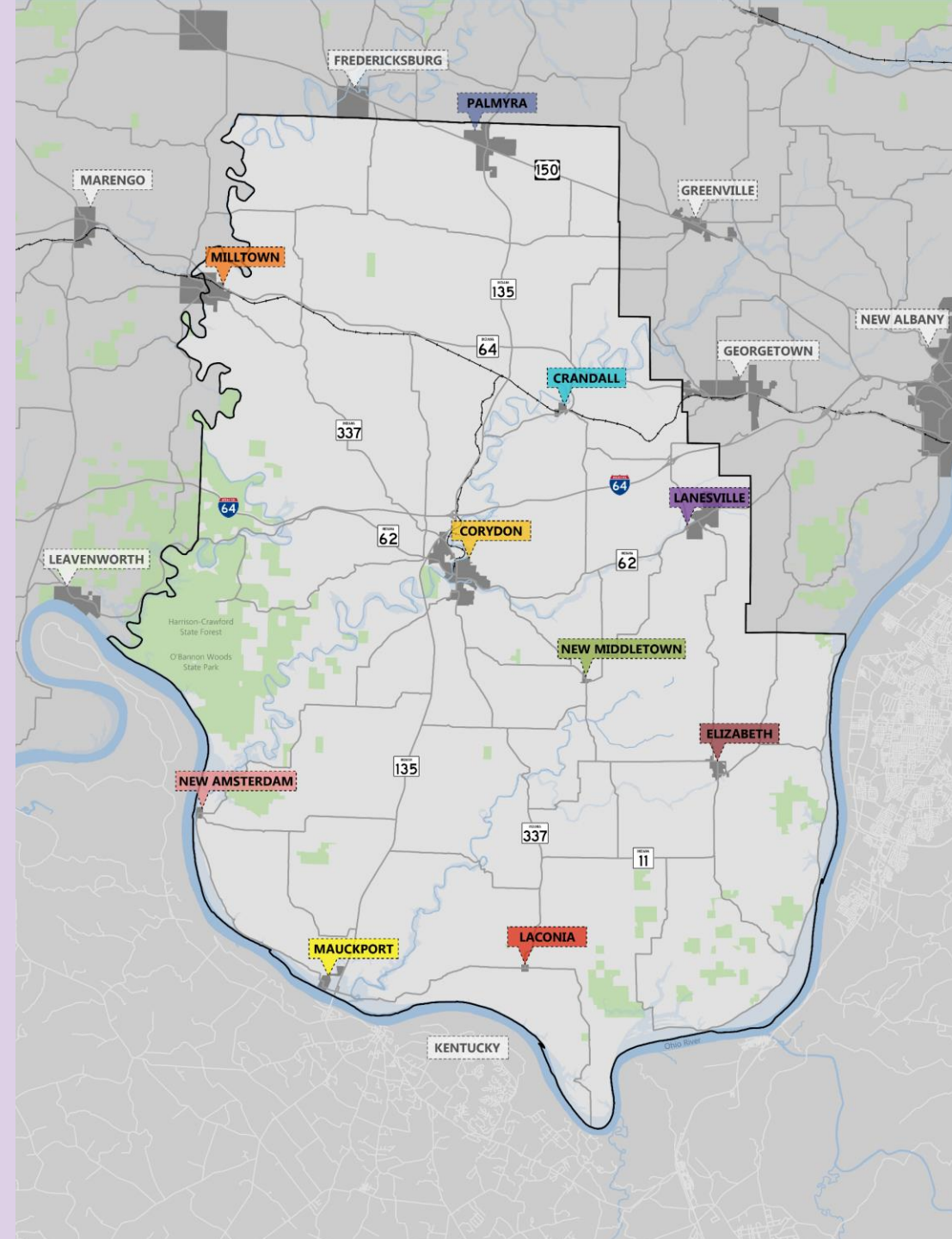
- Planning Process Overview
- Plan Organization
- Recommendations
- Next steps



HARRISON COUNTY

Town Planning Initiative

- Born out of the *2020 Harrison County Community Leadership Planning Initiative*.
- Funded by the HCCF and Lilly Endowment Inc.'s Giving Indiana Funds for Tomorrow (GIFT) VII Implementation Grant.
- Created to assist the ten incorporated towns to complete a comprehensive plan and an asset management plan.



Comprehensive Planning

- Works to identify the vision and goals for the future based on **community needs, data-driven trends, and public perceptions.**
- Guides decisions related to **growth and development** and helps **prioritize projects and programs** identified for the short, mid, and long-term.

