

bargersville
VISION!
2040
comprehensive plan

Adopted 07/14/20



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01

What is Vision 2040?

What is a Comprehensive Plan?

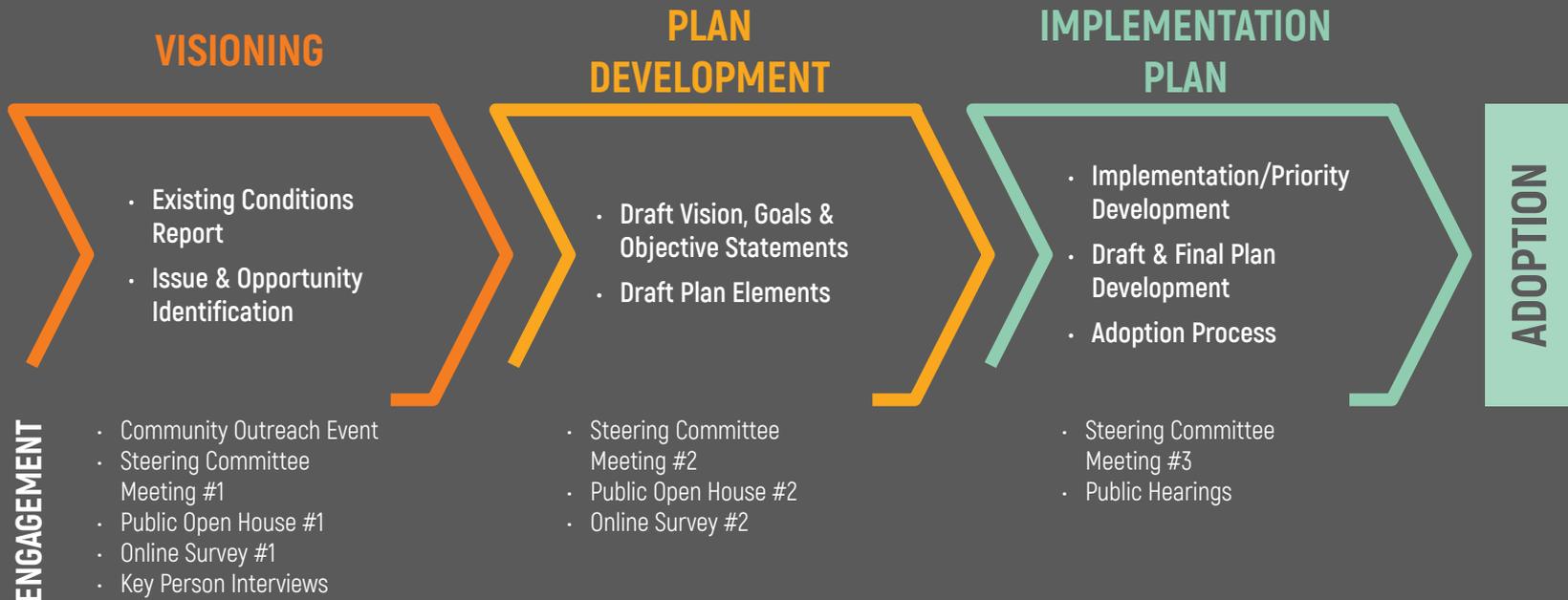
The Vision 2040 Bargersville Comprehensive Plan is a guiding document that plans for the Town's future growth and development over the next 20 years. This plan outlines a vision statement, set of overarching goals, and list of strategies that are directly related to the community's shifting demographics, market demands, and future residents' needs. The document will serve as a guide for future land use and development policies, and will also include specific recommendations and steps for improving the quality of life for Bargersville residents. While the plan may act as an encompassing document, it is intended to be flexible and allow for changing conditions in the future. The document is separated into three distinct sections which:

-  Give readers a basic understanding of the planning process and highlights from an existing conditions analysis;
-  Breaks down the main goals and strategies of the plan, describing why they are needed and offering solutions for their completion; and
-  Outlining action strategies in a series of tables that detail the various steps, partners, tools and resources needed for their full implementation

How Was the Plan Developed?

This document is the culmination from multiple months of work, combining the Town's existing conditions with input from community leaders, steering committee members and the public. A successful comprehensive plan relies on the support from its community, and this one is no different. During the entire process, it was important for leaders and residents to think about where Bargersville is today, what they want to be tomorrow, and how they can get there.

The planning process began in August 2019, and throughout the early phases relied on existing conditions to create a base for determining the Town's future goals and strategies. Information such as demographic data, market conditions, and existing physical conditions were used to help describe where Bargersville's current state. Discussions for where Bargersville would like to be in the next 20 years began during the second phase of the planning process, and input from the community was interpreted and used to craft the goals and strategies present in the plan. These strategies were then broken down and expanded upon to describe how Bargersville can begin working towards its vision of the future.

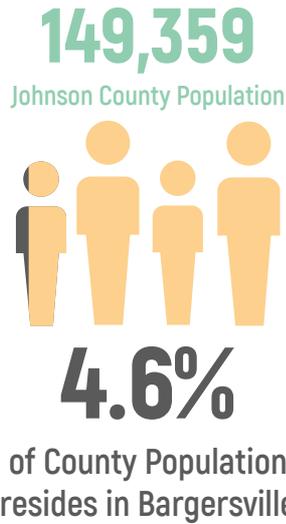


Where is Bargersville Today? (2017 ACS)

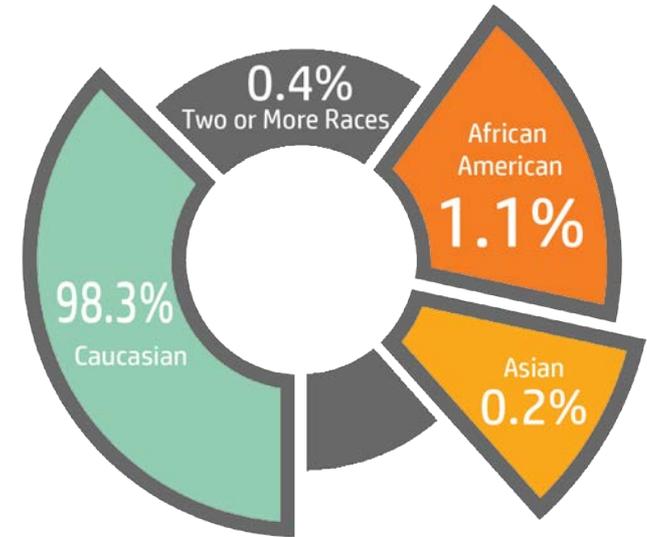
The graphics to the right provide a snapshot of key demographic conditions, in Bargersville, at the time of this plan's creation. It is key for Town officials, planners, and policy makers to understand a community's existing conditions so they can better plan for the future.

The data for these existing conditions was primarily taken from the American Community Survey 2017 5-year estimates, the most recent sets of census data, but may show discrepancies from conditions currently seen in the community due to extreme growth. It is important that demographic and existing conditions data is consistently updated, even after the plan has been adopted. A full analysis of the demographic conditions of Bargersville can be found in Appendix A.

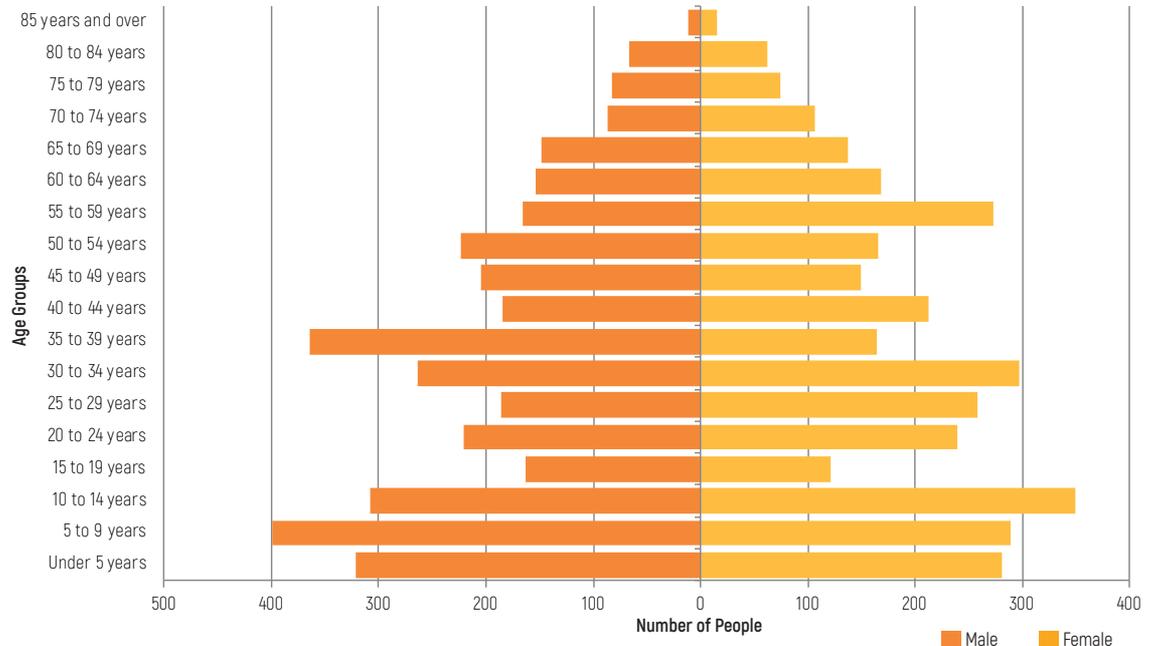
Population



Diversity



Population Pyramid



Housing Stock



\$180,700

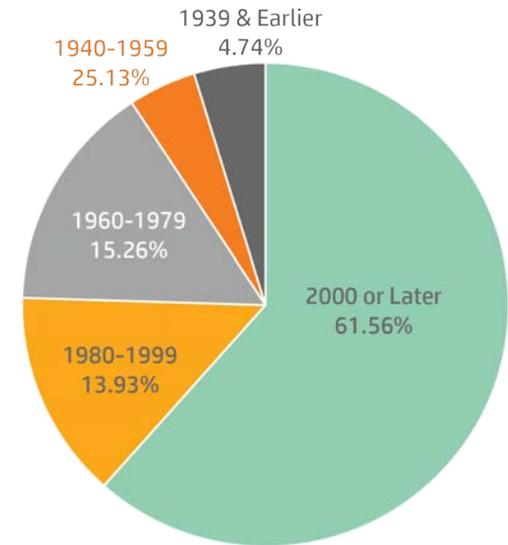
Median Home Value



74.1%

Owner-Occupied Housing Units

Year Residential Structure Built



Income, Education & Commuting Patterns



\$39,347

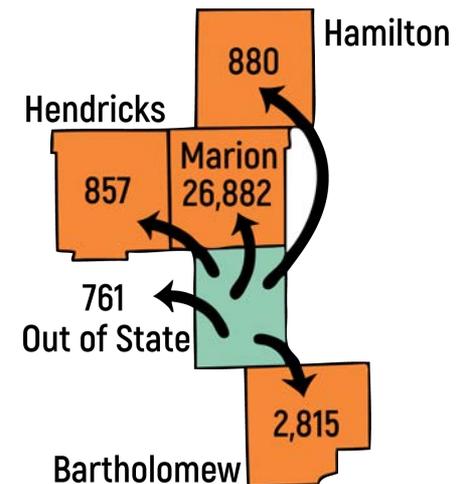
Per Capita Income



43.4%

Associates's Degree or Higher (25 years and Over)

Daily Commute out of Johnson County for Work



Source: 2017 American Community Survey, U.S. Census

How Was the Community Engaged?

Since the beginning of the planning process, outreach and public engagement have been crucial to the success of Vision 2040. Continually working with Town officials and residents allowed for a more comprehensive document that more accurately describes current conditions and better represents community needs. Multiple engagement strategies were used throughout the process to ensure that a wide variety of people were reached; a full summary of those engagement efforts can be found in Appendix C, while a condensed list of the main community outreach efforts are listed below:

- Community Outreach Event – Harvest Moon Festival
- Public Open Houses (2)
- Steering Committee Meetings (3)
- Online Survey (2)
- Project Website and Social Media
- Key Person Interviews/Focus Group Meetings
- Adoption Hearings (2)

What is the VISION for Bargersville's future?



13 methods to collect feedback

1,011 unique comments collected



Key Takeaways

Based on existing conditions analysis and input from public officials, steering committee members, and the general public, there arose a set of specific factors, which have greatly influenced Bargersville in the past few years and will continue to do so into the future. The vast majority of the key takeaways can be attributed to extreme population growth the Town has seen since 2010. The Town's population increased by 2,906 people (72.4%) from 2010 (4,013 people) to 2017 (6,919 people) nearly doubling the Town's original size and causing a development boom that saw an increase of approximately 1,008 housing units during the same period of time. This growth, while ultimately beneficial to the community, has caused the need to quickly update zoning and subdivision regulations and increase the level of service for roadways, utilities, fire, and police.

The top-tier school system is one of the major reasons for the current rate of growth. Families with young children are drawn to Bargersville because of the educational opportunity for their children. As the Town has grown, the educational attainment and median household income has also risen, leading to an increased demand for entertainment venues and businesses in Bargersville. Higher incomes also points to an increase in disposable incomes that can support these types of businesses; however, the skill-set of the existing workforce will need to include those who can support a service industry in Bargersville. Furthermore, a large commuting population points to the need for local jobs, which will also diversify and increase the tax revenue for the Town.

Through public engagement, it became apparent that the overall perception of Bargersville is high (95% rate the quality of life as average or higher). However, shopping and entertainment, the downtown, and parks and recreational activities were stated as needing the most enhancement in Bargersville.

How Will the Plan be Used?

This plan is divided into three distinct sections based on content and how they should be referred to and used. This first section includes an introduction to the plan, outlines the purpose of the plan, describes the planning process, highlights current conditions, and lists the overall goals and objectives. The second section provides detailed information for each objective or strategy, including action steps and precedent imagery. The final section is used for implementation of the document and contains potential partners, tools, and resources that can assist with each action step and strategy.

Ultimately, this document should be used as a guide for the Town when deciding on focus projects in the future. Each strategy is prioritized, allowing for Town officials to easily assess what should be focused on as funds become available and actions are completed. Although the prioritized action strategies may be the preferred order for completion, this document is meant to be flexible and allow for changes to be made as new challenges and opportunities arise.



02

Bargersville's Vision



What is Bargersville's Vision?

The Bargersville Vision 2040 Comprehensive Plan defines the goals and overarching vision for future growth and development in the Town. This is articulated through the following Vision Statement and Goals, and the method for achieving that vision is expressed in the corresponding Objectives and Action Steps.

Vision Statement

A Vision Statement is an overarching and forward-looking perspective that is meant to reflect the image of Bargersville at the end of the planning horizon. This statement should be referenced by decision-makers to determine if future actions are aligned with the expressed vision for the community.

“Bargersville has the **small-town charm of a rural farming community** with a high growth potential. Residents wish to **maintain the natural views and alluring topography** of the landscape, as well as the friendliness and familiarity of their neighbors, **while welcoming new community members**. Businesses are encouraged as part of concentrated growth centers **to support a healthy economy and community**, taking advantage of Bargersville's **excellent transportation access.**”

Goals

This plan includes eight overarching goals organized by the plan elements, Land Use & Housing, Transportation, Utilities, Community Facilities, Parks & Recreation, Character & Identity, Downtown, and Tourism & Economic Development. These goals are broad and lofty statements intended to express the desired outcome of the plan element category and guide any future objectives or unanticipated circumstances that occur within these categories.

1. **Land Use & Housing:** Promote controlled, sustainable growth and development that is appropriate to adjacent land uses and the Town of Bargersville.
2. **Transportation:** Improve access and connections throughout the Town with upgraded roadways connecting to I-69, and the installation of trails and sidewalks.
3. **Utilities:** Strategically extend utility infrastructure to support existing needs and future growth.
4. **Community Facilities & Services:** Maintain excellent community services and facilities to promote the health, safety, and welfare of Bargersville residents.
5. **Parks & Recreation:** Create a diverse parks and recreation system that provides activities and facilities for varying age groups and seasons.
6. **Character & Identity:** Establish and actively promote the identity of Bargersville, which celebrates the agricultural heritage.
7. **Downtown:** Develop Downtown Bargersville as a destination for entertainment, shopping, and community gathering.
8. **Tourism & Economic Development:** Expand and promote tourism and economic opportunity in Bargersville.

Objectives

Within each goal, multiple objectives were created that identify an ending point or way to accomplish the overall goal. The objectives below are the high priority objectives for each goal. Within the plan, the high priority objectives are identified with a colored burst as seen below.

- 1. Land Use & Housing:** Promote controlled, sustainable growth and development that is appropriate to adjacent land uses and the Town of Bargersville.

 - ✦ Adopt updates to zoning and subdivision control ordinance to better manage current development trends and desired standards.
 - ✦ Encourage wooded and environmentally sensitive areas to be maintained or included as part of development.
- 2. Transportation:** Improve access and connections throughout the Town with upgraded roadways connecting to I-69, and the installation of trails and sidewalks.

 - ✦ Identify upgrades and new roadways to accommodate I-69 and limited access based on the I-69 Corridor Plan.
 - ✦ Ensure that the I-69 interchange is developed as an attractive and welcoming gateway.
 - ✦ Consider a secondary connection for 144 that directs heavy traffic and trucks away from downtown, while still allowing deliveries to local businesses.
 - ✦ Develop and implement a plan to connect existing trails and implement new trails and sidewalks that link neighborhoods, schools, and major destinations such as downtown and tourism destinations.
- 3. Utilities:** Strategically extend utility infrastructure to support existing needs and future growth.

 - ✦ Stormwater - Look for ways to promote stormwater features as part of developmental growth
 - ✦ General - Promote and become an active partner in efforts to provide high-speed internet to all residents.
 - ✦ General - Enhance infrastructure in the downtown area.
 - ✦ Sanitary - Reference the Wastewater Master Plan for extended wastewater infrastructure in new service areas.
 - ✦ Water - Prioritize and implement recommended future water wells, water treatment plant improvements, storage tanks, booster stations, and fire flow projects as outlined in the Water Utility Master Plan.
- 4. Community Facilities & Services:** Maintain excellent community services and facilities to promote the health, safety, and welfare of Bargersville residents.

 - ✦ Construct a community center that could offer diverse programming opportunities.
 - ✦ As the community grows, encourage smart growth practices for the expansion of fire, police, and ems services that includes new facilities, equipment, and staff.

5. Parks & Recreation: Create a diverse parks and recreation system that provides activities and facilities for varying age groups and seasons.

- ✦ Review open space requirements as part of the subdivision control ordinance to encourage diverse types of open space systems.
- ✦ Continue planning efforts that support the identification of new parks and improvements, such as the 5-year Parks and Recreation Master Plan and the Recreation Impact Fee Study.
- ✦ Implement Kephart Park.
- ✦ Implement highly requested park facilities such as a splash pad and/or dog park.

6. Character & Identity: Establish and actively promote the identity of Bargserville, which celebrates the agricultural heritage.

- ✦ Undergo a branding exercise to determine the identity of Bargserville and to develop marketing materials for promotion of that brand.
- ✦ Implement gateway, wayfinding, and other signage that reflects the identity of Bargserville.
- ✦ Preserve the historic and agricultural heritage of Bargserville by properly incorporating sites, structures, and buildings into future development.

7. Downtown: Develop Downtown Bargserville as a destination for entertainment, shopping, and community gathering.

- ✦ Update and implement the Downtown Revitalization Plan for Bargserville.
- ✦ Implement a central gathering space downtown that would allow for both large events and small social gatherings.
- ✦ Offer regular programming, festivals, and musical events that bring people to downtown.

8. Tourism & Economic Development: Expand and promote tourism and economic opportunity in Bargserville.

- ✦ Lead a partnership with Aspire Economic Development + Chamber Alliance and others to attract employers related to IT, medical fields, and research and development.
- ✦ Protect and enhance tourism destinations in Bargserville.

Land Use & Housing

What are the Key Items to Address?

Moving into the future, Bargersville's largest challenge regarding land use and housing is the sheer size of growth and development that is occurring. This boom in residential housing has reshaped the community and rendered older community plans outdated and sorely in need of updates. This creates a need for not only an updated comprehensive plan, but other strategic planning documents as well. This section focuses on updating zoning and land use regulations, meeting housing requirements, and promoting new land uses in the downtown and in specified areas where new development would be ideal.

What are the Priorities?

Priorities of this section include a series of actions aimed at adopting new zoning policies that better account for the recent growth in development and adheres to an updated future land use map. This map identifies areas where new development needs to occur and introduces new forms of land use to match current trends for downtowns. Bargersville has a unique opportunity to benefit from a nearly doubled population, but careful land management is a necessity to avoid the pitfalls experienced by many communities undergoing similar rapid growth.

Goal Statement

“Promote controlled, sustainable growth and development that is appropriate to adjacent land uses and the Town of Bargersville”

Indiana Code requires certain elements of a community to be discussed in a comprehensive plan. Information that covers policies and objectives related to Land Use is one of those requirements and is a primary focus of most comprehensive plans. Bargersville has seen positive growth in both housing and businesses over the last decade, and this chapter provides several objectives and action steps related to the promotion of sustainable growth. These policies and objectives help Bargersville to better manage and anticipate growth for the future.

Strategies

- ✦ 1. Adopt updates to zoning and subdivision control ordinances to better manage current development trends and desired standards.
- 2. Promote and encourage agri-tourism uses in the zoning ordinance.
- 3. Encourage diverse housing types that allow for maintenance-free housing, and age-in-place housing options.
- 4. Encourage housing that offers differing price ranges and densities.
- 5. Allow and encourage pockets or clusters of neighborhood commercial development along 144.
- 6. Focus industrial, medical, office/research, and commercial retail uses in undeveloped areas around the future 144 and I-69 interchange.
- ✦ 7. Encourage wooded and environmentally sensitive areas to be maintained and included as part of development.
- 8. Encourage more mixed-use development near Downtown Bargersville and other areas prime for concentrated development.
- 9. Identify appropriate areas beyond Town limits that should be included in future growth strategies.

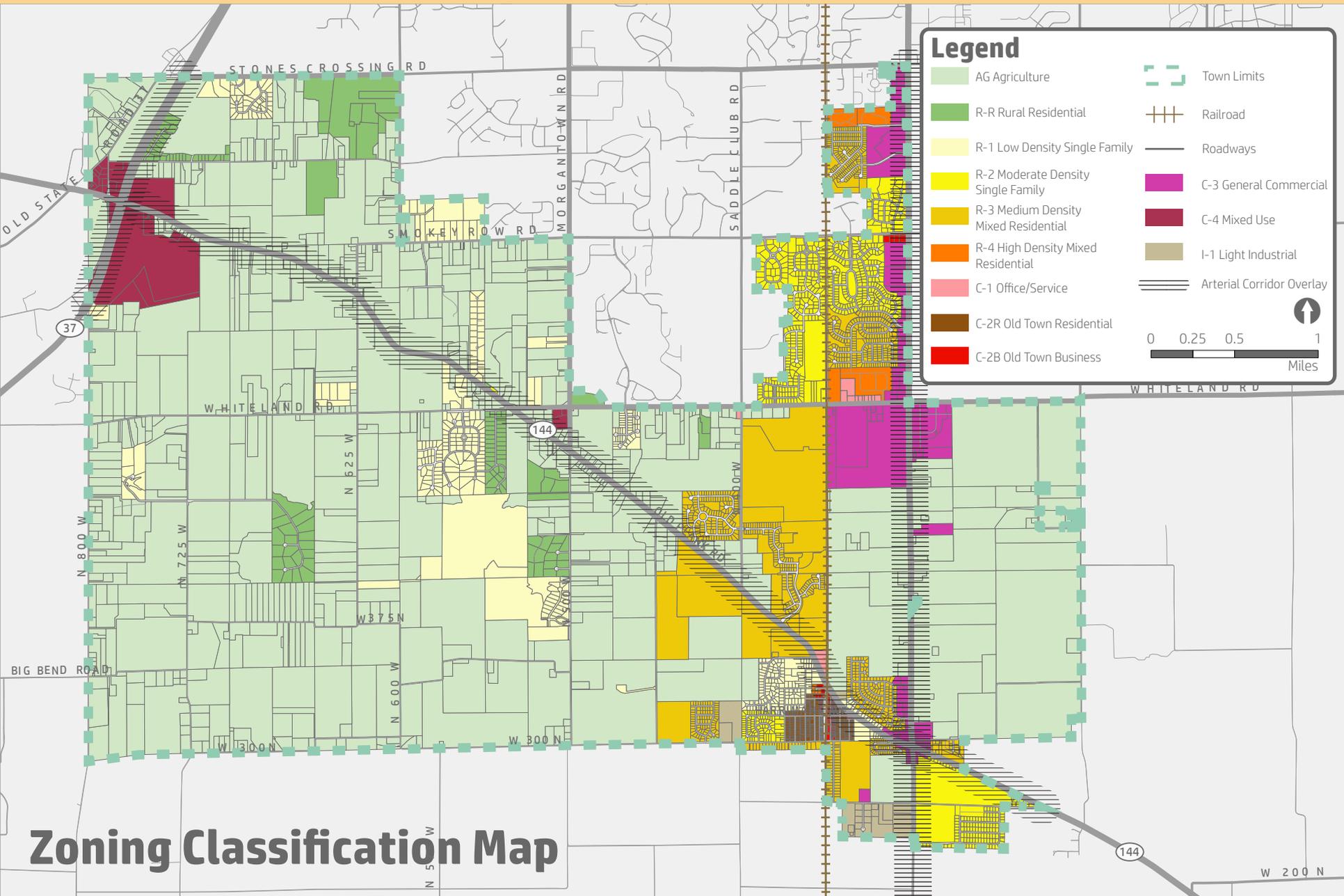
 Indicates High Priority Objective

Existing Zoning

The Existing Zoning Classification Map that follows represents what currently exists in Bargersville as of January 2020. This map reflects current uses, not planned future uses. Therefore, this map should not be referenced for planning and zoning purposes. Current zoning classifications do not always reflect how the property is currently being used, especially if the property has a legal non-conforming use. As property changes hands, development pressures and desire to sell will likely lead to new development of these properties which would then have to conform with the new zoning classifications and standards.

Following are brief descriptions of the zoning classifications as outlined in the current zoning ordinance and displayed on the following Existing Zoning Map.

- **Agricultural:** The purpose of this district is primarily to accommodate agricultural operations and practices and is intended to preserve and maintain the established rural character. It allows agricultural development, amongst scattered single-family homes at a very low density.
- **Rural Residential:** This district is intended to protect the natural features within the rural areas that are valued by the community and contribute to the prized character. Single-family homes are permitted within this district at low densities, along with uses compatible with the openness of the district and the country setting.
- **Low Density Single Family:** The R-1 District is intended to accommodate new residential development at densities of approximately two units per acre, along with related uses.
- **Moderate Density Single Family:** The R-2 District is intended to encompass some of the Town's existing single-family residential development and accommodate similar situated new development at densities of about three units per acre.
- **Medium Density Mixed Residential:** This district is intended to provide for housing options in addition to traditional single-family dwellings, at densities of up to six units per acre. The R-3 District serves as a buffer or transitional zone between low density residential and non-residential development. Two-family dwellings and townhomes are permitted in this district.
- **High Density Mixed Residential:** The R-4 District is similar in character and purpose to the R-3 District, but also permits multiple-family dwellings. Residential densities of up to 12 units per acre are permitted in this district.
- **Old Town Residential:** Bargersville's original residential settlement, clustered around the business district, is characterized by established single or one and-a-half story homes. Most of the homes were built prior to 1980 on a grid-street pattern with alleys providing access to detached garages in the rear. This district supports a continuation of this pattern on relatively small lots.
- **Office/Service:** This district is intended to accommodate uses that can provide office and personal services. The uses permitted in this district are low intensity and of appropriate scale and appearance to be generally compatible with most other uses. Among other purposes, this district may serve as a transitional zone between residential and commercial or industrial districts and between major thoroughfares and residential districts.
- **Old Town Business:** This district is intended to support new development and redevelopment within the original "Old Town" sector of the community. Uses in this district, for the most part, are intended to promote the Old Town area as an activity center for the community. Uses should be of an appropriate scale and character and integrate retail, service, institutional, public, quasi-public, cultural, residential and other related uses.
- **General Commercial:** The C-3 District accommodates general retail and/or auto-dependent businesses. These uses require high visibility, major arterial frontage, good access and ample parking.
- **Mixed Use:** This district is intended to integrate a variety of residential and non-residential uses in a planned, cohesive setting along and near major transportation corridors, specifically SR 135, SR 37 and 144. The mix of uses may be combined vertically within one structure or horizontally within a single development site.
- **Industrial:** This district is intended for uses engaged in manufacturing, processing, distribution and related industrial and heavy commercial activities and support services that provide employment and tax base for the community. This district will be limited to those areas of the Town where suitable utility and transportation infrastructure is available or can be provided to support these uses, as well as where the potential impacts such as noise, odor or visual obtrusiveness will not negatively affect neighboring properties.
- ≡ **Arterial Corridor Overlay:** The intent of the overlay district is to establish specific requirements to ensure appropriate roadway capacity and safety; ensure new development does not inhibit future improvements to these roadways; minimize individual driveway access; protect property values along the corridors; promote economic development; minimize distractions and establish a high-quality and inviting image at the entrances to the community.
- **Planned Unit Development (PUD):** The intent of this development type is to offer an alternative to conventional development by permitting flexibility in the regulations for development. The overall intent is to promote and encourage development on parcels of land that are suitable in size, location, and character for the uses proposed, while ensuring compatibility with adjacent land uses.



Future Land Use Plan

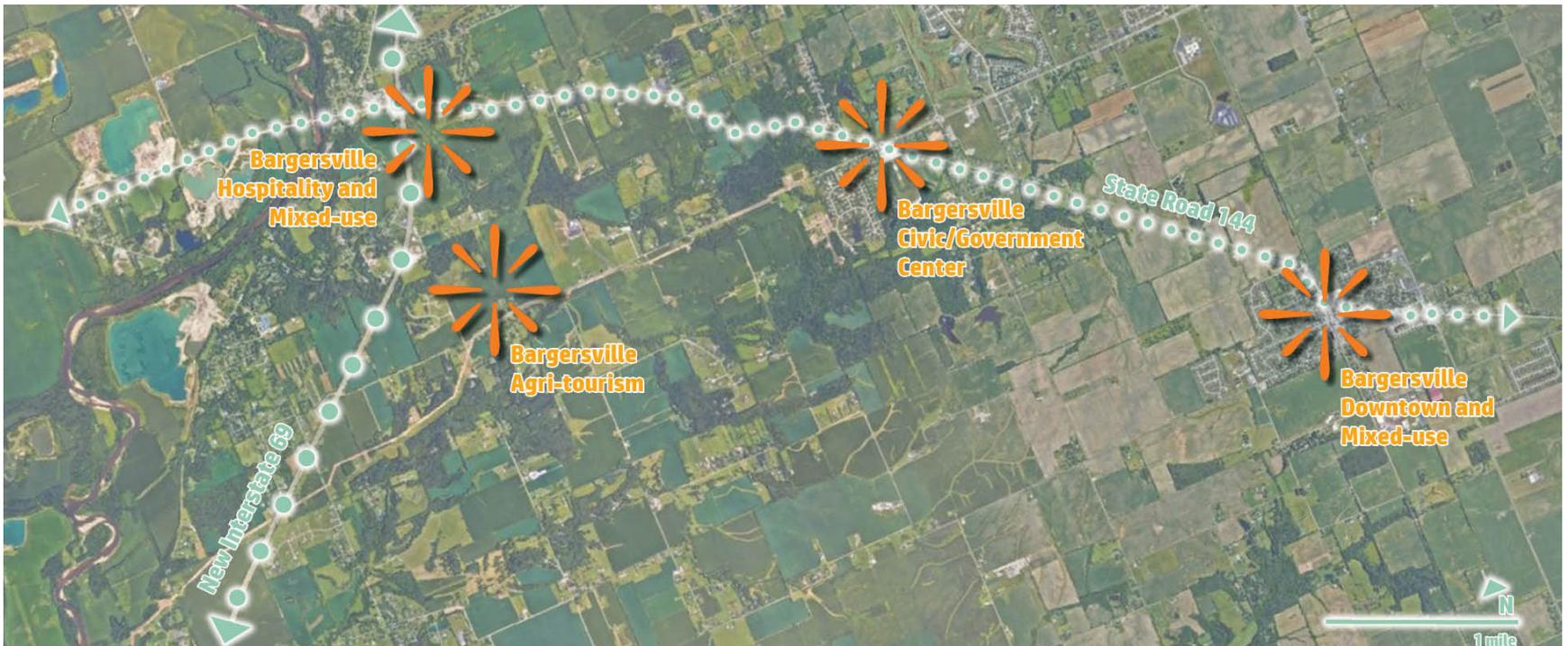
The Future Land Use Plan should guide decision-makers during land use decisions such as a rezoning, variance, subdivision or other type of case that would come before the plan commission, board of zoning appeals or Town council. The purpose of the Future Land Use Plan is to anticipate and manage growth patterns. The graphic below is an example of existing and future nodes that begins to articulate the desired type of growth and the suggested location. The remaining parts of the Future Land Use Plan provides a brief summary of how this Future Land Use Plan was developed and what it is intended to represent for better understanding by all parties. This plan also includes a future land use map, which is intended to guide the quantity and location of future growth in Bargersville and outline what is appropriate in order to protect the general health, safety, and welfare of all residents. Furthermore, this plan also includes location criteria to further guide the quality of growth in Bargersville. While this plan should be used as a guide or foundation for land use decisions, the Town is not bound by the comprehensive plan. Other considerations and unanticipated circumstances may alter the course of future decisions and therefore should also be considered when making land use decisions.

Methodology

While developing the comprehensive plan, the community survey revealed a strong desire to remain a rural and scenic community without succumbing to the development pressures facilitated by having a strong school system and accessibility to Indianapolis, Bloomington, and other communities within commute distance. To remain a vibrant, growing community, Bargersville should embrace new residential and commercial development. The key to the future health of the community is to provide for managed, sustainable growth that supports the collective vision for Bargersville.

The Future Land Use Plan identifies the desired use and character of growth as well as a suitable location. This is determined based on a number of considerations:

- Existing land use patterns;
- Environmental considerations such as natural features that should be protected or preserved;
- Service boundaries and capacities for the infrastructure in a particular area and the likelihood of extending those service boundaries; as well as
- Locations that may be attractive in the future such as downtown, the future I-69 interchange or edges of Town limits that are adjacent to rapidly growing areas.



Nodes in the community that contribute to the overall character and identity of Bargersville

Location Criteria

In conjunction with the Future Land Use Map, all future development should reasonably follow the location criteria described below. This criterion should be used to guide future zoning decisions and ensure that new development aligns with the overall vision of the comprehensive plan. Other objectives, goals and action steps listed in this plan may also be referenced for land use decisions.

All Development

- Must meet the zoning, subdivision control requirements, and all other development standards.
- Must comply with National, State, and local rules and regulations regarding floodways and floodplains.
- Should encourage infill development and proposed uses on undeveloped lots near existing developed areas.
- Should focus new development near existing infrastructure, to help manage the pace of expansion of infrastructure.
- Should transition to adjacent uses appropriately using compatible land uses and intensities of those uses.
- Should encourage mixed-use development near high-traffic areas or activity centers. Adequate infrastructure must provide necessary services, amenities, and mixed-income housing. Mixed-use areas should be walkable.
- Should encourage the continuation of agricultural uses and the right to farm, including agri-tourism uses.
- Should encourage the preservation of historic buildings and the rehabilitation of viable structures.
- Should include appropriate access control methods for development that is located along Minor Arterial, Principal Arterial, or Freeway/Expressway roadways (see functional classification map).
- Should focus on safety improvements for both vehicles and pedestrians in high traffic areas including crosswalk enhancements and a separation between the roadway and sidewalk.
- Should accommodate various users in areas with high activity; this should include sidewalks or paths, crosswalks, street lighting, landscaping, benches, etc.
- Should include high quality building materials that are durable and varied and create visually attractive structures. Large accessory structures such as garages or accessory dwelling units should also include durable building materials.
- Should encourage the preservation of natural areas and resources by including environmental considerations in development plans.

Commercial/Mixed Use

- Should gain access from a collector or arterial roadways.
- Should minimize curb cuts on roadways and maintain a defined roadway edge with specific points for ingress/egress. Shared driveways with cross development access should be required.
- Must have a common point of access for mid- to large-scale commercial development that generate high volumes of traffic.
- Should utilize shared parking standards for adjacent and well-connected developments.
- Should allow for the creation of mixed-use communities that include both residential and commercial land uses that are visually attractive and compatible to adjacent land uses.
- Should encourage appropriate land use mixes, such as small-scaled neighborhood commercial within residential areas, and have appropriate transitions and buffers.
- Should encourage the inclusion of landscaped natural buffers, open space, or fencing between different uses (residential, etc.).

Residential

- Should include a diverse range of housing prices and types.
- Should consider age-in-place development or other types of senior living facilities with major access points to at least a Minor Arterial roadway or higher classification.
- Must install multiple points of entry/exit for emergency access for major subdivisions.
- Should be buffered from non-compatible land uses, such as industrial and active agricultural uses.
- Should include a transition or buffer between single-family and multi-family residential land uses.
- Should strongly discourage the division of one acre lots, for new homes, without proper access management, along minor or major arterial roadways.
- Should limit low-density development to areas served by septic systems or when roadways to the site are inadequate for higher density.
- Should encourage roadway connectivity to adjoining development and uses.
- Should encourage sidewalks or paths that connect to adjacent paths and developments.

Future Land Use Map

The following Map identifies desired future land uses and their location in Bargserville. For reference, further information about the density, type of use, and character is defined in the following types of future land uses.

- **Rural/Agricultural:** Similar to the existing agricultural and rural residential zoning classifications, these areas should remain relatively undeveloped or used for agricultural, recreational, or residential uses with a maximum density of one dwelling unit per 1.5 acres.
- ✳️ **Agri-Tourism:** This particular use is specifically called out as a node in the future land use map. Agri-tourism is any activity incidental to the operation of a farm that draws members of the public for education, recreation, or retail purposes. These activities should be adequately served by infrastructure and not pose a negative impact on neighbors.
- **Low-Density Residential:** This type of use should allow residential development between 1-3 dwelling units per acre and should be in close proximity to water and sanitary sewer infrastructure. Larger lot sizes are preferred in this category, including provisions for open space and landscaping in larger subdivisions.
- **Moderate Density Residential:** This type of use should allow residential development up to 6 dwelling units per acre and should be in close proximity to water and sanitary sewer infrastructure. Two-family dwelling units or single-family attached units should also be considered in this district. Smaller lots may be accepted in this district but should also include common open spaces.
- **High Density Residential:** Development occurring in this area should allow moderately dense residential units up to 12 units per acre depending on the neighboring uses. High-density development should be considered if the structure is compatible in height, scale, and character to surrounding uses. This use is most acceptable in areas that have amenities within walking distance, reducing the number of vehicular trips needed.
- **Neighborhood Commercial:** This district should include small-scale retail, professional office, or service uses with limited square footage and business hours. Neighborhood commercial uses should not draw large amounts of traffic and require limited and/or shared parking. Pockets or small clusters of neighborhood commercial may be desired in areas that have limited access to convenience goods in large neighborhood areas. These types of uses should be focused along 144 and 135. Extensive strips of commercial uses are to be avoided.
- **General Commercial:** General commercial typically describes "big box" retailers that require a large amount of square footage and generate numerous trips per day. These types of uses are also typically more automobile dependent,

requiring appropriate space for parking and travel lanes, however alternative transportation connectivity should also be considered here.

- **Mixed-Use:** This district includes a combination of uses, typically residential and non-residential buildings or uses such as retail, office, civic, and/or recreational spaces. These uses can range from a single building to an entire neighborhood or development. The mix of uses should be compatible to the surrounding context and environment, appropriately transitioning to lesser intense uses nearby. These uses should promote walkability and connectivity. A singular use, such as general commercial, should be discouraged.
- ✳️ **Hospitality Mixed-Use:** This use is identified as a node on the following map. Land use should encourage uses that are friendly to visitors such as hotels, entertainment, regional shopping or job needs, restaurants, etc.
- ✳️ **Downtown Mixed-Use:** This use is also identified as a node on the following map. Development should provide retail and entertainment uses on the first floor, with office and housing uses on upper floors. Development should be built in a manner that is consistent with the existing character and density.
- **Public/Semi-Public:** This district includes uses that provide a service or resource to the community. Examples include civic uses that range from governmental buildings, to public libraries, to community centers, and recreational spaces. Recreational uses typically include a park, plaza, indoor/outdoor complex, open space or natural setting that can range in amenities offered. These types of uses can be appropriate in any district but should typically be reserved for accessible areas of the Town.
- ✳️ **Civic/Government Center:** This use is identified as a node on the following map. This area should focus on public and semi-public uses. Activity in this area should not take away from the draw to downtown.
- **Light Industrial:** This use is typically associated with manufacturing, processing, distribution and other related industrial activities. This district could also allow large office uses catering to large employment centers. This use should not produce adverse impacts to adjacent property owners such as light, smoke, odor, or noise, and should be visually appealing or campus-like. Proper infrastructure must be in place to support this use.
- **Heavy Industrial:** This district is reserved for intense industrial uses that typically produce light, smoke, odor, and/or noise and contribute to adverse impacts on neighbors. Uses should be visually appealing, located on large lots with deep setbacks and proper buffering and transitions. Proper infrastructure must be in place to support this use.
- ≡ **Arterial Corridor Overlay:** Identical to the zoning classification, these areas should consider the impacts to roadway safety and capacity. Pockets of neighborhood commercial may be appropriate in these areas.

