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design group



TOWN PLANNING
INITIATIVE
HARRISON COUNTY
The Town of Corydon



Work Session
November 17, 2022

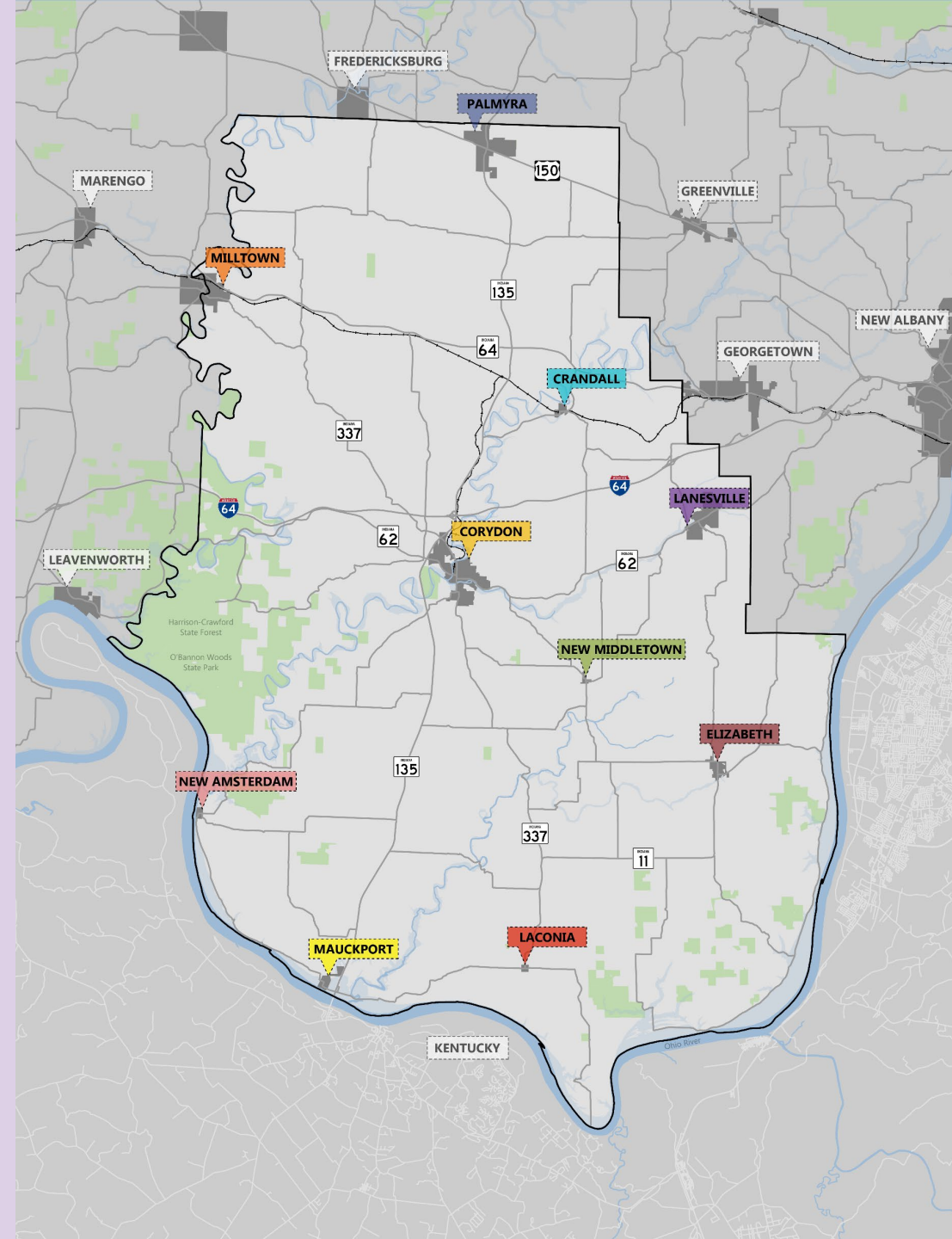
Agenda

- Planning Process & Engagement Overview
- Draft Elements Review
- 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.