The Planning Process



PHASE 1: EXISTING CONDITIONS

OCT NOV DEC JAN

Data Collection
Past Plan Review
Mapping Existing Conditions
Public Event & Survey #1
December 10, 2021
Existing Conditions Report



PHASE 2: STRATEGIC PLANNING

FEB MAR APR MAY

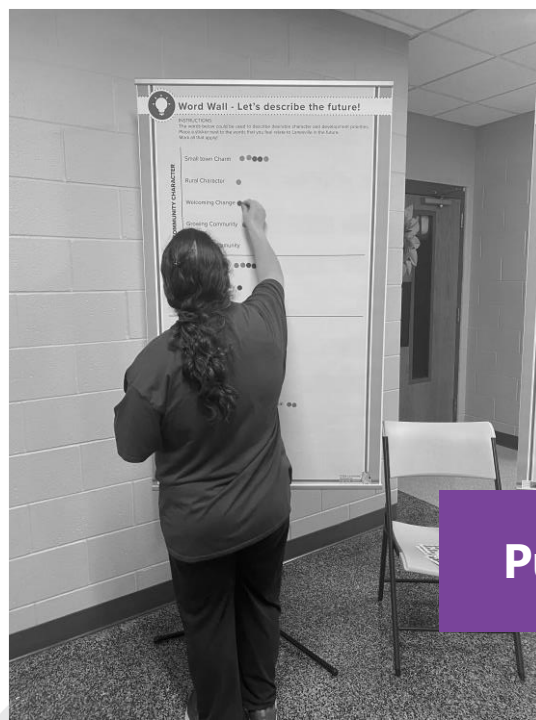
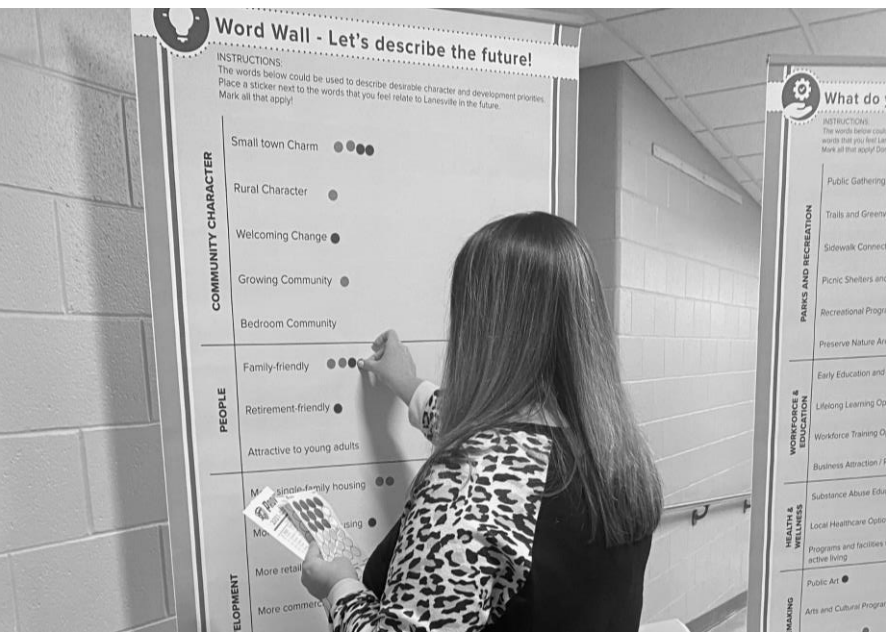
Draft Vision Statement
Draft Goals and Objectives
Development of Draft Plan Elements
Public Open House & Survey #2
March 23, 2022
Revision to Draft Plan Elements



PHASE 3: IMPLEMENTATION STRATEGIES

JUN JULY AUG SEPT OCT

Development of Action Steps
Draft #1 of Comp Plan
Public Meeting & Survey #3
October 11, 2022
Adoption Draft
Begin Adoption Process