Land Use & Housing

1. Adopt updates to zoning and subdivision control ordinances to better manage current development trends and desired standards. ✨

Bargersville has seen a huge increase in housing development over the last ten years, mainly in the way of suburban households built by those moving into the area's school district. Due to this extreme rate of growth, current zoning and subdivision regulations are in need of updating, as there may be new challenges that need to be addressed. The Town should begin updating current regulations to better manage recent development trends and set refined standards to guide construction. These updated standards should determine visual qualities of the buildings, and ensure new construction does not adversely affect the surrounding natural environment. Adopting updated form and design standards should be prioritized to encourage a mix of land uses and housing types, address the design of the public right-of-way, and create zoning codes that are more concise and easier to understand from a resident's perspective. Additional districts or overlays may also be created in this ordinance update for unique areas such as downtown.

Updates to the subdivision control ordinance may include the definition of minor vs. major subdivisions. This would include the review and approval of minor subdivisions through administration. Future updates should include a mix of planning staff, consultants, and a technical committee to update zoning and subdivision control ordinances to address any deficiencies in current standards. The purpose of the small technical committee is to guide and review recommended revisions to ensure it balances the needs of differing parties.

LU 1.1: Create a technical committee to guide updates to the zoning and subdivision control ordinances.

LU 1.2: Determine ordinance deficiencies and develop proposed changes.

LU 1.3: Adopt proposed changes to the zoning and subdivision control ordinance.

2. Promote and encourage agri-tourism uses in the zoning ordinance.

Although the majority of new development and zoning changes will revolve around residential properties, it is important that new policies not overlook existing or potential assets to the Town. With the large increase of new residents in the last few years, the desire for increased entertainment options has grown as well. Providing residents with multiple options within the area not only caters to their needs, but also helps boost the local economy by keeping money within the community. An existing example of this type of land use is the Mallow Run Winery, located between the downtown and the future I-69 interchange in an area prime for agri-tourism development. The winery should act as a catalyst in the development or preservation of the surrounding area and an anchor that draws new agricultural uses.

Though Bargersville is located fairly close to Indianapolis, it is still considered a rural community, which enhances its allure and increases the potential for agri-tourism and related activities. The term agri-tourism is associated with outdoor activities such as farm tours, orchards, and even camping. However, the term can also include children's educational day camps, nature preserves, and trail systems. These activities not only meet the entertainment and lifestyle needs of new residents, but can be used by the schools to enhance their curriculums. Changing the language in zoning ordinances to better reflect this type of land use is most likely needed, as it is fairly new and may not fit under current agricultural zoning.

LU 2.1: Review the zoning ordinance to determine necessary changes in support of Agri-Tourism uses.

LU 2.2: Update the Zoning Ordinance to include and allow Agri-Tourism uses.



Mallow Run Winery, Source: Mallow Run Winery Facebook



Mallow Run Winery, Source: Mallow Run Winery Facebook

Land Use & Housing

3. Encourage diverse housing types that allow for maintenance-free housing, and age-in-place housing options.

While the current boom in housing stock can be greatly beneficial to the community, it is important to ensure a diverse mix of housing is developed to cater to current and future residents. Bargersville lacks low-maintenance housing options, which allow older residents to remain in the community with reduced maintenance burdens. This type of housing is also attractive to young professionals. Although the Town currently has a younger population (median age is 33.5 years old), the next decade is projected to see an increase in the number of residents over the age of 65. Additionally, young professionals may be looking to move to Bargersville, but are looking for housing types that do not currently exist. Providing diverse housing options will support housing needs for all ages and stages of life. Senior housing options could include: assisted living residences, ADA accessible homes, active adult communities, nursing homes, or continuing care retirement communities that provide all four options. Low-maintenance options for young professionals could include apartments, condos, single-family attached dwelling units, or townhomes. Both seniors and young professionals desire low-maintenance or maintenance-free housing that is also walkable to nearby amenities.

LU 3.1: Reference the Future Land Use Plan for land use decisions related to housing.

LU 3.2: Stay current on housing trends and housing demand to incentivize a balanced housing stock in Bargersville.



Low maintenance housing example, Source: L. Thorn Company.

4. Encourage housing that offers differing price ranges and densities.

In addition to options for aging-in-place seniors or young professionals, future housing development should also include housing at different price ranges and densities. Not every family wanting to move into the area can afford an entry-level, single-family home in Bargersville. Many will desire more affordable options including rented housing. While Bargersville has historically been comprised of homeowners, the future influx of young adults may begin to tip that scale as renting becomes more common. Drawing new residents with diverse housing will also help support the creation of new businesses, especially for young adults looking for entertainment options or to fill staffing positions for desired entertainment uses in Bargersville.

LU 4.1: Reference the Future Land Use Plan for land use decisions related to housing.

LU 4.2: Consider private-public partnerships to create more affordable housing options.

LU 4.3: Allow flexibility within the subdivision control and zoning ordinances that provide density bonuses in exchange for affordable housing.

5. Allow and encourage pockets or clusters of neighborhood commercial development along 144.

State Road 144 is one of the major thoroughfares running through Bartersville, northwest towards Mooresville and southeast towards Franklin. This highway cuts through a significant portion of land surrounding Bartersville and serves as a connecting route for many of the surrounding neighborhoods to enter Town. Because this road is so widely used and will only grow in traffic with future I-69 enhancements, it is desirable to allow neighborhood commercial development along its corridor in order to serve the growing population. The current trend of zoning large swaths of land along the 144 corridor for retail is no longer a desired strategy for the community. Instead, the Plan Commission should focus on pinpointing commercial zoning into specific locations, creating pockets of development that can be better managed and controlled. These pockets can be focused around existing development or targeted at areas prime for future investment. New development should focus on commercial uses that serve the surrounding neighborhoods with goods and services. Acceptable uses could include smaller convenience-style grocery stores, pharmacies, hardware stores, clothing stores, or non-retail uses.

LU 5.1: Consider neighborhood commercial as a "commercial district" in the zoning ordinance.

LU 5.2: Reference the Future Land Use Plan for land use decisions related to neighborhood commercial.



Local small business example, Taxman Brewing Company, Source: Taxman Brewing Company Facebook.



Local small business example, Taxman Brewing Company, Source: Taxman Brewing Company Facebook.

Land Use & Housing

6. Focus industrial, medical, office/ research, and commercial retail uses in undeveloped areas around the future 144 and I-69 interchange.

The Town of Bartersville is within a 20-minute drive of I-65 and a 10-minute drive of I-69, which will include a future intersection at I-69 and 144. Currently, the land surrounding this planned interchange remains largely undeveloped. The I-69 interchange could greatly benefit the community if high-paying industries were included in the development of this area. This would be a prime location for industries and businesses that need quick access to major highways, see large volumes of traffic in a single day, or cover a regional market. The types of industries desired here include tech companies, medical, or research-based firms that primarily include office functions versus light or heavy manufacturing. The implementation of business incubators, co-working spaces or small maker spaces may also be appropriate here. Development in this area should be campus-like, not only drawing tech-related and other high-paying industries, but also mixed-use development that integrates commercial retail and residential land uses with open space. This strategy requires increased marketing which advertises the desired developed land surrounding the interchange and future efforts to make the sites shovel-ready with utility extension. Joint efforts can also be made with surrounding communities and counties to draw more regionally based industries and businesses.

LU 6.1: Update the zoning map to include more areas of mixed-use near the I-69 interchange.

LU 6.2: Allow more permitted uses related to medical, office/research, and other entertainment and hospitality uses in the Mixed-Use District zoning classification.



Tech Park Example, Source: UNLV Tech Park



Tech Park/Business Incubator Example, Source: Little Rock Chamber

7. Encourage wooded and environmentally sensitive areas to be maintained and included as part of development. ✨

Due to the area's rural setting, there are many natural resources that should be identified and preserved during future growth and development. In addition to the vast amount of agricultural land with its various waterways, there is a large amount of heavily forested land to the west and south that comes up from Morgan-Monroe State Forest. These forests serve as both sanctuaries for diverse wildlife and provide areas for passive recreation for people in the region. When developing new zoning and subdivision regulations, there should be continued emphasis on ensuring natural lands are appropriately incorporated into development. Developing with the environment in mind not only protects natural habitats and ecological systems, but also protects the rural character Bargsville residents wish to preserve.

LU 7.1: Map and identify specific wooded and environmentally sensitive areas that should be protected.

LU 7.2: Update the zoning ordinance to encourage preservation of wooded and environmentally sensitive areas.



Morgan-Monroe State Forest, Source: Hoosier Hikers Council

Land Use & Housing

8. Encourage more mixed-use development near Downtown Bargserville and other areas prime for concentrated development.

With a large increase in population comes the ability to reinvest in the Downtown and other locations that could benefit from new, concentrated development. This development can come in the form of new construction or adaptive reuse of existing structures but can also include greenfield or infill development to help fill gaps in the downtown. Increasing the available square footage in the downtown will allow new business development that caters to the increased demands of residents. Allowing this area to become mixed-use adds different levels of activation to the Downtown. The inclusion of mixed-use by the way of retail/office and residential space within the same building increases the use of the structure. These separate uses allow the Downtown to be active throughout all hours of the day instead of just during the afternoon or late evening. This form of mixed-use development can also be applied to areas outside Downtown, such as around the future I-69 interchange, the 144 corridor running through Town, or the State Road 135 corridor north of town near Smokey Row Road and County Road 700 N.

LU 8.1: Reference the Future Land Use Plan for land use decisions related to mixed-use development.

LU 8.2: Consider public-private partnerships to encourage mixed-use development.

LU 8.3: Consider adopting an overlay district for downtown to promote redevelopment.



Existing Buildings Downtown Bargserville



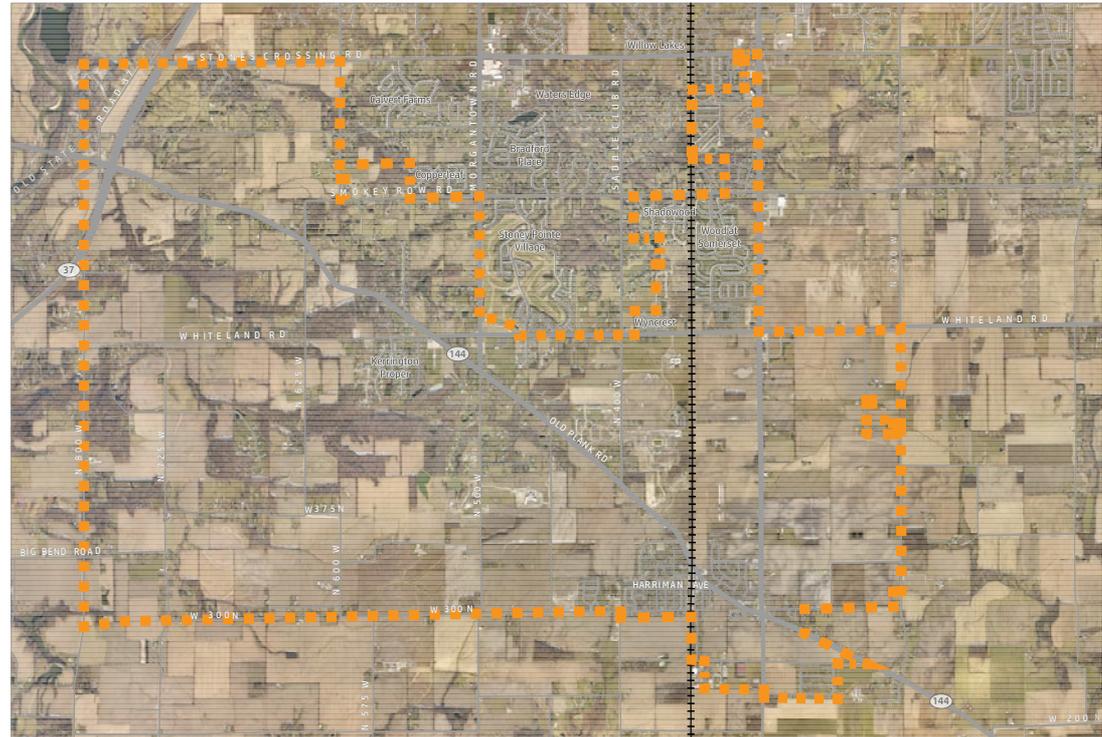
Existing Buildings Downtown Bargserville

9. Identify appropriate areas beyond Town limits that should be included in future growth strategies.

The extreme amount of development occurring within the past decade in Bargersville's planning jurisdiction has led Town officials to question if there is currently enough land to support continued growth. The new Future Land Use map should include locations beyond the Town's current jurisdictional limits that would address growth strategies in the future, including future needs related to residential, commercial, and industrial land uses. New growth strategies should be focused where utilities already exist and where there are plans for their future expansion.

LU 9.1: Map potential growth areas based on the ability to provide future services.

LU 9.2: Identify future growth areas as it is fiscally viable.



Bargersville Existing Town limits

Transportation

What are the Key Items to Address?

With an increase in population comes higher amounts of traffic traveling through and around Bargersville. While more traffic may potentially mean more people visiting the Town, it also leads to higher costs for upkeep and maintenance. Specifically, key issues for the Town include finding the best route(s) for through-traffic, improving gateways, and ensuring work is done to achieve proper funding.

What are the Priorities?

Strategies that address traffic management and needed infrastructure improvements are required to provide a safe transportation network for increasing population and the accompanying development. Bargersville currently has two state highways running through its commercial core and near the downtown, both of which are major rural thoroughfares for those traveling in Johnson County. A growing population comes with more vehicles on roads that were not originally designed for high levels of traffic. This increases the likelihood of accidents and requires higher levels of maintenance. Developing new routes and staying up-to-date on funding sources ensures the Town will be prepared for these transportation issues.

Goal Statement

“Improve access and connections throughout the Town with upgraded roadways connecting to I-69, and the installation of trails and sidewalks.”

Throughout the development of the comprehensive plan, the role that transportation infrastructure plays in the everyday lives of Bargersville residents, although not the most noted topic, was brought-up during each public, steering committee and stakeholder outreach meeting. Input received generally consisted of the need to improve accessibility in the areas surrounding the Town of Bargersville, while increasing regional connectivity to nearby communities. Consideration also needs to be given to ensure that existing transportation infrastructure and utilities are able to respond to growth patterns, and that changes are accommodated, while also maintaining the level of service the citizens have come to expect.

 *Indicates High Priority Objective*

Strategies

-  1. Identify upgrades and new roadways to accommodate I-69 and limited access based on the I-69 Corridor Plan.
2. Reference the Corridor Overlay Plan, outlined in the I-69 Corridor Plan, to identify appropriate development standards and character of key corridors.
-  3. Ensure that the I-69 interchange is developed as an attractive and welcoming gateway.
-  4. Consider a secondary connection for 144 that directs heavy traffic and trucks away from downtown, while still allowing deliveries to local businesses.
5. Continually update the Transportation Asset Management Plan, as required, to procure grant funds from INDOT.
6. Develop a pathway to funding for key projects to ensure necessary steps are being taken, prior to applying for competitive funds from various agencies.
7. Participate in the planning, design, and implementation of the Johnson County Trails Master Plan.
-  8. Develop and implement a plan to connect existing trails and implement new trails and sidewalks that connect neighborhoods, schools, and major destinations such as downtown and tourism destinations.
9. Upgrade major corridors to alleviate congestion, manage traffic, and improve safety.
10. Encourage multiple access points and future connections in new subdivision development.

Future Transportation Plan

The Future Transportation Plan organizes desired and planned transportation improvements throughout the Town of Bargersville. This transportation plan includes a future transportation improvement map, as well as guiding principles for decision makers to use when allocating funding for transportation improvements. During the planning process, these improvements were prioritized by participants to indicate which improvements were preferred over others, at that point in time. While this plan is intended to guide decision-makers, prioritized improvements may deviate from the following guiding principles and map based on funding availability, transportation issues and other community preferences that may arise.

Methodology

During the planning process many participants expressed concerns related to increased traffic and infrastructure needs brought on by the rapid growth the Town is experiencing. As part of this Comprehensive Plan, the Transportation Plan considers the impact of the I-69 development, the Johnson County Trails Master Plan, other planned trails, other desired connections, current traffic issues and conditions, and the predicted types and locations of growth within the Town of Bargersville.

Future Transportation Map

The following Future Transportation Map shows planned and desired transportation improvements ranging from vehicular improvements to pedestrian and bicycle paths. These improvements aim to create a connected system that provides safe access to destinations throughout the Town.

Guiding Principles

Subject to availability of funding, transportation improvements will need to be identified and prioritized based on a set of guiding principles. The Future Transportation Map will naturally evolve over time as needs and priorities change. As a result, not all potential future connections will be reflected in this map.

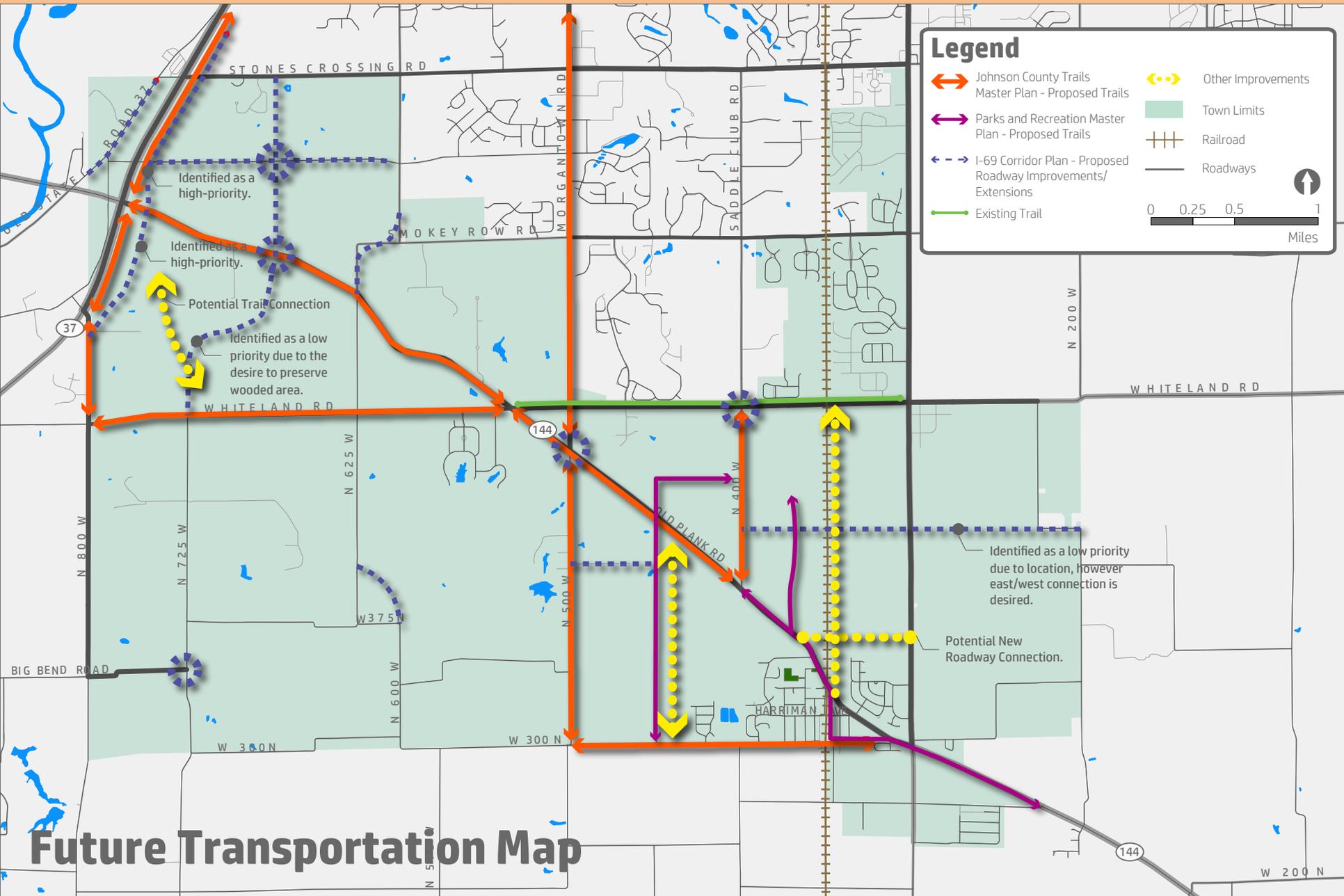
Other connections may be included or developed in addition to what is shown. Many of these improvements will need to be implemented in phases and may extend beyond the life of this comprehensive plan.

Vehicular Improvements Should:

- Improve safety at intersections or corridors that currently have high rates of crashes or high speeds.
- Be located in a high-growth areas that are anticipated to serve heavy traffic in the future.
- Improve the current flow of traffic and reduce congestion at the intersection or corridor.
- Be constructed depending on the availability of matching funds.
- Be constructed within the right-of-way without any major obstacle for acquisition needed to be identified.
- Be considered if the project exists or has been planned for in another transportation-related document (I-69 Corridor Master Plan, Asset Management Plan, etc.)

Alternative Transportation Improvements (Sidewalk, Trails, Bike Paths) Should:

- Extend, complete or improve existing sidewalk or trail connections.
- Connect to a high-activity area, promoting walkability and connectivity to nearby destinations.
- Be constructed within the right-of-way without any major obstacle for acquisition needed to be identified.
- Be considered if the project exists or has been planned for in another transportation-related document (Parks and Recreation Master Plan, Johnson County Trails Master Plan, etc.)



Legend

-  Johnson County Trails Master Plan - Proposed Trails
-  Parks and Recreation Master Plan - Proposed Trails
-  I-69 Corridor Plan - Proposed Roadway Improvements/Extensions
-  Existing Trail
-  Other Improvements
-  Town Limits
-  Railroad
-  Roadways

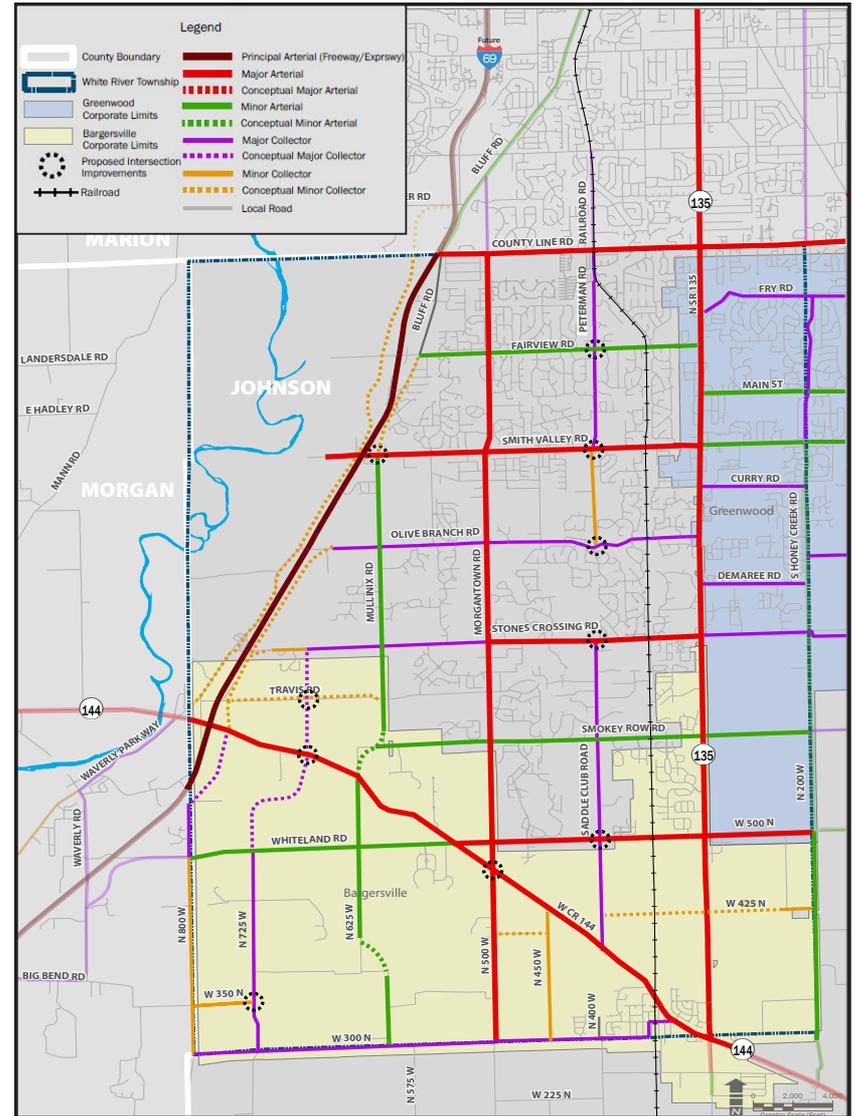


Future Transportation Map

Transportation

1. Identify upgrades and new roadways to accommodate I-69 and limited access based on the I-69 Corridor Plan. ✨

With the construction of the new I-69 project, there will only be one local interchange at 144 that connects I-69 to the Bargserville area. The 144 corridor will need to be improved to accommodate the increase in traffic, as is outlined in the I-69 Corridor Plan. Currently, there are at least four roadways that intersect SR 37 (which will become I-69) and carry traffic east to Bargserville. Though there will be frontage roads, the majority of this traffic will utilize 144 once the I-69 project is complete. This increase will require widening of the existing roadway and potentially the addition of turn lanes and/or bypass lanes to alleviate congestion. Although the I-69 corridor plan does show potential frontage roads, it is not guaranteed to be everything that Bargserville needs. The Town should have a plan for implementation of additional corridors to be improved or constructed to alleviate the traffic demand on 144. Many of these potential roadway improvements or construction of new roadways are noted in the I-69 corridor plan. Prioritization of these roadways will become more apparent as development occurs and traffic patterns evolve.



Johnson County I-69 Corridor Plan Future Functional Classification Map

T 1.1: Reference the I-69 Corridor Plan to determine appropriate improvements.

T 1.2: Prioritize transportation improvements identified in the I-69 Corridor Plan.

T 1.3: Consider improvements and allocate funding for transportation improvements related to I-69 annually.

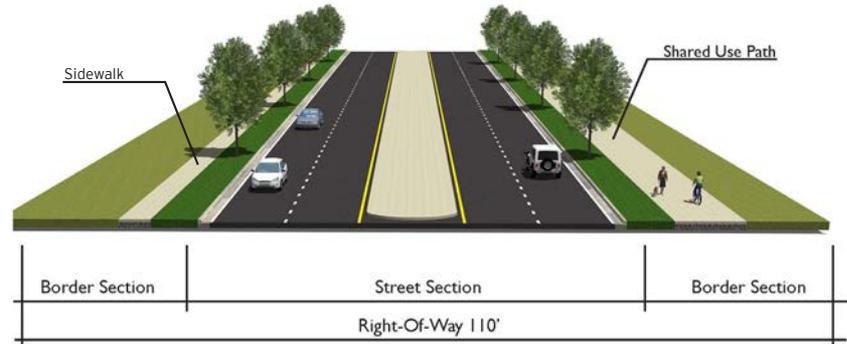
2. Reference the Corridor Overlay Plan, outlined in the I-69 Corridor Plan, to identify appropriate development standards and character of key corridors.

In addition to the improvements along 144, and other frontage roads and major roadways, other corridors will also need to be improved as secondary roadways to carry traffic to existing and proposed locations, such as schools, wineries, sports complexes, etc. The Town will need to identify standards for these corridors, and the associated developments to ensure that the character of the Town and the surrounding area is maintained. The basis of these standards can reference previously completed plans, such as the Corridor Overlay Plan in the I-69 Corridor Plan, and transportation master plans completed by Johnson County.

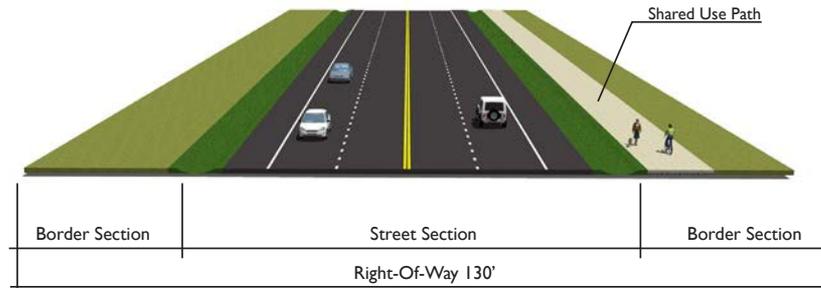
T 2.1: Reference recently completed transportation plans to determine appropriate corridor standards.

T 2.2: Examine existing construction standards as necessary to reflect corridor recommendations.

MAJOR ARTERIAL SUBURBAN



RURAL



Johnson County I-69 Corridor Plan typical street standards

Transportation

3. Ensure that the I-69 interchange is developed as an attractive and welcoming gateway. ✨

There will only be one local interchange at 144 that connects I-69 to the Bargersville area, therefore this interchange needs to be developed in such a way as to attract motorists and welcome them to the area. This may be the visitors' first impression of Bargersville, so it should make a positive impact. This is a location that can have a wide variety of uses, but ultimately needs to be accommodating and welcoming. This interchange provides a platform to advertise Bargersville with a prominent gateway. Gateway development should include well-designed roadways, gateway signage, coordinated signage, lighting, landscaping, and development occurring here. The graphic rendering on the following page identifies future improvements as well as examples of what the gateway and future development could look like.

T 3.1: Following a branding exercise (CI 1.1 page 68), determine pavement materials, signage, landscaping and art that reflect the brand of Bargersville.

T 3.2: Work with INDOT to design the I-69 interchange to integrate pavement materials, signage, landscaping and art that reflect the brand of Bargersville.

T 3.3: Consider updating the Arterial Corridor Overlay District to coordinate the design of designated corridors with gateway features.



Interstate Gateway Example in Columbus, Indiana, Source: Columbus Visitor's Center



Existing 144 and future I-69 interchange location



Potential interchange developments and improvements that can include a town gateway and multiple development types

Transportation

4. Consider a secondary connection for 144 that directs heavy traffic and trucks away from downtown, while still allowing deliveries to local businesses. ✨

The 144 corridor currently runs through the center of Bargersville along the north side of the downtown and is the major route between I-69, 135, U.S. 31, and I-65. Although this is the main route for visitors entering the community, the heavy traffic and trucks that are simply passing through creates a burden on local infrastructure and a hazard for those living in neighborhoods along the highway. In addition to widening 144 to four lanes, the Town should consider a secondary connection to route heavy traffic from SR 144 around the downtown area. The location for this roadway will depend on proposed development nearby and will likely connect to 135. Truck traffic should still be able to access downtown in order to serve the local businesses.

T 4.1: Work with INDOT and property owners to determine the best route.

T 4.2: Obtain property for the secondary route.

T 4.3: Design and secure funding for the secondary route.

T 4.4: Implement the secondary route.

5. Continually update the Transportation Asset Management Plan, as required, to procure grant funds from INDOT.

In order to ensure that the Town is continuously ready to compete for and obtain funding grants, existing planning documents, such as the Town's Asset Management Plan, need to be maintained and updated on a semi-annual basis. The asset management plan is also a great tool to allow the Town to track improvements and plan for future preventative maintenance projects. The updating of such documents is a requirement to procure Community Crossing Matching Grant funding from INDOT, thus reducing the financial burden on the Town for roadway improvements.

T 5.1: Update the Asset Management Plan annually.

T 5.2: Apply for Community Crossing Matching Grant funding from INDOT annually.



6. Develop a pathway to funding for key projects to ensure necessary steps are being taken, prior to applying for competitive funds from various agencies.

The maintenance of the asset management plan could be coupled with the development of a pathway to funding that identifies funding opportunities and associated requirements for key long-term projects. The primary goal of this document is to identify larger capital projects that require funding assistance and ensure that the proper steps to obtain such funding are being completed. This would include a financing plan that outlines local funding requirements from the conceptualization phase through operations and maintenance of a completed project. The end result of the pathway to funding would be a financial plan that allows for significant projects to be completed without taking away from everyday operational requirements for transportation in the Town.

T 6.1: Identify all prioritized transportation improvements for the Town.

T 6.2: Develop a financing plan for prioritized transportation improvements.



Existing 144 Corridor, Source: Google Street View

Transportation

7. Participate in the planning, design, and implementation of the Johnson County Trails Master Plan.

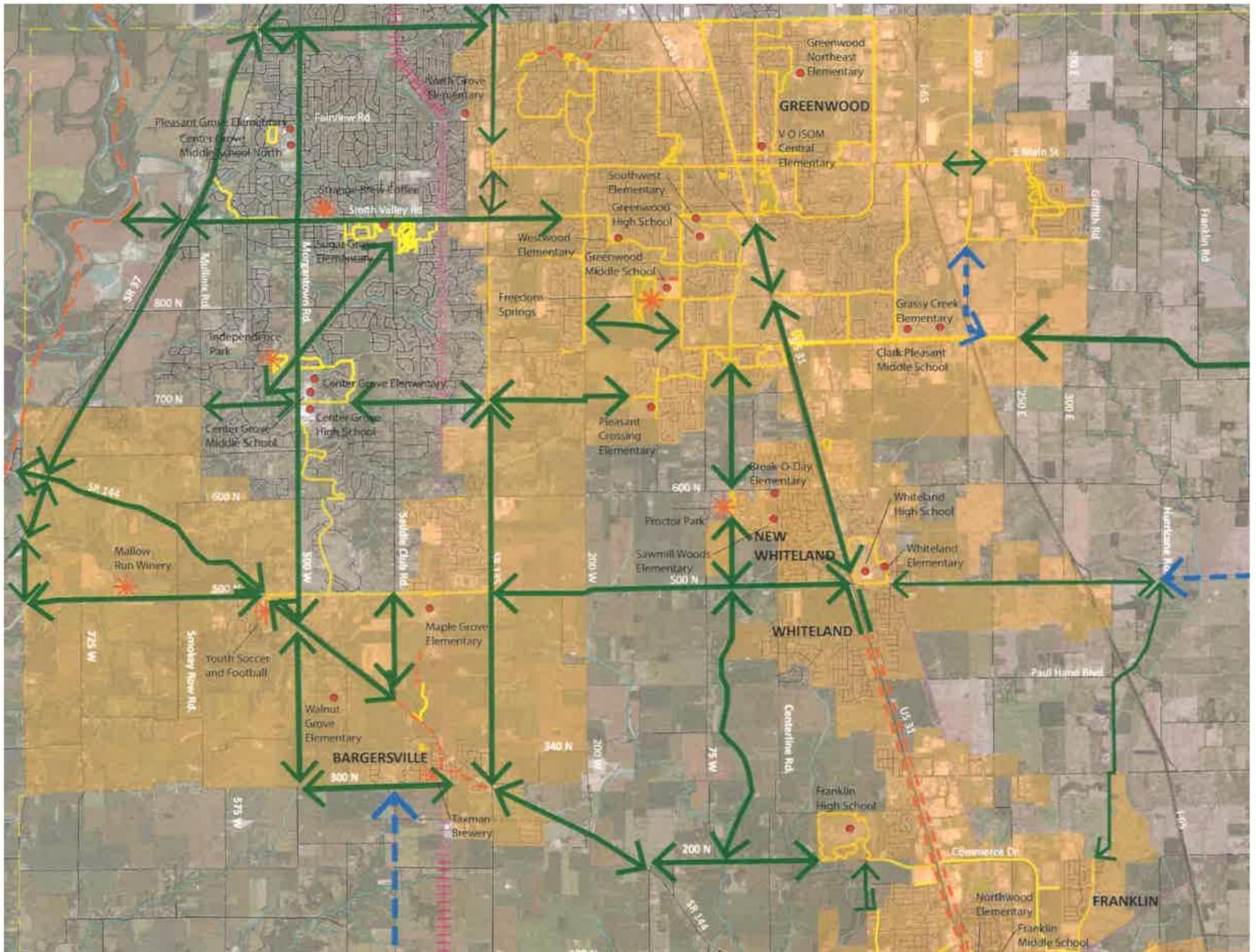
In addition to the Transportation Asset Management Plan and the pathway to funding, participating in the implementation of the Johnson County Trail Master Plan allows Bargersville to not only have a say in how the area surrounding the Town is interconnected, but also how they will be connected to surrounding Cities and Towns. This participation makes the Town a vested partner in the growth of the County's infrastructure. As updates to the plan are made, Bargersville should continue to sit at the table and express to residents the importance of participating in the process. This will ensure that the desires of Bargersville are accurately depicted in the planning document.

T 7.1: Identify potential funding methods for prioritized trail segments in the Johnson County Trails Master Plan.

T 7.2: Promote participation opportunities to residents in any updates to the Trails Master Plan as they occur.



Shared-Use Path Example



Johnson County Trails Master Plan

Transportation

8. Develop and implement a plan to connect existing trails and implement new trails and sidewalks that link neighborhoods, schools, and major destinations such as downtown and tourism destinations. ✨

Bargersville should develop its own trail planning document to prioritize planned trail routes from several other planning documents. As part of this planning effort, the Town should develop GIS shapefiles that map existing trail segments and sidewalks, as well those that are proposed. Each existing sidewalk or trail segment should include information regarding its condition and any necessary improvements. The stage of each proposed sidewalk or trail segment (proposed, designed, under construction) should also be identified. Improvements or new sidewalk or trail connections that connect local destinations and existing infrastructure should be identified as a high priority. Once prioritized, the Town should review options to fund the rehabilitation and installation of trail and sidewalk projects. One population option for sidewalk implementation is a fee in lieu of sidewalk program. This would allow developers to pay a fee in lieu of a sidewalk, if the development meets certain criteria. As the fund accumulates, the Town could use this money to build sidewalks in prioritized locations.

By creating its own plan and participating in the Johnson County Trails Plan, Bargersville ensures that the proposed system, within the Town, connects to, and is enhanced by the county-wide system. This plan should conceptualize future locations of destinations and other attractions, so that the trails connecting all of Bargersville will be part of a cohesive vision. The following typical trail cross-section and off-street sidewalk typical cross-section illustrate how trails and sidewalks may be implemented in the future.

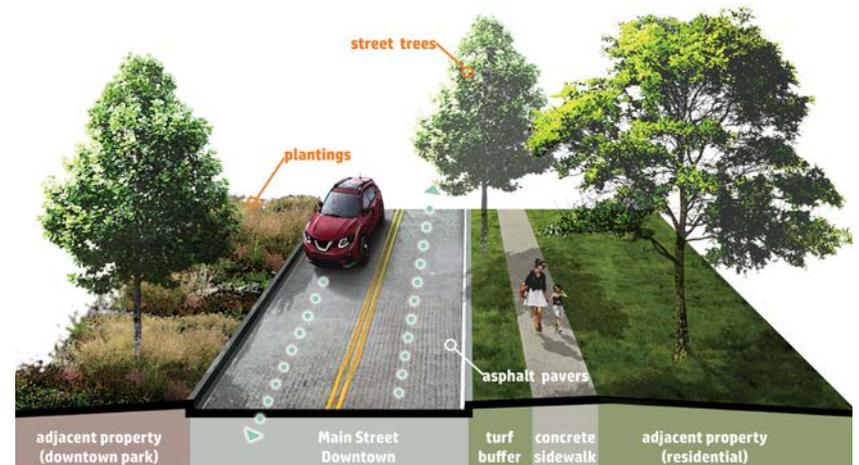
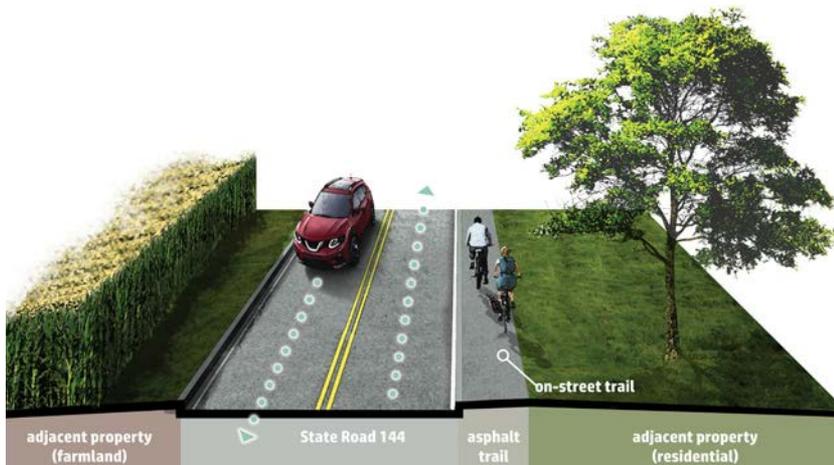
T 8.1: Create GIS Shapefiles of existing sidewalks and multi-use paths in Bargersville and include the condition and stage of these connections.

T 8.2: Create GIS Shapefiles of planned sidewalks and multi-use paths and include the stage of that connection (proposed, designed, in progress).