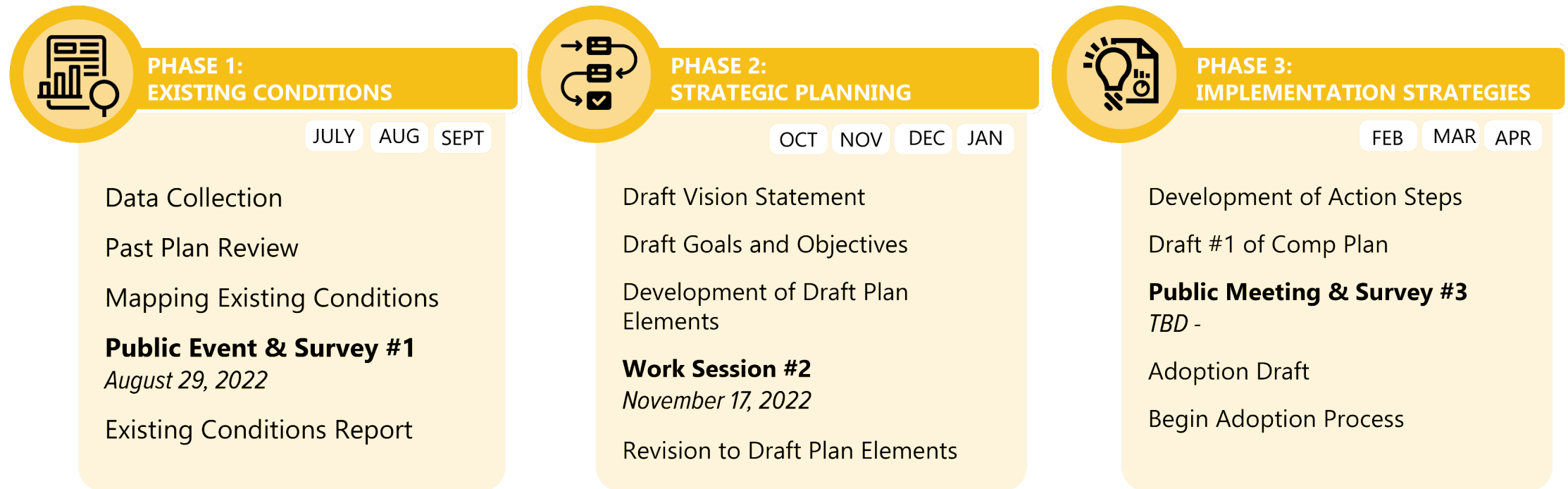


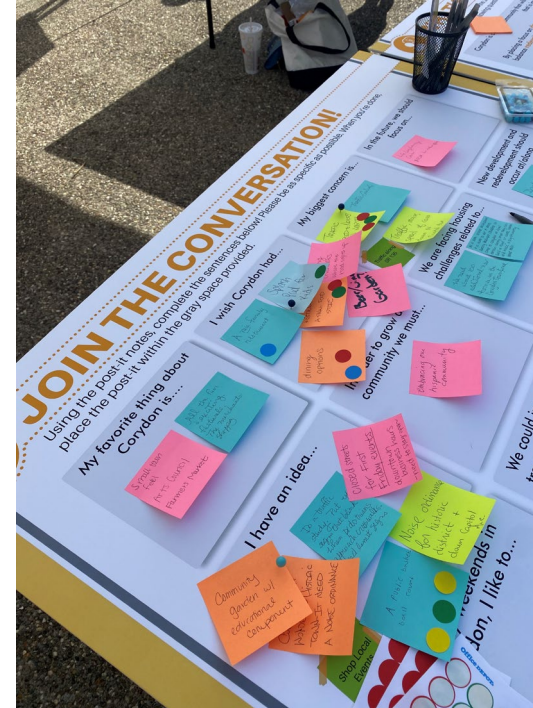
Comprehensive Planning



- 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





Public Event #1 – Corydon Farmers Market

What did we hear?

- Vision statement is accurate for what needs to happen but there has been a lack of progress in implementing it because people and organizations aren't working together.
- Favorite things – small town feel, arts council, farmers market, downtown events, local businesses
- Key Concerns – Vehicular traffic and noise, pedestrian connectivity, and safety.
- Downtown –
 - Better promotion of downtown – consistency is key!
 - Downtown merchants should be open later and during events.
 - More restaurants, shops, and small grocery
 - Wifi for all
 - Redevelopment efforts should be focused downtown.
 - Public Restroom in the downtown
 - High-end housing to bring more foot traffic.