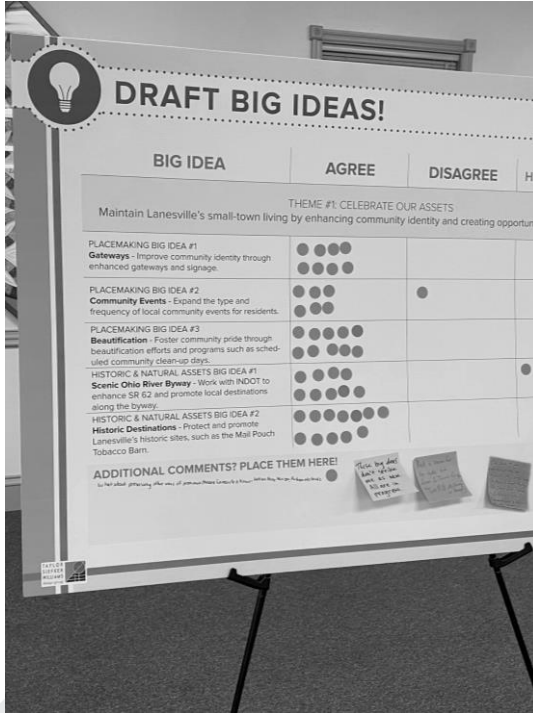
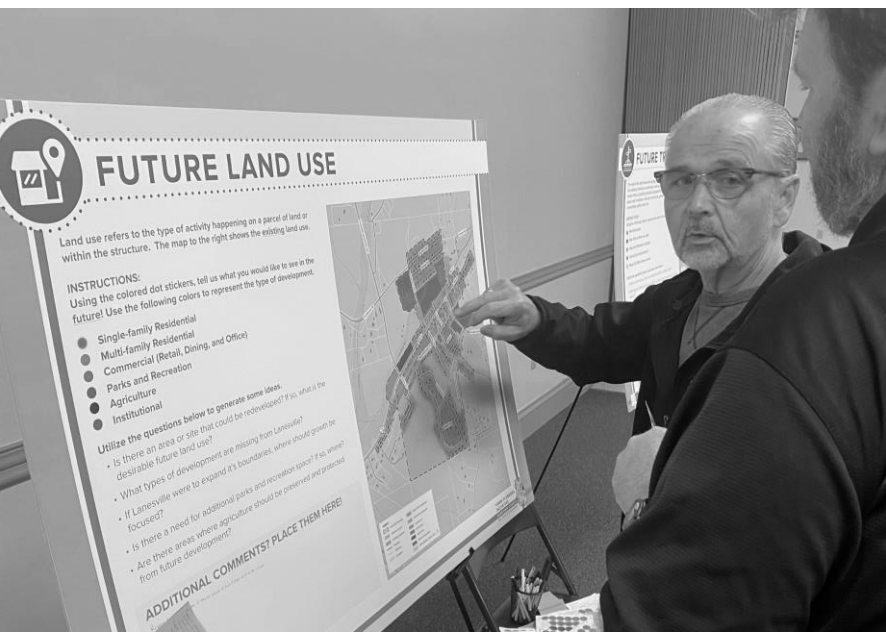
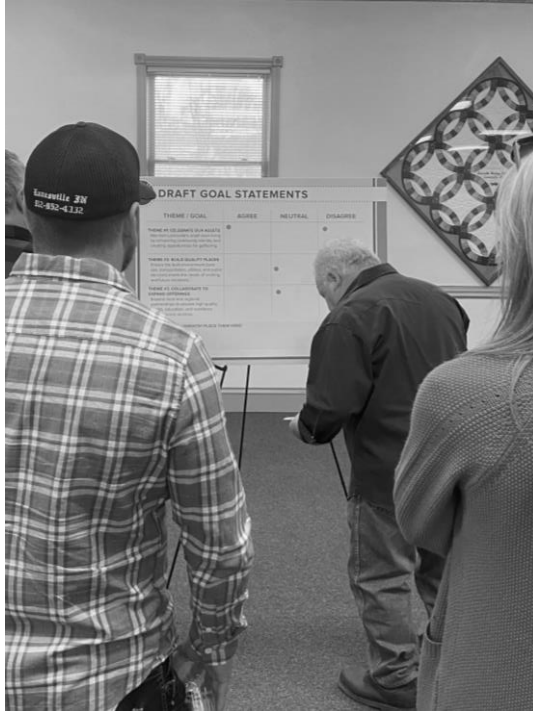
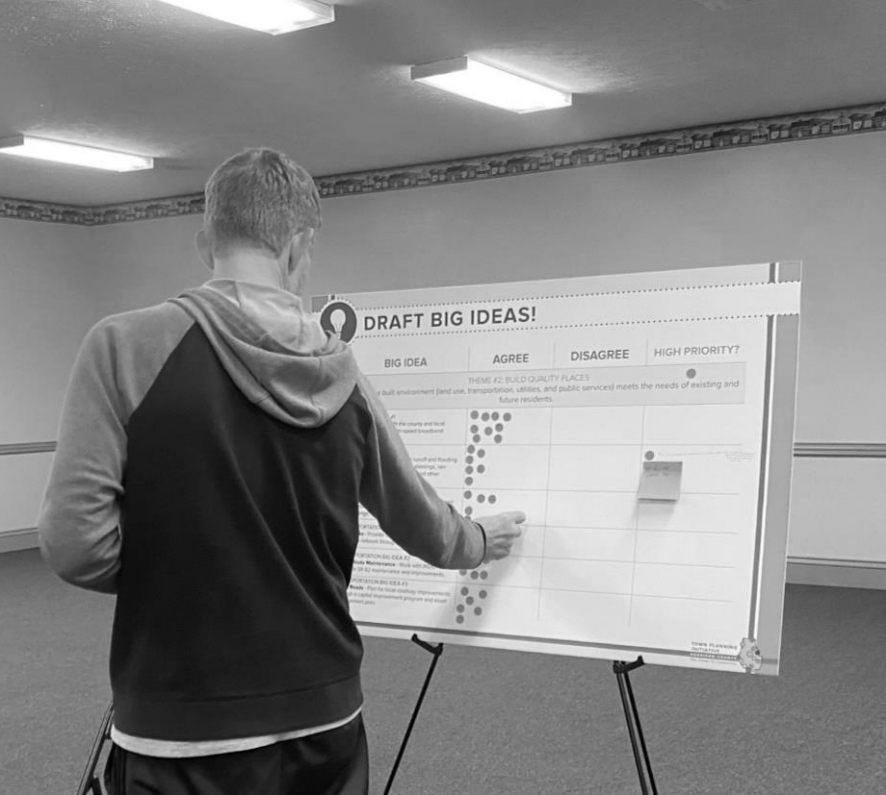


Public Event #1 – High School Basketball Game

What did we hear?

- Opportunity for **new directional signage** to school at the corner of Crestview Avenue and Main Street.
- Opportunity for **interchange enhancements** just north of town.
- **Redevelopment opportunity** at the Old Mil.
- Desire for **new playground equipment and splash pad area** at Heritage Park.
- Desire for an **indoor sports facility**.
- Desire for a **walking trail** through town.
- In the future, Lanesville should **prioritize...**
 - Education and Healthcare (Including Childcare)
 - Redevelopment
 - Sidewalks and Trails
 - Preservation of Nature Spaces
 - Providing Creative Spaces

Public Event #1 – High School Basketball Game



Public Event #2 – Heritage Building

What did we hear?