T 8.3: Prioritize and fund sidewalks and multi-use paths that efficiently connect neighborhoods to downtown, schools and other major destinations.

T 8.4: Explore options for sidewalk and pedestrian facilities installation/rehabilitation programs.

T 8.5: Consider a fee in lieu of sidewalk program for projects that traditionally request sidewalk waivers.



9. Upgrade major corridors to alleviate congestion, manage traffic, and improve safety.

In conjunction with the improvements necessary to accommodate the I-69 project as Bargersville grows, other corridors will naturally become major corridors connecting arterial roadways to destination locations. As an example, commercial growth could be expanded along 135 with roadway improvements. It is important that the Town remain proactive with regards to the transportation system. The Town will need to ensure that these corridors are maintained and upgraded in advance of traffic growth to alleviate congestion, improve traffic patterns, and safety. Additionally, as new roadways are constructed, pedestrian access or shared-use paths should be considered as well. The Town should adopt a complete streets policy that would ensure alternative transportation and pedestrian access is developed along upgraded roadways. A complete streets policy is a design approach that requires streets to be planned, designed, operated, and maintained to enable safe access for all users. The location and functional classification of a roadway will determine the street design appropriate for that roadway. These efforts will help the Town manage roadway infrastructure as it grows.

This type of planning is accomplished with a long-range transportation plan. A long-range transportation plan typically has a 20-year planning horizon and identifies type and timeline of transportation improvements. This type of plan provides Town staff a mechanism to plan future capital improvement projects based on known, anticipated, or expected developments. A long-range transportation plan (LRTP) assures the transportation network will adequately serve the needs of the community in the future. The plan establishes goals and performance measures that help define what is needed to meet potential transportation demands of the community. LRTP's also recommend strategies that enhance overall regional mobility and ease of access.

T 9.1: Create and regularly update a long-range transportation plan in coordination with Johnson County and other related agencies.

T 9.2: Ensure alternative transportation and pedestrian access along new and upgraded roadways by adopting a complete streets policy.

10. Encourage multiple access points and future connections in new subdivision developments.

Another key piece to managing traffic is through development standards for subdivisions and other residential and commercial developments. The Town should require vehicular and pedestrian access points into subdivisions, meeting specific design standards based on the type of roadway they are connecting to and the size of the development. These standards will provide interconnectivity between locations in close proximity to one another, allowing shorter trips and more convenient access to destinations throughout the Town.

T 10.1: As subdivisions are proposed, ensure roadways and pedestrian/bicycle paths allow for future connectivity to other subdivisions and roadways.

T 10.2: Consider updates to the subdivision control ordinance to strengthen the requirements for multi-modal connectivity.



Indicates High Priority Objective

Utilities

What are the Key Items to Address?

This section covers the utilities directly affected by an increase in population and high rates of development, including water, sewer, internet, and stormwater. These utilities have been under constant maintenance and expansion as the community continues to grow, and are a high priority as development continues. There are multiple existing plans highlighted in the following text that should be referenced while completing the following strategies.

What are the Priorities?

As stated above, utilities determine an area's potential for development, becoming a barrier for construction if the level of service in a location is not suitable for the future land use. The priorities of this section include creating asset management plans to ensure future expansions and updates of utilities are able to support the projected population. These priorities also direct new growth and development to the most suitable areas for construction.

Goal Statement

“Strategically extend utility infrastructure to support existing needs and future growth.”

Utility needs often go unnoticed, until they aren't working correctly. There were no major complaints or major issues with utilities identified, which means that Bargersville has been maintaining their utility facilities. Currently, Bargersville maintains four separate utility facilities; stormwater, sanitary sewer, and water.

Strategies

- 1. Stormwater - Continue to monitor erosion control and regulations to ensure compliance.
- 2. Stormwater - Develop a master plan to ensure future development can adhere to standards.
-  3. Stormwater - Look for ways to promote stormwater features into developmental growth
-  4. General - Promote and become an active partner in efforts to provide high-speed internet to all residents.

- 5. General - Enhance GIS to develop tools that look for efficiencies amongst several departments.
-  6. General - Enhance infrastructure in the downtown area.
- 7. Sanitary - Complete the Sanitary Sewer Asset Management Plan in accordance with Indiana State Revolving Loan Fund as required to obtain low interest loans and address replacement cycles for end-of-life assets.
- 8. Sanitary - Identify and track potential unfunded regulatory requirements.
-  9. Sanitary - Reference the Wastewater Master Plan for extended wastewater infrastructure in new service areas.
- 10. Water - Develop a Water Utility Asset Management Plan in accordance with Indiana State Revolving Loan Fund as required to obtain low interest loans and address replacement cycles for end-of-life assets.
- 11. Water - Identify and track potential unfunded regulatory requirements.
-  12. Water - Prioritize and implement recommended future water wells, water treatment plant improvements, storage tanks, booster stations, and fire flow projects as outlined in the Water Utility Master Plan.

 *Indicates High Priority Objective*

Utilities

1. Stormwater - Continue to monitor erosion and regulations to ensure compliance.

The Town has a Department of Stormwater Management (DSM) to oversee stormwater and erosion control measures and to ensure the successful performance of erosion and stormwater control measures. It is essential to monitor these control measures, along with other construction activities, to adjust, modify, and install additional controls to address evolving conditions. This involves regular inspections and implementation of contingency measures when needed.

The Stormwater Board is the governing body that sets and maintains stormwater and erosion standards in the Drainage Standards Manual, and has oversight of the DSM to maintain the integrity of the stormwater facilities. This Board makes final decisions on all matters related to stormwater and erosion control. Where it is the responsibility of the DSM to continually monitor and maintain erosion control measures for compliance with standards and regulations, it is the responsibility of the Stormwater Board to ensure the Drainage Standards Manual remains up-to-date and is in compliance with state and federal regulations. These ordinances ensure consistent standards and high-quality stormwater and erosion measures in all new and existing development.

U 1.1: Continually monitor erosion control measures for compliance with standards and regulations contained in the Drainage Standards Manual.

U 1.2: Maintain any ordinances that affect erosion control to ensure their own compliance with state and federal regulations.

U 1.3: Update stormwater ordinances to ensure that they are in compliance with recent standards and to maintain the integrity of the stormwater facilities.

2. Stormwater - Develop a master plan to ensure future development can adhere to standards.

Bargersville should develop and adopt a storm water master plan that assesses the current infrastructure included in the storm water system and looks to the future to plan improvements or expansions of existing facilities. In addition to the master plan, the Stormwater Management board should consider implementing a stormwater fee schedule for developments that wish to use the Town's stormwater facilities as a way to generate funds for larger stormwater projects. This would allow the Stormwater Board and Department to have a funding source for repairs, expansions, and projects that incorporate stormwater features into developmental growth.

U 2.1: Create a technical committee to develop a storm water master plan.

U 2.2: Adopt a storm water master plan.

3. Stormwater - Look for ways to promote stormwater features as part of developmental growth. ✨

One way to utilize stormwater facilities and also make neighborhoods, developments, and/or park areas more attractive is the use the stormwater for unique water features. These features could include ponds, wetland sites, fountains, or many others. Adding such features enhances the appearance and appeal of the Community, particularly when the unique features tie together green spaces, parks and recreational facilities. This is a goal that can be accomplished with a stormwater master plan.

Additionally, Bargersville should incentivize green infrastructure practices to deal with stormwater. Green infrastructure is an approach to water management or drainage solutions that mimic the natural water cycle. These solutions typically deal with water on-site instead of using existing stormwater infrastructure. Specific standards for green infrastructure should be referenced in the Bargersville Drainage Manual or Construction Standards.



Constructed wetland stormwater facility adjacent to a residential development, Source: Geocaching.com

U 3.1: Approve stormwater solutions that also create unique assets for the community.

U 3.2: Adopt stormwater feature standards as part of the stormwater master plan.

Utilities

4. General - Promote and become an active partner in efforts to provide high-speed internet to all residents. ✨

A utility that is becoming increasingly important in today's world is quality access to reliable high-speed internet. Improving broadband speeds is a task many rural communities across the country are beginning to take up, as poor connections can negatively impact a community's potential for growth. With Bargersville's increase in population, old forms of internet connection have become outdated and unusable as too many users slow down speeds. The next step the Town should take is investigating the potential for high-speed internet service, which would not only fulfil the needs of residents, but would improve the internet capabilities of local businesses, industries, and schools. Town staff should begin looking for potential partnerships with internet services providers for high-speed internet, and can also look into future development practices, such as dig-once policies, that can help ease installation. Reliable broadband capabilities should be expanded alongside community growth just as any other public utility.

U 4.1: Investigate potential partnerships with internet service providers for high-speed internet.

U 4.2: Establish development practices that ease internet infrastructure installation through dig-once policies.

5. General - Enhance GIS to develop tools that look for efficiencies amongst several departments.

Bargersville needs to more fully utilize Geographic Information System (GIS) tools to enhance efficiencies between departments, and to help with planning for future utility expansions. GIS is a multi-faceted tool that allows multiple layers with different information to be viewed together. By compiling regularly updated utility layers into a database, infrastructure needs can be identified, and expansions and improvements prioritized as projects are planned and executed within service boundaries. Using these tools, the Town will be able to determine major items to prioritize, determine which department will lead each project, and provide valuable insights to find the most efficient path to implementation for each project.

U 5.1: Create and regularly update shapefiles for each utility in Bargersville to show existing service boundaries and infrastructure locations.

U 5.2: Include information in utility shapefiles that identify age, condition, and specific details such as size or capacity.

U 5.3: Map and prioritize utility improvements through GIS.

6. General - Enhance infrastructure in the downtown area. ✨

As Downtown Bargersville is improved and becomes a destination for both residents and visitors, it is vital that utilities are in place to accommodate the redevelopment of the area. This should include lighting for safety and festivals, Wi-Fi so people can access the internet, and restrooms and drinking fountains that all work together to fulfill the downtown vision. These improvements will increase the quality of life and establish a character and identity for the downtown area.

U 6.1: As the Downtown Revitalization Plan is updated, identify specific utility improvements and their location.

U 6.2: Coordinate downtown utility improvements into asset management plans.

7. Sanitary - Complete the Sanitary Sewer Asset Management Plan in accordance with Indiana State Revolving Loan Fund as required to obtain low interest loans and address replacement cycles for end-of-life assets.

In an effort to catalogue and track all areas of the sanitary sewer system, the Town is in the process of developing a Sanitary Sewer Asset Management Plan. The purpose of an asset management plan is to minimize the total cost of owning and operating utilities, while delivering the level of service customers desire. This plan should provide a system of tracking current facilities and their effective ages to avoid any service issues, and incorporate future improvements recommended by the Sanitary Sewer Master Plan. The Sanitary Sewer Asset Management Plan should include estimates on when utilities will need to be replaced, the cost for those replacements, and the cost for future expansions. This plan should also include the amount of funding that the Town will receive for the use of these facilities. For more information regarding asset management for sanitary sewer, reference the EPA Fact Sheet: Asset Management for Sewer Collection Systems.

U 7.1: Complete the Sanitary Sewer Asset Management Plan.

U 7.2: Identify potential energy efficiency options within the sanitary collection system and the wastewater treatment plant.



Indicates High Priority Objective

Utilities

8. Sanitary - Identify and track potential funding sources for future projects.

The Town should be aware of potential funding sources and should research and identify potential projects and associated funding. These funding sources vary depending on project, timeframe, need, and other metrics and include, but are not limited to, Office of Community and Rural Affairs (OCRA), Environmental Protection Agency (EPA), U.S. Department of Agriculture (USDA), and many others. Many of these funding sources require an up-to-date Asset Management Plan, and Maintenance Plan.

U 8.1: Research potential funding sources for priority Sanitary Sewer projects.

9. Sanitary - Reference the Wastewater Master Plan for extending wastewater infrastructure into new service areas. ✨

The Wastewater Master Plan, completed in 2017, includes assessments of current facilities and makes long-term recommendations about the future of the overall system. The Town should follow the recommendations made in the Master Plan, particularly with regard to expanding the service area, creating new facilities, and increasing capacity in existing facilities. One area of concern is that the existing Wastewater Treatment Plant (WWTP) will soon be over capacity and a second plant will need to be constructed to account for the growing flows. This raises the need for additional booster stations and the potential for diverting some flows around the downtown area facilities, so that they do not require an increase in the size of pipe.

U 9.1: Identify location of the future WWTP, based on future development and capacity needs as identified in the Wastewater Master Plan.

U 9.2: Consider additional booster stations and diverting flows as discussed in the Wastewater Master Plan.

10. Water - Develop a Water Utility Asset Management Plan in accordance with Indiana State Revolving Loan Fund as required to obtain low interest loans and address replacement cycles for end-of-life assets.

The Town needs to create a Water Utility Asset Management Plan for all of the water facilities in use. This should be done in accordance with Indiana State Revolving Loan Fund requirements, so the Town is eligible for low interest loans. The asset management plan will address replacement cycles for wells, pumps, booster stations, distribution pipes, and all other water facilities. This will ensure that the Town's water system continues to run smoothly and efficiently and is able to expand with the Town's growth.

U 10.1: Develop a Water Asset Management Plan.

U 10.2: Identify potential energy efficiency options within the water distribution system and the water treatment plant.

11. Water - Identify and track potential funding sources for future projects.

In addition to the State Revolving Loan Fund, there are other potential funding sources that the Town should monitor. Potential funding sources include Rural Utilities Service (RUS), Community Development Block Grants (CDBG), as well as the sources listed for wastewater projects. Many of these funding sources require an updated Asset Management Plan to become eligible for funding.

U 11.1: Research potential funding sources for priority Water projects.

Utilities

12. Water - Prioritize and implement recommended future water well, water treatment plant improvements, storage tanks, booster stations, and fire flow projects outlined in the Water Utility Master Plan. ✨

The Town had a Water Utility Master Plan completed in 2017 that should be used as the basis for the asset management plan and future expansion of facilities. The plan outlines a number of projects broken into 5-year, 10-year, and 20-year time horizons. These projects include future addition of wells and storage tanks, treatment plant improvements, booster station improvements, and fire flow projects. The Master Plan gives more detail on these projects and the sequencing. This plan is a starting point for the asset management plan, a means to identify funding needs and plan for future rate adjustments and service area expansions. Growth patterns and other development projects will impact the prioritization and implementation of the projects included in the Master Plan.

U 12.1: Prioritize water improvements based on growth patterns identified in the Water Utility Master Plan.



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Community Facilities & Services

What are the Key Items to Address?

As the population continues to grow, the demand for community facilities and services will also grow. To support the residential growth, amenities such as parks, public libraries, community centers, programming and more will need to be strengthened. These types of facilities and services should support a diverse age range, providing options for children, youth, families, young adults and seniors. Population growth will also demand an increase in emergency services including police, fire, and EMS. Between a growing population and expansion of new development, it is important to ensure the proper standards for safety of Bargersville residents are met.

What are the Priorities?

The strategies in this section address community needs for public facilities and services such as community centers and emergency services. Both a community center and expanded emergency services were identified as a high priority in the planning process. The demand for a community center or similar type of facility will only continue to grow as the population increases. A multi-purposed community center could provide space for community-wide activities as well as offices for Town staff and local organizations. Increasing the level of service for emergency services was also found to be of high importance to the quality of life for residents and is imperative for a community experiencing rapid growth. Addressing the demand for emergency services is a necessity, in order to maintain the level of safety residents expect for their families and property.

Goal Statement

“Maintain excellent community services and facilities to promote the health, safety, and welfare of Bargersville residents.”

Facilities and services offered by the Town of Bargersville are integral to residents' quality of life. While basic infrastructure needs such as utilities and transportation provide a foundation for the community, emergency services and administrative functions are also a necessity for the Town. In addition, community facilities and services can extend beyond basic needs to include trash and recycling, community centers, public libraries, schools and more. The Town may not have direct control over some of the aforementioned facilities, but can provide technical assistance or other support to partners championing these ideas.

Strategies

1. Work with the Center Grove Community School Corporation and Franklin Community Schools to determine needed facilities to support additional growth in the community.
2. Work with the Johnson County Public Library to offer a small library branch and mobile services in Bargersville.
3. Enhance and promote the existing senior services.
-  4. Construct a community center that could offer diverse programming opportunities.
-  5. As the community grows, encourage smart growth practices for the expansion of fire, police, and ems services that includes new facilities, equipment, and staff.
6. Implement a new police station.
7. Provide recycling and trash services for all Bargersville residents.
8. Develop a new Town Hall.
9. Consider developing a performing arts center.
10. Integrate new residents in Bargersville by providing materials that welcome them, such as information about community offerings and ways to get involved.

 *Indicates High Priority Objective*

Community Facilities & Services

1. Work with the Center Grove Community School Corporation and Franklin Community Schools to determine needed facilities to support additional growth in the community.

A major contributor to the vast growth seen in Bargersville has been the top-tier public schools. Center Grove has quickly grown to become one of the top school systems in the state, with increasing number of families moving to the region every year. While growing numbers of students can be seen as a positive, there comes a point where existing school facilities are no longer adequate to provide for the large number of students. In order to support both Center Grove and Franklin Community Schools, Bargersville should become involved in discussions regarding the need for expanded school facilities, potentially setting aside property for future development. The Town can assist both school systems through the development review process, as they expand their facilities. The Town can also provide regular updates regarding new residential development approvals to the school systems. These updates will help school administration better prepare for projections of the future school population.

CF 1.1: Provide regular updates to both school corporations.

CF 1.2: Gather information and share data regarding approved and anticipated housing development in Bargersville for population projections.



Walnut Grove Elementary School, Source: Center Grove Community School Corporation

2. Work with the Johnson County Public Library to offer a small library branch and mobile services in Bargersville.

The lack of a local library branch in Bargersville was brought up multiple times during public engagement, highlighting the need and demand by residents. Residents currently need to travel to Mooresville or Whiteland if they wish to visit a library, which becomes an issue for those without vehicles or are unable to drive. Efforts should begin looking into the possibility of bringing a new branch of the library to the Town, or some form of mobile library that allows people without reliable transportation to still access library services. This new branch, or mobile location, could be located downtown or near the new residential developments and schools to the north. It could also be integrated as part of another use such as a business incubator to provide aggregate services.

CF 2.1: Develop regular communication with the Johnson County Public Library to bring events and programs closer to Bargersville.

CF 2.2: Partner with the Johnson County Public Library to bring a small library or similar facility to the Town.



Small Library Example, Source: Rural Studio



Bargersville is served by the Johnson County Public Library - White River Branch, Source: Johnson County Public Library

Community Facilities & Services

3. Enhance and promote the existing senior services.

Although Bargersville's senior population is the smallest age group in the community, the next decade will hold an increase in seniors as the working class begins to retire. Expanding senior services by developing new programs and activities for older residents will not only allow for additional entertainment and social events, but can help promote an age-in-place atmosphere. Programming enhancements can include group exercise classes, walking clubs, continuing education courses, and art classes. The expansion of services may warrant improvement to the existing senior center. These improvements can work alongside future senior housing strategies, ensuring a complete set of facilities for those wanting to retire in the community. Promotion of senior services can come in the form of online advertisements on Facebook and other media platforms, or passed along to those in the community working directly with the seniors. Doctors' offices or the staff supporting seniors in Bargersville can also help inform their patients of activities available in the community.



Example of a senior health walk with a health practitioner

CF 3.1: Develop a survey to identify new programs and events for seniors.

CF 3.2: Consider hiring a part-time position to help provide more events and programs for seniors.

CF 3.3: Improve and enhance the existing senior center to provide expanded services.



Senior programming can include both passive and active activities, Source: IA AAA

4. Construct a community center that could offer diverse programming opportunities.✱

During the planning process, many members of the community highlighted the need for a community center. A community center is open to the public and used for diverse, community-wide programming and events. Programming offered at community centers are multi-purposed. They can be used as meeting space for local organizations, educational programs, art classes, etc. This new building could also support additional uses such as a gym and office space for Town staff or community organizations.

In addition to creating a community center for residents, it is important to also create program opportunities that activate the space throughout the day. These programs should be diverse and cater to different age groups and interests of the community. They should also serve as incentive for local or regional organizations to use the community center for their unique programs, potentially drawing in people who may not have previously had a reason to visit the center. Furthermore, the physical appearance or design of the community center will be important to attract people. The building design should reflect its surroundings, whether it is placed downtown, or near the civic center as described on pages 16 and 17. As these types of civic uses are placed in either downtown or in the civic center, neither locations should dissuade a person from choosing one place to visit over another.

CF 4.1: Complete a feasibility study for the creation of a community center in Bargserville.

CF 4.2: Create a survey to determine amenities desired at the community center.

CF 4.3: Secure land for the future community center, potentially near the "civic center" to be developed.



Community Center Example in Forth Worth, TX, Source: City of Fort Worth



Example multi-use room after-school-activity, Source: City of Fort Worth

Community Facilities & Services

5. As the community grows, encourage smart growth practices for the expansion of fire, police, and ems services that includes new facilities, equipment, and staff. ✨

According to the EPA, smart growth is defined as providing a range of development and conservation strategies that help protect our health and natural environment to make a community more attractive, economically stronger, and more socially diverse. In this context, smart growth should be defined as providing high-quality emergency services in an effective and efficient manner. Due to the extreme rate of growth, a priority for Town officials and staff is ensuring emergency services continue to provide the same level of service and keep response times low. The areas on the north side of Bargersville's jurisdiction are most likely to need increased levels of service due to the residential growth occurring near the schools and Greenwood's southern border. Adequate coverage of these areas not only provides service and protection for residents, but also ensures schools are receiving the coverage they need to function.

CF 5.1: Work with fire, police and ems services as studies are conducted for expanded services or facilities.

CF 5.2: Allocate funding for the expansion of police services (facilities, equipment, staff, etc.) annually to ensure response times remain low.

6. Implement a new police station.

Building off the previous strategy, a new police station should be built within Town limits. The current station is located downtown, but the need for a larger police force and new equipment means the downtown location can no longer support the needs of the force. A new station needs to be located in a way that provides access to all areas of their jurisdiction and accounts for future development. At the time of this plan's writing, the Town was already in the process of developing a new police station at the northeast corner of Whiteland Road and Morgantown Road. This new police station will be centrally located and be within the civic center as described on pages 16 and 17.

CF 6.1: Continue efforts supporting the construction of the new police station.

7. Provide recycling and trash services for all Bargersville residents.

Bargersville does not currently offer a full trash and recycling program. Pressure for expanded trash and recycling services may increase as the population continues to increase. There are many options for these services, but most depend on the increase in taxes/fees residents are willing to endure. If dual pick-up for both trash and recycling is not supported, officials could look into the idea of multiple recycling drop-off points. These drop-off points include a large trailer that residents empty their recyclables into and is emptied every other week. Another option for expanded services includes contracting with a third-party recycling company. The third-party company would take care of pick-up and the disposal of trash and recyclables if feasible. These contracts are usually supported through user fees and may require support from the Town.

CF 7.1: Consider the fiscal impact on the budget in providing recycling and trash services for all residents.

CF 7.2: Survey residents to understand demand for recycling and level of cost households are willing to pay for additional trash services.

CF 7.3: Consider a third-party recycling company to offer recycling services.



Separated Trash Receptacle Examples

Community Facilities & Services

8. Develop a new Town Hall.

Town Hall is currently situated in Downtown and has limited space to grow staff and resources, due to the confinement of existing development. Although the Town Hall underwent renovations during the time of this plan's making, a new Town Hall may be necessary long-term. The police department is moving from the current location, which will open up additional space for Town business in the short-term. As population growth continues to soar in Bargersville, the Town may need to eventually construct a new Town Hall. This is not something that will need to happen overnight, and it will take careful planning and preparation. It is likely the location of Town Hall should be moved near the new police department or "civic center" (described on pages 16 and 17) of Bargersville, becoming more centrally located to all residents and freeing up space in Downtown. Once the current building is vacated, the existing site could be used for other public purposes such as a community center, business incubator, library, green space, or performing arts center, all mentioned in this plan.



Potential relocation of the Town Hall to a more central location in Bargersville

CF 8.1: Conduct a feasibility study for a new Town Hall.

CF 8.2: Secure land for a new Town Hall and/or other municipal facilities.

CF 8.3: Annually review efficiencies and deficiencies of the current Town Hall.

CF 8.4: Set aside funding to support the design and construction of a new Town Hall.

9. Consider developing a performing arts center.

A performing arts center is a multi-use theatre space that can host musical, dance, and theatrical performances. This type of space could be used by a local performance company or could be rented by other artists or performance companies in the region and beyond. The space could even act as a host for programs such as Arts Midwest World Fest, an international musical ensemble who spends week-long residencies in small Midwest communities. This type of venue would continue to make Bargersville attractive to knowledge-based employees, and could help support the attraction of high-paying industries desired for the Town. It would also contribute to creating a high-quality of life for existing residents, as well as support tourism by bringing visitors to Bargersville. Each of these benefits could also spur the development and clustering of businesses such as dining establishments and/or specialty retail. While a performing arts center would be a significant asset, the Town cannot be the only party involved to make this a reality. Other partners will need to take the lead on this initiative, which may also include fund-raising and public-private partnerships.

CF 9.1: Conduct a feasibility study for a performing arts center.

CF 9.2: Develop a concept and cost estimate for the performing arts center.

CF 9.3: Seek partners and funding to support the performing arts center.



Historical buildings can be retro-fit to meet the needs of the performance space, Source: Columbus Association for the Performing Arts



Performance space can vary in size as well as seating design, Source: NY Daily News

Community Facilities & Services

10. Integrate new residents in Bargersville by providing materials that welcome them, such as information about community offerings and ways to get involved.

To build a strong community, it is important that all members feel welcome and connected to Bargersville, especially those who are moving to Bargersville for the first time. Creating a welcome packet, whether in the form of printed or online materials, will serve as the first interaction a new resident may have with the community. If new residents feel welcome, valued and connected to Bargersville, they will be more likely to stay and care about making Bargersville better. The welcome packet should include general information about the community such as utility bill set-up, Town meeting schedules, or other upcoming events and ways to get involved. For regular information updates, the Town currently provides information about upcoming events on the website, but it could include more information about how residents can become involved in local volunteer opportunities or boards/commissions. As part of this strategy, the Town should determine an effective and efficient way to deliver information to new residents. Printed materials can be costly and cannot be updated as quickly as online methods. However, online materials can be easily ignored, especially if the individual receiving the message prefers printed communication materials. This type of effort will require staff support and could become the responsibility of a marketing or economic director that is hired.

CF 10.1: Determine an efficient way to identify new residents in Bargersville.

CF 10.2: Budget annually for new resident welcome packets and staff support.

CF 10.3: Include volunteer/involvement opportunities on the Town's website.



Online website that regularly updates information about the community and advertises to prospect residents, Source: Home For All, San Mateo County



Printed out materials can also be distributed that advertise entertainment and retail opportunities, Source: Instructables.com

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Parks & Recreation

What are the Key Items to Address?

Public spaces and recreational opportunities are instrumental in creating a healthy community. The Bargersville Five-Year Parks and Recreation Master Plan currently calls for the expansion and development of parks to help adequately provide for the growing population. In addition to developing new recreational spaces, it will be important for the Town to develop programming for these public spaces that activate them year-round. This could include the creation of unique attractions, such as dog parks, or programs, such as free exercise classes.

What are the Priorities?

Bargersville should implement the Five-Year Parks and Recreation Master Plan including Kephart Park. These planned projects will meet current demands; however, additional efforts may be needed to reserve future park space. The Town should review subdivision requirements that would incentivize park spaces to be created as part of new residential development. This will help the Town provide parks alongside residential growth. Other highly requested recreational features, that should be considered in the near future, include a dog park and splash pad. Both of these features were mentioned several times by those who provided input in the comprehensive planning process. These priorities will not only help fill the demands associated with a growing population but can promote tourism and the Town as a great place to live.

Goal Statement

“Create a diverse parks and recreation system that provides activities and facilities for varying age groups and seasons.”

According to the National Recreation and Park Association, parks are essential public services with many benefits. Some of these benefits include economic value to nearby properties, positive health and environmental outcomes, and the ability to socially connect the community. Parks and recreational amenities or programs can, and should, be enjoyed by all residents regardless of age, income, or stage of life. The objectives and action steps listed in this section highlight several opportunities to improve parks and recreation in Bargersville.

Strategies

-  1. Review open space requirements as part of the subdivision control ordinance to encourage diverse types of open space systems.
-  2. Continue planning efforts that support the identification of new parks and improvements, such as the 5-year Parks and Recreation Master Plan and the Recreation Impact Fee Study.
-  3. Implement Kephart Park.
- 4. Provide additional winter activities and programs, such as a seasonal ice-skating rink.
- 5. Increase the awareness of activities and events that are happening in Bargersville.
-  6. Implement highly requested park facilities, such as a splash pad and/or dog park.
- 7. Work with partners to develop an indoor recreation facility and/or sports complex.



Indicates High Priority Objective

Parks & Recreation

1. Review open space requirements as part of the subdivision control ordinance to encourage diverse types of open space systems. ✨

The growth of residential neighborhoods in Bargersville increases the demand for recreation and open space. To keep up with this demand, the Town should review open space requirements as part of the subdivision control ordinance. Updates to the ordinance should encourage diversity of open space systems and provide flexibility for developers. In many cases, the site for a subdivision may include land that will not support a building due to environmental constraints such as slope, terrain, soils, etc. While these spaces could meet the open space requirements, they should also be usable. Updates to the ordinance should also reflect current national standards and service the needs for the neighborhood. These areas of open space are critically important in neighborhoods that are not within walking distance of local schools or other recreational/playground facilities that younger children may often use. Updating the ordinance should be one of the first priorities of the plan commission, so the new requirements can begin taking place to keep up with the high rate of development. A technical committee with an assortment of perspectives should be developed to determine appropriate updates to the subdivision control ordinance.

P 1.1: Develop a technical committee to determine open space requirements to be adopted as part of the subdivision control ordinance.

P 1.2: Review and adopt changes to the subdivision control ordinance to include open space requirements for large subdivisions.

2. Continue planning efforts that support the identification of new parks and improvements, such as the 5-year Parks and Recreation Master Plan and the Recreation Impact Fee Study. ✨

In 2018, Bargersville updated their 5-Year Parks and Recreation Master Plan to provide recreational facilities to the community based on the extreme rate of growth experienced within the past few years. This master plan also gives Bargersville the opportunity to receive Land and Water Conservation Funds (LWCF), which can help in the acquisition and development of outdoor recreation sites and facilities. The document identifies multiple project sites across the Town's jurisdiction, which includes upgrading existing parks and building new parks. In 2022, the Town should initiate an update to the plan that continues its eligibility to receive DNR funding for park improvements. Other support for this plan can include the formation of partnerships, providing administrative assistance, and ensuring set deadlines are met.

Along with new and upgraded park facilities to meet the needs for Town residents, Bargersville can become a regional destination for recreation by offering unique recreational facilities and programs. This could include mountain biking locations and organized rides, marathons/races, a temporary ice-skating rinks, and other active programs that are not currently offered in the region. Additionally, updates to the five-year parks master plan should include shared-use paths that connect future I-69 development with the Mallow Run Winery and other Town attractions, creating a cohesive tourism network.

P 2.1: Update the 5-Year Parks and Recreation Master Plan every five years.

P 2.2: Apply for LWCF to acquire and develop park land in Bargersville annually.



Indicates High Priority Objective

3. Implement Kephart Park. ✨

Kephart Park is a newly acquired 19.5-acre site located on the corner of 144 and Saddle Club Road (400W). This particular project is the largest and most ambitious park listed in the Five-Year Parks and Recreation Master Plan. This park proposes six separate park shelters, an environmental shelter, outdoor entertainment venue, community playground, a climbing/challenge element, and 1.36 miles of trails/pathways. It is located just south of a new single-family housing development, serving new residents and becoming a destination for the community. It has the potential to fulfill the recreation and entertainment needs of the community, while drawing visitors from across the region. As funding is available, the Town should implement the proposed features of the park, phasing sections of the park, if needed. In addition to implementing the park, Bargersville should prioritize shared-use paths that connect to the park. As an example, the Five-Year Parks and Recreation Master Plan also proposes a shared use path that would connect downtown and Kephart Park, traveling parallel along the 144 corridor.

P 3.1: Fund amenities within the park in phases.

P 3.2: Ensure maintenance of the park can be supported by existing resources.



Kephart Park Conceptual Park Master Plan

✨ Indicates High Priority Objective

Parks & Recreation

4. Provide additional winter activities and programs, such as a seasonal ice-skating rink.

As part of the effort to improve public parks in Bargersville, Town officials should also consider how certain public spaces can be activated year-round. While activities in the spring, summer and fall months can easily fill the calendar, winter programming tends to be sparse. Developing sufficient programs for each season helps the Town maximize the use of existing facilities. Since activities and events are less common in winter months, the Town should be able to attract more people. While snow and cold weather can be a deterrent, winter activities such as a temporary ice-skating rink could begin bringing people downtown. In addition to an ice-skating rink, seasonal art installations in the form of ice sculptures or decorated trees can add to the attraction of downtown during winter months. The sculptures can be commissioned by local artists and become a competition where residents can vote on their favorite piece.

P 4.1: Consider raising sponsorships or work with partners to support a temporary ice-skating rink in downtown.

P 4.2: Survey residents to determine winter activities that are desired by residents that the Town should support.



Example Temporary Ice Skating Rink, Source: Scott Ball, Rivard Report



Example seasonal tree and light pole lights, Source: Fargo-Moorehead Convention and Visitors Bureau

5. Increase awareness of activities and events that are happening in Bargersville.

To grow attendance at activities and events occurring in Bargersville, awareness of these events should be increased. Awareness is a critical first step in creating a successful event. There are many online tools available that are both free and fee-based and are frequently used to promote events. These online tools, such as Eventbrite and paid ads on Facebook or other social media platforms, are often used simultaneously with printed promotional materials, such as utility bills or press-releases. The variance in advertising media is due to different age groups preferring certain social media platforms over others, and some age groups not being active on any social media platform. For many of the paid promotional ads, the Town would be able to track their effectiveness. For example, a Facebook Ad can target specific locations and age groups and track the number of clicks and views. This insight will contribute to better marketing efforts in the future. Public events should continue to be promoted through the Town's website and online platforms, informing residents and visitors of upcoming events and activities offered. Additional methods used to promote activities can include cross-promotional tactics such as a Town-wide calendar that highlights events that are offered by other community organizations and partners. In return, these same local community organizations and partners will promote Town events and activities through their communication channels, capturing an untapped audience. These promotional strategies can also be included in those listed under the following Character & Identity chapter, building off a uniquely branded community messaging system that is led by a singular staff member who manages the Town's communication platforms and economic development.

P 5.1: Consider paid promotional ads on digital platforms or other paid efforts (utility bills) to increase awareness and attendance at events.

P 5.2: Track and analyze the effectiveness of paid promotional materials for future ad expenditures.

P 5.3: Coordinate and partner with the Johnson County Convention, Visitors, & Tourism Board (Festival County Indiana) to promote and develop activities and events.

P 5.4: Utilize established promotional websites (such as Eventbrite) and other free/low cost outlets to increase visibility of Town events and programming.



Harvest Moon Fall Festival

Parks & Recreation

6. Implement highly requested park facilities, such as a splash pad and/or dog park. ✨

Both a dog park and splash pad were ideas provided by multiple participants in the comprehensive planning process. As the Town completes projects highlighted in the Five-Year Parks and Recreation Master Plan, special attention should be given to these projects requested by the community. Both amenities are currently missing in the community and would generate high volumes of traffic if built in the correct areas. A splash pad could even be installed as part of downtown redevelopment efforts, and could be included as part of a larger public plaza or gathering space. A dog park may be more appropriate in future parks developed near high-growing areas.

P 6.1: Determine appropriate locations for the proposed splash pad and dog park.

P 6.2: Acquire property and design the splash pad and dog park facilities.

P 6.3: As funding (included in 5-Year Parks and Recreation Master Plan) is available, implement the splash pad and/or dog park.



Example Dog Park, Source: change.org



Example splash pad or spray ground, Source: Houston Parks and Recreation Department

7. Work with partners to develop an indoor recreation facility and/or sports complex.

The Town should consider the viability of creating an indoor sports or recreation facility to serve both the community and region. Large sports complexes have been known to generate tourism and economic development and could be a catalyst for Bargersville as well. The sports complex could draw revenue from taxes, fees for use of the facility, and increase customer base for local businesses. As part of the strategy, the Town should work with non-profits and other state organizations that focus on bringing sports to Indiana's youth. This facility could house indoor courts for basketball, soccer, and racquetball, a gym, and other recreational activities that may focus on amenities for specific sports that are missing within the larger region. Not only could this become a regional draw for athletic competitions, but it could offer programming for people of all ages wanting to live healthier lifestyles.

P 7.1: Develop a concept and preliminary cost estimate for the recreational facility or sports complex.

P 7.2: Consider and research viable funding mechanisms for the complex.

P 7.3: As funding and community support is available, implement the complex.



Example indoor sports complex, Source: Dekalb Park District



Example indoor sports complex, Source: Bluegrass Sports Center

Character & Identity

What are the Key Items to Address?

Due to the large amount of growth and development Bargersville has experienced over the past decade, the community's identity has changed from what it once was. This plan highlights the need for the community to begin creating a unique brand that describes the current path of Bargersville and what it will become. This branding should be implemented through advertisement, gateway features, signage, park design, and other aesthetic improvements in the Town. This section also describes how public art can become a part of this effort, using local artists to create attractions and expand the Town's cultural presence.

What are the Priorities?

Creating a new brand for Bargersville is the first step and top priority for this goal. A new brand gives the community a base to begin other efforts, identified in this chapter, such as promotion. Creating a common theme between the design of public facilities and infrastructure in a community starts to contribute to the sense of place and can be further enhanced by historic sites and public art.

Goal Statement

“Establish and actively promote the identity of Bargersville, which celebrates the agricultural heritage.”

Community identity can be defined as a collective identity that indicates the particularity and distinguishing features of a community. For many community members, Bargersville currently lacks a distinctive identity that can be integrated into community promotion, tourism initiatives, and economic development. The following objectives describe various strategies to develop and promote a strong identity in Bargersville.

Strategies

-  1. Undergo a branding exercise to determine the identity of Bargersville and to develop marketing materials for promotion of that brand.
- 2. Hire a service or staff person focused on promoting Bargersville.
-  3. Implement gateway, wayfinding, and other signage that reflects the identity of Bargersville.
- 4. Commission artists to implement public art projects at gateways and community gathering spaces.
-  5. Preserve the historic and agricultural heritage of Bargersville by properly incorporating sites, structures, and buildings into future development.

 *Indicates High Priority Objective*

Character & Identity

1. Undergo a branding exercise to determine the identity of Bargersville and to develop marketing materials for promotion of that brand.

A strong community brand will help the Town stand out and establish a foundation for creating a sense of place and promoting tourism and economic development. One of the challenges identified in the planning process included a lack of identity for the Town. Additionally, many of the strategies and goals in this plan rely on a strong identity or recognizable brand. Therefore, the Town should undergo a branding exercise to create a brand and identity for the community. The new brand should reflect Bargersville's past, build upon the Town's assets, and should also be indicative of where the community is headed in the future. This exercise should also determine a logo, color scheme, and several templates for Town materials (letterhead, tag lines, etc.) that can be replicated for multiple uses. The brand should then be utilized in the built environment through wayfinding, signage, public art, gateways and more to further reinforce the new identity.

CI 1.1: Hire a consultant or create a contest to develop a strong brand for Bargersville.

CI 1.2: Set and distribute branding standards to all Bargersville employees who would deal with direct communication or promotion of the Town.

2. Hire a service or staff person focused on promoting Bargersville.

Bargersville could greatly benefit from a dedicated staff member whose responsibilities include branding, promoting, and advertising the community. This new staff member should operate the Town's social media and online platforms, keeping residents and visitors up-to-date on events and Town news. The staff member could also work with local businesses and organizations looking to expand their advertisement presence, connecting them with local event committees who are looking for sponsorships during annual or monthly community-wide events. This new staff member would free up staff currently working on promotion material and consolidate efforts under one department. The hiring of an economic development director is also mentioned in the Tourism and Economic Development chapter. It may be appropriate to combine these responsibilities with a staff member focused on economic development for Bargersville.

CI 2.1: Consider the ability to hire an individual focused on community promotion.

CI 2.2: Set goals and responsibilities for new communications staff to be annually reviewed based on changing technology and trends.



3. Implement gateway, wayfinding, and other signage that reflects the identity of Bargserville. ✨

Gateways stand as the first impression for visitors entering a new community. A strong gateway, appropriately situated near attractive destinations, should showcase the Town's values and vision. Once a brand for the community has been established, new gateway and wayfinding signage can be created based on the branded design. This signage will not only direct visitors to key locations but establish a sense of place. Additional signage throughout the Town should help direct visitors to locations, such as the historic downtown, commercial core, public parking, and/or a specific attraction. These signs should stand out and expand upon Bargserville's culture.

CI 3.1: Develop a task force to guide the design and location of signage in Bargserville.

CI 3.2: Determine locations for signage and develop a phasing plan for sign implementation.