Public Event #1 – Corydon Farmers Market



Draft Elements Review

Data Trends + Public Perceptions = Foundation for Vision and Goals

Plan Organization



Vision Statement – What do we want to do or become in the future?

GOALS

THEME #1
Celebrate our Assets

THEME #2
Build Quality Places

THEME #3
Collaborate to expand our offerings

BIG IDEAS & STRATEGIES

Placemaking (Downtown)
Historic and Natural Assets
Parks and Recreation

Land Use
Utilities
Transportation

Health and Wellness
Economic Development

Draft Goal Statements



Theme #1 - Celebrate our Assets

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

Theme #2 – Build quality places

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

Theme #3 – Collaborate to expand our offerings

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

The goals and big ideas will likely look familiar. Most of the “new” content will be in the strategies.

Theme #1 – Celebrate our Assets

Placemaking Big Ideas & Strategies



#1 Arts and Culture: Promote arts and culture facilities and programs.

- Work with Harrison County Arts to identify ways to expand art activities and experiences.

#2 Beautification: Promote the upkeep of public and private buildings and properties.

- Continue to enforce building codes, ordinances, and programs that support property maintenance.
- Promote Main Street Corydon's Façade Improvement Program to existing and future property owners.

#3 Vibrant Downtown: Promote the health and revitalization of downtown Corydon.

- Expand and promote Corydon's festivals and events as regional attractions.
- Continue to support the projects and programs facilitated by Main Street Corydon.
- Work with Main Street Corydon to develop a downtown business marketing campaign.
- Explore the creation of a Downtown Initiative that would entice business owners to stay open later for specific events or days of the week.
- Develop and promote a buy local campaign to support independently-owned and operated businesses.
- Work to attract a brewery or winery to serve as a downtown destination.
- Explore the feasibility of providing a public restroom facility within the downtown.

Theme #1 – Celebrate our Assets

Natural & Historic Assets Big Ideas & Strategies



#1 Historic Charm: Continue to preserve and enhance the historic character of Corydon.

- Continue to support the preservation (or adaptive reuse) of historic buildings and sites.
- Maintain year-around streetlight banners and hanging planters throughout the downtown.
- Develop streetscape design guidelines for downtown that can be referenced for repairs, new sidewalks, and outdoor dining improvements.

#2 Indian Creek: Encourage appropriate development adjacent to Little Indian Creek and Indian Creek.

- Continue to actively work with IDNR and enforce the town's floodplain ordinance.
- Encourage property owners to maintain a buffer of natural vegetation and plants adjacent to the creek.

Theme #1 – Celebrate our Assets

Parks & Recreation Big Ideas & Strategies



#1 Parks Planning: Expand the town's capacity to expand recreational facilities and maintenance.

- Consider a Park Board that would serve Corydon.
- Create a Five-Year Parks and Recreation Master Plan.
- Prioritize the upkeep of existing park facilities, including trash and weed removal and general facility upgrades.

#2 Desirable Amenities: Expand the recreational facilities within Corydon.

- Explore the feasibility of developing a splash pad for children.
- Identify potential locations for an outdoor, public basketball court.
- Work with Harrison County Parks to assess the potential for a Frisbee Disc Golf Course at Haywood Nature Preserve.

Theme #2 – Build Quality Places

Land Use Big Ideas & Strategies



#1 Planned Growth: Support planned growth and development that serves the community.

- Utilize the future land use map to guide future development decisions.
- Continue to update the comprehensive plan every 5-10 years.
- Focus on locally-owned neighborhood restaurants, shops, grocery, and similar services for residents and visitors within the downtown.
- [Land Use Objectives] – Are there other uses the town wants to include?

#2 Infill and Redevelopment: Encourage infill and redevelopment within the downtown core.

- Target key redevelopment sites in downtown and partner with developers for revitalization.
- Complete an inventory of redevelopment opportunities and promote these sites for new residential or commercial development.
- Explore the types of incentives that should be used by the redevelopment commission to attract specific types of development that are desired (such as dining, housing, entertainment, etc.).
- Work with the Harrison County Visitor's and Tourism Bureau to continue to explore redevelopment opportunities for the Keller Property.