- Meeting attendees agreed with most of the big ideas that were shared.
- Attendees had mixed thoughts about the word “progressive” in the vision statement – We scaled this back to say “forward-thinking.”
- Someone made a comment that **none of these ideas are new, they are all in progress.** - Yes!
- What did the community identify as **high priorities**?
 - Enhancing Beautification
 - Promoting Historic Destinations
 - Enhancing Pedestrian Connectivity
 - Expanding Education and Childcare
 - Expanding Broadband
 - Addressing Flooding
 - Addressing Housing Vacancy
 - Providing Healthy Food
 - Encouraging Adaptive Re-use

Public Event #2 – Heritage Building



Draft Plan Organization



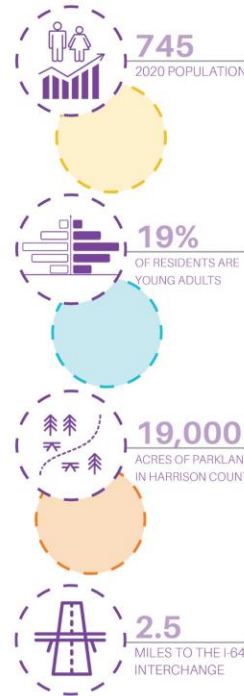
How did we organize these big ideas for the future?

CHAPTER 1 About the Plan

- Plan Overview
- Planning Process
- Highlights of key findings
- Outline of the plan's organizations

WHERE WE ARE TODAY?

DATA-DRIVEN OPPORTUNITIES AND CHALLENGES



LANESVILLE'S OPPORTUNITIES

- **Population Growth** - Lanesville's population has grown by 32% since 2010, which is significant for a rural community. A growing population means more people contributing to the tax base but also a greater demand for goods and services.
- **Migration of Young Adults** - The influx of a younger generation is great for the workforce. These young adults will be able to fill positions as the Baby Boomers and others continue to retire. To keep attracting a younger population, Lanesville will need to provide the housing types, amenities, and services that are preferred by young adults.
- **Regional Recreation** - According to the Statewide Comprehensive Outdoor Recreation Plan (SCORP), Harrison County has just over 2,000 acres of local parkland and over 17,000 acres of state and federal parkland. This means the county meets the recommended level of service of 20 acres of local parkland and 35 acres of state/federal parkland per 1,000 residents. A large amount of parkland within the county represents an opportunity to attract growth as it enhances the quality of life for residents and provides destinations for visitors.
- **Community Events** - Lanesville already has one of the biggest fall events in Southern Indiana. Heritage Weekend brings in more than 70,000 people each year for rides, crafts, food, and music, and Lanesville is fortunate to have a public space large enough to host an event of this size. The available space and community facility at Heritage Park provide an opportunity to expand Lanesville's event offerings as needed.
- **Rural Character** - Harrison County is classified as a rural county in terms of population, density, and agricultural data. There are lifestyle characteristics that come with rural living that people find desirable. Lanesville's rural character is an asset to the community.
- **I-64 Interchange** - Aside from Corydon, Lanesville is the only other community within Harrison County to have direct access to an interchange along I-64. This accessibility makes it very easy for Lanesville residents to commute for work and/or social purposes. Also, the undeveloped land between the interchange and the current town boundary provides opportunities for future growth as the population grows.

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 Lanesville today. A more in-depth assessment can be found in the appendix on page 57.

LANESVILLE'S CHALLENGES

- **Commuting Workforce** - As 88% of the workforce commutes out of town for work, Lanesville is missing out on potential revenue that could be generated from the daily activities of these workers. These commuters are likely purchasing gas, eating lunch, and running errands in the areas closest to their respective places of employment.
- **Limited Tax base** - A large portion of Lanesville is used for residential development with a significantly smaller portion dedicated to commercial and industrial uses. This can create a financial imbalance since the town's largest revenue source comes from property taxes. Commercial and industrial uses are taxed at a higher rate, and typically the cost of providing public services is less compared to residential uses.
- **Lack of Diverse Housing Options** - The Lanesville housing stock is comprised primarily of single-family homes. Trends show a shift in market preferences and an increase in population may result in the demand for housing that requires a variety of types, sizes, and prices.
- **Limited Local Community Services** - In towns like Lanesville, community services can be limited or harder to provide. Lanesville residents likely have to travel to larger communities, such as Corydon, Georgetown, or New Albany, for services including a full-service grocery, healthcare options, and daycare facilities.
- **Car dependent** - Lanesville is a car-dependent community, meaning limited options to safely walk or bike with only one public transit service option available for residents. This creates challenges for individuals that do not own a car or are unable to drive.
- **Low Level of Service for Local Parks** - While Harrison County provides an adequate level of service for parks and recreation, there is room for improvement at the town level. Heritage Park offers great recreation opportunities, but it is the only park within Lanesville. The Statewide Comprehensive Outdoor Recreation Plan recommends 20 acres of local parkland per 1,000 residents. Currently, Lanesville has less than 5 acres of local parkland for just under 1,000 residents. Furthermore, it is a best practice to strive for park space within a half-mile walking distance from all residences within the town boundary. Additional park facilities could also diversify the types of amenities and programs offered to residents and visitors.