Example pedestrian wayfinding signage, Source: nbc29.com



Example pedestrian wayfinding signage, Source: Forsite: Mailboxes, Signs & Site Amenities

✨ Indicates High Priority Objective

Character & Identity

4. Commission artists to implement public art projects at gateways and community gathering spaces.

Public art can play a role in place-making and creating landmarks in the community. Public art can come in various forms, ranging from murals painted on the side of buildings, to interactive sculptures, to unique sidewalk or crosswalk design. To establish a public art program, the Town should first identify locations suitable for public art installations. These locations can also be identified during the development review process and integrated into new development in downtown. Once these locations are determined and funding for public art is in place, bids can be accepted from local artists. The artwork should be uniquely able to stand on its own as an attraction as well as reflect the community's history and culture.

CI 4.1: Identify locations and types of art installations appropriate for Downtown.

CI 4.2: Consider creative implementation of art installations such as community service projects, crowd source funding, grants, and/or sponsorships.



Example art installation and crosswalk, Source: spartanburgdowntown.com



Example art installation on grain silos, Source: Toowoomba Chronicle

5. Preserve the historic and agricultural heritage of Bargarville by properly incorporating sites, structures, and buildings into future development. ✨

Bargarville has a history tied to agriculture, with a rail line that carried grain and feed to and from the area. Although recent growth and future development does not revolve entirely around agricultural uses, the existing buildings and sites that once made up the core of the community should be properly preserved or restored, if desired. Older buildings can be repurposed for new uses, giving them life without tearing down the Town's historic properties. An example of this is the former Grain CO-OP building on the corner of Baldwin Street and E Harriman Avenue. While it is currently being used for storage, this building has the ability to become home to another anchor tenant of the downtown. Other prominent and significant historic buildings should be preserved and act as historic landmarks or points of interest for those visiting the community, standing as a reminder of the Town's history. The Umbarger & Sons properties and silos can also fill this role, being an already notable landmark that has direct ties with the community's past.

CI 5.1: As buildings are vacated in Downtown, ensure buildings are promptly reused without stripping the original character of the building as desired.

CI 5.2: Consider landmarking prominent and significant buildings in Downtown Bargarville.



Existing agricultural buildings in Downtown Bargarville

Downtown

What are the Key Items to Address?

Bargersville's downtown has been improving over the past years, due to continued investment and planning. While efforts have been made to strengthen downtown, there is still progress that can be made. Small-scale redevelopment and unique amenities are examples of how the Town can improve downtown as well as support the social and entertainment needs of a growing community.

What are the Priorities?

To create a successful downtown, the Town should first update and actively implement the Downtown Revitalization Plan. In addition to this, the Town should also focus on enhancing the downtown through recreational amenities and programming. These efforts will activate downtown, attracting more people to visit and support downtown businesses.

Goal Statement

“Develop Downtown Bargersville as a destination for entertainment, shopping, and community gathering.”

A successful downtown is one that provides a compact, walkable, and attractive environment for small businesses to thrive in. A successful downtown is also vibrant and full of people and activity. While commercial development is likely to occur outside of the downtown, this type of development does little to draw people or create a sense of place. Therefore, Bargersville should continue to invest in the downtown to make it a destination for both residents and visitors.

Strategies

-  1. Update and implement the Downtown Revitalization Plan for Bargersville.
- 2. Develop a façade improvement program for Downtown Bargersville.
- 3. Create a long-term parking strategy for downtown as it grows and expands.
-  4. Implement a central gathering space downtown that would allow for both large events and small social gatherings.
- 5. Integrate and embrace fixtures such as the railroad and agricultural buildings as new development and revitalization occurs.
- 6. Create a history and/or art walk in Downtown.
- 7. Continue to support and expand the Bargersville Farmer's Market.
-  8. Offer regular programming, festivals, and musical events that bring people to downtown.

 *Indicates High Priority Objective*

Downtown

1. Update and implement the Downtown Revitalization Plan for Bargersville. ✨

Bargersville adopted the Downtown Revitalization Plan in 2015 with the purpose of creating better connections between the historic downtown and commercial core, redeveloping key buildings in the downtown, and vastly improving the walkability and quality of life aspects of the downtown. Many of these improvements involve enhanced sidewalks, parking redesign, and additional greenspace and public spaces. Since the adoption of the plan, some projects have begun to take shape, such as Johnson's BBQ Shack filling the old train depot. Due to the demographic changes that have occurred in the community and the progress completed to date, the Town should update their current Downtown Revitalization Plan. This update may not change the goals of the plan, but should update recommendations based on project completion or applicability to current day.

D 1.1: Create a task force to review and update the Downtown Revitalization Plan.

D 1.2: Review the existing Downtown Revitalization Plan against today's social preferences, economic advantages, accomplishments and community desires.

D 1.3: Propose and adopt changes to the Downtown Revitalization Plan with a focus on action steps to improve implementation.

D 1.4: Include an overall master plan of downtown as part of the update that includes new development, redevelopment, open space and parking.



Existing Bargersville Downtown



2015 Downtown Revitalization Plan: An Active Community Space



Downtown revitalization can include repurposing buildings, construction public space, landscaping, and other improvements

Downtown

2. Develop a façade improvement program for Downtown Bargersville.

A façade improvement program is an economic development tool used by municipalities to attract investment in their downtown. They often function as a matching grant program, giving funds to qualifying building owners who wish to update or restore the facades of their properties. These programs greatly benefit business owners who want to improve the appearance of their building, but lack the necessary funds to accomplish it. Programs with low funding amounts may typically award two or three grants per year. Applicants typically need to meet a set of qualifications to be eligible for funding and must also meet specific design criteria. This ensures that facades improved through grant funding are done in an aesthetically pleasing manner. This program would not only give Bargersville property owners in the downtown a means to improve their buildings, but improve the overall appearance of downtown as well.

D 2.1: Work with Bargersville Main Street and other partners to develop a local grant program that incentivizes the improvement of downtown buildings.

D 2.2: Direct building owners to state grant programs geared toward the improvement of historic buildings.

D 2.3: Consider developing design guidelines for new developments, as well as historical structures.



Existing facades downtown Bargersville, Source: Townepost.com



Example of facade improvement program, Source: capitalizealbany.com

3. Create long-term parking strategy for downtown as it grows and expands.

Parking is currently limited in downtown. Fortunately, property owners have agreed to allow parking overflow to occur on their property; however, this may not always be the case. As investment and attraction to downtown increases, the need for parking will also increase. At the same time, large parking areas can disrupt the continuity of downtown and take away from the sense of place. The Town should develop a parking strategy to properly plan for an increase in parking demand. The strategy should accurately calculate and predict the total number of spaces the downtown may need, due to increased investment, while working with the small amount of land actually available for development. This process should not only use shared parking standards for the surrounding land use types, but should also address parking at different hours of the day, on weekends, and during major events. The study should also highlight the form of parking best suited for the downtown, such as parallel or diagonal street parking, or the use of lots and garages. Finding what type of parking style best fits Bargersville should also reflect space limitations and how new development should integrate space more efficiently. The Town's Downtown Revitalization Plan already addresses parking concerns and should be a starting point when working towards a separate study or strategy dedicated to downtown parking.

D 3.1: Conduct a study to determine the number of parking spaces and other alternatives that could be implemented to improve parking in Downtown.

D 3.2: Continue to develop partnerships that allow extended parking in downtown during large events.



Innovative parking lot design, Source: Cleaning & Maintenance Management



Landscaping can be incorporated into parking lots, Source: Schollen & Company, Inc.

Downtown

4. Implement a central gathering space downtown that would allow for both large events and small social gatherings. ✨

To enhance Downtown Bargersville as a destination, the Town should develop a central gathering space that accommodates different uses throughout the year. This central gathering space should also have the ability to conform to event needs, which may vary based on size, type, and season. This space should also include features or amenities that do not require events or structured activities for people to be drawn to the central gathering space. As an example, benches or other types of seating would allow visitors to eat dinner or lunch or hang out with friends. A central gathering space adds to the attraction of downtown, benefiting local business owners. Nearby business owners should also be able to utilize the space for outdoor pop-up events that promote their business. Furthermore, the central gathering space should be developed in a location central to activity and development in downtown. If the central gathering space is developed on one end of the downtown, it may take away from development on the opposite end. If the Town Hall moves its location, the property could be redeveloped to include the central gathering space, additional parking, public restrooms and other desired amenities in its place.

D 4.1: Reference the Downtown Revitalization Plan to determine the location for and amenities desired for the central gathering space.

D 4.2: Ensure the central gathering space design and implementation is flexible and allows multiple types of events and programs to be accommodated.



Example of an outdoor lawn that can host performances, food trucks, or other local events.
Source: Lawrenceburg, IN.

5. Integrate and embrace fixtures such as the railroad and agricultural buildings as new development and revitalization occurs.

Although Bartersville wishes to redevelop their downtown to match with new residential growth seen throughout the community, existing assets, landmarks, and fixtures should not be hidden or removed. Bartersville has unique buildings such as the grain silos that stand as a reminder the Town's agricultural history, which should be promoted and celebrated. These fixtures could begin framing the downtown as landmarks for visitors. Even though the railroad is a difficult structure to work around, it can be embraced as a corridor through the downtown, acting as an edge for new development. These structures can also be replicated in future designs, creating a common theme unique to Bartersville.

D 5.1: Determine structures throughout Bartersville that should be preserved and improved.

D 5.2: Work with property owners to showcase and improve prominent structures in downtown such as the grain silos and/or historic buildings.

D 5.3: Consider integrating art and landscaping improvements on properties desired to be preserved and improved.



Aerial Imagery of Railroad dissecting Downtown Bartersville and existing agricultural structures, Source: dronestagram

8. Offer regular programming, festivals, and musical events that bring people to downtown. ✨

Bargersville has already begun creating annual events (such as the Harvest Moon Festival) that bring residents and visitors to the downtown. While these annual events draw huge crowds, there still needs to be monthly events that give people other reasons to come downtown. These events could be directed by the Town's government but may be more successful if worked on and promoted by the businesses and property owners in the area. Joint efforts between business owners to create special events could ultimately be more effective, as they may be able to better cater to residents and customers. These events could be monthly movie or concert nights that bring people downtown and take them to local shops and restaurants. Other entertainment downtown may also include other types of street performers on weekends, such as musicians or magicians. If this type of joint programming occurs, the Town should help assist with providing proper event space and administrative staff, while the businesses should provide the program and materials to make the event a success.

D 8.1: Expand sponsorships to offer regular events throughout the year in Downtown Bargersville.

D 8.2: Consider expanding festival/event staff and acquiring additional volunteers to support regular events.

D 8.3: Survey residents and event attendees to determine the demand for new events and festivals.

D 8.4: Consider revenue generating options from Main Street Bargersville.



Harvest Moon Fall Festival

Tourism & Economic Development

What are the Key Items to Address?

Tourism and economic development were not identified by the public as a major concern or threat to the community during the planning process; however, they should be addressed throughout the planning horizon. Creating a vision for tourism and economic development will guide future efforts and direct development in the areas where it is best suited, versus reacting to development requests. As the downtown becomes a hub for small businesses, there are other locations that are ideal for larger developments meant to expand the Town's industry base and create jobs. This job creation can also include industries that serve primarily as tourism destinations, creating entertainment options for both residents and visitors.

What are the Priorities?

A new gateway for Bargersville at the I-69 and 144 interchange would strengthen this location as a prime area for economic development and tourism. Currently, a high percentage of residents leave the area for work and entertainment opportunities, which highlights the need for these establishments in Bargersville. The objectives in this section aim to bring new employment and spent dollars back into the local economy.

Goal Statement

“Expand and promote tourism and economic opportunity in Bargersville.”

Tourism development and economic development are two separate and distinct categories; however, both should be pursued simultaneously. As the Town implements strategies focused on tourism, it should also promote economic development. Similarly, if staff is hired to complete economic development initiatives, they could also support roles related to tourism development.

Strategies

1. Continue and increase involvement and representation in Aspire Economic Development + Chamber Alliance.
-  2. Lead a partnership with Aspire Economic Development + Chamber Alliance and others to attract employers related to IT, medical fields, and research and development.
-  3. Protect and enhance tourism destinations in Bargersville.
4. Promote agri-tourism opportunities in Bargersville.
5. Enhance communication materials and platforms that promote the Town of Bargersville.

 *Indicates High Priority Objective*

Tourism & Economic Development

1. Continue to increase involvement and representation in Aspire Economic Development + Chamber Alliance.

Aspire Economic Development + Chamber Alliance is a county-wide initiative launched in 2013 as a program of the Johnson County Development Corporation. Their mission is to foster opportunities between public, private, and social sections to make Johnson County more competitive in the marketplace. This program has a hand in community engagement, economic strategic planning, workforce attraction and retention, and forming connections between businesses and non-profits in the County. In addition to providing technical support and creating events within the County, this group also helps with promotional material that markets the communities within Johnson County as excellent places to work and live. Bargersville leaders and residents are already involved with programs and events sponsored by Aspire Economic Development + Chamber Alliance and should continue to grow that relationship through continued support and involvement. It is important that the Town of Bargersville has a strong voice in how the County develops and grows overall, which in turn will impact the local residents.

ED 1.1: Ensure adequate representation of Bargersville participates in meetings, events and other strategic planning efforts developed by Aspire Economic Development + Chamber Alliance.

ED 1.2: Regularly provide updated information to Aspire Economic Development + Chamber Alliance for promotion regarding Bargersville's strengths as place to live, work and play.

2. Lead a partnership with Aspire Economic Development + Chamber Alliance and others to attract employers related to IT, medical fields, and research and development. ✨

A large portion of residents in both Bargersville and Johnson County commute outside the County for work. This is partially due to the area becoming a "bedroom community," or a place where people live but do not hold employment. While this is not necessarily negative, drawing high-paying industries can begin filling employment needs of those wanting to work within the community they live and can help attract new residents. High-paying industries also increase tax revenue for the Town, increasing its ability to provide quality of life amenities and adequate services. The Johnson County EDC is already leading efforts to bring industries such as IT, medial, research and development, and manufacturing to the County. Bargersville should join this effort by advertising available land and the community's quality of life initiatives. One way to accomplish this is to consider hiring an Economic Development Director that could focus on marketing the community to prospective businesses and visitors. The responsibilities related to marketing could also be included as part of the job title.

ED 2.1: Ensure broadband and other infrastructure is sufficient to support the IT, medical fields, and research and development in Bargersville.

ED 2.2: Work with Aspire Economic Development + Chamber Alliance to promote shovel-ready sites to targeted industries in Bargersville.

ED 2.3: Reserve economic incentives for targeted industries to locate in Bargersville.

ED 2.4: Consider hiring a director or staff to support and promote economic development in Bargersville.



3. Protect and enhance tourism destinations in Bargersville. ✨

While enhancing and redeveloping the downtown and commercial core, it will be important to ensure tourist destinations are established in tandem. Bargersville may not be known as a tourist destination, but pairing local amenities with regional attractions can build the area up as a tourism hot spot. Examples of this could include the development of a sports complex, mountain biking, art installations, and additional festivals. These efforts should be coordinated with the Johnson County Convention, Visitor and Tourism Board and align with their strategic planning efforts. Redevelopment of the community, with the intent to draw visitors, will be a key factor in growing tourism and economic development. These efforts should include the advertisement of local restaurants, shops and businesses to visitors of nearby regional attractions. Since Bargersville's strength lies in the Town's proximity to a large range of regional attractions, enhancements to tourism opportunities should follow suit.

ED 3.1: Regularly coordinate events and new/existing destinations with the County tourism board.

ED 3.2: Align tourism development efforts with the Johnson County Convention, Visitor and Tourism Board's strategic plan.



Existing Business: Taxman Brewing Co., Source: Taxman



Concert on the lawn of Mallow Run Winery. Source: edible INDY.

Tourism & Economic Development

4. Promote agri-tourism opportunities in Bargersville.

Agri-tourism is typically defined as any farming activity that brings the public to the farm for educational, recreational, or retail purposes. Agri-tourism can also broadly include nature preserves and rural trail systems. While agri-tourism should be supported through the local ordinance, the Town can also support these destinations through promotional materials. One method for promotion of agri-tourism can include information about these destinations on the Town's website, social media platforms or other information materials provided to residents and/or visitors. An example of this be the inclusion of specific destinations as part of the wayfinding signage system. Furthermore, Bargersville should support the start-up of agri-tourism businesses and provide information to land owners interested in expanding their current farming operations.



Existing Agri-Tourism Business: Mallow Run Winery

ED 4.1: Include agri-tourism destinations on promotional materials, the Town's website and partner websites.

ED 4.2: Consider developing an information packet for land owners to create agri-tourism businesses in Bargersville.

ED 4.3: Include agri-tourism destinations on wayfinding signage.

5. Enhance communication materials and platforms that promote the Town of Bargersville.

An important tool used to improve tourism and economic development is promotion and advertisement. As mentioned in an earlier strategy, the Town should hire staff dedicated to marketing and promoting Bargersville. Having the ability to showcase the Town's multiple attractions, restaurants, events, and available property for new development, on multiple platforms, can help reach an even greater number of people. As part of this, Bargersville should create a detailed strategy containing how and what the Town will be advertising to focus and achieve results. This effort can also be combined with promotional material from individual businesses in Town and can even become part of a greater county-wide initiative. Including promotions for developers or potential business owners is also important for this process, as advertising available property and land could lead to new development. This promotion should target property in the commercial core, historic downtown, and the area surrounding I-69 along 144. These promotional efforts and coordination needs can be included within the roles and responsibilities of any new paid positions within the Town staff.

ED 5.1: If communication staff is hired, include platform development and communication materials as part of their roles and responsibilities.

ED 5.2: Include a monthly coordination session to track and analyze visitor activity on the Town's website, and other digital platforms, to improve online communication methods to residents and visitors.

03

Vision to Implementation

What is the Implementation Plan?

The previous section of the plan provides a detailed vision for Bargersville's future. The intent of this section of the plan is to provide information on how to make Bargersville's vision a reality. This section includes recommendations for how the plan should be updated overtime and how to ensure progress continues over the years. Potential partners, funding sources, and technical resources are also listed in this section to organize the tools available for implementation. Finally, each strategy has been prioritized based on strengths, weaknesses, opportunities, threats, and feedback collected during the comprehensive planning process.

Who Will Implement the Plan?

There are a number of potential partnerships, with local, regional, state, and federal organizations that can assist with the completion of the strategies listed in this plan. This plan is not intended to completely rely on Town staff and officials for implementation; however, they will be the champions of overall plan implementation. Additionally, planning staff may need to take a proactive approach with these strategies, reaching out initially to create the necessary partnerships for strategy completion.

Potential Partners

This comprehensive planning document outlines a great number of goals and strategies that cannot be accomplished by a single individual or organization. The success of this plan, over the next 10 to 20 years, relies on the commitment of other organizations striving to improve and strengthen their community, taking a role in completing the various implementation steps outlined in the document. The list of partners provided is not meant to be an exhaustive list, but instead highlights the groups who were initially found to be best suited for those tasks. The roles of partner organizations can take many forms, from administrative roles, which stand to help guide and direct the plan, to partners dedicating staff and additional resources to assist with production and completion of projects. Some of these partners may have previously worked on related actions, and can offer guidance on how the direction and implementation of the action strategy should look. With these lists of potential partners, it is important for roles to be assigned when production is taking place. It is equally important for these partnerships to not end once the action strategy is complete. The groups and Town should meet on a regular basis to identify possible barriers and what needs to be done in order to overcome them.



How Will the Plan be Updated Over Time?

A comprehensive plan should be reviewed and updated every five years to ensure the document reflects changing demographics and/or completed strategies. If Bargersville continues to grow at a rapid pace, it is recommended that the Town review the plan annually to account for these changes. There may be a need to update the comprehensive plan sooner than five years, to ensure it accurately represents the Town's existing physical, social, and economic conditions. As part of implementation, Town staff and partners should meet quarterly to review strategy progress, identify possible barriers for completion, and assign tasks and responsible parties. It is also recommended that an annual report is presented to Town Council to inform community members and unaffiliated organizations on the progress of the plan and what changes can be expected in the following year.

Action Step Tables

The following action step tables provide additional information for the various strategies and action steps listed in the plan. As priorities shift or changes occurs, action steps and strategies may be re-evaluated, revised, and changed. The content provided in each action table is further explained below.

- **Potential Partners:** While the Town is responsible for the successful implementation of this plan, some tasks will be most successful if implemented by or in partnership with others.
- **Resources & Tools:** These resources often include human capital (i.e. manpower, technical resources, or labor) from volunteers, donated supplies, materials, equipment, or coverage by media. They also include professionals who have been hired by the Town due to their expert knowledge. This list also identifies potential funding sources. This is not an exhaustive list, but provides a starting point for the Town.
- **Priority:** Each objective is assigned a priority level ranging from low-medium-high, illustrated within the action step table.

PRIORITY KEY		Low Priority
		Medium Priority
		High Priority

Land Use: 1. Adopt updates to zoning and subdivision control ordinances to better manage current development trends and desired standards. ✨ ✨ ✨

Action Steps:

- LU 1.1: Create a Technical Committee to guide updates to the zoning and subdivision control ordinances.
- LU 1.2: Determine ordinance deficiencies and develop proposed changes.
- LU 1.3: Adopt proposed changes to the zoning and subdivision control ordinance.

Potential Partners

- Planning Commission
- Town Council
- Town Staff
- Technical Committee

Resources & Tools

- American Planning Association
- Consultant
- Property Owners/Business Owners
- Developers/Builders

Land Use: 2. Promote and encourage agri-tourism uses in the zoning ordinance. ✨ ✨ ✨

Action Steps:

- LU 2.1: Review the zoning ordinance to determine necessary changes in support of Agri-Tourism uses.
- LU 2.2: Update the Zoning Ordinance to include and allow Agri-Tourism uses.

Potential Partners

- Planning Commission
- Town Council
- Town Staff
- Technical Committee
- Johnson County Convention, Visitor and Tourism Board

Resources & Tools

- American Planning Association
- Indiana State Department of Agriculture (ISDA)
- Consultant
- Visit Indiana

PRIORITY KEY

-  Low Priority
-  Medium Priority
-  High Priority

Land Use: 3. Encourage diverse housing types that allow for maintenance-free housing, and age-in-place housing options.

Action Steps:

LU 3.1: Reference the Future Land Use Plan for land use decisions related to housing.

LU 3.2: Stay current on housing trends and housing demand to incentivize a balanced housing stock in Bargersville.

Potential Partners

- Planning Commission
- Town Council
- Town Staff
- Developers/Builders

Resources & Tools

- American Planning Association
- IAANA
- Future Land use Plan

Land Use: 4. Encourage housing that offers differing price ranges and densities.

Action Steps:

LU 4.1: Reference the Future Land Use Plan for land use decisions related to housing.

LU 4.2: Consider private-public partnerships to create more affordable housing options.

LU 4.3: Allow flexibility within the subdivision control and zoning ordinances that provide density bonuses in exchange for affordable housing.

Potential Partners

- Planning Commission
- Town Council
- Town Staff
- Developers/Builders

Resources & Tools

- American Planning Association
- Future Land use Plan
- USDA Loan Programs

PRIORITY KEY	Low Priority
	Low Priority
	Medium Priority
	High Priority

Land Use: 5. Allow and encourage pockets or clusters of neighborhood commercial development along 144.



Action Steps:

LU 5.1: Consider neighborhood commercial as a “commercial district” in the zoning ordinance.

LU 5.2: Reference the Future Land Use Plan for land use decisions related to neighborhood commercial.

Potential Partners

- Planning Commission
- Town Council
- Town Staff
- Technical Committee (if created)

Resources & Tools

- American Planning Association
- Future Land use Plan
- Business Owners/Property Owners
- Developers/Builders

Land Use: 6. Focus industrial, medical, office/research, and commercial retail uses in undeveloped areas around the future 144 and the I-69 interchange.



Action Steps:

LU 6.1: Update the zoning map to include more areas of mixed-use near the I-69 interchange.

LU 6.2: Allow more permitted uses related to medical, office/research, and other entertainment and hospitality uses in the Mixed-Use District zoning classification.

Potential Partners

- Planning Commission
- Town Council
- Town Staff
- Developers/Potential Businesses & Tenants

Resources & Tools

- Indiana Economic Development Corporation
- Aspire Economic Development + Chamber Alliance
- Elevate Ventures
- Johnson County Convention, Visitor and Tourism Board

PRIORITY KEY

- Low Priority
- Medium Priority
- High Priority

Land Use: 7. Encourage wooded and environmentally sensitive to be maintained and included as part of development.



Action Steps:

LU 7.1: Map and identify specific wooded and environmentally sensitive areas that should be protected.

LU 7.2: Update the zoning ordinance to encourage preservation of wooded and environmentally sensitive areas.

Potential Partners

- Planning Commission
- Town Council
- Town Staff
- Technical Committee (if created)
- Developers/Builders

Resources & Tools

- American Planning Association
- Purdue Extension Office
- Indiana Department of Natural Resources (IDNR)
- Indiana Office of Community & Rural Affairs (OCRA)

Land Use: 8. Encourage more mixed-use development near Downtown Bargersville and other areas prime for concentrated development.



Action Steps:

LU 8.1: Reference the Future Land Use Plan for land use decisions related to mixed-use development.

LU 8.2: Consider public-private partnerships to encourage mixed-use development.

LU 8.3: Consider adopting an overlay district for downtown to promote redevelopment.

Potential Partners

- Planning Commission
- Town Council
- Town Staff
- Developers/Builders
- Business/Property Owners

Resources & Tools

- American Planning Association
- Consultant
- Future Land Use Plan
- Johnson County Convention, Visitor and Tourism Board

PRIORITY KEY

- Low Priority
- Medium Priority
- High Priority

Land Use: 9. Identify appropriate areas beyond Town limits that should be included in future growth strategies.



Action Steps:

LU 9.1: Map potential growth areas based on the ability to provide future services.

LU 9.2: Annex identified growth areas as it is fiscally viable.

Potential Partners

- Planning Commission
- Town Council
- Town Staff

Resources & Tools

- American Planning Association
- Financial Planning Consultant
- Utilities Board

PRIORITY KEY				Low Priority
				Medium Priority
				High Priority

Transportation: 1. Identify upgrades and new roadways to accommodate I-69 and limited access based on the I-69 Corridor Plan.



Action Steps:

- T 1.1: Reference the I-69 Corridor Plan to determine appropriate improvements.
- T 1.2: Prioritize transportation improvements identified in the I-69 Corridor Plan.
- T 1.3: Consider improvements and allocate funding for transportation improvements related to I-69 annually.

Potential Partners

- Town Staff - Street Department
- Johnson County Commissioners
- Indianapolis MPO

Resources & Tools

- I-69 Corridor Plan
- INDOT
- Town Council
- Property Owners

Transportation: 2. Reference the Corridor Overlay Plan, outlined in the I-69 Corridor Plan, to identify appropriate development standards and character of key corridors.



Action Steps:

- T 2.1: Reference recently completed transportation plans to determine appropriate corridor standards.
- T 2.2: Examine existing construction standards as necessary to reflect corridor recommendations.

Potential Partners

- Planning Commission
- Town Staff
- Developers/Builders

Resources & Tools

- I-69 Corridor Plan
- INDOT
- Town Council

PRIORITY KEY	
	Low Priority
	Medium Priority
	High Priority

Transportation: 3. Ensure that the I-69 interchange is developed as an attractive and welcoming gateway.



Action Steps:

- T 3.1: Following a branding exercise (CI 1.1 page 68), determine pavement materials, signage, landscaping and art that reflect the brand of Bargersville.
- T 3.2: Work with INDOT to design the I-69 interchange to integrate pavement materials, signage, landscaping and art that reflect the brand of Bargersville.
- T 3.3: Consider updating the Arterial Corridor Overlay District to coordinate the design of designated corridors with gateway features.

Potential Partners

- Town Council
- Town Staff
- INDOT
- Johnson County Commissioners
- Planning Commission
- Redevelopment Commission
- Developers/Builders

Resources & Tools

- Consultant
- INDOT
- Property Owners

Transportation: 4. Consider a secondary connection for 144 that directs heavy traffic and trucks away from downtown, while still allowing deliveries to local businesses.



Action Steps:

- T 4.1: Work with INDOT and property owners to determine the best route.
- T 4.2: Obtain property for the secondary route.
- T 4.3: Design and secure funding for the secondary route.
- T 4.4: Implement the secondary route.

Potential Partners

- Town Council
- Town Staff - Street Department
- Property Owners
- Johnson County Commissioners

Resources & Tools

- Consultant
- INDOT
- Indianapolis MPO

PRIORITY KEY

-  Low Priority
-  Medium Priority
-  High Priority

Transportation: 5. Continually update the Transportation Asset Management Plan, as required, to procure grant funds from INDOT.



Action Steps:

- T 5.1: Update the Asset Management Plan annually.
- T 5.2: Apply for Community Crossing Matching Grant funding from INDOT annually.

Potential Partners

- Town Council
- Town Staff - Street Department

Resources & Tools

- Consultant
- INDOT
- Community Crossings

Transportation: 6. Develop a pathway to funding for key projects to ensure necessary steps are being taken, prior to applying for competitive funds from various agencies.



Action Steps:

- T 6.1: Identify all prioritized transportation improvements for the Town.
- T 6.2: Develop a financing plan for prioritized transportation improvements.

Potential Partners

- Town Council
- Town Staff - Street Department
- Aspire Economic Development + Chamber Alliance

Resources & Tools

- Consultant
- INDOT
- Indianapolis MPO
- Johnson County Commissioners

PRIORITY KEY

-  Low Priority
-  Medium Priority
-  High Priority

Transportation: 7. Participate in the planning, design, and implementation of the Johnson County Trails Master Plan.



Action Steps:

- T 7.1: Identify potential funding methods for prioritized trail segments in the Johnson County Trails Master Plan.
- T 7.2: Promote participation opportunities to residents in any updates to the Trails Master Plan as they occur.

Potential Partners

- Planning Commission
- Town Council
- Town Staff - Street Department & Parks Department
- Johnson County Commissioners

Resources & Tools

- Next Level Trails
- Indiana Department of Natural Resources - Recreation Trails Programs

Transportation: 8. Develop and implement a plan to connect existing trails and implement new trails and sidewalks that link neighborhoods, schools, and major destinations such as downtown and tourism destinations.



Action Steps:

- T 8.1: Create GIS Shapefiles of existing sidewalks and multi-use paths in Bargersville and include the condition of these connections.
- T 8.2: Create GIS Shapefiles of planned sidewalk and multi-use paths and include the stage of that connection (proposed, designed, in progress).
- T 8.3: Prioritize and fund sidewalks and multi-use paths that efficiently connect neighborhoods to downtown, schools and other major destinations.
- T 8.4: Explore options for sidewalk and pedestrian facilities installation/rehabilitation programs.
- T 8.5: Consider a fee in lieu of sidewalk program for projects that traditionally request sidewalk waivers.

Potential Partners

- Town Council
- Town Staff - Street Department & Parks Department
- Franklin Community Schools
- Center Grover Community School Corporation

Resources & Tools

- Consultant
- Indiana Department of Natural Resources - Recreation Trails Programs
- INDOT - LPA

Transportation: 9. Upgrade major corridors to alleviate congestion, manage traffic, and improve safety.



Action Steps:

- T 9.1: Create and regularly update a long-range transportation plan in coordination with Johnson County and other related agencies.
- T 9.2: Ensure alternative transportation and pedestrian access along new and upgraded roadways by adopting a complete streets policy.

Potential Partners

- Town Council
- Town Staff - Street Department
- Johnson County Commissioners

Resources & Tools

- Consultant
- INDOT - LPA
- Indianapolis MPO

Transportation: 10. Encourage multiple access points and future connections in new subdivision development.



Action Steps:

- T 10.1: As subdivisions are proposed, ensure roadways and pedestrian/bicycle paths allow for future connectivity to other subdivisions and roadways.
- T 10.2: Consider updates to the subdivision control ordinance to strengthen the requirements for multi-modal connectivity.

Potential Partners

- Planning Commission
- Town Staff
- Technical Committee

Resources & Tools

- American Planning Association
- Consultant

PRIORITY KEY

- Low Priority
- Medium Priority
- High Priority

Utilities: 1. Stormwater - Continue to monitor erosion control and regulations to ensure compliance.



Action Steps:

- U 1.1: Continually monitor erosion control measures for compliance and stay current with those standards and regulations.
- U 1.2: Maintain any ordinances that affect erosion control to ensure their own compliance with state and federal regulations.
- U 1.3: Update stormwater ordinances to ensure that they are in compliance with recent standards and to maintain the integrity of the stormwater facilities.

Potential Partners

- Stormwater Utility Board
- Town Council
- Town Staff - Utility Department

Resources & Tools

- Indiana Department of Environmental Management
- Consultant
- Indiana MS4 Partnership

Utilities: 2. Stormwater - Develop a master plan to ensure future development can adhere to standards.



Action Steps:

- U 2.1: Create a technical committee to develop a storm water master plan.
- U 2.2: Adopt a storm water master plan.

Potential Partners

- Stormwater Utility Board
- Town Council
- Town Staff - Utility Department

Resources & Tools

- Consultant
- Indiana Department of Environmental Management

PRIORITY KEY		Low Priority
		Medium Priority
		High Priority

Utilities: 3. Stormwater - Look for ways to promote stormwater features as part of developmental growth.



Action Steps:

- U 3.1: Approve stormwater solutions that also create unique assets for the community.
- U 3.2: Adopt stormwater feature standards as part of the stormwater master plan.

Potential Partners

- Stormwater Utility Board
- Planning Commission
- Town Council
- Town Staff - Utility Department

Resources & Tools

- American Planning Association
- Indiana Department of Environmental Management

Utilities: 4. General - Promote and become an active partner in efforts to provide high-speed internet to all residents.



Action Steps:

- U 4.1: Investigate potential partnerships with internet service providers for high-speed internet.
- U 4.2: Establish development practices that ease internet infrastructure installation through dig-once policies.

Potential Partners

- Town Council
- Property Owners
- Internet Providers

Resources & Tools

- OCRA - Next Level Broadband
- Accelerate Indiana Municipalities
- Town Staff

PRIORITY KEY

	Low Priority
	Medium Priority
	High Priority

Utilities: 5. General - Enhance GIS to develop tools that look for efficiencies amongst several departments.



Action Steps:

U 5.1: Create and regularly update shapefiles for each utility in Bargersville to show existing service boundaries and infrastructure locations.

U 5.2: Include information in utility shapefiles that identify age, condition, and specific details such as size or capacity.

U 5.3: Map and prioritize utility improvements through GIS.

Potential Partners

- Town Staff

Resources & Tools

- Consultant
- ESRI

Utilities: 6. General - Enhance infrastructure in the downtown area.



Action Steps:

U 6.1: As the Downtown Revitalization Plan is updated, identify specific utility improvements and their location.

U 6.2: Coordinate downtown utility improvements into asset management plans.

Potential Partners

- Town Council
- Town Staff - Utility Department
- Property Owners
- Aspire Economic Development + Chamber Alliance

Resources & Tools

- Indiana Municipal Power Agency
- Consultant
- Office of Rural and Community Affairs

PRIORITY KEY

	Low Priority
	Medium Priority
	High Priority

Utilities: 7. Sanitary - Complete the Sanitary Sewer Asset Management Plan in accordance with Indiana State Revolving Loan Fund as required to obtain low interest loans and address replacement cycles for end of life assets.



Action Steps:

- U 7.1: Complete the Sanitary Sewer Asset Management Plan.
- U 7.2: Identify potential energy efficiency options within the sanitary collection system and the wastewater treatment plant.

Potential Partners

- Town Council
- Town Staff - Utility Department
- Aspire Economic Development + Chamber Alliance

Resources & Tools

- Consultant
- Indiana Department of Environmental Management

Utilities: 8. Sanitary - Identify and track potential funding sources for future projects.



Action Steps:

- U 8.1: Research potential funding sources for priority Sanitary Sewer projects.

Potential Partners

- Town Council
- Town Staff - Utility Department

Resources & Tools

- Indiana Department of Environmental Management

PRIORITY KEY

- Low Priority
- Medium Priority
- High Priority

Utilities: 9. Sanitary - Reference the Wastewater Master Plan for extending wastewater infrastructure into new service areas.



Action Steps:

- U 9.1: Identify location of the future WWTP, based on future development and capacity needs as identified in the Wastewater Master Plan.
- U 9.2: Consider additional booster stations and diverting flows as discussed in the Wastewater Master Plan.

Potential Partners

- Town Council
- Town Staff - Utility Department

Resources & Tools

- N/A Coordination Only

Utilities: 10. Water - Develop a Water Utility Asset Management Plan in accordance with Indiana State Revolving Loan Fund as required to obtain low interest loans and address replacement cycles for end-of-life assets.



Action Steps:

- U 10.1: Develop a Water Asset Management Plan.
- U 10.2: Identify potential energy efficiency options within the water distribution system and the water treatment plant.

Potential Partners

- Town Council
- Town Staff - Utility Department

Resources & Tools

- Consultant
- American Water Works Association
- Alliance of Indiana Rural Water

PRIORITY KEY

- Low Priority
- Medium Priority
- High Priority

Utilities: 11. Water - Identify and track potential funding sources for future projects.



Action Steps:

U 11.1: Research potential funding sources for priority Water projects.

Potential Partners

- Town Council
- Town Staff - Utility Department

Resources & Tools

- American Water Works Association
- Alliance of Indiana Rural Water

Utilities: 12. Water - Prioritize and implement recommended future water well, water treatment plant improvements, storage tanks, booster stations, and fire flow projects outlined in the Water Utility Master Plan.



Action Steps:

U 12.1: Prioritize water improvements based on growth patterns identified in the Water Utility Master Plan.

Potential Partners

- Town Council
- Town Staff

Resources & Tools

- USEDA
- American Water Works Association
- Alliance of Indiana Rural Water

PRIORITY KEY

- Low Priority
- Medium Priority
- High Priority

Community Facilities & Services: 1. Work with the Center Grove Community School Corporation and Franklin Community Schools to determine needed facilities to support additional growth in the community.



Action Steps:

- CF 1.1: Provide regular updates to both school corporations.
- CF 1.2: Gather information and share data regarding approved and anticipated housing development in Bargersville for population projections.

Potential Partners

- Franklin Community Schools
- Center Grover Community School Corporation
- Town Staff

Resources & Tools

- N/A Coordination Only

Community Facilities & Services: 2. Work with the Johnson County Public Library to offer a small library branch and mobile services in Bargersville.



Action Steps:

- CF 2.1: Develop regular communication with the Johnson County Public Library to bring events and programs closer to Bargersville.
- CF 2.2: Partner with the Johnson County Public Library to bring a small library or similar facility to the Town.

Potential Partners

- Johnson County Public Library
- Business Incubators/Maker Spaces

Resources & Tools

- Town Council
- Town Staff
- Businesses

Community Facilities & Services: 3. Enhance and promote the existing senior services.



Action Steps:

- CF 3.1: Develop a survey to identify new programs and events for seniors.
- CF 3.2: Consider hiring a part-time position to help provide more events and programs for seniors.
- CF 3.3: Improve and enhance the existing senior center to provide expanded services.

Potential Partners

- Town Council
- Town Staff
- Parks Advisory Board

Resources & Tools

- Bargsville Main Street

Community Facilities & Services: 4. Construct a community center that could offer diverse programming opportunities.



Action Steps:

- CF 4.1: Complete a feasibility study for the creation of a community center in Bargsville.
- CF 4.2: Create a survey to determine amenities desired at the community center.
- CF 4.3: Secure land for the future community center, potentially near the "civic center" to be developed.

Potential Partners

- Town Council
- Town Staff
- Parks Advisory Board
- Recreational Organizations (YMCA)

Resources & Tools

- Bargsville Main Street
- Consultant
- Businesses

PRIORITY KEY

-  Low Priority
-  Medium Priority
-  High Priority

Community Facilities & Services: 5. As the community grows, encourage smart growth practices for the expansion of fire, police, and ems services that includes new facilities, equipment, and staff.



Action Steps:

CF 5.1: Work with fire, police and ems services as studies are conducted for expanded services or facilities.

CF 5.2: Allocate funding for the expansion of emergency services (facilities, equipment, staff, etc.) annually to ensure response times remain low.

Potential Partners

- Metropolitan Board of Police Commissioners
- Town Council
- Town Staff

Resources & Tools

- Consultant
- Bargersville Community Fire Department
- Rural Metro Ambulance Services

Community Facilities & Services: 6. Implement a new police station.



Action Steps:

CF 6.1: Continue efforts supporting the construction of the new police station.

Potential Partners

- Metropolitan Board of Police Commissioners
- Town Council
- Town Staff

Resources & Tools

- N/A

PRIORITY KEY		Low Priority
		Medium Priority
		High Priority

Community Facilities & Services: 7. Provide recycling and trash services for all Bargersville residents.



Action Steps:

- CF 7.1: Consider the fiscal impact on the budget in providing recycling and trash services for all residents.
- CF 7.2: Survey residents to understand demand for recycling and level of cost households are willing to pay for additional trash services.
- CF 7.3: Consider a third-party recycling company to offer recycling services.

Potential Partners

- Planning Commission
- Town Council
- Town Staff

Resources & Tools

- Accelerate Indiana Municipalities
- Businesses

Community Facilities & Services: 8. Develop a new Town Hall.