#3 Diverse Housing: Provide quality housing options for families, seniors, and young professionals.

- [Future growth areas] – Are there target areas for new housing? Is the town still targeting the east side of town for this?
- Encourage the rehabilitation of upper floors of downtown buildings for residential use.
- Complete a housing study to assess current and future housing needs within Corydon.

Theme #2 – Build Quality Places

Utilities Big Ideas & Strategies



#1 Broadband: Work to provide fast, reliable internet for all Corydon residents.

- Become a broadband-ready community under the state program.
- 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.

#2 Recycling Program: Promote composting and recycling programs to reduce the amount of waste going to the landfill.

- Explore the feasibility to expand the current recycling program.

#3 Stormwater Management: Mitigate flooding issues through stormwater retention management practices.

- Develop a flood management plan and initiate stormwater management best practices.

#4 Utility Coordination: Continue to evaluate and expand sewer, water, and wastewater facilities to meet current and future needs.

- Consider implementing a dig once policy for utility infrastructure.
- Continue to update the town's utility master plans for water and sewer.
- Create a capital improvement plan to identify, prioritize, and secure funding for future improvements.

Theme #2 – Build Quality Places

Transportation Big Ideas & Strategies



#1 Pedestrian Connectivity: Improve pedestrian connectivity and safety along major roads.

- Ensure sidewalk improvements (such as ADA ramps) are completed when road and utility projects are completed.
- Work with INDOT & Harrison County to implement identified sidewalk projects along key corridors.
- Continue to implement the town's ADA transition plan.
- Prioritize building sidewalks along Country Club Road to enhance connectivity to Corydon schools.
- Require sidewalks to be installed by the developer for new subdivisions and commercial development.
- Provide sidewalks along Chestnut Street to improve pedestrian connectivity between rice island and downtown.
- Complete a Bike and Pedestrian Master Plan to establish a well-connected sidewalk and trail network.

#2 Truck Traffic: Explore ways to alleviate the truck traffic and noise through downtown.

- Work with INDOT and Tyson Foods to identify a location for a new bridge over the creek and/or possible alternative truck routes.
- Consider adopting a noise ordinance.

#3 Public Transit: Work with regional providers to provide expand public transportation services.

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

Theme #3 – Collaborate to expand our offerings

Health & Wellness Big Ideas & Strategies



#1 Healthy Food – Provide access to healthy food by supporting the Corydon Farmers Market.

- Partner with the Harrison County Extension Office to bring the Cooking Matters Program to Corydon and support the revival of the Sprouts Bucks Program with Harrison County.

Theme #3 – Collaborate to expand our offerings

Economic Development Big Ideas & Strategies



#1 Lifelong Learning: Ensure lifelong learning opportunities and the achievement of educational goals are readily available to residents.

- Partner with local educational programs and leaders to expand personal and professional development opportunities and increase awareness of the region's post-secondary education and vocational programs.
- Encourage Corydon residents to participate in the programs and services offered at the Harrison County Lifelong Learning Center.

#2 Childcare Facilities: Support childcare and early childhood education programs within the community.

- Facilitate a roundtable discussion with local daycare providers to understand how the town can better support their programs.

#3 Intergovernmental Coordination: Encourage frequent coordination with the town, county, and local organizations.

- Work to improve the relationship and alignment of goals between local leaders, staff, and organizations.

#4 Business Attraction and Retention Efforts: Continue to provide an environment that supports existing and future employers and industries.

- Identify ways to reduce barriers for new businesses and startups to locate in Corydon.
- Continue to coordinate with the Corydon Chamber of Commerce, Harrison County Chamber of Commerce, and Harrison County Economic development corporation to attract, retention, and expand businesses.
- Create a checklist guide that can help new business owners through the process of creating and maintaining a business, securing local permits, and utilizing resources available.

Vision Statement



2015 Statement – Minor Revisions

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**.

Shortened Version

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.



Next Steps

What are we asking from you?

What's next?

- Refinements of Draft Plan Elements
- Initial Prioritization of Strategies
- Public Meeting #3 –
 - Mid-January/Early -February





Questions or comments?

THANK YOU!