CHAPTER 2

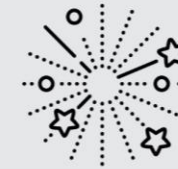
The Plan Forward

- Three **Themes**
- Nine **Topics** Explored
- Each topic identifies a few **big ideas** and supporting **strategies**

PLAN ORGANIZATION

THEMES, GOALS, AND TOPICS

THEME 1 CELEBRATE OUR ASSETS



THE CELEBRATE GOAL

Continue to promote Lanesville's small-town living by enhancing our community identity and providing opportunities for gathering.

TOPICS EXPLORED

PLACEMAKING

HISTORIC & NATURAL
ASSETS

PARKS & RECREATION



THE BUILD GOAL

Continue to evaluate the built environment to ensure the town is meeting the needs of existing and future residents.

TOPICS EXPLORED

LAND USE

TRANSPORTATION

UTILITIES

HOUSING

THEME 2 BUILD QUALITY PLACES

THEME 3 COLLABORATE TO EXPAND OUR OFFERINGS



THE COLLABORATE GOAL

Establish local and regional partnerships to increase the community's capacity to provide high-quality health, education, and workforce development services.

TOPICS EXPLORED

HEALTH & WELLNESS

ECONOMIC
DEVELOPMENT



THEME #1
CELEBRATE OUR ASSETS

GOAL STATEMENT

Continue to promote Lanesville's small-town living by enhancing community identity and providing opportunities for gathering.

Celebrate Our Assets
PLACEMAKING

1. PLACEMAKING

What does this mean for Lanesville?

Placemaking is about enhancing public spaces to make a stronger connection between people and places. There are four different types of placemaking - standard, strategic, creative, and tactical - each with a different purpose. Community input revealed that residents have a strong interest in standard placemaking initiatives that are board in nature and seek to create incremental change. Standard placemaking initiatives could include façade improvements, park improvements, and/or community events. Over the years the town has built a community event, Lanesville Heritage Weekend, that draws 70,000 people per year from across Southern Indiana. This type of event promotes Lanesville's identity as a rural community that is passionate about gathering. Other placemaking initiatives, such as gateway installations and beautification efforts, can strengthen community identity and enhance the built environment.



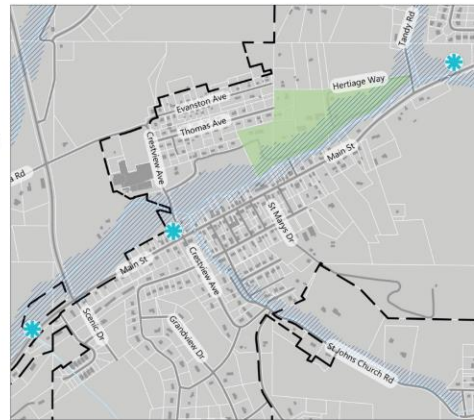
PLACEMAKING BIG IDEAS

What do we want to achieve?

Big Idea: Gateways

Improve community identity through enhanced gateways and signs.

Gateways, or entrances to a community, provide a first impression for visitors entering a community while also creating a welcoming atmosphere and informing travelers where they are through unique signage. A well-designed gateway is surrounded by quality landscaping, gains the attention of people passing, and conveys the community's identity and branding. Three specific locations have been identified for potential gateway enhancements, including both ends of Main Street (SR 62) and the intersection of Main Street and Crestview Avenue.



* Proposed Gateway Enhancements Locations

Big Idea: Community Events

Expand the types and frequency of community events.

Local events can generate a sense of pride and positively impact the local economy. Community events can attract visitors and provide an opportunity for the town to share its unique culture with newcomers. Lanesville's Heritage Festival draws in over 70,000 people each year and its success could be used to develop new programming and amenities within the community's park space. Lanesville could leverage the festival's vast following to create other seasonal events and opportunities for gathering such as a summer festival or holiday celebration. These events do not have to be regional draws but can be smaller, community events supported through partnerships between the town, ministries, school, library, local businesses, and non-profits. Smaller community event could include movie night in the park or holiday block parties.

Big Idea: Beautification

Foster community pride through beautification efforts.

Community pride and sense of place are often directly tied to aesthetics and visual character. Well-maintained communities leave positive impressions on residents and visitors. Efforts do not solely rely on the town to implement but instead, the town could partner with residents or business-owners. Beautification efforts within Lanesville can include streetscape improvements (such as ADA accessible sidewalks, banners, planters, signage, and benches) and rehabilitating vacant properties or dilapidated building facades. These efforts could even extend into residential areas by encouraging general property maintenance.

STRATEGIES

How will we achieve it?