Action Steps:

- CF 8.1: Conduct a feasibility study for a new Town Hall.
- CF 8.1: Secure land for a new Town Hall and/or other municipal facilities.
- CF 8.2: Annually review efficiencies and deficiencies of the current Town Hall.
- CF 8.3: Set aside funding to support the design and construction of a new Town Hall.

Potential Partners

- Planning Commission
- Town Council
-

Resources & Tools

- Accelerate Indiana Municipalities

PRIORITY KEY

- Low Priority
- Medium Priority
- High Priority

Community Facilities & Services: 9. Consider developing a performing arts center.



Action Steps:

- CF 9.1: Conduct a feasibility study for a performing arts center.
- CF 9.2: Develop a concept and cost estimate for the performing arts center.
- CF 9.3: Seek partners and funding to support the performing arts center.

Potential Partners

- Developers
- Town Council
- Town Staff

Resources & Tools

- Johnson County Community Foundation
- Indiana Arts Commission
- Donations/sponsorship
- Businesses

Community Facilities & Services: 10. Integrate new residents in Bargersville by providing materials that welcome them, such as information about community offerings and ways to get involved.



Action Steps:

- CF 10.1: Determine an efficient way to identify new residents in Bargersville.
- CF 10.2: Budget annually for new resident welcome packets and staff support.
- CF 10.3: Include volunteer/involvement opportunities on the Town's website.

Potential Partners

- Town Council
- Town Staff

Resources & Tools

- Marketing/Website Consultant
- Donations/sponsorship
- Volunteers
- Johnson County Convention, Visitor, and Tourism Board
- Festival Country Indiana
- Businesses

PRIORITY KEY		Low Priority
		Medium Priority
		High Priority

Parks & Recreation: 1. Review open space requirements as part of the subdivision control ordinance to encourage diverse types of open space systems.



Action Steps:

- P 1.1: Develop a technical committee to determine open space requirements to be adopted as part of the subdivision control ordinance.
- P 1.2: Review and adopt changes to the subdivision control ordinance to include open space requirements for large subdivisions.

Potential Partners

- Planning Commission
- Town Council
- Town Staff
- Technical Committee

Resources & Tools

- American Planning Association
- Consultant
- Developers

Parks & Recreation: 2. Continue planning efforts that support the identification of new parks and improvements, such as the 5-year Parks and Recreation Master Plan and the Recreation Impact Fee Study.



Action Steps:

- P 2.1: Update the 5-Year Parks and Recreation Master Plan every five years.
- P 2.2: Apply for LWCF to acquire and develop park land in Bargersville annually.

Potential Partners

- Parks Advisory Board
- Town Council

Resources & Tools

- Indiana Department of Natural Resources
- Consultant

PRIORITY KEY

-  Low Priority
-  Medium Priority
-  High Priority

Parks & Recreation: 3. Implement Kephart Park.



Action Steps:

- P 3.1: Fund amenities within the park in phases.
- P 3.2: Ensure maintenance of the park can be supported by existing resources.

Potential Partners

- Parks Advisory Board
- Town Council
- Aspire Economic Development + Chamber Alliance

Resources & Tools

- Recreation Impact Fee
- Indiana Department of Natural Resources
- Johnson County Community Foundation
- Lilly Endowment

Parks & Recreation: 4. Provide additional winter activities and programs, such as a seasonal ice-skating rink.



Action Steps:

- P 4.1: Consider raising sponsorships or work with partners to support a temporary ice-skating rink in downtown.
- P 4.2: Survey residents to determine winter activities that are desired by residents that the Town should support.

Potential Partners

- Parks Advisory Board
- Town Council
- Bargersville Main Street
- Johnson County Convention, Visitor and Tourism Board

Resources & Tools

- Donations/sponsorship
- Volunteers
- Johnson County Community Foundation
- Lilly Endowment

PRIORITY KEY

- Low Priority
- Medium Priority
- High Priority

Parks & Recreation: 5. Increase the awareness of activities and events that are happening in Bargersville.



Action Steps:

- P 5.1: Consider paid promotional ads on digital platforms or other paid efforts (utility bills) to increase awareness and attendance at events.
- P 5.2: Track and analyze the effectiveness of paid promotional materials for future ad expenditures.
- P 5.3: Coordinate and partner with the Johnson County Convention, Visitors, & Tourism Board (Festival County Indiana) to promote and develop activities and events.
- P 5.4: Utilize established promotional websites (such as eventbrite) and other free/low cost outlets to increase visibility of Town events and programming.

Potential Partners

- Parks Advisory Board
- Town Council
- Town Staff
- Johnson County Convention, Visitor and Tourism Board

Resources & Tools

- Accelerate Indiana Municipalities

Parks & Recreation: 6. Implement highly requested park facilities, such as a splash pad and/or dog park.



Action Steps:

- P 6.1: Determine appropriate locations for the proposed splash pad and dog park.
- P 6.2: Acquire property and design the splash pad and dog park facilities.
- P 6.3: As funding (included in 5-Year Parks and Recreation Master Plan) is available, implement the splash pad and/or dog park.

Potential Partners

- Parks Advisory Board
- Town Council
- Johnson County Convention, Visitor and Tourism Board

Resources & Tools

- Indiana Department of Natural Resources
- Consultant
- Johnson County Community Foundation
- Lilly Endowment

Parks & Recreation: 7. Work with partners to develop an indoor recreation facility and/or sports complex.



Action Steps:

P 7.1: Develop a concept and preliminary cost estimate for the recreational facility or sports complex.

P 7.2: Consider and research viable funding mechanisms for the complex.

P 7.3: As funding and community support is available, implement the complex.

Potential Partners

- Parks Advisory Board
- Town Council
- Town Staff
- Private Developers
- Aspire Economic Development + Chamber Alliance
- Johnson County Convention, Visitor and Tourism Board

Resources & Tools

- Indiana Department of Natural Resources
- Indiana Office of Tourism Development
- Consultant
- Johnson County Community Foundation
- Lilly Endowment

PRIORITY KEY		Low Priority
		Medium Priority
		High Priority

Character & Identity: 1. Undergo a branding exercise to determine the identity of Bargersville and to develop marketing materials for promotion of that brand.



Action Steps:

- CI 1.1: Hire a consultant or create a contest to develop a strong brand for Bargersville.
- CI 1.2: Set and distribute branding standards to all Bargersville employees who would deal with direct communication or promotion of the Town.

Potential Partners

- Town Council
- Town Staff

Resources & Tools

- Johnson County Convention, Visitor and Tourism Board
- Marketing/Branding Consultant
- Johnson County Community Foundation
- Lilly Endowment

Character & Identity: 2. Hire a service or staff person focused on promoting Bargersville.



Action Steps:

- CI 2.1: Consider the ability to hire an individual focused on community promotion.
- CI 2.2: Set goals and responsibilities for new communications staff to be annually reviewed based on changing technology and trends.

Potential Partners

- Town Council

Resources & Tools

- Bargersville Main Street
- Johnson County Convention, Visitor and Tourism Board

PRIORITY KEY

	Low Priority
	Medium Priority
	High Priority

Character & Identity: 3. Implement gateway, wayfinding, and other signage that reflects the identity of Bargersville.



Action Steps:

- CI 3.1: Develop a task force to guide the design and location of signage in Bargersville.
- CI 3.2: Determine locations for signage and develop a phasing plan for sign implementation.

Potential Partners

- Planning Commission
- Town Council
- Town Staff
- Task Force
- Street Department
- Property Owners

Resources & Tools

- Johnson County Convention, Visitor and Tourism Board
- Marketing/Branding Consultant
- American Planning Association
- Indiana Office of Tourism Development
- Johnson County Community Foundation
- Lilly Endowment

Character & Identity: 4. Commission artists to implement public art projects at gateways and community gathering spaces.



Action Steps:

- CI 4.1: Identify locations and types of art installations appropriate for Downtown.
- CI 4.2: Consider creative implementation of art installations such as community service projects, crowd source funding, grants, and/or sponsorships.

Potential Partners

- Planning Commission
- Town Council
- Town Staff

Resources & Tools

- Indiana Arts Commission
- Johnson County Convention, Visitor and Tourism Board
- Local/regional artists
- Franklin Community Schools
- Center Grove Community School Corporation
- CreatINg Places Grant
- Johnson County Community Foundation
- Lilly Endowment

Character & Identity: 5. Preserve the historic and agricultural heritage of Bargersville by properly incorporating sites, structures, and buildings into future development. ✨ ✨ ✨

Action Steps:

CI 5.1: As buildings are vacated in Downtown, ensure buildings are promptly reused without stripping the original character of the building as desired.

CI 5.2: Consider landmarking prominent and significant buildings in Downtown Bargersville.

Potential Partners

- Planning Commission
- Town Council
- Aspire Economic Development + Chamber Alliance

Resources & Tools

- Indiana Landmarks
- Indiana Department of Natural Resources
- Office of Community and Rural Affairs - Historic Renovation Grant

PRIORITY KEY

- ✨ ✨ ✨ Low Priority
- ✨ ✨ ✨ Medium Priority
- ✨ ✨ ✨ High Priority

Downtown: 1. Update and implement the Downtown Revitalization Plan for Bargersville.



Action Steps:

- D 1.1: Create a task force to review and update the Downtown Revitalization Plan.
- D 1.2: Review the existing Downtown Revitalization Plan against today's social preferences, economic advantages, accomplishments and community desires.
- D 1.3: Propose and adopt changes to the Downtown Revitalization Plan with a focus on action steps to improve implementation.
- D 1.4: Include an overall master plan of downtown as part of the update that includes new development, redevelopment, open space and parking.

Potential Partners

- Planning Commission
- Town Council
- Aspire Economic Development + Chamber Alliance
- Task Force Committee

Resources & Tools

- American Planning Association
- Consultant
- Developers/Builders

Downtown: 2. Develop a façade improvement program for Downtown Bargersville.



Action Steps:

- D 2.1: Work with Bargersville Main Street and other partners to develop a local grant program that incentivizes the improvement of downtown buildings.
- D 2.2: Direct building owners to state grant programs geared toward the improvement of historic buildings.
- D 2.3: Consider developing design guidelines for new developments, as well as historical structures.

Potential Partners

- Planning Commission
- Town Council
- Bargersville Main Street
- Building/Business Owners
- Developers/Builders

Resources & Tools

- Architect
- Indiana Office and Community of Rural Affairs (OCRA)
- Johnson County Community Foundation
- Lilly Endowment

PRIORITY KEY

-  Low Priority
-  Medium Priority
-  High Priority

Downtown: 3. Create a long-term parking strategy for downtown as it grows and expands.



Action Steps:

- D 3.1: Conduct a study to determine the number of parking spaces and other alternatives that could be implemented to improve parking in Downtown.
- D 3.2: Continue to develop partnerships that allow extended parking in downtown during large events.

Potential Partners

- Planning Commission
- Town Council
- Town Staff

Resources & Tools

- American Planning Association
- Consultant
- Property Owners
- Bargsville Main Street

Downtown: 4. Implement a central gathering space downtown that would allow for both large events and small social gatherings.



Action Steps:

- D 4.1: Reference the Downtown Revitalization Plan to determine the location for and amenities desired for the central gathering space.
- D 4.2: Ensure the central gathering space design and implementation is flexible and allows multiple types of events and programs to be accommodated.

Potential Partners

- Parks Advisory Board
- Planning Commission
- Town Council
- Town Staff
- Johnson County Convention, Visitor and Tourism Board

Resources & Tools

- Indiana Department of Natural Resources (IDNR)
- Consultant
- Johnson County Community Foundation
- Lilly Endowment

PRIORITY KEY

-  Low Priority
-  Medium Priority
-  High Priority

Downtown: 5. Integrate and embrace fixtures such as the railroad and agricultural buildings as new development and revitalization occurs.



Action Steps:

- D 5.1: Determine structures throughout Bargersville that should be preserved and improved.
- D 5.2: Work with property owners to showcase and improve prominent structures in downtown such as the grain silos and/or historic buildings.
- D 5.3: Consider integrating art and landscaping improvements on properties desired to be preserved and improved.

Potential Partners

- Town Council
- Town Staff
- Property/Business Owners
- Developers/Builders

Resources & Tools

- Indiana Arts Commission

Downtown: 6. Create a history and/or art walk in Downtown.



Action Steps:

- D 6.1: Develop a self-guided pamphlet that would lead visitors throughout Downtown to view historic structures and art.
- D 6.2: Develop a smart phone application that provides a self-guided art/history tour of Bargersville as well as other promotions (coupons, destinations etc.)

Potential Partners

- Town Staff
- Bargersville Main Street
- Property/Business Owners
- Developers/Builders
- Johnson County Convention, Visitor and Tourism Board

Resources & Tools

- Indiana Arts Commission
- Franklin Township Historical Society
- Johnson County Community Foundation
- Lilly Endowment

PRIORITY KEY

-  Low Priority
-  Medium Priority
-  High Priority

Downtown: 7. Continue to support and expand the Bargersville Farmer’s Market.



Action Steps:

- D 7.1: Consider the creation of shaded vendor spaces with electrical and water hookups in Downtown if new open space is developed.
- D 7.2: Work with Bargersville Main Street to include live music or other entertainment as part of the farmer’s market hours.

Potential Partners

- Bargersville Main Street
- Town Council
- Town Staff
- Business Owners
- Johnson County Convention, Visitor and Tourism Board

Resources & Tools

- Purdue Extension
- Consultant
- Johnson County Community Foundation
- Lilly Endowment

Downtown: 8. Offer regular programming, festivals, and musical events that bring people to downtown.



Action Steps:

- D 8.1: Expand sponsorships to offer regular events throughout the year in Downtown Bargersville.
- D 8.2: Consider expanding festival/event staff and acquiring additional volunteers to support regular events.
- D 8.3: Survey residents and event attendees to determine the demand for new events and festivals.
- D 8.4: Consider revenue generating options from Main Street Bargersville.

Potential Partners

- Bargersville Main Street
- Town Council
- Business Owners
- Johnson County Convention, Visitor and Tourism Board

Resources & Tools

- Parks Advisory Board
- Donations/sponsorships

PRIORITY KEY

- Low Priority
- Medium Priority
- High Priority

Tourism & Economic Development: 1. Continue and increase involvement and representation in Aspire Economic Development + Chamber Alliance.



Action Steps:

ED 1.1: Ensure adequate representation of Bargersville participates in meetings, events and other strategic planning efforts developed by Aspire Economic Development + Chamber Alliance.

ED 1.2: Regularly provide updated information to Aspire Economic Development + Chamber Alliance for promotion regarding Bargersville's strengths as place to live, work and play.

Potential Partners

- Aspire Economic Development + Chamber Alliance
- Town Council
- Town Staff

Resources & Tools

- N/A Coordination Only

Tourism & Economic Development: 2. Lead a partnership with Aspire Economic Development + Chamber Alliance and others to attract employers related to IT, medical fields, and research and development.



Action Steps:

ED 2.1: Ensure broadband and other infrastructure is sufficient to support the IT, medical fields, and research and development in Bargersville.

ED 2.2: Work with Aspire Economic Development + Chamber Alliance to promote shovel-ready sites to targeted industries in Bargersville.

ED 2.3: Reserve economic incentives for targeted industries to locate in Bargersville.

ED 2.4: Consider hiring a director or staff to support and promote economic development in Bargersville.

Potential Partners

- Aspire Economic Development + Chamber Alliance
- Redevelopment Commission
- Economic Development Commission
- Town Council
- Town Staff (Economic Development Staff, if hired)
- Developers
- Business Owners/Property Owners

Resources & Tools

- Indiana Economic Development Corporation
- Johnson County Community Foundation
- Lilly Endowment

Tourism & Economic Development: 3. Protect and enhance tourism destinations in Bargersville.



Action Steps:

- ED 3.1: Regularly coordinate events and new/existing destinations with the County tourism board.
- ED 3.2: Align tourism development efforts with the Johnson County Convention, Visitor and Tourism Board's strategic plan.

Potential Partners

- Johnson County Convention, Visitor and Tourism Board
- Town Council
- Town Staff

Resources & Tools

- Property Owners
- Bargersville Main Street
- Indiana Office of Tourism Development (IOTD)
- Johnson County Community Foundation
- Lilly Endowment

Tourism & Economic Development: 4. Promote agri-tourism opportunities in Bargersville.



Action Steps:

- ED 4.1: Include agri-tourism destinations on promotional materials, the Town's website and partner websites.
- ED 4.2: Consider developing an information packet for land owners to create agri-tourism businesses in Bargersville.
- ED 4.3: Include agri-tourism destinations on wayfinding signage.

Potential Partners

- Johnson County Convention, Visitor and Tourism Board
- Town Council
- Town Staff

Resources & Tools

- Property/Business Owners
- Indiana Office of Tourism Development (IOTD)
- Johnson County Extension Office

PRIORITY KEY

- Low Priority
- Medium Priority
- High Priority

Tourism & Economic Development: 5. Enhance communication materials and platforms that promote the Town of Bargersville.



Action Steps:

ED 5.1: If communication staff is hired, include platform development and communication materials as part of their roles and responsibilities.

ED 5.2: Include a monthly coordination session to track and analyze visitor activity on the town's website and other digital platforms to improve online communication methods to residents and visitors.

Potential Partners

- Town Council
- Town Staff

Resources & Tools

- Johnson County Convention, Visitor and Tourism Board
- Bargersville Main Street
- Aspire Economic Development + Chamber Alliance

PRIORITY KEY		Low Priority
		Medium Priority
		High Priority

Tools and Other Resources

The strong momentum of Bargersville's growth and development can be maintained through strengthening partnerships and expanding funding opportunities to successfully implement the goals and objectives of this plan. Various tools, programs, and other resources are available locally, and at the state and federal level as well. The following is a list of the potential tools and resources Bargersville can utilize. This list is not exhaustive and can be expanded overtime. Please note that many of these programs are continually updated, added and/or removed.

Tools:

Capital Improvement Planning

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

Bonds

Backed by the credit and "taxing power" of the issuing jurisdiction, a bond is government debt issued to raise money that finances capital improvements. A bond issue requires a vote by citizens in a general election. Property taxes and other revenue then pay for the bond's retirement.

Tax Abatement

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

Impact Fees

An impact fee is a charge on new development to pay for the cost of infrastructure and related services that are necessitated by and benefit the new development. The fee is based on the type of development assessed for the increase in the burden on infrastructure. Fees contribute to a non-reverting fund and can be used for infrastructure improvements and amenities including park and recreation and multi modal projects.

Technical Resources:

- American Planning Association
- Bicycle Indiana
- Indiana Association of Area Agencies of Aging (IAAAA)
- Accelerate Indiana Municipalities (AIM)
- Indiana Chapter of the American Planning Association
- Indiana Small Business Development Center
- Indiana State Department of Health (ISDH)
- Prosperity Indiana
- US Department of Interior/Department of Natural Resources Historic Preservation Standards and Guidelines
- League of American Bicyclists
- Smart Growth America Technical Assistance Workshop
- American Planning Association
- Indiana Department of Natural Resources (IDNR)
- Indiana Economic Development Corporation (IEDC)
- Indiana Housing and Community Development Authority (IHCDA)
- Indiana Office of Community and Rural Affairs (OCRA)
- Indiana Municipal Power Agency (IMPA)
- US Department of Agriculture (USDA)

Funding:

American Planning Association – Plan4Health

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

Center for Disease (CDC) – Healthy Communities Program

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

Indiana Association for Floodplain and Stormwater Management (INAFSM)

The Indiana Association for Floodplain and Stormwater Management was founded in 1996 by professionals interested in and responsible for floodplain and stormwater management in the State of Indiana. INAFSM members include federal, state, and local agency staff, engineers, consultants, planners, elected officials, members of academia, students, and floodplain residents. Visit the Resource Center online for more information <https://www.inafsm.net/training-resources>

Indiana Department of Natural Resources (IDNR)

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

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

An adjusted gross income tax credit is available for the rehabilitation of historic residential property. The qualified expenditures for preservation or rehabilitation of the historic property must exceed \$10,000. The tax credit is equal to 20 percent of the qualified expenditures that the taxpayer makes.

Land and Water Conservation Fund (LWCF)

LWCF federal grants can be used to protect important natural areas, acquire land for outdoor recreation and develop or renovate public outdoor recreation facilities such as campgrounds, picnic areas, sports/playfields, swimming facilities, boating facilities, fishing facilities, trails, natural areas and passive parks. The minimum grant request is \$10,000 and the maximum request is \$200,000 with a local match requirement.

Recreational Trails Program (RTP)

Matching assistance program that provides funding for the acquisition and/or development of multi-use recreational trail projects. Minimum funding available is \$10,000 and maximum funding available is \$200,000 and a 20% match is required. Both motorized and non-motorized projects may qualify for assistance.

Indiana Department of Transportation (INDOT)

INDOT's mission is to plan, build, maintain and operate superior transportation system enhancing safety, mobility and economic growth.

Local Public Agency (LPA) Program

INDOT shares gas tax revenue from the state Motor Vehicle Highway Fund and Local Road and Street Fund with LPAs towards capital improvement needs. Community's must have a local employee in charge with ERC training, projects must be ADA compliant, provide matching funds and meet project eligibility. More information can be found at <http://www.in.gov/indot/files/LPA%20Guidance%20Document.pdf>.

Community Crossings Matching Grant Fund Program

In 2016 this program provided a 1-1 match for eligible projects up to \$1 million. In the second year (2017), INDOT funded 75% of the project of communities under 10,000. Eligible projects included bridge and road preservation type projects along with ADA sidewalk projects that intersect with any road project, roundabouts and road reconstructions. Trails and enhancement type projects are not eligible and only construction costs are eligible. In the upcoming years, this program is expected to change and the community should reference INDOT's website for more information.

Transportation Alternatives Funding

The Transportation Alternatives (TA) program will receive about \$780 million to carry out all TA projects, including SRTS and RTP projects across the country, which represents about a 35% reduction from the current \$1.2 billion spent on these programs. Under the bill, states will sub-allocate 50% of their TA funds to Metropolitan Planning Organizations (MPO) and local communities to run a grant program to distribute funds for projects. States could use the remaining 50% for TA projects or could spend these dollars on other transportation priorities Indiana Economic Development Corporation (IEDC)

Indiana Housing and Community Development Authority (IHCD)

The IHCD is committed to providing assistance for residents by providing housing opportunities, promote self-sufficiency, and strengthen communities.

Business Expansion and Entrepreneurship Development (BEED) Program

This program offers assistance and fostering of microenterprise development through community lending. This program offers businesses up to \$10,000 for start-ups and \$25,000 to expand existing businesses.

Community Enhancement and Economic Development (CEED) Loan Program

CEED provides communities with a source of loan financing for economic development, housing rehabilitation, public facilities, and other large-scale projects. Eligible activities include machinery/equipment, acquisition, site preparation, and clearance/demolition.

Low Income Housing Tax Credit – Investment Tax Credit Programs

Dollar-for-dollar federal tax credit that incentivize the investment of private equity in the development of affordable housing. The project owner must agree to comply with Chapter 42 regulations and maintain an agreed open percentage of low-income units, as well as meet requirements for a 15-year compliance period and a subsequent 15-year extended use period. Maximum request is \$1.2 million tax credits.

Indiana Office of Tourism Development (IOTD)

The Indiana Office of Tourism Development offers matching grant to cities, towns, counties and nonprofit entities located in Indiana that are involved with tourism promotion and development.

Marketing Asset Grant

IOTD offers matching grants to entities located in Indiana that demonstrate financial need and are focused on tourism promotion and development. Proposals that must focus on either sports tourism/outdoor recreation, culinary and agritourism, heritage tourism, or arts and cultural tourism. Project eligibility include tourism infrastructure, technology that improve marketing efficiency and effectiveness, collaborative marketing initiatives that strategically align assets, attractions, destinations and regions. Grant awards will not exceed \$20,000 and must be matched 1:1.

Destination Development Grant Guidelines

Eligible projects include those that enhance Indiana's tourism profile. Large-scaled projects will be viewed favorably and as the project category as either spectator sports/participation sports/outdoor recreation, cultural/agricultural activities, heritage/historical experiences, or arts and culture. Grants are between \$50,000 and \$250,000 and be matched 1:1.

Indiana Finance Authority (IFA)

In order to provide economic efficiencies and management synergies and enable the State of Indiana ("State") to communicate as one voice with the various participants in the financial markets, the Indiana Development Finance Authority, the State Office Building Commission, the Indiana Transportation Finance Authority, the Recreational Development Commission, the State Revolving Fund Programs and the Indiana

Brownfields Program were consolidated into a new and separate entity called the Indiana Finance Authority ("IFA") on May 15, 2005. The Indiana Health and Educational Facilities Finance Authority was also merged into the IFA, effective July 1, 2007.

As the successor entity to these formerly separate debt-issuing entities, the IFA is authorized to issue revenue bonds payable from lease rentals under lease agreements with various state agencies and to finance or refinance the cost of acquiring, building and equipping structures for state use including state office buildings, garages, highways, bridges, airport facilities, correctional facilities, state hospitals and recreational facilities related to State parks. The IFA also manages the Wastewater and Drinking Water State Revolving Fund Loan Programs and the Indiana Brownfields Program.

For more information visit <https://www.in.gov/ifa/2349.htm>

National Endowment for the Arts

Our Town Program supports creative place-making projects that help transform communities into lively, beautiful, and resilient places with the arts at their core. They offer support in two areas, projects that are focused on representing the distinct character and quality of their communities (Arts Engagement, Cultural Planning, and Design Projects), and projects that provide technical assistance for placed-based work (Projects that Build Knowledge about Creative Place-making). For more information visit www.arts.gov/grants-organizations/our-town.

Indiana Municipal Power Agency

Companies located within an IMPA member community benefit from some of the lowest industrial rates in the Midwest. In an effort to encourage the additional growth and success of companies within IMPA service territory, IMPA offers an electric incentive, which is often referred to an Economic Development Rider (EDR), for companies that meet certain criteria. To qualify, a new or expanding business must meet the following minimum criteria:

- The site or building must be located within IMPA service territory
- The customer must invest a minimum of \$1,000,000 in real and/or personal property
- The project must add a minimum of 1 MW of new load at one premise

For more information visit <https://www.impa.com/economic-development/financing-incentive-programs>

US Department of Agriculture (USDA)

The USDA provides leadership on food, agriculture, natural resources, rural development, nutrition, and related issues based on public policy, the best available science, and effective management. They have a vision to provide economic opportunity through

innovation, helping rural America to thrive; to promote agricultural production that better nourishes Americans while also helping feed others through the world; and to preserve our Nation's natural resources through conservation, restored forests, improved watersheds, and healthy private working lands.

Intermediary Relending Program (IRP)

This program provides 1% low-interest loans to local intermediaries that re-lend to businesses and for community development projects in rural communities. The maximum loan available is \$250,000, or 75% of the total cost of the ultimate recipient's project for which the loan is being made.

Rural Business Enterprise Grant (RBEG)

Grants range from \$10,000 to \$500,000 and are used towards the facilitation and development of small and emerging rural businesses, distance learning networks, and employment-related adult education programs.

Rural Business Opportunity Grant (RBOG)

This program promotes economic growth in rural communities through training support and technical assistance for business development and to assist with regional economic development planning. A specific emphasis on funding is the support for a collaborative economic planning and development through regional food systems. The maximum grant is \$100,000.

Rural Economic Development Grant

This is a loan and grant program that provides funding to rural projects through local utility organizations. The loan provides a zero percent interest loans to local utilities, which is then passed to local businesses for projects that will create and retain employment in rural areas. The grant program provides grant funds to establish a revolving loan funding.

Rural Micro-entrepreneur Assistance Program

This program offers microloans for microenterprise start-ups and growth through a Rural Microloan Revolving Fund. Grants are provided for technical assistance and must have a 15% match. Loans up to \$50,000-\$500,000 may be used for establishing a rural microloan revolving fund managed by the Microenterprise Development Organization (MDO).

Rural Development

USDA Rural Development operates over fifty financial assistance programs for a variety of rural applications. The Water & Waste Disposal Loan & Grant Program

provides funding for clean and reliable drinking water systems, sanitary sewage disposal, sanitary solid waste disposal, and storm water drainage improvements. Funding is most commonly available in the form of long-term, low interest loans but may include grants to help keep used costs reasonable.

US Economic Development Administration

The Economic Development Administration (EDA) has published the FY 2020 Public Works and Economic Adjustment Assistance Programs Notice of Funding Opportunity (PWEAA NOFO). EDA's Public Works and Economic Adjustment Assistance (EAA) programs provide economically distressed communities and regions with comprehensive and flexible resources to address a wide variety of economic needs. Projects funded by these programs will support work in Opportunity Zones and will support the mission of the Department by, among other things, leading to the creation and retention of jobs and increased private investment, advancing innovation, enhancing the manufacturing capacities of regions, providing workforce development opportunities, and growing ecosystems that attract foreign direct investment

Through the PWEAA NOFO, EDA solicits applications from applicants in order to provide investments that support construction, non-construction, planning, technical assistance, and revolving loan fund projects under EDA's Public Works program and EAA programs (which includes Assistance to Coal Communities). Grants and cooperative agreements made under these programs are designed to leverage existing regional assets and support the implementation of economic development strategies that advance new ideas and creative approaches to advance economic prosperity in distressed communities, including those negatively impacted by changes to the coal economy.

For more information visit <https://www.eda.gov/funding-opportunities/>

Implications

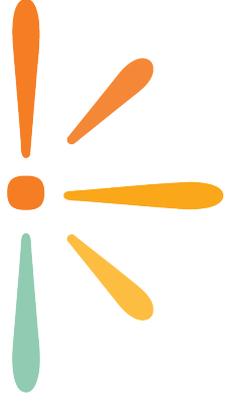
The Bargersville VISION! 2040 Comprehensive Plan lays out a decisive road map for Land Use & Housing, Transportation, Utilities, Community Facilities, Parks & Recreation, Character & Identity, Downtown, and Tourism & Economic Development obstacles and challenges Bargersville may face in the future. Through structured and measurable goals and objectives, Bargersville can achieve the plan's vision statement of:

“Bargersville has the **small-town charm of a rural farming community** with a high growth potential. Residents wish to **maintain the natural views and alluring topography** of the landscape, as well as the friendliness and familiarity of their neighbors, **while welcoming new community members**. Businesses are encouraged as part of concentrated growth centers **to support a healthy economy and community**, taking advantage of Bargersville's **excellent transportation access.**”

Partnered with the VISION! Plan, the appendix serves as support materials for the goals and objectives included in the Plan. The Appendix includes:

- Demographic Conditions Analysis
- Existing Physical Conditions
- Public Engagement Summary

bargersville
VISION!
2040
comprehensive plan

A stylized sunburst graphic composed of several teardrop-shaped rays in shades of orange, yellow, and teal, positioned to the right of the text.



bargersville
VISION!
2040
comprehensive plan

07/14/20



PLAN APPENDICES

A

Demographic Conditions

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A

Demographic Conditions

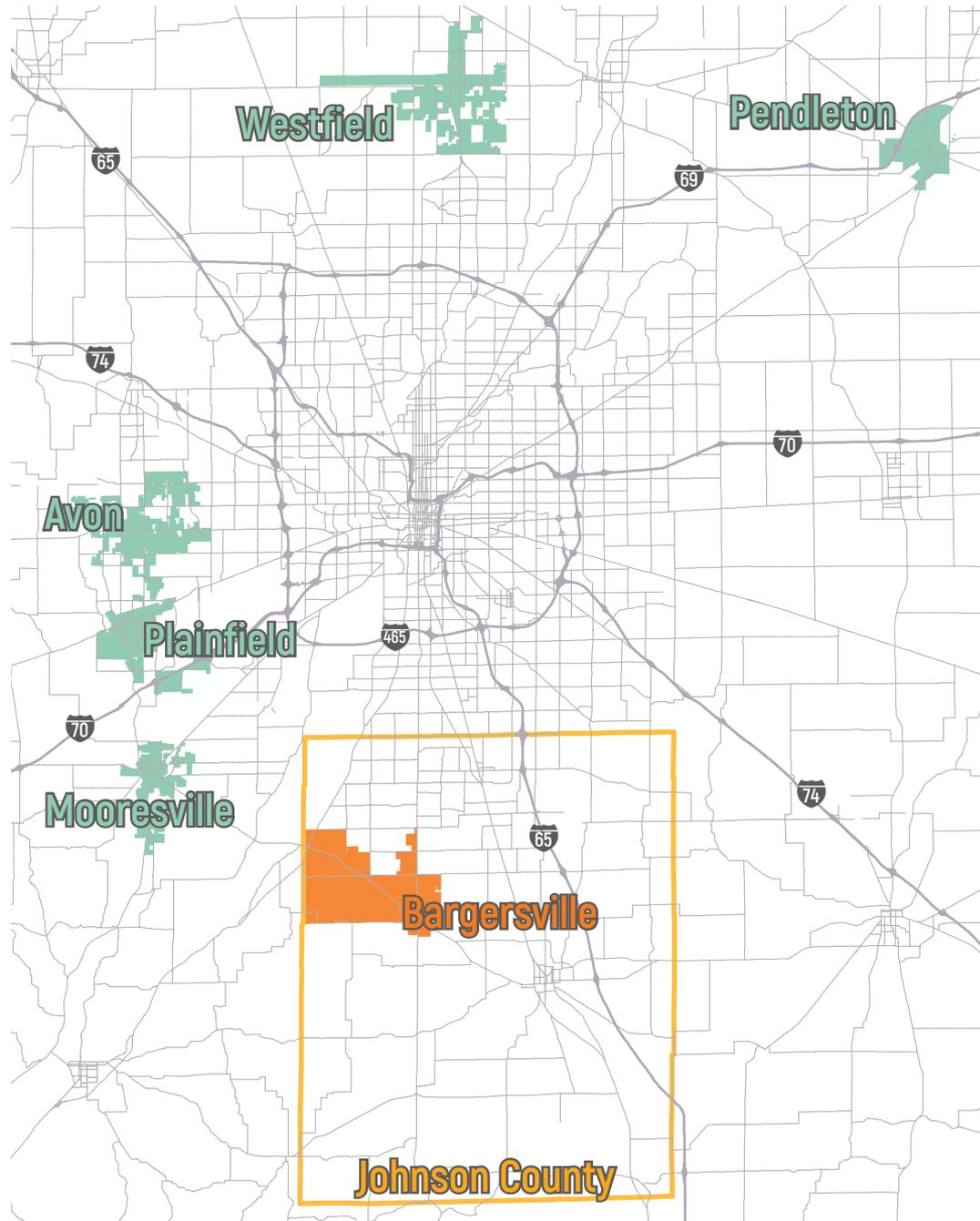
Introduction

The following section gives a snapshot of key demographic conditions in Bargersville at the time of this plan's creation. It is important for town officials, planners, and policy-makers to understand a community's existing conditions so they can better plan for the future. The purpose of an existing conditions analysis is to provide an analysis of where the community stands today. This analysis provides a foundation for the Town's vision, goals and objectives in the comprehensive plan.

As part of this analysis, it is important to compare Bargersville's demographic information against other similar cities and towns. This is needed in order to find specific trends in data that differ from local, state and national occurrences. These trends help further guide what a community should focus on in the future. The comparison communities used for this analysis were:

- Avon, Indiana
- Mooresville, Indiana
- Pendleton, Indiana
- Plainfield, Indiana
- Westfield, Indiana
- Johnson County, Indiana

The data for this existing conditions analysis was primarily taken from the American Community Survey 2017 5-year estimates, the most recent sets of census data available. This data may show discrepancies from conditions currently seen in the community due to extreme growth. It is important that demographic and existing conditions data is consistently considered even after the plan has been adopted.



Population

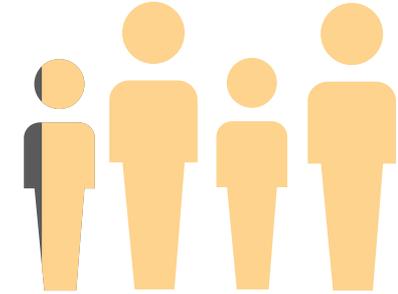
Bargersville's population was 6,919 people in 2017, an increase of 2,906 people [72.4%] since 2010. Bargersville also had the highest rate of growth out of any comparison communities. Johnson County also saw growth since 2010, but had a much slower growth rate of 6.9%. Additionally, the ACS 2018 Population Estimate for Bargersville was 7,722 people, an estimated 11.6% increase in just one year. It should also be pointed out that although these are the most recent population estimates for the Town, they are more than likely lower than the current population due to the rapid growth Bargersville is experiencing. Part of this growth for Bargersville is due to families moving to the area for the high-tier school system. Other comparison communities which have seen high population growth rates are Avon (32.4%) and Westfield (24.2%).

Johnson County is predicted to continue to grow in the future with a 2040 projected population of 191,249 people, or a 28.0% increase from 2017. This projected growth is likely influenced by Bargersville's increase in population, and is likely to continue as the school system and Town grow. The major influencer for County and Town growth is the increase in migration rates since 2010. Bargersville has seen a steady increase in the amount of people moving to the town since 2010, and if trends continue, will likely experience higher amounts in future years.

Although increases in population are always wanted, this growth should include proper planning. It is important for officials to understand how the increase in population will affect the demanded infrastructure, amenities, and services of the Town.

149,359

Johnson County Population

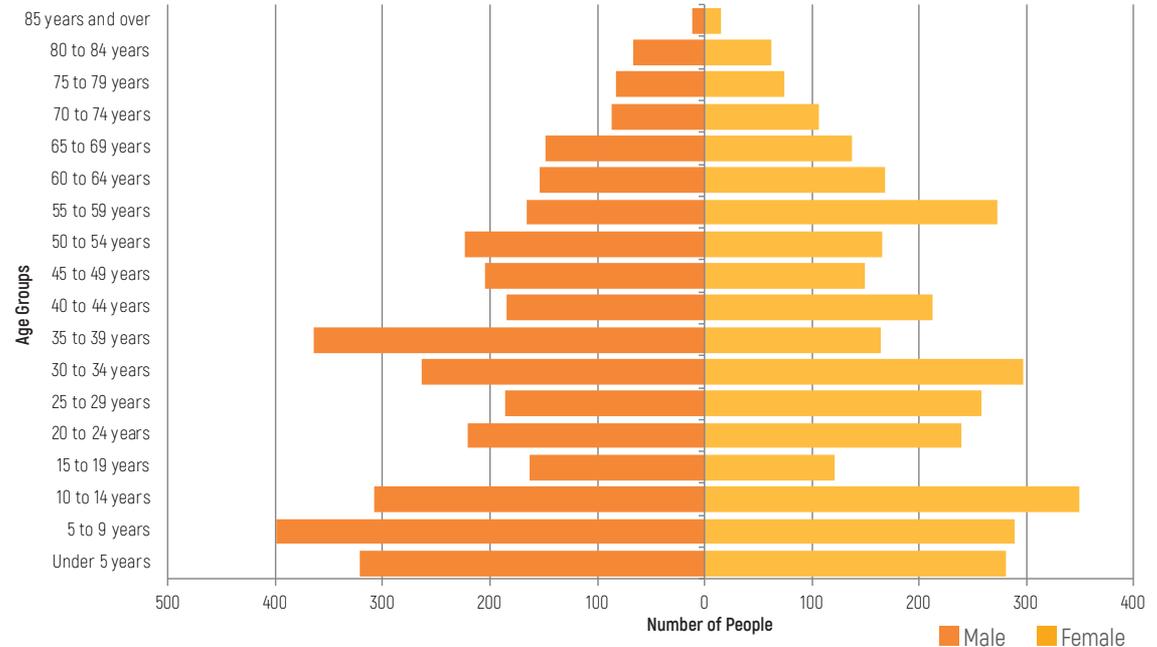


4.6%

of County Population
in Bargersville

Population Change 2010-2017	
Community	Population Change Since 2010
Bargersville	72.4%
Avon	32.4%
Westfield	24.2%
Plainfield	12.2%
Johnson County	6.9%
United States	3.82%
Mooresville	2.6%
Indiana	1.97%
Pendleton	0.4%

Population Pyramid



Age

The median age for Bargersville is 33.5 years old, the lowest out of all comparison communities including Indiana (37.5 years old) and the United States (37.8 years old). The community with the highest is Mooresville with a median age of 43.9 years. This low number is most likely affected by the school system and the recent increase in school-aged children and young families.

Median Age (2017)	
Community	Years Old
Mooresville	43.9
Pendleton	38.9
United States	37.8
Plainfield	37.7
Indiana	37.5
Johnson County	37.3
Avon	35.3
Westfield	34.5
Bargersville	33.5

The Town's population breakdown can be seen on the population pyramid pictured on the previous page. A stable population would generally have similar numbers in population (box-shaped) for all age groups except the oldest. A wide base (pyramid-shaped) indicates high birthrates or growing population. A narrow base (inverted pyramid-shaped) represents low birthrates or a naturally declining population. Bargersville's population pyramid has a wide base with a narrow top, pointing to higher than average birth rates or increased migration of young families. Bargersville has a higher percentage of millennials (born 1981-1996) than baby boomers (born 1946-1964) with 28.8% and 17.9% respectively. On top

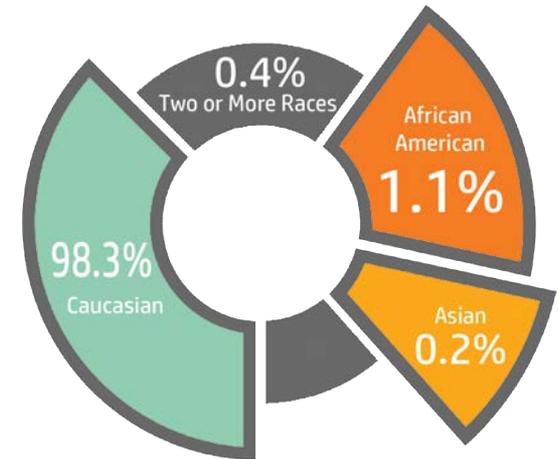
of that, 61.1% of Bargersville's population is under the age of 40. The current age breakdown in communities helps predict what types of amenities and services will be needed in the future. The recent surge in young children may mean Bargersville will need to invest in more entertainment options for families and youth.

Caucasian Population (2017)	
Community	% of Population
Mooresville	99.50%
Bargersville	98.30%
Pendleton	96.90%
Johnson County	92.10%
Westfield	89.90%
Plainfield	84.10%
Avon	84.00%
Indiana	83.90%
United States	73.0%

Diversity

Bargersville is less diverse than most of its comparison communities with the population being 98.3% Caucasian, 1.10% African American or Black, and less than 1% being Asian or two or more races. The most diverse comparison communities are Avon (84.0% Caucasian) and Plainfield (84.1% Caucasian), and the least diverse is Mooresville with 99.5% of its population being Caucasian.

Bargersville did not have any residents who identify as Hispanic or Latino as of 2017.



Educational Attainment

About 89.3% of Bargersville residents, who are 25 years and older, have a high school diploma or higher. This is lower than every comparison community except Mooresville (86.0%), but is higher than Indiana (88.3%) and the United States (87.3%). The top comparison communities are Westfield (96.2%) and Pendleton (95.2%).

High School Degree or Higher (2017)	
Community	% of Population
Mooresville	99.50%
Bargersville	98.30%
Pendleton	96.90%
Johnson County	92.10%
Westfield	89.90%
Indiana	88.30%
United States	87.30%
Plainfield	84.10%
Avon	84.00%

Bargersville's percentage of residents over the age of 25, with a bachelor's degree or higher, is 35.0%. This is higher than all comparison communities besides Westfield (56.6%) and Avon (38.7%), and is also higher than the state (25.3%) and country (30.9%). Additionally, 43.4% of those 25 and older have an associates degree or higher. Higher educational attainment in a community can attract new industries or businesses to the region due to higher skill-levels, and high disposable incomes.



43.4%

Associates's Degree or Higher
(25 years and Over)



89.2%

High School Diploma or Higher
(25 years and Over)

Households

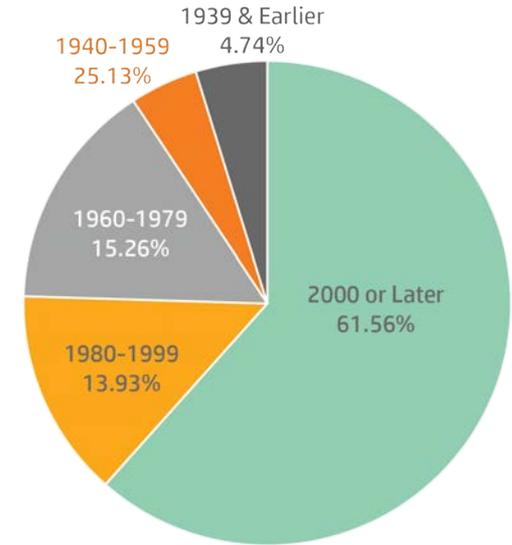
Bargersville had an estimated 2,700 housing units in 2017, which was an increase of 1,008 units from 2010. This increase coincides with the population increase the Town experienced during the same time period. The trend of growth in Bargersville has continued. From January 2017 to September 2019, 385 new building permits were issued, with 376 of those being single-family residential. Additionally, the Town's average household size is 2.82, which is comparatively high, can most likely also be attributed to the Town's jump in population.

About 87.0% of households in Bargersville are family households. Family households include married couples (62.9%), single men with children (12.5%), and single women with children (11.5%). The percentage of family households is higher than all other comparison communities and may be affected by families moving to the area for the school system.

Family Households	
Community	% of Households
Bargersville	87.00%
Westfield	78.40%
Avon	77.30%
Johnson County	72.80%
Plainfield	67.50%
Mooresville	67.20%
Pendleton	66.50%
United States	65.9%
Indiana	65.6%

On the other hand, the amount of single-person households in Bargersville (12.0%) is lower than all other comparison communities.

Year Residential Structure Built



74.1%

Owner-Occupied Housing Units



\$180,700

Median Home Value

Housing

Bargersville makes up just 4.5% of Johnson County's total housing units, with the majority of the County's units coming from Greenwood (39.4%) and Franklin (17.1%). The Town's vacancy rate (9.4%) is less than Johnson County (11.7%), Indiana (11.1%), and the country (12.2%). The communities with the lowest vacancy rates are Mooresville (3.8%) and Westfield (4.4%).

Vacancy Rate	
Community	Rate
Plainfield	13.00%
United States	12.20%
Johnson County	11.70%
Indiana	11.10%
Bargersville	9.40%
Avon	8.90%
Pendleton	8.90%
Westfield	4.40%
Mooresville	3.80%

Owner Occupied	
Community	% of Housing
Westfield	81.40%
Avon	80.90%
Bargersville	74.10%
Johnson County	71.00%
Indiana	68.9%
Plainfield	68.60%
Mooresville	66.90%
Pendleton	65.60%
United States	63.8%

The Town has a higher amount of owner-occupied housing (74.1%) than Indiana trends (68.9%), and sits in the middle of its comparison communities. Johnson County's amount of owner-occupied units (71.0%) is also higher than the state, though both Bargersville and the County are lower than Westfield (81.4%) and Avon (80.9%).

Bargersville's median home value is \$180,700, higher than all comparison communities besides Westfield (\$232,300) and Avon (\$185,200). The Town's median home values have increased by over \$60,000 since 2010 (ACS 2010 5-year estimate), potentially caused by the number of new housing units built during that time. Bargersville's median rent was \$955 in 2017, and has not appeared to grow the same rate as median home value (estimated \$918 in 2010).

Housing Cost		
Community	Median Home Value	Median Rent
Westfield	\$232,300	\$1,162
United States	\$193,500	\$982
Avon	\$185,200	\$1,055
Bargersville	\$180,700	\$955
Plainfield	\$155,100	\$990
Johnson County	\$149,700	\$896
Pendleton	\$134,400	\$852
Indiana	\$130,200	\$782
Mooresville	\$123,700	\$770

Both housing and household data points show the current housing market in a community, providing an overview of preferred housing types. This information helps predict what types of housing are needed in the future to fulfill market demands, such as a need for more affordable options and/or an increase in rental units.

**BLS 2018 annual averages*

Workforce & Unemployment

In 2017, approximately 70.4% of Bargersville's population over the age of 16 was in the workforce. This is higher than all other comparison communities, besides Westfield (74.9%) and Avon (71.5%). These high numbers could reflect the larger percentages of working adults and young professionals in Bargersville.

Workforce	
Community	% of Population
Westfield	74.90%
Avon	71.50%
Bargersville	70.40%
Pendleton	69.10%
Johnson County	67.60%
Indiana	63.80%
Plainfield	63.60%
United States	63.40%
Mooresville	62.40%

Johnson County, according to the Bureau of Labor Statistics, had an annual unemployment rate of 2.9% in 2018, which was lower than state (3.4%) and national (3.9%) averages. High labor force participation and low unemployment may indicate that population and workforce attraction is needed to support existing and future employers. An issue Bargersville may see in the future is difficulty finding employees in the residential workforce to fulfill entertainment and entry-level jobs. Because a large percentage of residents have high education levels, and commute for higher paying work, it may be hard filling the jobs gaps for local industries such as entertainment, retail and food services. This could cause a gap in available amenities for residents, and force them to travel outside Bargersville in order to fulfill those needs.

Income

Bargersville's median household income is \$81,673. This is much higher than the state (\$52,182), but still lower than Johnson County (\$82,167), Avon (\$85,433), and Westfield (\$89,144). The Town's income per capita however, is the highest out of all comparison communities at \$39,347.

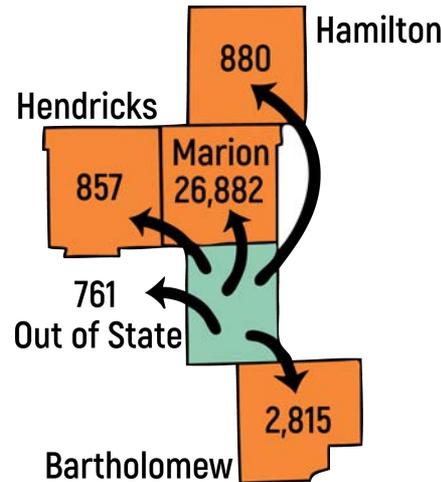
Median Household Income	
Community	2017 Income
Westfield	\$89,144
Avon	\$85,433
Johnson County	\$82,167
Bargersville	\$81,673
Pendleton	\$62,500
Plainfield	\$62,121
United States	\$57,652
Mooresville	\$52,513
Indiana	\$52,182

Median household income is based off all available incomes in a household, while per capita income is the average income based on all community residents. Per capita income is frequently used in measuring a standard of living, but can be skewed because it does not reflect income distribution. These are both important indicators that measure the economic health of an area when compared to others. Close proximity to an urban area with high paying jobs and higher education levels may contribute to higher income levels for Bargersville residents.

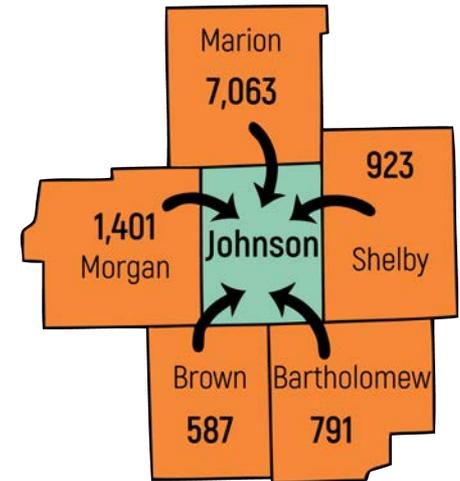


\$39,347
Per Capita Income

Commuting Out of Johnson County



Commuting Into Johnson County



STATS Indiana Commuting Profiles. Tax Year: 2016

Commuting

The mean travel time to work for a Bargersville resident is 27.6 minutes, with about 85.8% of commuters driving alone, 8.2% carpooling, and 1.1% walking. This commute time is fairly typically for a community surrounding a major metropolitan area, and can also be seen in Avon (29.5 minutes), Pendleton (32 minutes), and Westfield's (23.8 minutes) mean travel times. Approximately 44.6% of Bargersville's workforce stays in Johnson County for work, while only 11.1% both live and work in Bargersville. This is also somewhat typical for a community located next to a large urban area, and is a sign of people wanting to live in the community who do not mind commuting for work.

Johnson County receives about 10,872 workers from out of county, about 13.4% of the counties total workforce (Stats Indiana 2017 data set). However, the County exports more workers than it imports, with 33,192 commuters leaving the county for work. Most commuters leave the County for work in Marion County. Commuting patterns such as these are important to take into account because they can affect decisions officials make regarding housing, transportation infrastructure, and economic development. Since it appears that Bargersville is attracting residents who tend to live in place and work elsewhere, it may be prudent to increase quality of life amenities to retain residents. It may also be beneficial to attract new jobs in Bargersville, expanding the existing tax base.

Industries & Occupation

Bargersville's largest occupations as of 2017 were; management, business, science, and arts (46.5%); sales and office (19.5%); and production, transportation, and material moving (15.4%). This is similar to Johnson County's largest occupations of; management, business, science, and arts (39.1%); and sales and office occupations (23.6%).

The Town's largest industries are; manufacturing (24.0%), educational services, and health care and

social assistance (20.3%); and other services except public administration (10.2%). This differs slightly from Johnson County whose largest industry is educational services, and health care and social assistance (22.3%). Communities with a workforce spread out over multiple industries can potentially resist the effects of an economic recession better than those with one or two industries which dominate the area.

The tables below show the largest eight employers in Bargersville and Johnson County by number of people employed. Bargersville's largest employers tend to be

focused on schools, public utilities, and production/manufacturing, all of which could be seen by the industry breakdown seen on this page. Johnson County's top employers also follow its industry breakdown, with health care and social assistance industry types being four of the top eight employers.

Although there are a large amount of health care related industries in Johnson County, there are not enough to deem it as having a regional concentration. This is likely due to competition from Indianapolis and other surrounding communities.

Bargersville (2017)			
Employer Name	Industry	City/Town	Employees (#)
Earl Gray & Sons Inc	Hardware Retail	Bargersville	80
Center Grove Transportation Dept.	Buses/School Transportation Service	Bargersville	80
Maple Grove Elementary School	Schools	Bargersville	65
Bargersville Fire Department	Fire Departments	Bargersville	60
Custom Mechanical Systems Corp.	Mechanical Contractor	Bargersville	50
Bargersville Utilities Office	Water & Sewage Companies/Utilities	Bargersville	42
Taxman Brewing Co.	Beer & Ale Wholesale	Bargersville	33
Union Elementary	Schools	Bargersville	30

Johnson County (2017)			
Employer Name	Industry	City/Town	Employees (#)
Carey James	Residential Care Homes	Franklin	1000
Whisper Hearing Center	Home Health Services	Franklin	800
Johnson Memorial Hospital	Hospitals	Franklin	627
Ulta Beauty	Cosmetics & Perfumes Retail	Greenwood	501
Walmart Supercenter	Department Stores	Greenwood	500
Indiana Masonic Home Office	Retirement Communities & Homes	Franklin	387
Walmart Supercenter	Department Stores	Greenwood	335
Walmart Supercenter	Department Stores	Franklin	335

Implications

The largest implication for Bargersville, based on the data in this section, is keeping up with the extremely high population gains that the Town has seen since 2010, and will most likely see in coming years. This influx of new residents mean the Town will have to increase the level of services and amenities that promote quality of life that is needed to accommodate new growth. Additionally, many of the residents are commuting outside of the County for work, making Bargersville into a bedroom community, or a place where people live but do not work. This means that even though people are leaving the Town to find employment, they are still bringing that money back into the community. Because of this, Bargersville should focus on how to use local tourism and entertainment to capture the dollars being brought in.

Another factor that Bargersville must account for is the increase in housing units being built. As new subdivisions are put in place, proper transportation infrastructure and utilities will need to be upgraded to accommodate the rate of growth. Although rapid growth for a small community can be overwhelming, proper measures can be put in place to help manage the new growth. Bargersville is in a position of potential expansion and revitalization not often seen in rural communities.

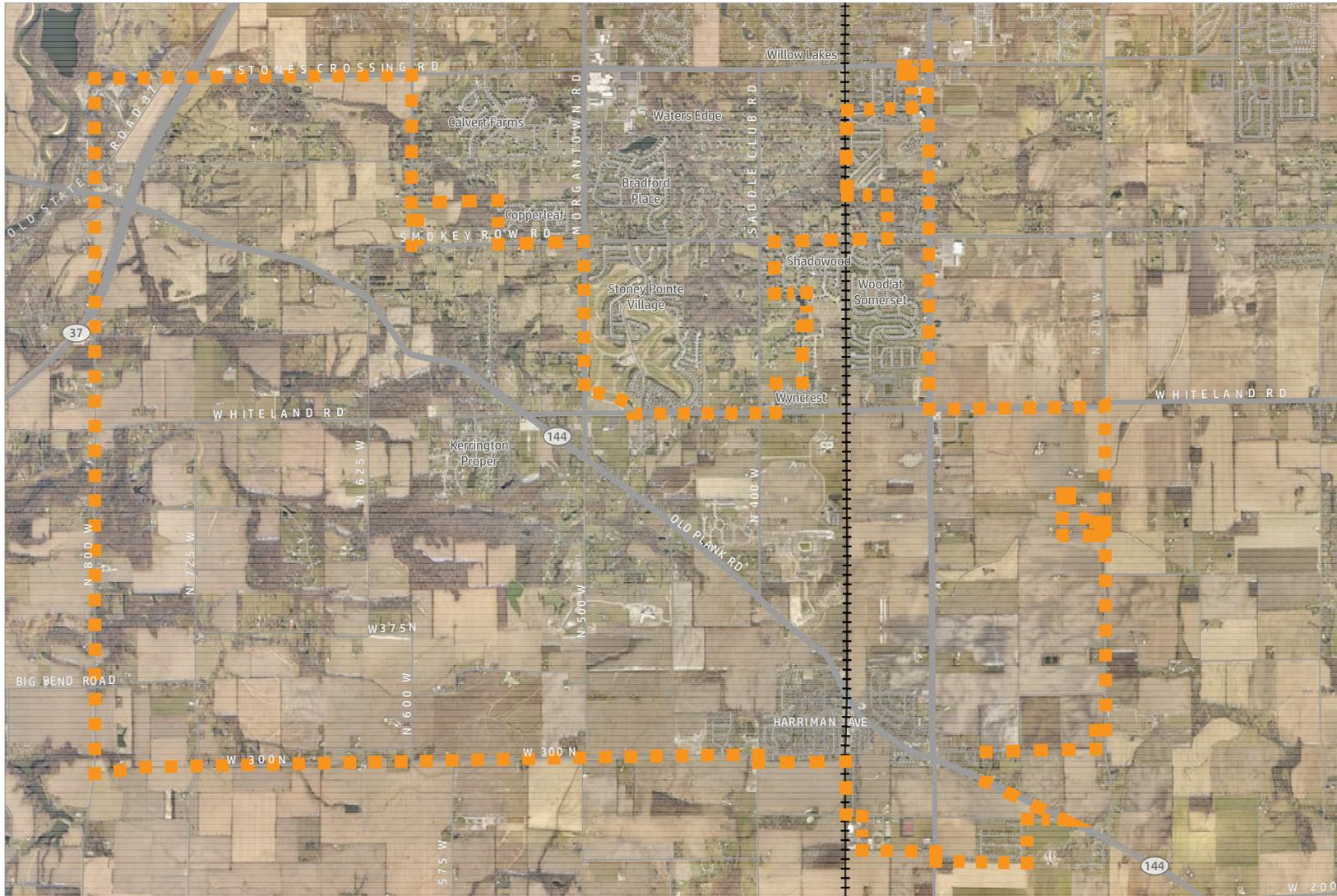
B

Physical Conditions

Introduction

The following section gives an analysis of key physical conditions in Bargersville at the time of this plan's creation. It is important for town officials, planners, and policy-makers to understand a community's physical conditions so they can identify potential obstacles for future growth and development. The data for these existing conditions was primarily provided by the Town of Bargersville and

the most recent sets of Indiana state data, but may show discrepancies from conditions currently seen in the community due to extreme growth and continued improvements. It is important that physical conditions data is consistently updated even after the plan has been adopted.



Department of Development

The Department of Development is responsible for current planning, long term planning, zoning compliance, and related administrative duties. The main function of the department is to promote a higher quality of development, to maintain and protect the property values, and to protect the public health, safety, and general welfare of the community. These functions are steered by the Comprehensive Plan, the Official Zoning Map, the Zoning Ordinance, and the Subdivision Control Ordinance.

The Department of Development maintains and informs the Advisory Plan Commission (PC), the Board of Zoning Appeals (BZA), the Redevelopment Commission (RDC), Parks Board, and the Town Council. The department's planning staff also works closely with the Bargersville Utilities as well as other outside agencies providing building inspection services for new and remodeled buildings.

Town of Bargersville Zoning Ordinance – Amended February 2018

The Zoning Ordinance contains Ordinances adopted by the Town Council used to achieve the goals and objectives that are outlined in the Comprehensive Plan. This creates standards for development which includes, but is not limited to, lot sizes, building bulk, height and density requirements, setback standards, and sign standards.

Town of Bargersville Subdivision Control Ordinance – December 2015

The Subdivision Control Ordinance (SCO) provides standards for the subdivision of property. The SCO identifies the lot, block and street standards as well as the drainage and utility easement requirements for the property or particular parcel accessibility.



Town Hall



Downtown Bargersville. Source: www.dronestagr.am/bargersville-indiana/

Zoning

Zoning is intended to protect the residents of the Town by encouraging uses that are best suited to that specific environment and characteristics. Overall, zoning is adopted to promote the public health, safety, morals and general welfare of the community. The Zoning Map can also assist and promote planned growth and development for the Town.

The official zoning map for Bargersville is maintained and kept on file by the Zoning Administrator in the Department of Development. Bargersville utilizes four zoning districts: agriculture, commercial, industrial, and residential illustrated on the zoning district map. Within each district there are multiple zones that vary in the uses permitted. The Zoning Classification Map on page 15 identifies the locations of each zoning classification.

While a large portion of the land within the town limits is currently zoned agriculture, there are multiple residential subdivisions that include various densities of single-family homes. The intersection of major transportation corridors 144, 135, and 37, provide as the main locations for commercial development as well as anticipated urban densities.

Agriculture

The purpose of this district is primarily to accommodate agricultural operations and practices. In addition, the AG District is intended to preserve and maintain the established rural character and agricultural traditions of Bargersville and the surrounding area. It allows agricultural development by reason of location, and the availability of resources and infrastructure, while allowing scattered single-family homes at a very low density. Recognizing that a significant element of Bargersville's character is its rural setting, this district is intended to protect those features within the rural areas of the Town. Single-family homes are permitted within this district at low densities, along with uses compatible with the country setting.

Industrial District

This district is intended to provide a location for uses engaged in manufacturing, processing, distribution and related industrial and heavy commercial activities. This district is limited to areas of the Town where the potential impacts such as noise, odor or visuals will not negatively affect neighboring properties.

Commercial District

Zones within the commercial district are:

- Office/Service – Low intensity office and personal services
- Old Town District – Residential and business uses permitted, Town center community
- General Commercial – General retail, auto-dependent businesses
- Mixed-Use Arterial – Variety of residential and non-residential uses along major corridors

Residential District

Variation of densities are segmented with four zones. These zones include:

- Low Density Single family – Single family units, 2 units per acre
- Moderate Density Single Family – Single family units, 3 units per acre
- Medium Density Residential – Duplexes/ townhomes, densities up to 6 units per acre
- High Density Residential – Multiple family dwellings, residential densities up to 12 units per acre

Where land is annexed into the town, it shall be zoned R-R, Rural Residential (see Agriculture), until the Town Council takes action to classify it as another zoning district.



Significance

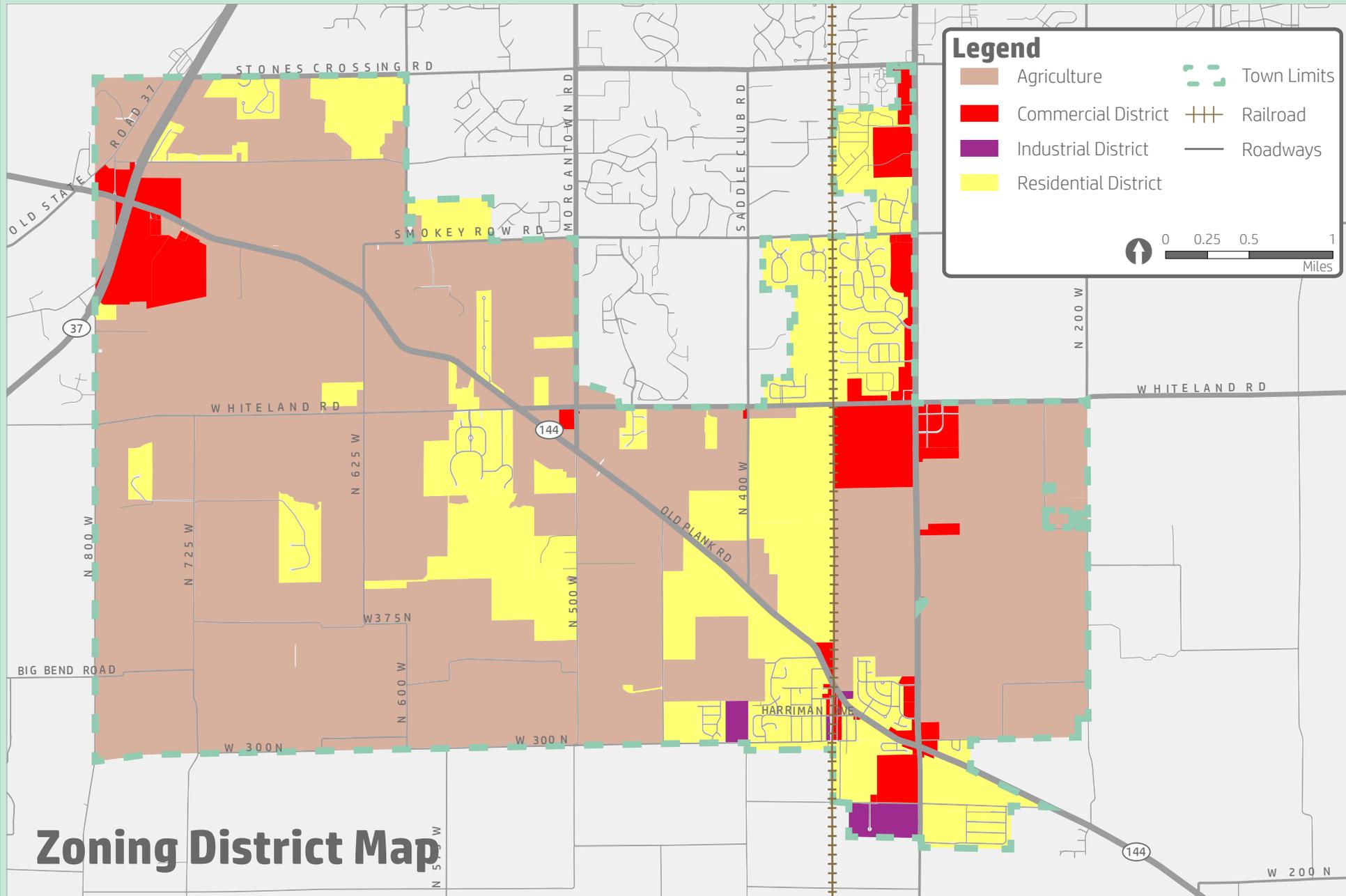
Zoning districts and zoning classifications may change to accommodate the growth and urbanization after this plan is adopted. Town officials, planners, residents, and developers should continue to reference the existing zoning code and ordinances as well consider future growth patterns when updating the code or ordinances. While the Arterial Corridor Overlay District may see substantial development, there may need to be zoning changes to accommodate economic development. Currently zoned agricultural land may also need to be rezoned as potential growth areas are identified and developed.



Saddle Club Glenmore Subdivision along State Road 144



Downtown Bargersville



Existing Zoning

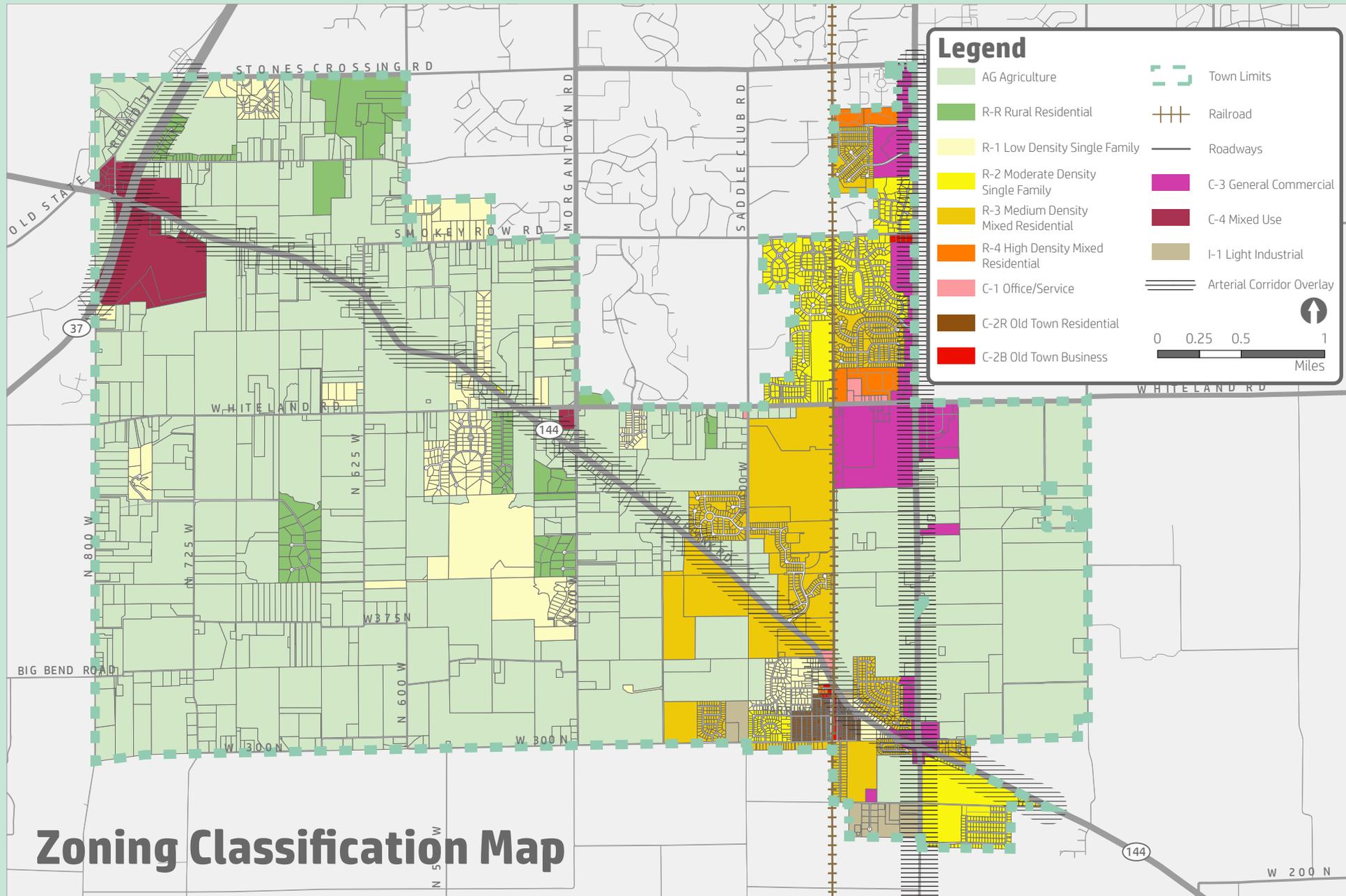
The Existing Zoning Classification Map that follows represents what currently exists in Bargersville as of January 2020. This map reflects current uses, not planned future uses. Therefore, this map should not be referenced for planning and zoning purposes. Current zoning classifications do not always reflect how the property is currently being used, especially if the property has a legal non-conforming use. As property changes hands, development pressures and desire to sell will likely lead to new development of these properties which would then have to conform with the new zoning classifications and standards.

Following are brief descriptions of the zoning classifications as outlined in the current zoning ordinance and displayed on the following Existing Zoning Map.

- **Agricultural:** The purpose of this district is primarily to accommodate agricultural operations and practices and is intended to preserve and maintain the established rural character. It allows agricultural development, amongst scattered single-family homes at a very low density.
- **Rural Residential:** This district is intended to protect the natural features within the rural areas that are valued by the community and contribute to the prized character. Single-family homes are permitted within this district at low densities, along with uses compatible with the openness of the district and the country setting.
- **Low Density Single Family:** The R-1 District is intended to accommodate new residential development at densities of approximately two units per acre, along with related uses.
- **Moderate Density Single Family:** The R-2 District is intended to encompass some of the Town's existing single-family residential development and accommodate similar situated new development at densities of about three units per acre.
- **Medium Density Mixed Residential:** This district is intended to provide for housing options in addition to traditional single-family dwellings, at densities of up to six units per acre. The R-3 District serves as a buffer or transitional zone between low density residential and non-residential development. Two-family dwellings and townhomes are permitted in this district.
- **High Density Mixed Residential:** The R-4 District is similar in character and purpose to the R-3 District, but also permits multiple-family dwellings. Residential densities of up to 12 units per acre are permitted in this district.
- **Old Town Residential:** Bargersville's original residential settlement, clustered around the business district, is characterized by established single or one and-a-half story homes. Most of the homes were built prior to 1980 on a grid-street

patter with alleys providing access to detached garages in the rear. This district supports a continuation of this pattern on relatively small lots.

- **Office/Service:** This district is intended to accommodate uses that can provide office and personal services. The uses permitted in this district are low intensity and of appropriate scale and appearance to be generally compatible with most other uses. Among other purposes, this district may serve as a transitional zone between residential and commercial or industrial districts and between major thoroughfares and residential districts.
- **Old Town Business:** This district is intended to support new development and redevelopment within the original "Old Town" sector of the community. Uses in this district, for the most part, are intended to promote the Old Town area as an activity center for the community. Uses should be of an appropriate scale and character and integrate retail, service, institutional, public, quasi-public, cultural, residential and other related uses.
- **General Commercial:** The C-3 District accommodates general retail and/or auto-dependent businesses. These uses require high visibility, major arterial frontage, good access and ample parking.
- **Mixed Use:** This district is intended to integrate a variety of residential and non-residential uses in a planned, cohesive setting along and near major transportation corridors, specifically SR 135, SR 37 and 144. The mix of uses may be combined vertically within one structure or horizontally within a single development site.
- **Industrial:** This district is intended for uses engaged in manufacturing, processing, distribution and related industrial and heavy commercial activities and support services that provide employment and tax base for the community. This district will be limited to those areas of the Town where suitable utility and transportation infrastructure is available or can be provided to support these uses, as well as where the potential impacts such as noise, odor or visual obtrusiveness will not negatively affect neighboring properties.
- ≡ **Arterial Corridor Overlay:** The intent of the overlay district is to establish specific requirements to ensure appropriate roadway capacity and safety; ensure new development does not inhibit future improvements to these roadways; minimize individual driveway access; protect property values along the corridors; promote economic development; minimize distractions and establish a high-quality and inviting image at the entrances to the community.
- **Planned Unit Development (PUD):** The intent of this development type is to offer an alternative to conventional development by permitting flexibility in the regulations for development. The overall intent is to promote and encourage development on parcels of land that are suitable in size, location, and character for the uses proposed, while ensuring compatibility with adjacent land uses.



Land Use

How the land is used does not always mirror what the property is zoned. It is important to look at land use patterns in Bargersville because it gives a clearer picture on what type of growth has occurred. Land use mapping can be used to plan new developments and improvements, and avoid locating growth areas next to conflicting land uses. The following land uses are identified in Bargersville:

- Residential:** Land uses that include a variety of housing unit types such as single-family or multi-family. Residential homes in this category can vary in density and type.
- Commercial:** Buildings that house retail, service, and office commercial developments that can serve the needs of small-scale residential areas, downtown areas, or transportation corridors.
- Industrial:** Land uses for all types of production, manufacturing, warehousing, and wholesale industrial. These areas may produce noise, odor, smoke, or other negative outputs.
- Parks & Recreation:** Dedicated and informal unusable open space/green space for passive or active activities.
- Public/Institutional:** Contains schools, municipal amenities and utilities, and similar public buildings and facilities.
- Agricultural:** Usually undeveloped and primarily used for agricultural purposes.

There are three major roadways that are within the Town boundaries. However, commercial development exists mainly along State Road 135 and in Bargersville's Downtown. The 144 corridor bisects the entirety of Bargersville and serves as the main transportation corridor that connects State Road 135 and State Road 37. A majority of residential growth can be found along these corridors.



Taxman Brewing Company, Baldwin Street. Commercial Land Use.

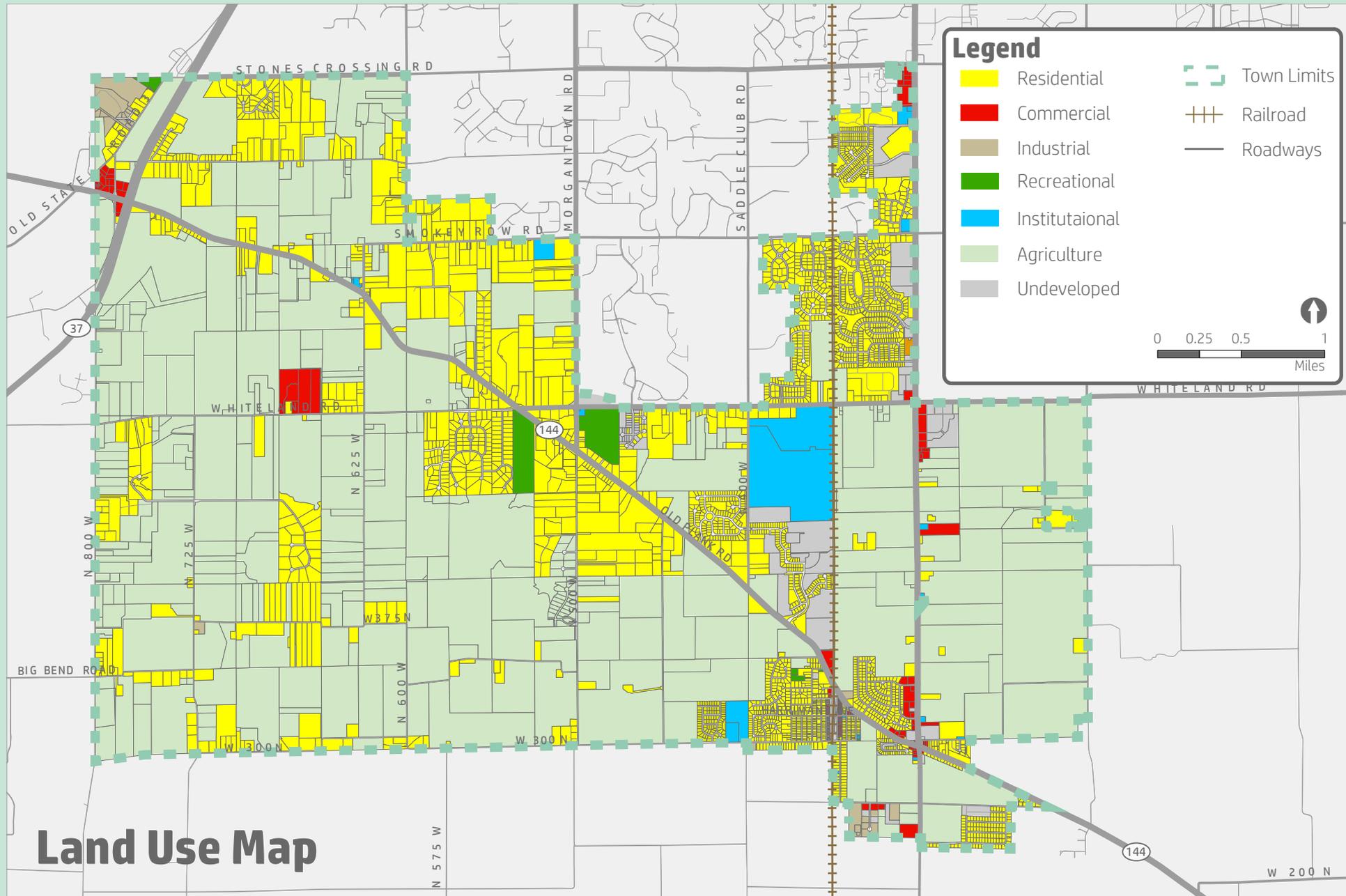


Umberger Factory, 144. Industrial Land Use.



Significance

The development of Bargersville over time can be described in sections. Present day downtown and nearby neighborhoods is what is considered the first densely populated area. As the community has grown, development has occurred along the major transportation corridors. New suburban developments are clustering on the north side of Town and near the educational facilities. Agricultural land near the State Road 37 and 144 has been developed for agri-tourism and is projected to continue expansion of further tourism opportunities. Development in the northwestern portion of Town will continue to occur with the transition of State Road 37 into I-69.



Tax Increment Financing

Tax increment financing, or TIF, is a financial tool designed to promote economic development and redevelopment in specific areas. In the designated areas, TIFs collect property taxes in two different ways:

- **Base Revenues** – Taxes from existing properties inside the TIF that were there prior to the TIF being established. These taxes are shared among the various taxing entities such as cities, counties, school districts, fire districts, and library districts.
- **Incremental Revenues** – Taxes collected in excess of the Base Revenues are generated as a result of new development in the TIF. This tax revenue is not shared among the various taxing entities, but rather put in a TIF Fund.