PRIORITY RANKING

LOW MEDIUM HIGH

STRATEGY 1.1 - Work with a professional consultant to design the gateway signs and other entry features in addition to outlining budget and a cost estimate.	●	●	○
STRATEGY 1.2 - Conduct a community survey to determine what types of events would be most successful and well attended within the community.	●	○	○
STRATEGY 1.3 - Partner with a local dumpster company (or trash pick-up provider) to organize seasonal community clean-up days. (See Page 44)	●	●	●
STRATEGY 1.4 - Work with the county to identify any potential zoning ordinance and code updates which may help improve visual aesthetics in the downtown core and along SR 62. (See Page 45)	●	●	●
STRATEGY 1.5 - Explore the creation of a Main Street organization to promote and enhance the Main Street (SR 62) commercial corridor. (See Page 46)	●	●	●

CHAPTER 3

Our Next Steps

- 12 catalyst initiatives were identified as the most critical strategies to implement over the next 5-10 years.
- Each initiative highlight additional details to assist the town in implementing these projects, programs, or policies.

CATALYST INITIATIVE 2

Supports the *Beautification Big Idea* (See Page 21)

PLACEMAKING STRATEGY 1.4

Work with the county to identify any potential zoning ordinance and code updates that may help improve visual aesthetics in the downtown core and along SR 62.

DESCRIPTION

Visual aesthetics can be a key factor when attracting residents, businesses, and visitors to a community, creating a positive first impression, and framing the community as well-maintained. Building upkeep, landscaping, yard maintenance, and other physical aspects not only contribute to a town's appearance but can improve the overall quality of life and place for residents. One way to create a certain level of visual aesthetics within a community is through the zoning ordinance, which can outline development standards and policies for property maintenance, giving Lanesville the ability to regulate the overall character of development and enforce upkeep and form a specific visual aesthetic in the community.

PARTNERS

- Harrison County Plan Commission
- Local Developers
- Property Owners
- Town Council/Town Staff

ACTION STEPS

- Identify ways other cities and towns outside of Harrison County are regulating visual impacts through regulations and how those could function in Harrison County.
- Consider the possibility of developing a zoning overlay along SR 62 to add an additional layer of guidelines that support the visual aesthetic for properties along the highway within Lanesville.

RESOURCES / TOOLS

- Zoning Specialist
- Zoning Ordinances from other communities

CATALYST INITIATIVE 5

Supports the *Heritage Park Improvements Big Idea* (See Page 24)

CATALYST INITIATIVE 6

Supports the *Residential Growth Big Idea* (See Page 28-29)

PARKS, RECREATION, AND TRAILS STRATEGY 31

Meet with Lanesville Heritage Weekend Committee to understand their needs for park and facility improvements and their ability to collaborate on future events.

DESCRIPTION

Lanesville Heritage Weekend is an annual event within the community that draws tens of thousands of visitors from the region each year. The event is put on by the Heritage Weekend Committee which not only works to put on other events within their park each year but also has community building community and facility space available for rent, as well as open space fields for recreational activities. Enhancing these facilities can help support new levels of programming for residents. Lanesville Heritage Weekend is a cornerstone within the community through the support they provide and are a major asset for marketing Lanesville to potential residents and tourists.

PARTNERS

- Lanesville Heritage Weekend Committee
- Lanesville Youth League
- Town Council/Town Staff

ACTION STEPS

- Hold bi-yearly meetings with Heritage Weekend Committee to discuss ongoing projects and determine where collaboration is needed with the town to ensure the success the future events and park enhancements.
- Discuss how Lanesville can benefit from utilizing two separate community buildings in regards to separate programming and event potential.
- Brainstorm how the success of Lanesville Heritage Weekend can be used to create opportunities for other events and festivals within the community.

RESOURCES / TOOLS

- Land and Water Conservation Fund, IDNR
- Indiana Office of Tourism Development
- Marketing Asset Grant, IOTD

LAND USE STRATEGY 4.1

Promote locations within and surrounding Lanesville for residential development as identified on the Future Land Use Map to potential developers .

DESCRIPTION

While the identification of areas suitable for residential development in and around Lanesville is an important first step for encouraging growth, the promotion of those sites to potential developers is just as important. Lanesville's proximity to major markets and recreational destinations, low cost of living, and small-town atmosphere could all be used as selling points when promoting the community's capacity for growth. Along similar lines, any zoning or financial incentives could also be leveraged and used in attracting developers.

PARTNERS

- Blue River Services
- BDASI/Local Home Builders/Developers
- Harrison County Economic Development Corporation
- Harrison County Plan Commission
- Town Council/Town Staff

ACTION STEPS

- Coordinate with the Building and Development Association of Southern Indiana (BDASI) and developers to promote the availability of land for residential development as identified on the Future Land Use Map and benefits of the Lanesville area.
- Contact property owners in key growth locations to gauge their interest in selling or redeveloping their property.
- Identify any zoning or financial incentives which could attract residential development to Lanesville including density bonuses or reduced tap fees for sewer.
- Assess current sewer capacity and the facility's ability to handle new development.

RESOURCES / TOOLS

- Zoning and Financial Incentives



Catalyst Initiatives



What are the most critical strategies?

Catalyst Initiatives



Initiative #1

*Supports the **Beautification** big idea.*

- Partner with a local dumpster company (or trash pick-up provider) to host organized, seasonal community clean-up days.

Initiative #2

*Supports the **Beautification** big idea.*

- Work with the county to identify any potential zoning ordinance and code updates that may help improve visual aesthetics in the downtown core and along SR 62.