The funding collected through the TIF can be used for infrastructure projects within the district it is collected from. Improvements can include road improvements, utility expansion, and others that support additional development. In special cases, TIF funds can be used for building improvements, land improvements, and other operational expenses. Shown on the Tax Increment Financing Map on the following page, there are currently three TIFs in Bargersville:

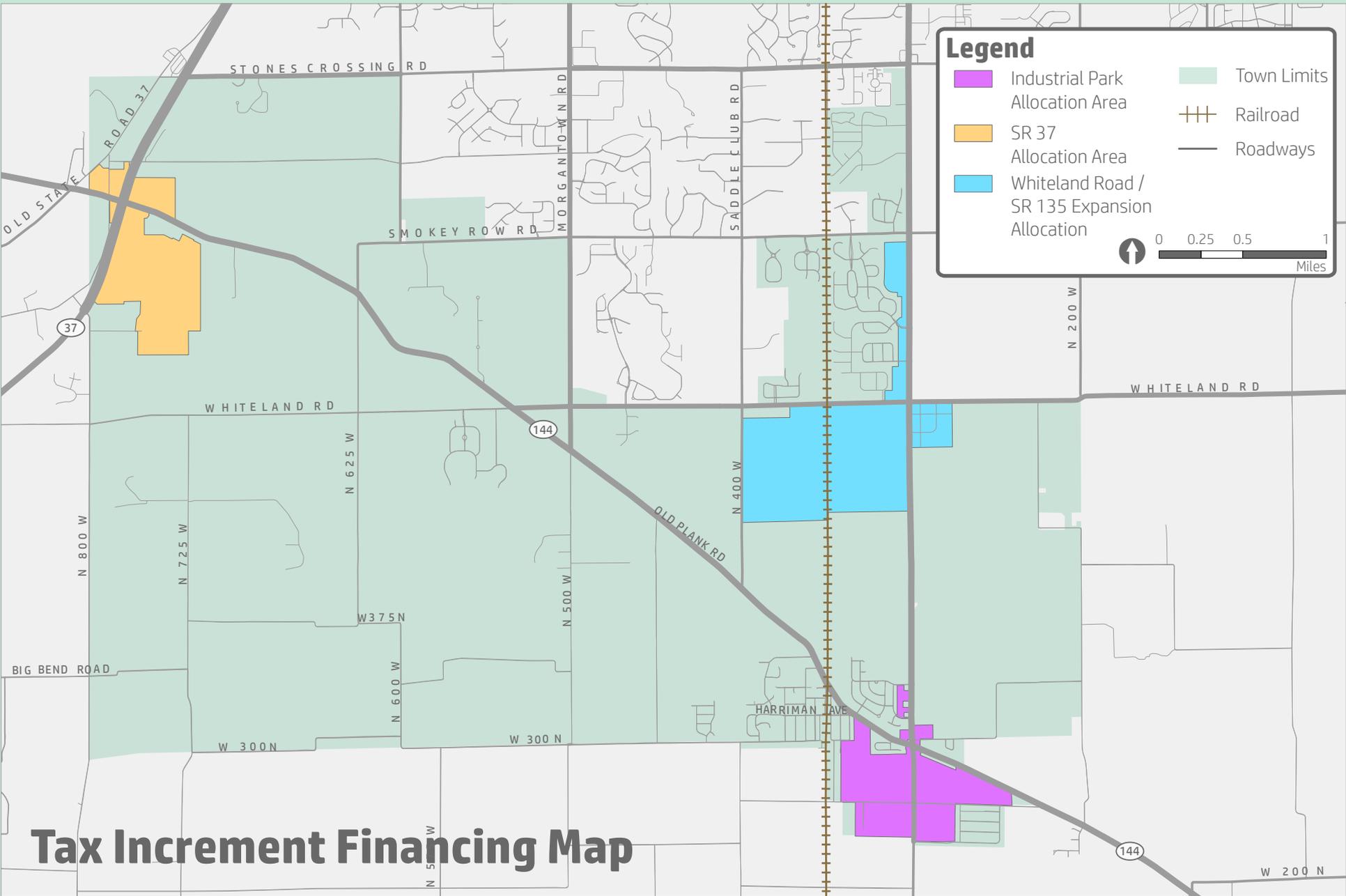
- State Road 37 Allocation Area
- Industrial Park Allocation Area
- Whiteland Road / State Road 135 Expansion Allocation

In February 2007, Bargersville established the State Road 135 Commercial/Industrial Economic Development Area that consisted of two separate districts: the Whiteland Road/State Road 135 Commercial Tax Allocation Area and the Bargersville Industrial Park Tax Allocation Area. The two areas were created to stimulate different types of development. The Whiteland Road/State Road 135 district is roughly 380 acres and targets commercial, office, and retail development. The Bargersville Industrial Park, located on Two Cent Road, consists of roughly 20 acres and targets light industrial and manufacturing. According to planning documents from the Town, the special districts were created for the purpose of improving and extending public infrastructure to support long-term, optimal development in Bargersville.



Significance

As Bargersville continues to grow in population, the needs of the community will also increase. Economic growth in the aforementioned areas can potentially anticipate the needs of the growing population as well as attract population and employers to locate in Bargersville. This growth can include additional jobs, retail and commercial opportunities, and needed utility expansions. Through TIF, Bargersville can target specific industries to establish in the Town limits that will further diversify the job market in the area.



Tax Increment Financing Map

Community Facilities

Community facilities are a vital element for population attraction and retention. Quality educational, recreational, and emergency response facilities increases the marketability of the community for new residents and potential employers. These facilities can also impact the identity and culture of the community. The facilities map on the following page identifies key community facilities throughout Bargersville.

Recreational Facilities

Along with the public parks clustered around the downtown, the community is also served by private soccer and football leagues with facilities located on the south side of Whiteland Road. The leagues serve school-age children and require fees to participate. Bargersville's 2018-2022 Parks & Recreation Master Plan states that residents currently have regional access to a wide variety and quantity of recreational and open space. However, there are opportunities throughout the Town for expanded or new park and recreation space development. Improvements in the Master Plan included the addition of a new public park (Kephart Park), multi-use or nature paths, and purchasing additional potential park/open space properties.

Emergency Response Services

Fire Protection

The Bargersville planning area includes fire protection services from the Bargersville Community Fire Department (BCFD), including two fire stations: 201 & 202 [map page 23]. These fire stations serve a larger area than just Bargersville. At the time of this plan's writing, the Center Grove Emergency Operations Center is currently being developed. The center provides a central location for the White River Township and Bargersville fire departments, Johnson County Sheriff's

Office and the Center Grove Police Department personnel and vehicles. This facility will be located at 2812 S. Morgantown Road and is set to be completed in September 2020. While this new facility will shorten the response times for emergency responders, if growth continues, a 4th fire station may be appropriate along 144 to provide coverage to the rural areas to the west. With three elementary schools, BCFD prepares age-appropriate fire safety programs for students as well as promotes community safety through educational training.

Public Safety

The Bargersville Police Department is supervised by the Chief of Police and has twelve (12) full time sworn officers, six (6) reserve officers and one (1) civilian member. Partnering with the Johnson County Sheriff's Dispatch Center, the Bargersville police provide information on the Town's website regarding accident investigations, reporting a crime, and other useful information that helps achieve the mission of the Police Department.

Emergency Medical Response

Bargersville is served by Rural Metro Ambulance service, a national company, providing emergency response. The nearest hospital facilities are located outside of Bargersville include: Johnson Memorial Hospital (JMH) in Franklin, and Saint Francis Hospital and Community Hospital South in Greenwood. Only 10 minutes from downtown Bargersville, JMH offers a full range of care services to patients and visitors. Located on State Road 135, Stone Crossing Health Pavilion combines care opportunities from Community Health Network and Johnson Memorial Hospital. This facility provides healthcare services that include primary care, family

medicine care, pediatric care, orthopedic specialty care, women's health and general surgical care. Local pharmacy options include a CVS Pharmacy and Kroger Pharmacy.

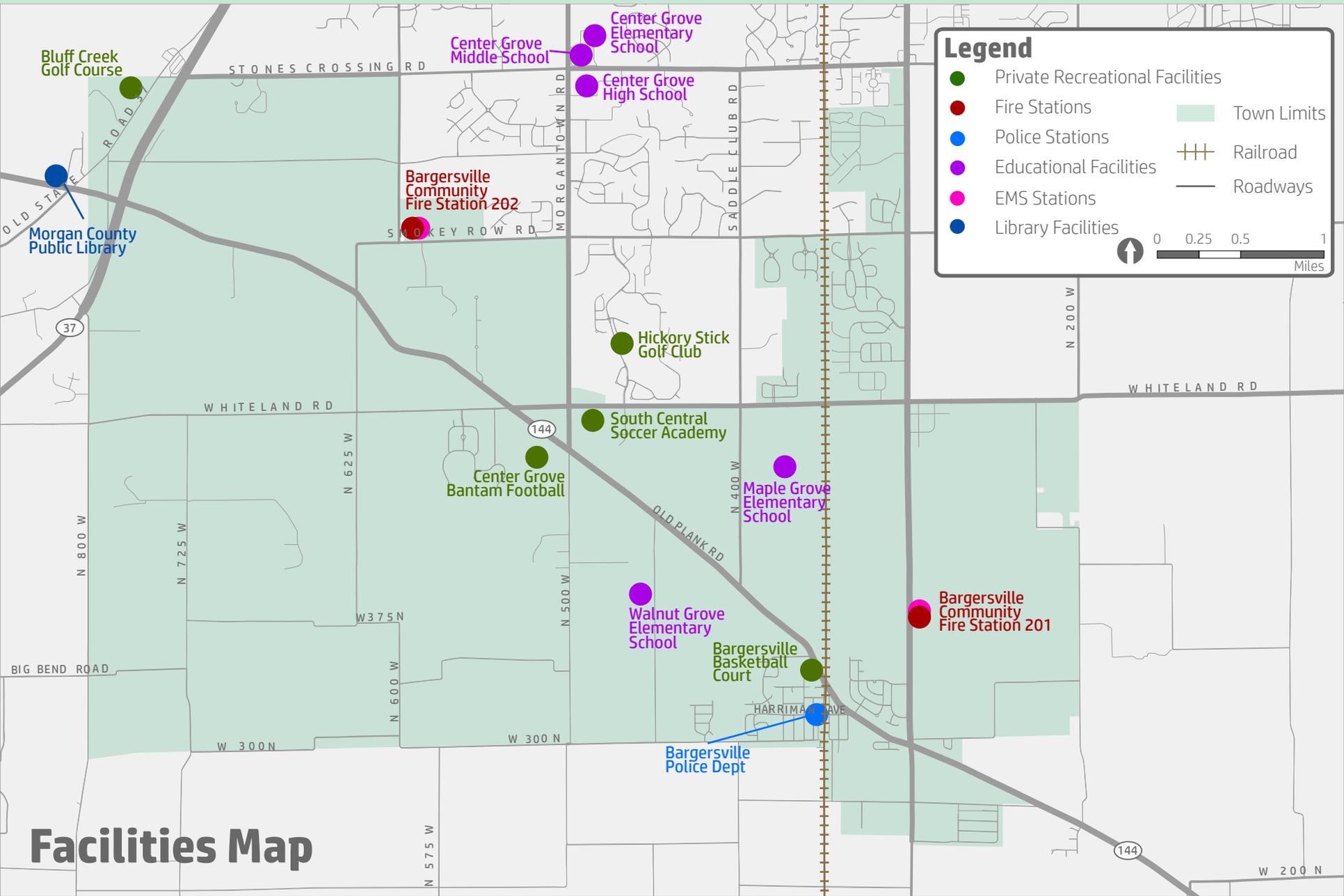
Educational Facilities

Bargersville is served by the Center Grove Community School Corporation and Franklin Community Schools. The Center Grove Community School Corporation serves over 7,500 students in one high school, two middle schools and six elementary schools. A sign of growth in the area was illustrated with the inclusion of six new elementary school buildings and two middle schools that have been built since 1965. Several additions have been made to the high school and middle schools. Recently, a new elementary school was built within town limits to meet the needs of Bargersville growing population. Nearby private schools include Greenwood Christian Academy, Our Lady of the Greenwood School, St. Rose of Lima School (Franklin), and St. Francis & Clare Catholic (Greenwood).



Significance

Bargersville and the surrounding area currently has high-quality community facilities. Offering a high-level of community facilities further makes Bargersville an attractive place for new residents to migrate to, as well as retain the current population. Expansion of emergency response services may be needed in the coming years as more people and businesses move to Bargersville. With the increase in population, a possible diversification of family-oriented programs should be explored and offered at potential public spaces.



Facilities Map

Environmental Constraints

As development is considered within Bargersville, there may be certain environmental constraints that limit the types of development that is compatible with specific areas. Land that is undeveloped can include both natural areas and the agricultural lands which are relatively flat and intensely used for agricultural purposes.

Natural Areas

A large amount of wooded area exists within the planning area. Generally located along creeks and tributaries, these vegetated areas and forests provide habitats for wildlife, beautiful scenery, and potential amenities for residents. The wooded areas stem runoff and filter toxins that run through them, preserving the water quality that recharges the groundwater. With regard to prime agricultural land, a vast majority of the Town contains agricultural land. The Zoning District map on page 15 indicates the areas designated for agricultural uses.

Floodplain

Bargersville does not face many development challenges regarding floodplain protection. Only four relatively small waterways within the planning area are designated as floodplains: Roberts Ditch, Gilmore Creek, and Young's Creek, all east of SR 135, and Honey Creek north of Smokey Row Road adjacent to SR 135. Other creeks within the Town limits that are not designated as a floodplain include Salem Brook, Travis Creek, Bluff Creek, Mallow Run, Crooked Creek, Banta Creek, Kinder Run, Henderson Creek, Scotts Creek, and Utterback Branch.

Parks and Trails

The Town of Bargersville created its first Five-Year Parks Master Plan for the 2006-2010 planning cycle with the intent to provide parks, recreation, and open space facilities within the Town that enhance the quality of life for all Bargersville citizens. Since 2010, the town has undergone a tremendous increase in geographic size and population. In 2018, the Parks and Recreation Advisory Commission updated the Parks Master Plan. Existing parks include Beulah Witt Park (0.13 acres), Switzer Park (0.4 acres), and Windisch Memorial Park (3.01 acres). Current plans also include development of the newly acquired 19.5-acre parcel of land located at 144 and Saddle Club Road (400W), named Kephart Park. Proposed development includes a climbing/challenge element, six park shelters, an environmental center, an outdoor entertainment venue, a community playground and 1.36 miles of trails/pathways.

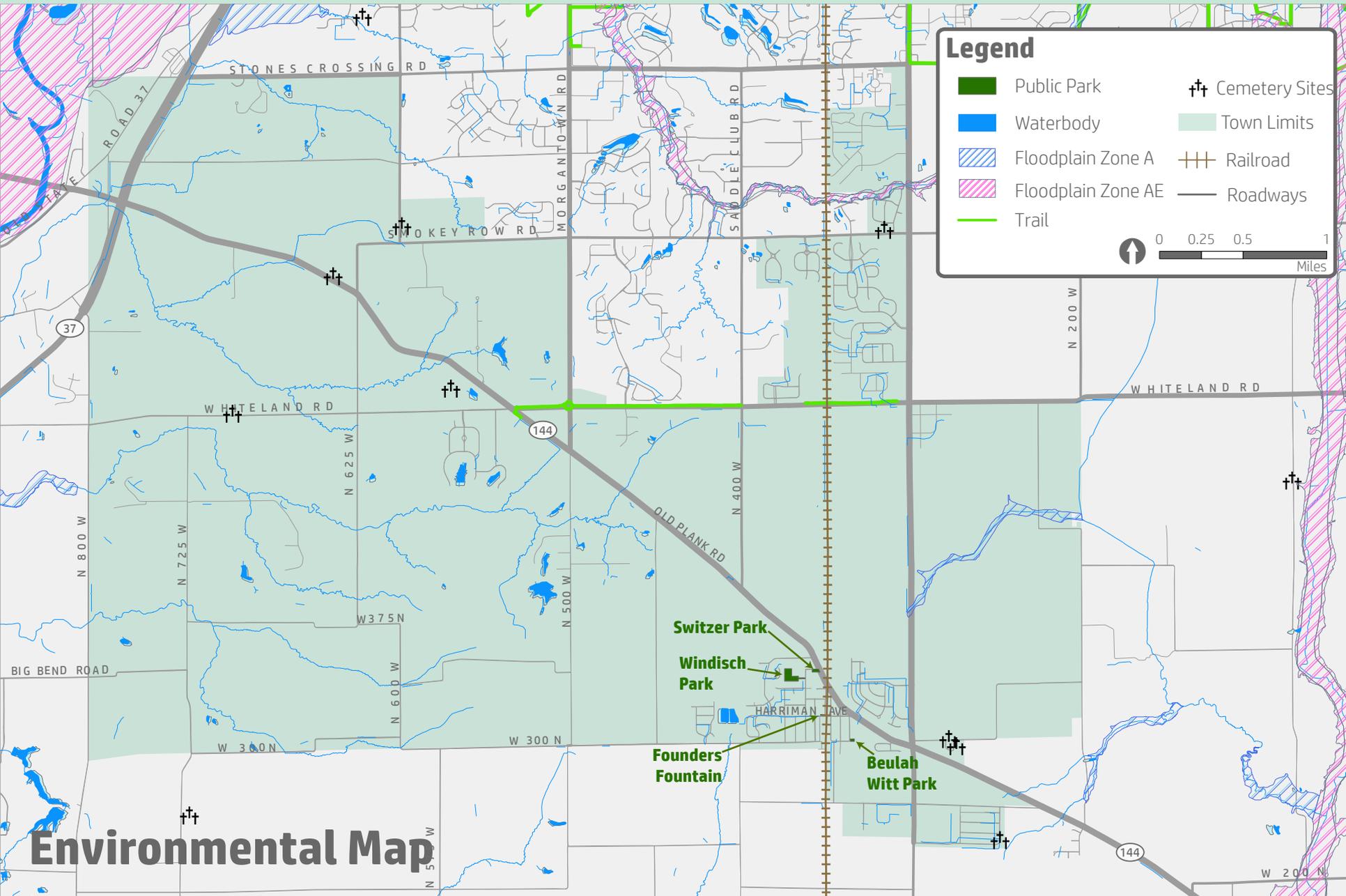
The Johnson County Trails Master Plan identifies 35 different corridors for either bicycle and pedestrian facility improvements. In total, the plan recommends 67.7 miles of shared roadways, and 96.5 miles of shared-use trails. In Bargersville, there are proposed shared-use trails along 144 and 135, as well as County Road 500. These segments were prioritized as either Tier 2 or Tier 4 projects.



Significance

Throughout the public input process, the desire for improved parks and recreational opportunities were continuously mentioned. Potential facilities included multi-use trails, pocket parks, recreational fields, traditional playground space, and other public spaces that will increase the overall quality of life in Bargersville.

There are very limited environmental constraints present within Town limits, however undeveloped agricultural and natural areas that should be considered as new development occurs.



Transportation

A transportation network serves as the backbone of any community. Particularly a community that is growing and thriving. The Town of Bargersville has a transportation network that connects it to nearby communities as well as to larger transportation networks. Bargersville is located in Johnson County, south of Indianapolis in central Indiana. The Town's primary access roads are 144 to the east and west, and SR 135 to the north and south.

The 144 corridor and SR 135 serve as more than just the primary roads through Bargersville. They also serve as the main arterials that connect Bargersville to other communities and to larger, statewide and interstate transportation systems. SR 135 is a north-south roadway that connects Bargersville with Greenwood and Indianapolis to the north, and connects to the Brown County area to the south. SR 144 is a particularly important connection as it connects to the future Interstate 69 (I-69) to the west which provides interstate access across the state. The 144 corridor also connects Bargersville to Franklin to the east as well as I-65, another interstate route that connects the entire state.

The following section provides better description of the existing transportation network and the facilities associated with that network. The current network has been assessed for efficiency by examining the existing traffic patterns as well as the functional classification of the roadways. This section will also discuss the current network's ability to sustain and promote growth, as well state any deficiencies that could cause potential issues as Bargersville continues to grow.

Functional Classification

All of the streets within the Town of Bargersville and the Corporation limits are classified according to INDOT's hierarchical system that is based on elements such as the number of travel lanes, traffic volumes, level of



Example of local road. Baldwin Street

access and mobility. The functional classifications used for the Town's streets are as follows and can be seen on the attached Transportation Map.

Arterials

Arterials are higher capacity roadways with the intent to move traffic from collector roads to interstates or regional highways. Access is usually limited in order to increase traffic flow and level of service, but developed areas often have an increased number of drives and/or intersections. Speed limits on arterials can range from 25 mph to 60 mph depending on location. Within the classification of arterial, there are two sub-classes. They are defined at Principal Arterials and Minor Arterials. Principal arterials serve movements that have a trip length and travel densities that are more indicative of statewide or interstate travel. Minor arterials provide more localized, regional travel along with some interstate type trip length and travel density. The following are arterials within the corporation boundary of Bargersville.

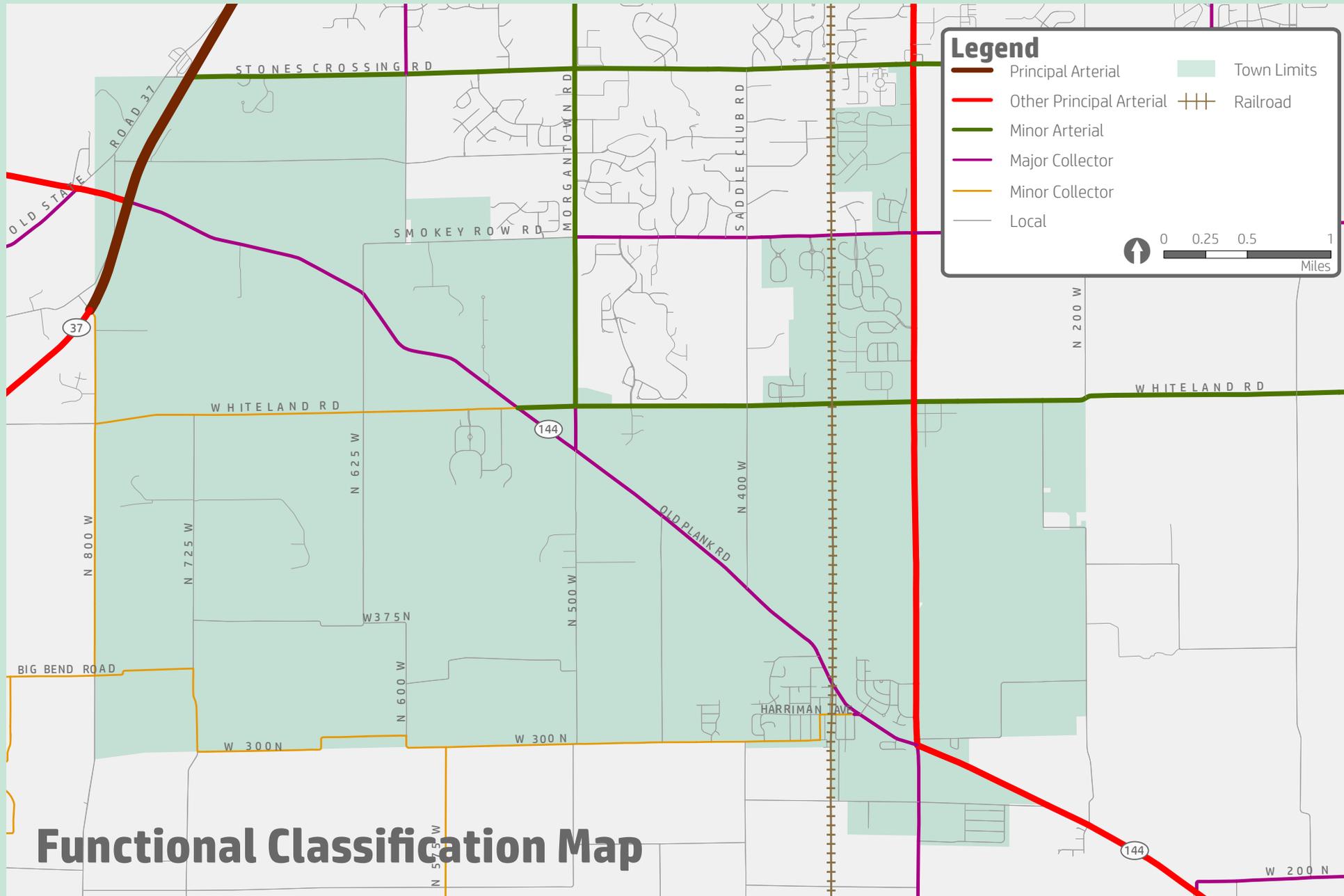
Collectors

Collector roads are typically 2-lane roadways that provide access to adjacent arterials while linking land uses such as residential neighborhoods, parks and schools to one another. Speed limits on collector roads are lower, usually between 25 and 45 mph. GIS mapping made available by the Town of Bargersville further differentiates major and minor collector roads. Major collectors are higher volume than minor collectors and may also connect a community to other nearby Cities or Towns.

Local Roads

Local roads provide a connection between residential roadways or areas and other higher classified streets in Bargersville. Local roads typically allow on-street parking, but depending on circumstances on-street parking may be restricted or controlled.

The Town of Bargersville, in cooperation with Johnson County, completed a land use plan for the proposed I-69 corridor. Although the focus of the plan was land use and zoning, it did look at transportation facilities near the corridor. The portion of this plan that has the most impact to Bargersville is how it will impact the major connector roads (144 and 135), as well as the minor roads that currently connect to SR 37 that will no longer have direct access to I-69 once it is complete. The majority of these smaller roads will connect to a major road via a frontage road. A frontage road is a road that generally parallels an interstate and collects traffic from smaller roads and directs that traffic to a larger road which connects to the interstate. This is done to limit access on an interstate and maintain traffic flow.



Functional Classification Map

Traffic Data Collection

The Town of Bargersville does not currently have a formal traffic counting program in place. Traffic data is collected on an as-needed (or project by project) basis to determine appropriate recommendations for roadway or intersection improvements. The most recent traffic counts available from INDOT's Traffic Count Database are shown on the Traffic County Map. Significant congestion can occur at the intersection of the 144 corridor and SR 135 where SR 135 sees over 13,000 vehicles per day and SR 144 nearly 8,000 vehicles per day.

Crash Records

Crash records are maintained and available through the Bargersville Police Department. The Town utilizes the crash data as necessary to evaluate options for enhancing public safety on the road network throughout Bargersville.

Pavement Condition Assessment

The Town of Bargersville Street Department conducts an annual condition evaluation for roadways in the Town. The condition evaluation is then compiled into an asset management plan that meets the requirements of INDOT and the Indiana Local Technical Assistance Program (LTAP). The asset management plan is a requirement to obtain funding for roadway improvements through INDOT's Community Crossings Matching Grant Program as well as to allow the Town to prioritize roadway maintenance spending at the local level. Some roads that fall within the corporation limits may not be assessed by the Town and instead fall under the jurisdiction of Johnson County.

Railroads

Indiana RR has a rail line running north-south that is roughly parallel to SR 135. This is the only railroad that is

within the corporation limits of the Town of Bargersville. The railroad creates five at-grade crossings throughout the Town. The frequency of trains along this rail line does not currently create any significant delays in traffic on a regular basis.

Sidewalks

In addition to roads and streets, another critical component on the Comprehensive Plan is a non-vehicular transportation system which is also referred to as multi-modal. A multi-modal transportation system consists of the alternate modes of transportation such as pedestrian sidewalks, designated bike lanes, and multi-use trails. Interconnectivity within a community promotes a healthy population, additional forms of recreation, and provides desirable characteristics. This system also promotes the use of non-vehicular travel which has other benefits such as reduced vehicular congestion and pollutants.

Currently, the Town has very limited multi-modal system and poor interconnectivity between localized areas of concrete sidewalks. The older parts of the Town often have no facilities to accommodate non-vehicular travel. In other areas, the sidewalks are beginning to deteriorate and are in need of improvement. Concrete sidewalks should typically be 4'-8' wide. Asphalt multi-use paths should typically be 8'-12' wide. The American Association of State Highway and Transportation Officials (AASHTO) as well as INDOT have produced guides for the development of pedestrian and bicycle facilities. These documents should be considered for the planning, design, and operation of the existing and future multi-modal system. New or improved roadways should also be designed to accommodate these facilities.

The Town is already making strides to improve this system with a planned project to add sidewalks and multi-use paths near the intersection of SR 135 and Old Plank Road [144]. There are no pedestrian facilities at this intersection and this project will improve pedestrian

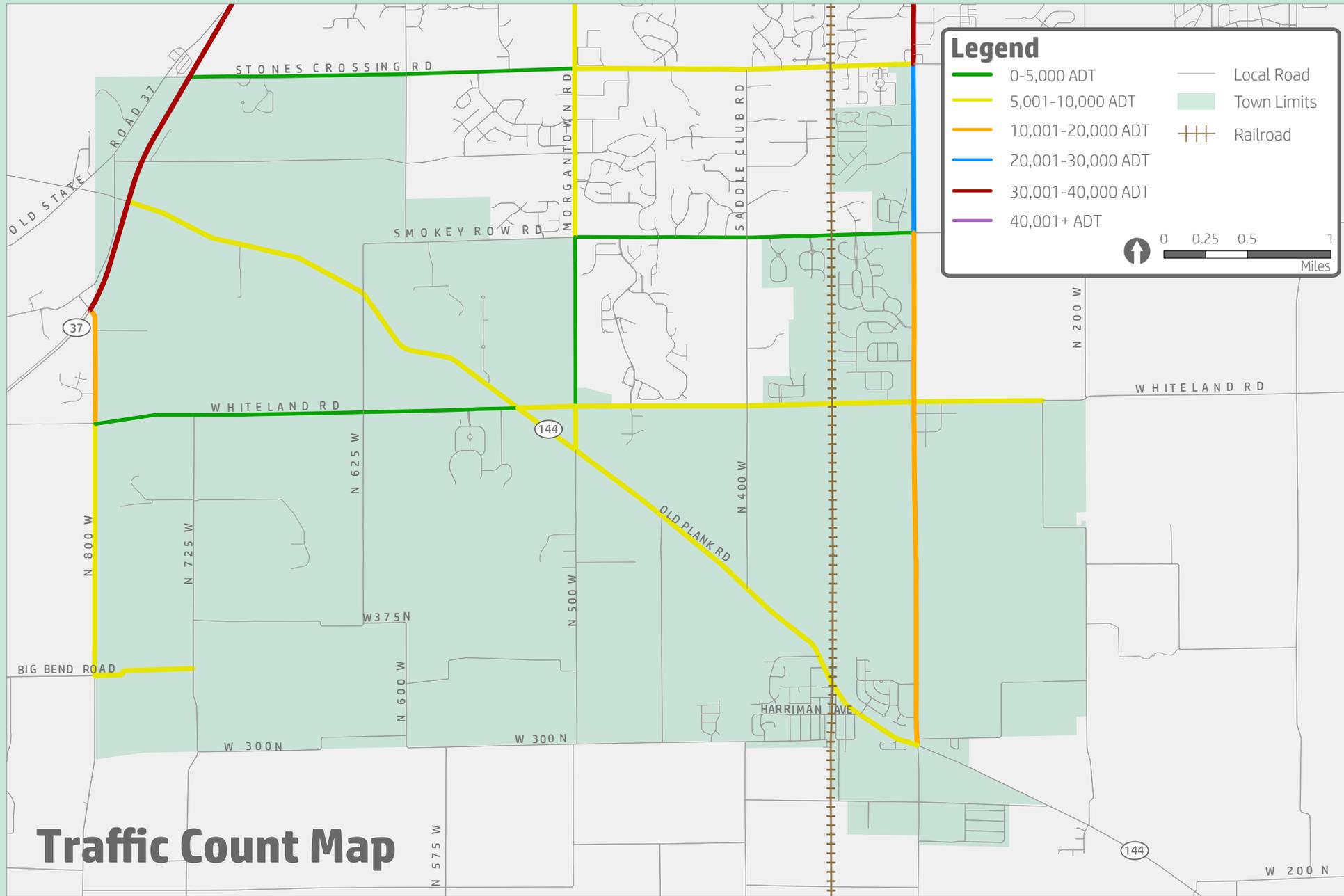
safety and help the start of interconnectivity within the Town. This project, in coordination with the Town's Parks and Recreation Master Plan will provide a good base in which the Town and its residents can begin to plan the future routes of a system that can be used by all.



Significance

A large factor regarding future traffic flow will be the conversion of State Road 37 to I-69, a project that is currently underway. By converting this state road to an interstate, it will alter the number and locations of access points along its corridor. The biggest impact this will have is on the 144 corridor between I-69 and Downtown. The traffic along this corridor will increase, which will likely result in the need for improvements along State Road 144 and Whiteland Road to accommodate the increase in traffic. Other improvements that should be continued within the Town include the addition and connection of sidewalks and pedestrian routes, as well as improved pavement conditions.

The 2018 Johnson County I-69 Corridor Plan analyzes the economic, transportation and land use opportunities that may happen due to the upgrade of State Road 37 to I-69. Future growth in the County has many benefits, however, infrastructure and transportation improvements have not kept up with the pace of development. The increase of additional traffic and development has created the need for load capacity improvements to serve existing traffic and future projected traffic increases. Recommendations in the corridor study include network improvements as well as policy changes.



Storm Sewers

The Town of Bargersville maintains a Department of Stormwater Management that was established by resolution in 2000. In 2002, a second resolution established a fee schedule to fund the Storm Water Management for the Town. The fees established are assessed in accordance with the amount of impervious surface on a given parcel. This utility is managed by the Department of Storm Water Management Board (the board and the department are two separate entities) and supervised by the Town Council.

Storm water is routed throughout the Town of Bargersville through sheet flow, open ditches, detention areas and enclosed storm sewers. Based on available GIS information, the Town's drainage system is comprised of over 220,000 feet of pipe with approximately 62% of that pipe being 24 inches and smaller. Approximately 20% of the Town's pipe is of unknown size. The area surrounding the Town has many streams and rivers that can be utilized for storm water runoff, given that the runoff is sufficiently treated. In many of the rural areas that are developing, detention basins have been constructed to detain the runoff, either releasing it to a nearby stream, or allowing it to infiltrate into the ground. See the attached Storm Water Map for locations of storm water facilities, ponds, and other waterbodies.

The population size of Bargersville does not put it in the Phase I requirements of the Municipal Separated Storm Sewer System (MS4); however it does qualify as a small MS4. This means that the Town is still federally mandated to actively take measures to improve water quality by reducing pollutants in storm water runoff. The Town has a MS4 coordinator that is also a member of the Management Board and ensures that the all improvements are done in accordance with the National Pollutant Discharge Elimination System (NPDES). The Management Board also ensures that the Town complies with Indiana Department of Environmental Management (IDEM) Rule 13.

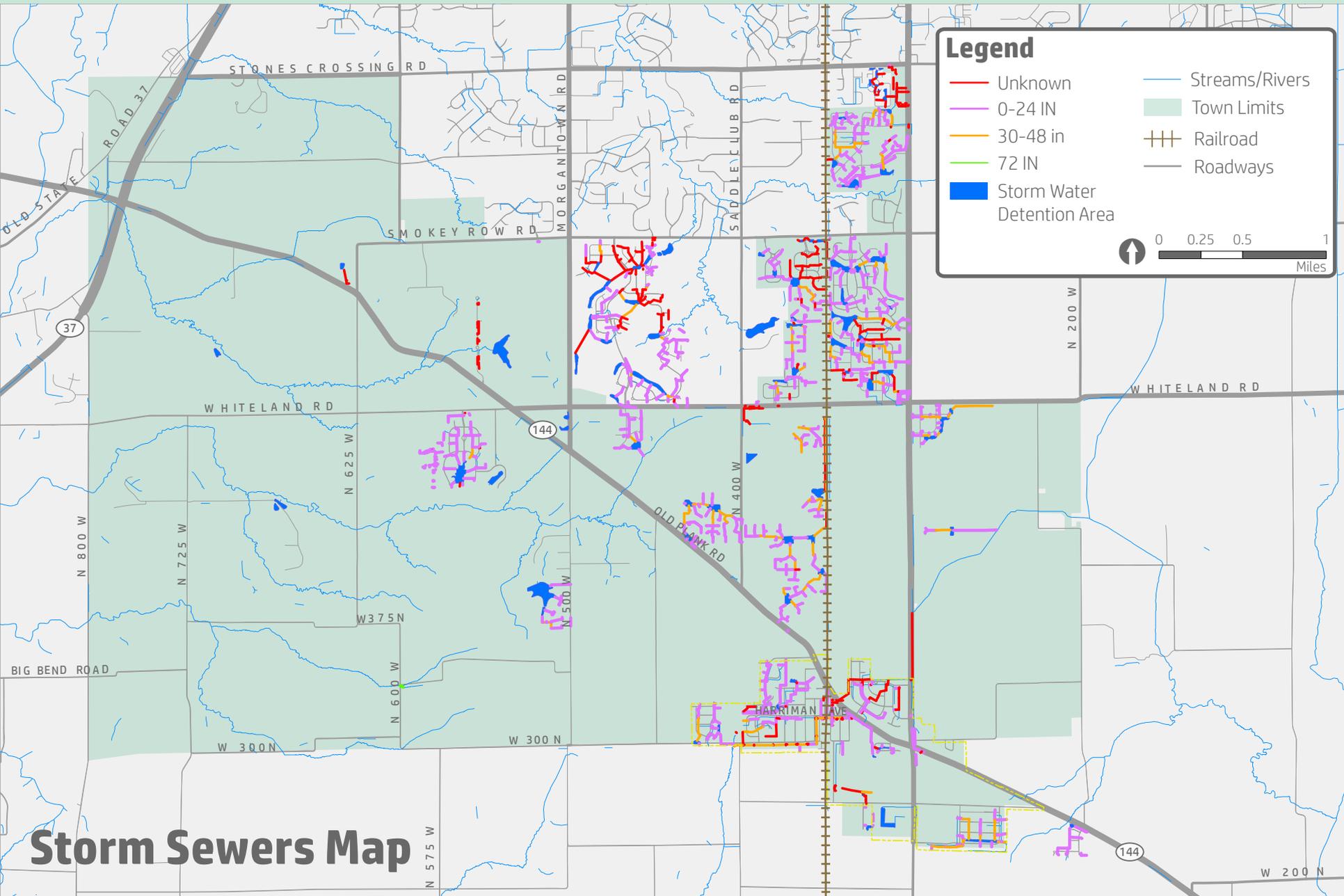
There are multiple goals of the storm water utility. Given the abundance of small storm water ponds, rivers and streams, localized flooding is not as pertinent of an issue as other areas. However, the storm water utility does work to ensure flooding issues are handled to improve the quality of the community. Other goals include public education regarding the protection of the ponds, rivers, streams, and other vital features as well as gathering public participation to help with clean up events and by reporting illegal or illicit pollution discharges. The storm water utility has established a hotline for residents to call and report concerns of flooding, erosion, water quality, construction sites, and permits.

Erosion Control and construction site runoff is also controlled by the department and the board. Specifically, they provide local management of IDEM Rule 5 permits and the compliance with these permits. By ensuring that storm water is handled properly, it reduces the potential for runoff and sediment, and reduces the amount of storm water that may find its way into the wastewater sewer system.

The Department of Stormwater Management will continue to monitor new developments as well as any redevelopments to ensure that all requirements are met. This will be crucial as Bargersville continues to grow and expand. However, having the department and board in place will allow the Town to keep up with changing standards and regulations. All roadway storm sewer systems will also be governed by the department, the board, and INDOT if it is a state or federally funded project. There is no required improvement to the current operations, as long as ordinances and statutes are maintained and adhered to.



Waste Water Treatment Plant



Storm Sewers Map

Waste Water Service

The Town of Bargersville's sewer system is a separate sanitary system which collects wastewater flows only. Sewers convey flows to the wastewater treatment facility (WWTF) which discharges to North Prong Stotts Creek. The facility is a Class III facility consisting of flow equalization lagoons, and influent fine screen, grit removal, two sequencing batch reactors with aerators, and ultraviolet (UV) disinfection. Dewatered sludge is disposed of in a landfill. The facility has a current average flow of 0.5 million gallons per day (MGD) and a maximum plant flow capacity of 1.5 MGD.

The existing sanitary collection system includes over 100,000 LFT of forcemain and nearly 240,000 LFT of gravity sewer. There are also 20 lift stations present within the existing system. A portion of this collection system does extend beyond the corporation limits of Bargersville.

Bargersville's existing system consists of older gravity sewers that serve the downtown area as well as newer gravity sewers that serve the rural developments. Generally, the gravity sewers serving the rural developments flow to a lift station and are sent to the WWTF utilizing forcemains. Combined, these forcemains have the capacity to carry 9.75 MGD of flow to the WWTF.

Wastewater treatment facilities are designed to efficiently receive and treat the daily flow of wastewater based on the population served. During heavy rainfall events, Bargersville's WWTF experiences peak flows in excess of the facility's max flow capacity. There are recorded events that resulted in flow exceed twice the capacity, but the recorded average daily flow of 0.5 MGD is well within the design of the WWTF and equates to operation at 33% of maximum capacity. With projected future growth, it is estimated that the existing facility can operate for approximately 20 years before additional capacity is required.

The existing corporation limits include the existing sewer service area as well as a large area of agricultural. Currently, many of these agricultural properties are not served by Bargersville at this time and have their own wastewater facilities (septic systems). As Bargersville grows and the service area continues to expand, these properties could be included in the sewer service area.