Catalyst Initiatives



Initiative #3

*Supports **all of the Placemaking** big ideas.*

- Explore the creation of a Main Street organization to promote and enhance the Main Street (SR 62) commercial corridor.

Initiative #4

*Supports the **Historic Destinations** big idea.*

- Provide technical support for property owners within Laneville with buildings/sites on state and federal historic registers who wish to rehabilitate or perform improvements on their properties or those who wish to register their own property.
- 

Catalyst Initiatives



Initiative #5

Supports the **Heritage Park Improvements** big idea.

- Meet with Lanesville Heritage Weekend Committee to understand their needs for park and facility improvements and their ability to collaborate on future events.

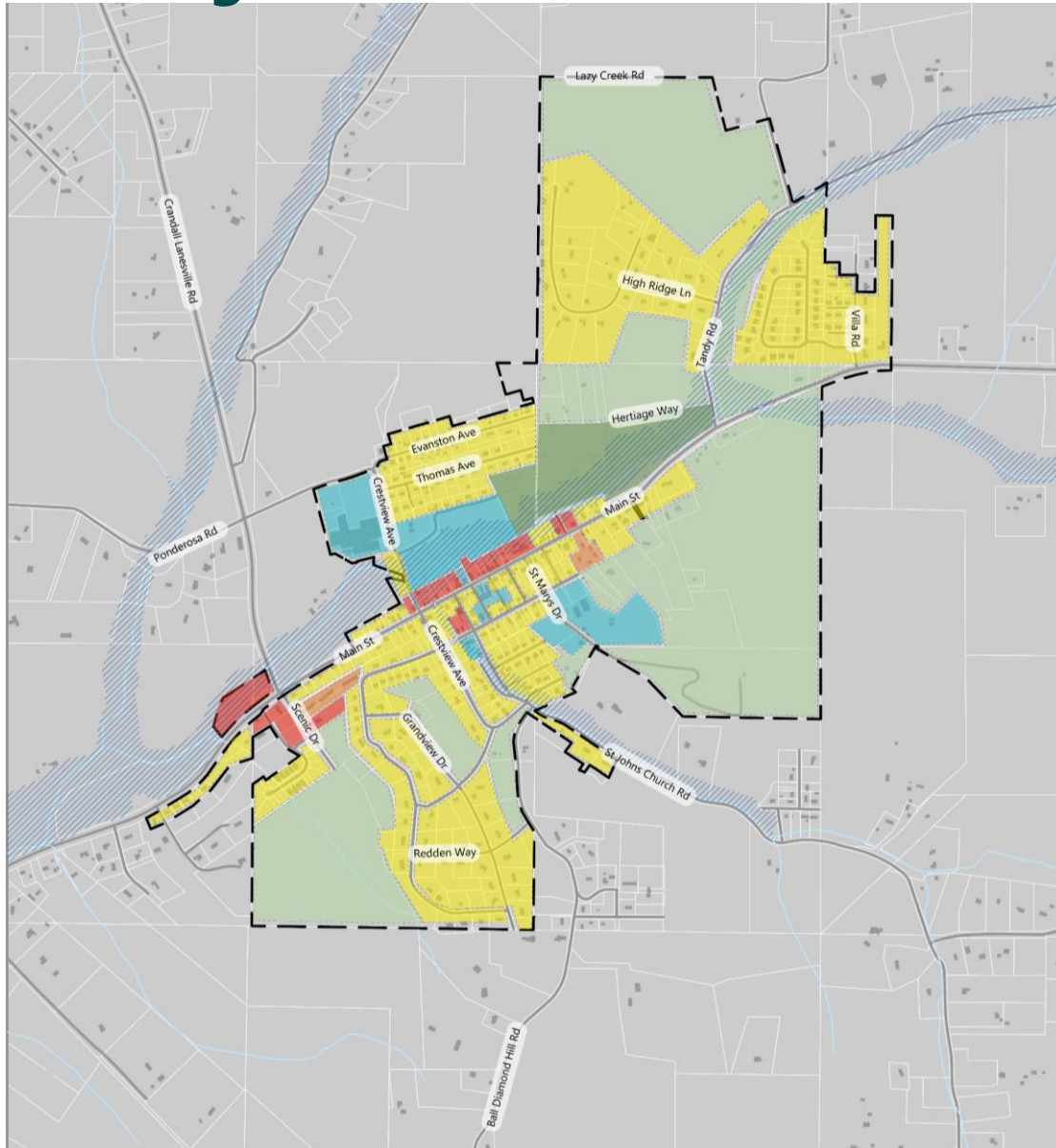
Initiative #6

Supports the **Residential Growth** big idea.

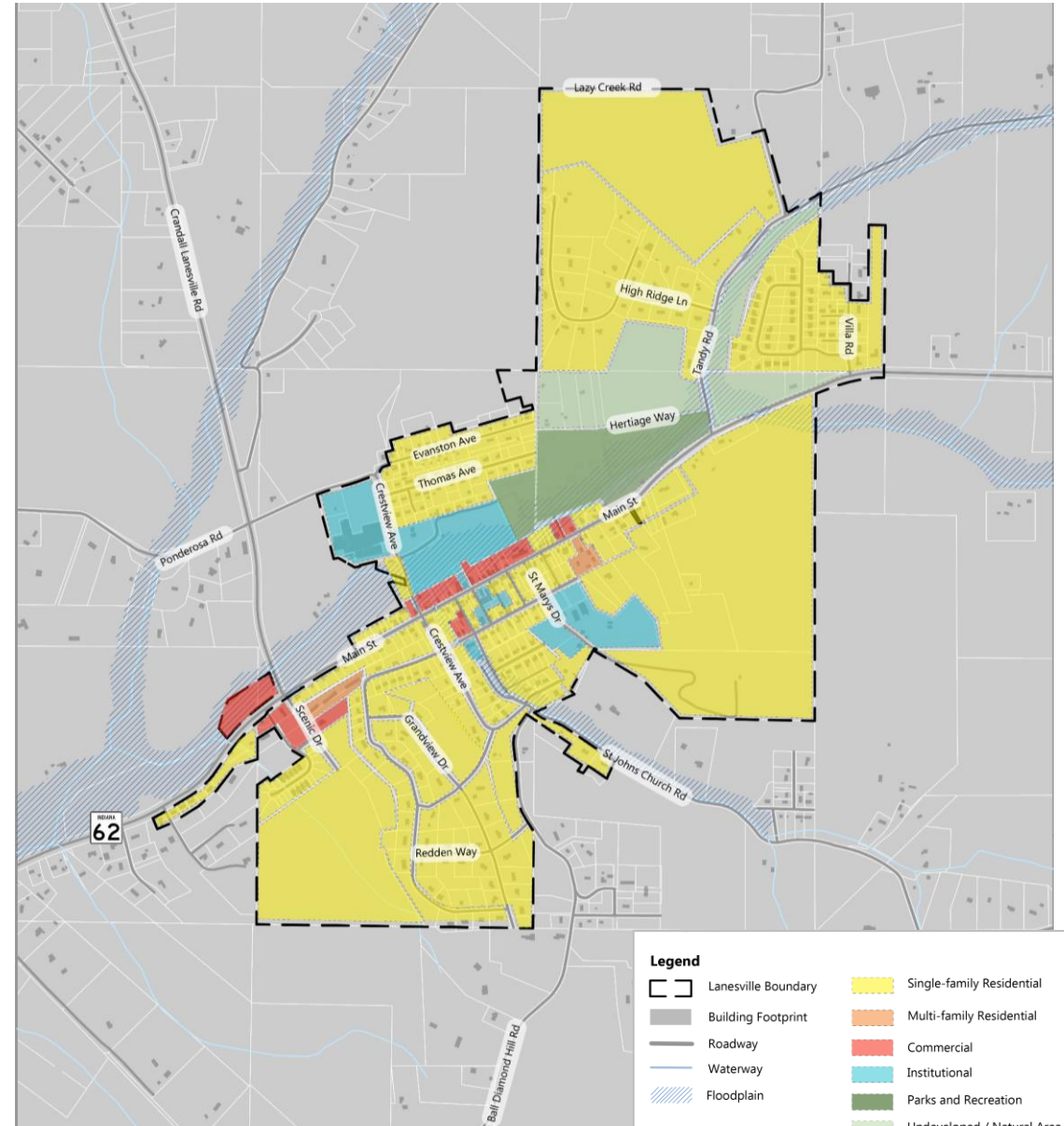
- Promote locations within and surrounding Lanesville for residential development as identified on the Future Land Use Map to potential developers .



Existing Land Use



Future Land Use



Legend	
Lanesville Boundary	Single-family Residential
Building Footprint	Multi-family Residential
Roadway	Commercial
Waterway	Institutional
Floodplain	Parks and Recreation
	Undeveloped / Natural Area

Catalyst Initiatives



Initiative #7

Supports the **Infill and Redevelopment** big idea.

- Complete an inventory of sites available for redevelopment and promote these sites for new residential development, neighborhood commercial development, or other community amenities.

Initiative #8

Supports the **I-64 Interchange** big idea.

- Establish policies for voluntary annexation, including non-remonstration agreements for developments outside of town limits that are requesting town utilities.



Catalyst Initiatives



Initiative #9

*Supports the **Broadband** big idea.*

- Support and help implement, when possible, the strategies within the Harrison County Broadband Plan to ensure Lanesville has high-quality internet access for residents and business owners.

Initiative #10

*Supports the **Adequate Services** big idea.*

- Develop and maintain a Utilities Master Plan to evaluate the capacity of Lanesville's current utilities, identify incremental improvements, and set a timeline for future projects and funding.



Catalyst Initiatives



Initiative #11

Supports the **Housing Diversification** big idea.

- Determine the need for additional housing types (duplex, senior housing, and apartments) within the community through a housing study and identify how to reduce obstacles for developers through zoning or financial incentives.

Initiative #12

Supports the **Business Owners Roundtable** big idea.

- Form a local forum for business that meets regularly to share concerns, resources, and network with each other and town administration.





Next Steps



What are we asking from you?

Adoption Process

- **Step 1 – Town Council Presentation**
- Step 2 – County Plan Commission Presentation
- Step 3 – County Commissioners Presentation

We are asking for the council to **adopt this plan by resolution** to make it official and show ownership of the plan.

TOWN OF LANESVILLE Comprehensive Plan





Questions or comments?



THANK YOU!