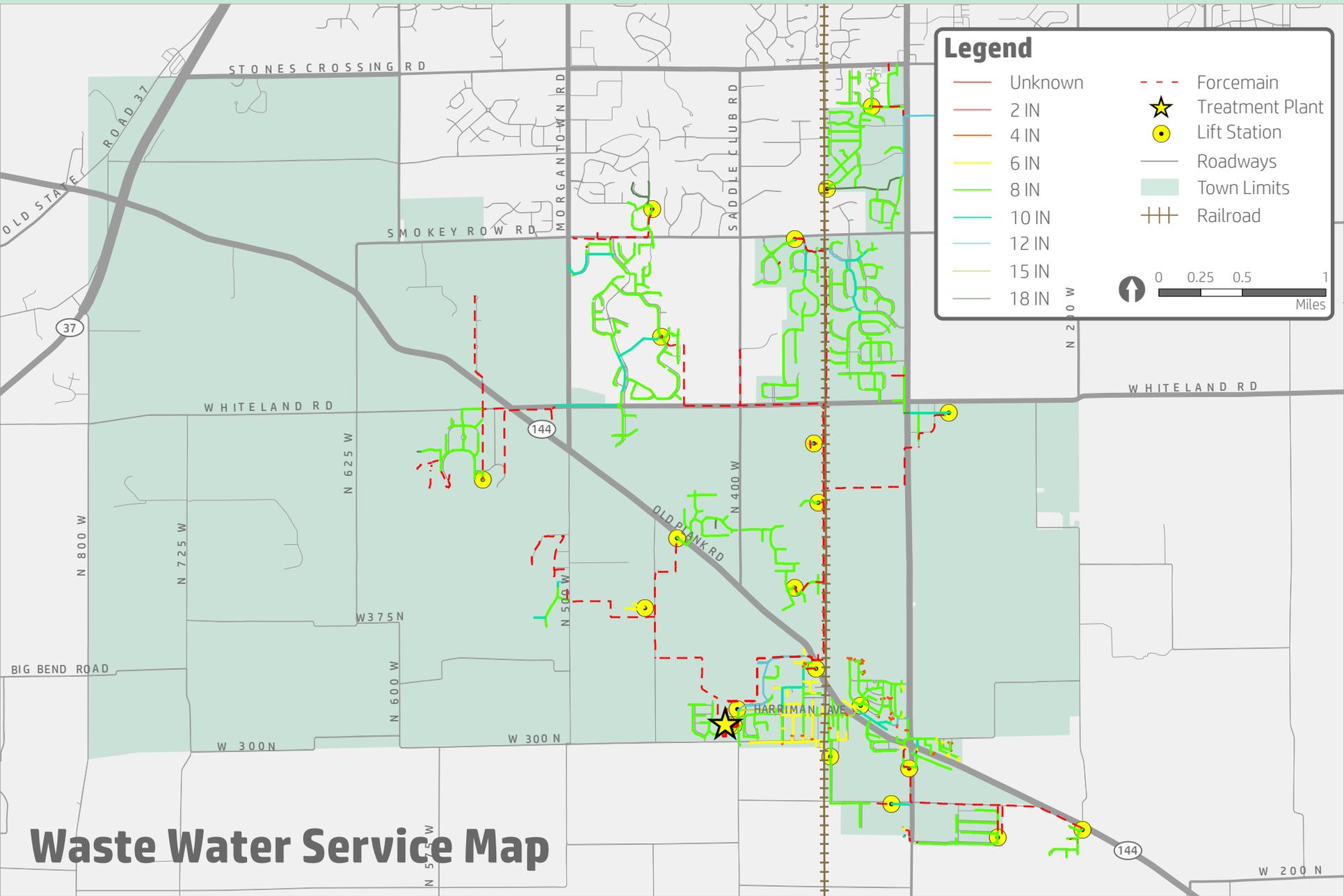


Significance

The 2015 Wastewater Master Plan created a long-term plan for Bargersville. This plan creates a framework for decisions regarding infrastructure improvements for future development that requires wastewater infrastructure extensions. The recommendations in the report were organized into three categories:

- Recommendations for infrastructure in new service areas
- Recommendations for ultimate wastewater treatment alternatives
- Recommendations for improvements to existing collection system infrastructure

As the community continues to grow and increase in density, recommendations set forth in the master plan should be referenced and implemented to continue to offer adequate waste water service for Bargersville.



Water Service

The Town of Bargersville receives drinking water through two Town-owned water treatment plants (WTP) and seven supply wells distributed among two well fields.

The first WTP was constructed in 1977 and is still in service with major renovations being completed in 1994. This WTP has a peak design flow of 5.4 million gallons per day (MGD). The second WTP was constructed in 2012 and has not required any major renovations in its lifetime. The WTP has a peak design flow of 6 MGD. The treatment process for both plants consists of softening via fluidized bed reactors, PH adjustment with recarbonation, gravity sand filtration, intermediate pumps, clearwells and high service pumps.

Currently the combined treatment of the two plants is an average of 6.5 MGD. This equates to the plants operating at roughly 57% capacity. Based on future projections, the WTPs will need upgrades in 10 to 20 years. Some of these upgrades will simply be to replace outdated equipment and improve efficiency. Others will result in expansion of the plants to increase capacity and production. Currently, the plants can treat more water than what can be supplied by the existing wells, therefore that is something that will need to be addressed in the next 5 – 10 years.

The water distribution system includes approximately 1.3 million LFT of pipe that is of varying age and material. The vast majority of pipe (approximately 90%) is 6" in diameter or greater with less than 1% being of unknown size. The Town's system also includes one booster station and six water storage tanks. The storage tanks have a combined storage capacity of 3.15 million gallons but the overall reliable volume of water in the system is approximately 2.4 million gallons. The booster station has a capacity of 2,000 gallons per minute (gpm).

Currently, these two plants, and the vast distribution system serve not only the Town of Bargersville and the corporation limits, but also serve residents in the Greenwood and Franklin area of the White River and Union Township. See the following Water System map for locations of plants, storage tanks, booster stations, and distribution piping.

Under current conditions, the wells that feed WTP 1 cannot produce enough water to maximize the efficiency of the plant. In 2018, the Town completed a Water System Master plan that outlined recommended improvements to wells, treatment plants, and the distribution system. These recommendations will be evaluated in conjunction with this plan. A summary of the improvements recommended in the master plan are as follows:

- 5-year Improvements
 - Install new well to feed WTP #1
 - Complete fire flow projects for neighborhoods
 - Install an additional storage tank
 - Install additional transmission mains to serve developing areas
- 10-year Improvements
 - Add a booster station
 - Update WTP #1
 - Add an additional raw water main
- 20-year Improvements
 - Add additional transmission mains
 - Complete crossings of major roads (SR 37/I 69)
 - Paint existing storage tanks
 - Additional fire flow projects
 - Update WTP #2
 - Install additional well for WTP #2



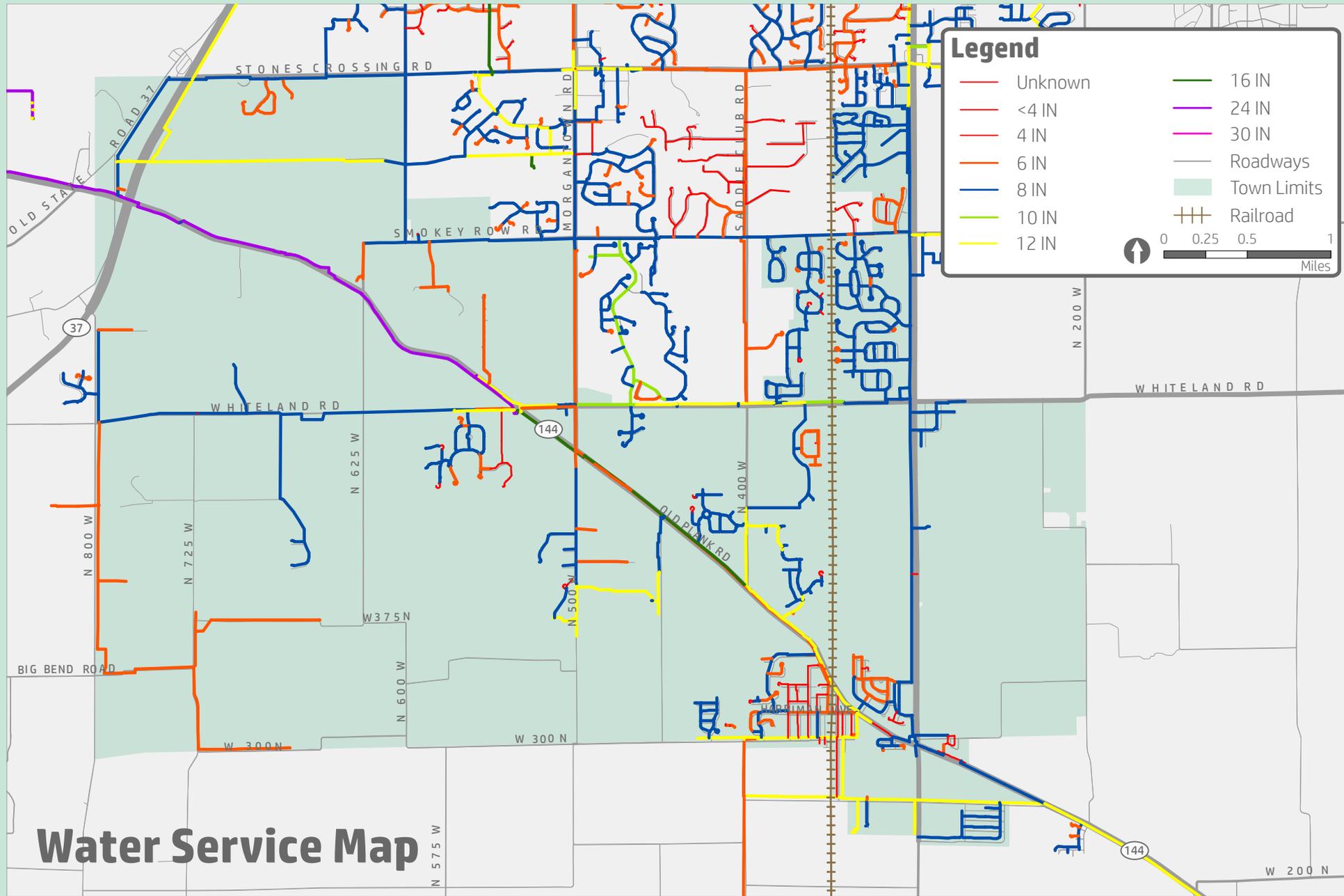
Significance

In 2018, Bargersville finalized the Water Utility Master Plan. The main recommendation of the plan included the consideration of constructing two additional supply wells to meet production needs at the water treatment plant. Other equipment improvements recommended include replacing the motor starters for the southern well fields.

Increasing the production capacity of the Water Treatment Plant No. 1 should remain a high priority as the town continues to grow. However, improvements for Water Treatment Plant No. 2 were not recommended to be completed until 2033. Based on the needs of the system, it is anticipated that the water utility will need to strengthen the northern part of the distribution system storage and piping, as well as the water supply capabilities for both WTPs. This will need to be completed before other water treatment improvements are completed.



Water Treatment Plant #2

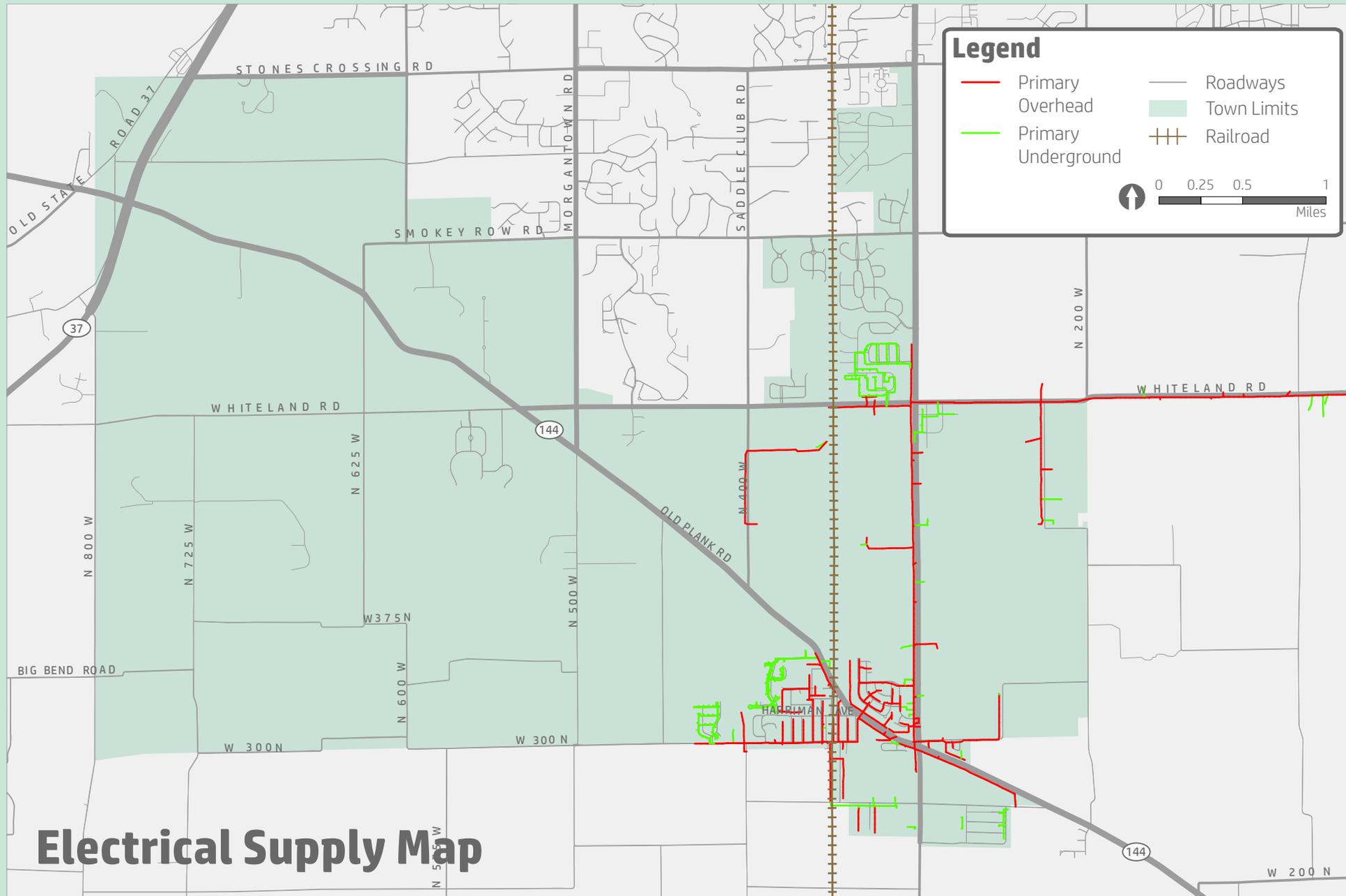


Electric Supply

The Town of Bargersville currently operates their own electric utility that was established in 1960 and has provided services since its inception. The utility currently serves 3,600 customers in the Bargersville and Whiteland area of Johnson County. This includes nearly 1,500 customers in Bargersville, over 400 customers in Franklin, and over 1,600 customers in Whiteland. The current service area includes only the eastern half of the Bargersville corporation limits; the remainder of the corporation limits is serviced by Johnson County REMC.

Bargersville is also a member of the Indiana Municipal Power Agency (IMPA), and has been since 1983. This allows them to share resources with other members of IMPA to provide their customers with the most economic option available.

Bargersville's electric utility is comprised of over 180,000 feet of overhead power lines and nearly 215,000 feet of underground facilities. Generally, the facilities in the downtown areas, and the older areas of the service area are still utilizing the overhead lines, where the newer developments are mostly served by the underground facilities. This is likely the result of these lines being buried during the development and construction of the subdivisions. See the attached Electrical Map for locations of the service lines.

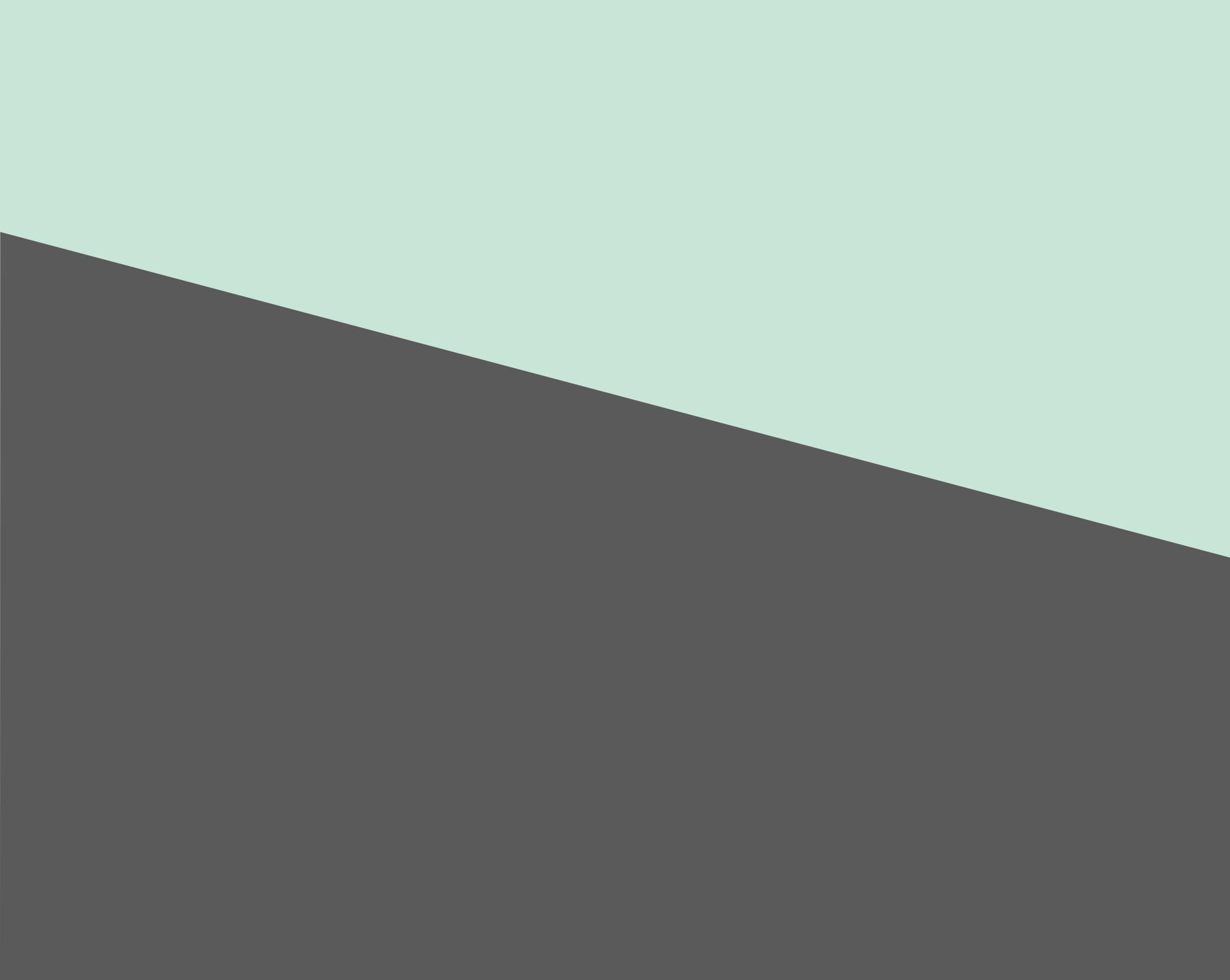


Implications

The conversion of State Road 37 into Interstate 69 will greatly affect the transportation and traffic patterns in Bargersville. The major corridors of 144 and Whiteland Road will see an increase in traffic and a need for road improvements. Also, new development is anticipated directly adjacent to the new I-69 access point into Bargersville.

With population growth, additional community and recreational facilities are desired. Adding new parks, open space and recreational opportunities will increase the overall quality of life in Bargersville.

Potential obstacles that Bargersville may face includes zoning and land use conflicts, and the necessary infrastructure to support the growth. Identifying areas that are appropriate for growth will influence zoning and future development locations. As growth occurs, there will need to be infrastructure improvements to support the new developments.





Public Engagement Summary



Steering committee members were asked to identify challenges that are present in Bargersville

Steering Committee Meetings

The Town hosted three steering committee meetings throughout the planning process and the following provides a summary of the feedback and guidance collected during those meetings.

Steering Committee Meeting #1 – September 5, 2019

The steering committee met for this first time and the agenda for this meeting included:

- Introduction & Roles
- Planning Overview
- Process Overview
- Existing Demographic and Physical Conditions Highlight
- Group Visioning Exercises
- Homework and Next Steps

The committee discussed potential changes to the existing conditions report, highlighting needed updates to demographic data such as the existing population and the new elementary school that recently opened in Bargersville. The committee also discussed their individual response to the exercises completed during the meeting. These exercises included identifying challenges to the identity and character of Bargersville, land use and development, and other infrastructure and services provided by the Town. They also discussed their big idea for Bargersville. The following provides an outline of the responses collected.

What is your **BIG IDEA** for Bargersville?

- Create a dynamic downtown space with musical stage, splash pad, art, farmers market, and programming
- Downtown should be densified and include several amenities
- Capture agriculture heritage and history in downtown
- To have a bustling downtown main street all day long. A downtown that is walkable, with a music amphitheater that can host festivals, concerts, community gatherings, and a Bargersville history walk
- Downtown revitalization
- A street that has a variety of high end and middle range restaurants along with shops.
- Affordable housing
- Large park (use full 19 acres)
- New town hall
- Beautiful gateway, lighting and signage
- More landscaping
- Corporate growth along I-69 or encourage professional business development around I-69 and 144, not just retail or travel plaza type development. This could include medical/research, business/financial/higher-end restaurants than just fast food, and corporate offices
- Develop a research/IT/medical corridor on I-69
- Add commercial/retail neighborhood pockets as part of home density along 144
- Increase industrial south (annex) and leverage railroad infrastructure there
- Implement a performing arts center
- Connect trails throughout Town and improve overall connectivity
- Implement a community center teaching basic life skills to every age group. Kids can learn finance and self-care and adults can learn to cook, sew, and budgeting
- Day care for both adults and children are needed
- Include fitness opportunities such as zip lining, mounting biking, etc.
- Force developers to shoulder burden on school system
- Implement an ice-skating rink
- Must do whatever is needed to get commercial growth strategies fast tracked
- Must be proactive in transportation planning
- Need a PR point person pushing brand of the town identity

Steering Committee Meeting #1 - Continued

Challenges Related to Identity/ Character

- Signage
- Gateway
- Diversity in general and open mindedness
- Maintain the historic downtown
- Rebranded – who are we/what are we?
- Increase of website/social media/other means of communication needed
- Considered a bedroom community currently and there is a need to develop a “sense of place” with the town and not just the school.
- Pastoral character could be lost if we following building standards of surrounding communities
- Make Bargersville a destination
- Limited buildings that can be redeveloped and recondition for future use
- Currently do not have a “main street” to attraction “destination” development
- Outside perceptions of Bargersville is a farm town – we need to develop and market who we want to be
- Need to connect downtown to rest of the community (non-vehicularly)
- Not a clear present vision of design standards
- Ag. celebrated with industry of new growth
- Embrace agricultural heritage and leverage that with the identity.
- Connectivity
- Homestead legacy and old town village feel

Challenges Related to Land Use & Development

- Lack commercial growth and development
- We can't think of about what we would necessarily want but what a growing community needs
- Ease of development needs created
- Public space in downtown with things like a splash pad, music shell, etc.
- Downtown expansion and walkability
- Hotels & restaurants
- Tack design in homes
- Patio style apartments and townhomes for families to rent
- Current building trends are out of reach of many in our demographic
- Opportunity with I-69 to create office, research, and medical area connecting Indianapolis and Bloomington. Can draw residents to work here instead of commuting
- Need to growth industrial base, how to leverage railroad for this
- Need to grown downtown with more shops and restaurants (understand liquor license challenge)
- Small library
- Community Center
- Bus service
- Mid-range housing
- Districts – village – restaurant shops, old town, new modern, and mid-town
- Look at higher density options such as townhomes and low-maintenance options
- Maintain the small-town feel
- Green space
- Subdivision growth and managed
- Apartments in downtown area only
- Tech corridor
- Parks

Challenges Related to Community Vitality (Infrastructure & Community Services)

- I-69 Corridor
- Road conditions and increased traffic – overall roadway system
- Proactive roadway planning efforts
- Need to bring wastewater to I-69 and capture area between Stones Crossing and Smokey Row
- Police Station
- Need more community centers and/or celebration of what we do have
- Seems to be a tension of growth and no growth
- Sewer extension – Cost of extension along 144
- New Town Hall
- Long term transportation infrastructure has an enormous cost due to the impact of I-69
- Sewer plant is located on edge of town – a long way from the biggest commercial node at I-69/SR 144
- Lack of connectivity: trails, bike paths, sidewalks
- Walkability – connectivity
- Sidewalk connecting communities and through downtown
- Parks and trails
- Community event center (public or private)



Steering Committee Meeting 1

Steering Committee Meeting #2 – November 20, 2019

The second steering committee meeting was held on November 20th at the Bargersville Town Hall from 6:00 - 8:00 pm. During this meeting, the consultant provided an overview of the planning process, upcoming outreach opportunities for the public, as well as highlighted key takeaways from the community input collected to date. As a group, the committee spent a majority of the meeting participating in mapping exercises, determining appropriate growth patterns for Bargersville as well as multi-modal transportation connectivity. As homework, the committee was asked to complete feedback on the draft vision statement, goals and objectives.



Steering Committee Meeting 2 - Mapping Exercise



Steering Committee Meeting 2 - Mapping Exercise

Steering Committee Meeting #3 – January 15, 2020

The committee met for the third time in January of 2020. The agenda for this meeting included an overview of the planning process to date, an overview of how draft plan, and discussion of the implementation plan. Discussion of the plan included aligning priorities of the plan with community needs and public input, as well as further clarification on some of the plan objectives. As an example, a secondary connection for 144, directing heavy traffic and trucks away from downtown was amending to ensure that local deliveries were not excluded.

Public Meetings & Hearings

During the visioning stage of the planning process, the Town hosted two events for the public to provide feedback. The first was held during the Harvest Moon Fall Festival and the second was held at the White River Township Public Library. Another public workshop was held during the strategic planning phase of the planning process at Walnut Grove Elementary School to gather feedback from community members as the development of the plan progressed. When the Bargersville Vision 2040 Plan was presented to the Plan Commission and Town Council, community members were also invited to provide public comment on the plan document. The following provides a summary of the feedback collected at each meeting.

Community Outreach Event – Harvest Moon Fall Festival

The first public outreach event included the Harvest Moon Fall Festival, where an informational booth was set up from 10:00 am to 4:00 pm on Saturday, September 21st. Approximately 40-50 people stopped by the tent to learn about the plan and provide ideas and input to the plan. The following is a summary of the input collected during the event.

What do you want to **PRESERVE** in Bargersville?

- Green Spaces!
- The Silos!
- Community Center
- Keep downtown original
- More grocery options
- Keep local shop small
- Small town character
- Small town identity
- Small town feel
- Drive in theatre
- Community events
- Small town feel-local business/our landscape (trees and fields)



Festival attendees were asked what they would like to preserve and change about Bargersville.



A community member shares their big idea for Bargersville

What do you want to **CHANGE** in Bargersville?

- Sidewalks from Morn's Meadows to town!
- Improving road conditions
- The world
- Small town
- Clean community
- Top housing (duke)
- More small businesses (mentioned twice)
- Need shade trees downtown and playground areas
- Walk/bike trails
- Coffee shop
- Roundabout near old plank & Harriman
- Ethnic Restaurants and other local options
- Utilize the senior center
- Need more business (mentioned twice)
- Stoplight 144 & (Harriman St)
- Zoning-Commercial/retail- downtown cone: spokes to neighborhoods
- Would like a 7/11
- A field
- Revive downtown Bargersville
- Extend Saddle town road across 144 to connect town and neighborhoods
- Communication of projects/improvements
- More activities at senior center
- Street lights- downtown and main street
- Dead trees 144 near Kephart Park
- Stop light at State Road 37

What is your **BIG IDEA** for Bargersville?

- Any sort of library branch (even small storefront library)
- Walk/bike trails
- Pavilion for music
- Community shelter
- Dog shelter
- Library
- Football Field
- Community pool
- Diverse upscale housing downtown
- Splash Pad (mentioned three times)
- Community pool
- Dog Park (mentioned twice)
- Town Square/gathering space
- Downtown revitalization
- More parks
- Housing Diversity (condo above taxman)
- Community Center (mentioned twice)
- Affordable housing for CG schools
- Youth engagement
- Indoor rec or gym
- More fast food (near flea market)



Community members provide feedback

What does Bargersville Mean to Me?

- Love the Santa train and meeting Santa
- It's home (5)
- The downtown silos- Landmark!
- Small town feeling
- Audrey micdolnds (McDonalds)!
- Family-that have lived here for years
- The nice people
- Fun playgrounds
- Good Friends
- Wishing for a dog park
- Walking my dog Ziggy every day and he sweet
- Fun and things like art with friends
- Moved from Indy for small town atmosphere. Love the community!
- Great schools and older homes with character. Some small business and room for growth



Harvest Moon Fall Festival 2019



Harvest Moon Fall Festival 2019

Public Open House #1 – White River Township Public Library

The first public open house was held in early October from 6:00-8:00 pm and was an open house format. Stations of boards were placed throughout the room, with the first two stations providing information about the comprehensive plan project and an existing conditions snapshot of Bargersville. The third station asked attendees to participate in a visual preference survey, depicting differing types of development and densities, as well as identifying where that type of development should occur in Bargersville. The final station included the same questions presented at the community outreach event, “what is your BIG IDEA, what is should you would CHANGE about Bargersville, and what is something you would PRESERVE?” The following photos and bullet points articulate the feedback collected during the public meeting.

What do you want to **PRESERVE** in Bargersville?

- Identity as a town-not extension of school system
- Small town and agriculture
- Historic locations
- Farmland, trees, & nature
- Railroad tracks (think about midway KY)
- Agri-heritage
- Small town charm
- Lack of Crime
- Rural residential feel
- Small business
- Downtown as a destination



A community member shares their big idea for Bargersville

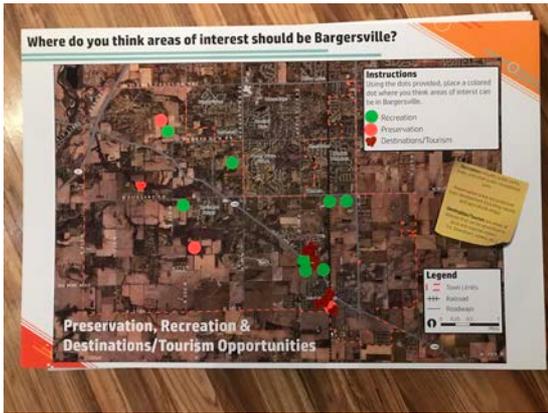
What do you want to **CHANGE** in Bargersville?

- Destination downtown on a daily basis
- Stoplight 135 and Somerset
- Bike path
- Slow down the trains
- That no one really wants a change
- Alternative style infrastructure
- More liquor licenses
- Easier to walk/bike
- Less single use commercial buildings downtown
- Woodland streams municipal sewer
- Variety of additional restaurants
- Trails
- Weekend Farmers market
- More liquor licenses
- Upscale restaurants

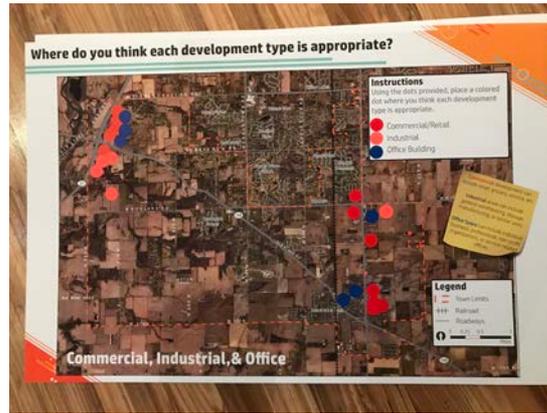


What is your **BIG IDEA** for Bargersville?

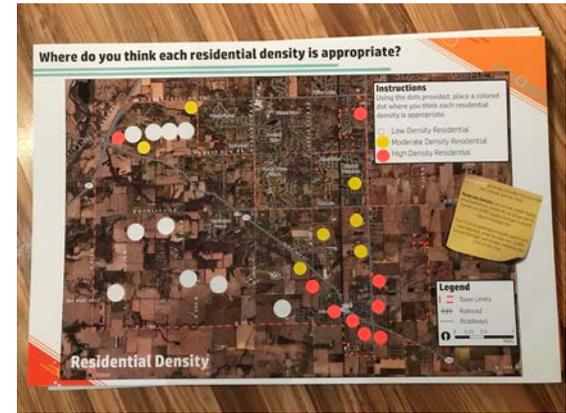
- Housing diversity (condo above taxman)
- Trail system
- Downtown that has an inviting atmosphere
- Love the liberty idea
- Community Center
- Water Fountains in park
- Bus line to Franklin
- Exit and access road along 144 &135 to limit back-ups
- Mini Golf
- Bike park
- Traditional Main street
- Government development at flea market
- Places for kids to hang out
- Speedbumps similar to Plainfield to control flow on 144
- Dog Park
- More art & artist space
- Library
- Amusement park (age 11)
- Video game arcade (age 11)
- No to fast food
- Paintball battleground (age 9)
- Sidewalks
- Indoor rec or gym
- Buy public land now
- Control traffic at 144
- Handcraft soda bar
- Regional park with community center
- Community Center



Where do you think areas of interest should be in Bargserville?



Where do you think each development type is appropriate?



Where do you think each residential density is appropriate?

EXERCISE #1 VISUAL PREFERENCE
comprehensive plan
Category: Neighborhood Density

INSTRUCTIONS: Place a dot next to the housing density types that you think are most appropriate in Bargserville.

High Density Residential Multiple housing units per lot, apartment buildings, townhomes, etc.	Large Apartment Complex 	Small Apartment Complex
Low Density, Single Family Housing with one or two units per lot, detached houses, etc.	Large lot sizes, large setbacks, wide employment 	Rural detached single-family, large lot sizes, etc.
Medium Density Attached Townhomes, duplex, etc.	Townhomes 	Duplexes
Medium Density Detached Medium density detached, medium lot sizes, average lot size 8,000 square feet	Medium setbacks, medium lot sizes, average lot size 8,000 square feet 	Single family detached, small lot sizes, wide yards, average lot size 4,200 square feet

Visual Preference: Neighborhood Density

EXERCISE #1 VISUAL PREFERENCE
comprehensive plan
Category: Commercial/Office/Industrial Development

INSTRUCTIONS: Place a dot next to the development types that you think are most appropriate in Bargserville.

Commercial Development Stores, multiple services, etc.	Small businesses, incubator space, individual offices 	Stand alone residential development that share public space and parking
Rural Development Preservation of rural or undeveloped areas	Rural/agriculture preservation 	Agri-tourism
Industrial Development Industrial park, manufacturing, etc.	Industrial, manufacturing 	General light industrial, logistics, packaging/shipping
Mixed-Use Development Mixed-use development, multi-use spaces	Multiple uses within single building/lot (example: first floor retail, upper floor residential) 	Different uses on competing lots but separate buildings

Visual Preference: Commercial/Office/Industrial Development

EXERCISE #1 VISUAL PREFERENCE
comprehensive plan
Category: Downtown

INSTRUCTIONS: Place a dot next to the downtown elements that you think are most appropriate in Downtown Bargserville.

Lighting/Character Lighting fixtures, historical buildings, signage, etc.	Modern storefront design, small street trees, multi-pavement treatments 	Agricultural heritage atmosphere, reuse of former building structures
New Development Mixed-use development, outdoor public space, multi-story buildings, etc.	Modern architectural features 	Historic architectural features
Signage Wayfinding, information, public art, etc.	Modern wayfinding, multiple signs throughout town, stand alone features 	Small scale signage that can be mounted on light poles
Street Furniture Benches, trash receptacles, etc.	On sidewalk benches, trash cans, plantings, etc. 	Product seating that includes multiple types of seating and landscaping, separate from sidewalks

Visual Preference: Downtown

Public Open House #2 – Walnut Grove Elementary School

A second public open house was held in Bargersville at the new Walnut Grove Elementary School from 6:00 to 8:00 pm on December 3rd. Approximately 20 people attended the public open house to provide feedback on the draft vision statement, goals, and objectives in person. A second survey was also released to gain feedback on these materials for those not able to attend.



A community member shares their feedback for Bargersville



Residents participating in the second public open house.



Live Word Cloud Exercise Results depicting priority areas in Bargersville

Public Presentations Hearings

Town Council Presentation - June 9, 2020

A presentation of the comprehensive plan was held at a regular Town Council Meeting. The plan had been available for public review and comment since February 19, 2020. The presentation to Town Council included an overview of planning, the planning process, organization of the plan, vision statement and goals, plan priorities, and next steps. The Town Council was asked to review and provide any comments or feedback to the plan prior to the adoption hearing on June 30th.

Planning Commission Hearing - June 15, 2020

The first public hearing for the comprehensive plan was held at a regular Planning Commission Meeting on June 15, 2020. The same presentation that was provided at the Town Council meeting on June 9, 2020 was given during this meeting. The planning commission unanimously voted to certify the plan to the Town Council to adopt the comprehensive plan at their meeting on June 30th.

Town Council Adoption Hearings - June 30, 2020 & July 14, 2020

The final public hearings were held at a regular Town Council Meeting on June 30, 2020 and July 14, 2020. The Town Council unanimously adopted the comprehensive plan.

Online Engagement

An online presence was important to the Town to provide alternative opportunities for the public to provide input and learn more about the comprehensive plan. Online engagement included the creation of a project website and a Facebook Page, in addition to two online surveys.

Public Survey #1:

The following provides a summary of the feedback collected from the 223 survey participants.

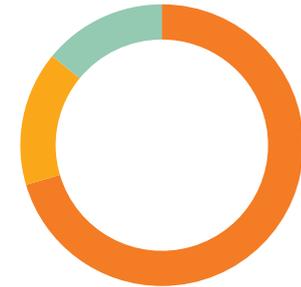
- 70% of participants live in the Town of Bargserville
- 72% work outside of the Town either in Johnson County (29%) or outside of the county (43%)
- 37% of participants have a household income of above \$100,000
- 80% of the participants are part of the Center Grove Community School Corporation
- 26% moved to Bargserville because of the school system and 32% moved because of the land availability and housing options
- 74% believe Bargserville is viewed as above average or average by outsiders.
- 95% believe the quality of life in Bargserville is above average or average.
- The following are very important to participants quality of life in Bargserville:
 - Maintained Roadways (81%)
 - Fire/Police/EMS Services (76%)
 - Strong School System (75%)
 - Maintained Utility Infrastructure (Water & Sewer) (71%)
 - Parks, Recreational Spaces & Activities (70%)

72% Work Outside of Bargserville



- Town of Bargserville
- Johnson County
- Outside of Johnson County

70% Live in Bargserville



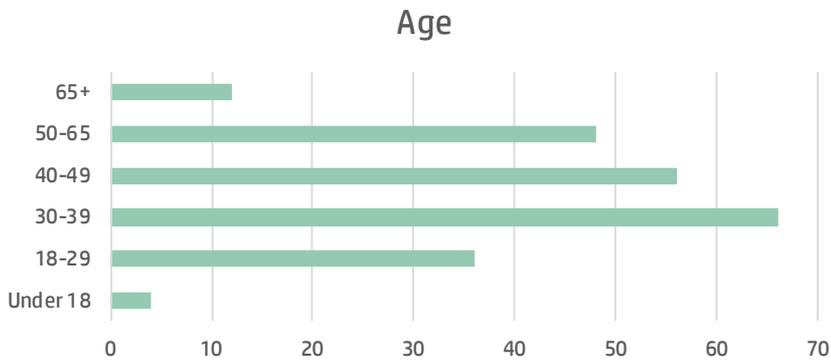
- Town of Bargserville
- Johnson County Unincorporated Areas
- Other

- Participants wanted to see the following enhanced the most:
 - Parks, Recreation Spaces & Activities (69%)
 - Downtown (58%)
 - Shopping and Entertainment Options (50%)
- Participants desired more of the following types of development:
 - Open Space/Recreation (80%)
 - Commercial Development (50%)
 - Office/Professional Workplace Development (50%)
- Participants desired less of the following types of development:
 - Apartments/Condos (50%)
- Participants desired the following types of development to be kept as is:
 - Industrial/Light Manufacturing (53%)
 - Mixed-Use Development (51%)
- Many expressed sentiments to preserve the small-town charm and agricultural and rural heritage

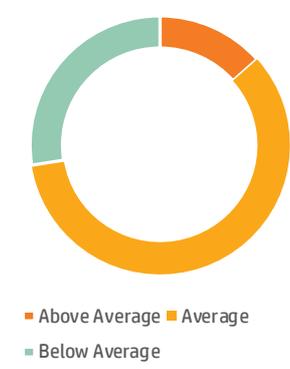
- Frequent topics that were mentioned as something to change in Bargserville included more trails and sidewalk connectivity, more parks, downtown revitalization, more restaurants and shopping options, and improved roadways.
- Top challenges identified in the survey included population growth, traffic and infrastructure management, impact of development on the character and rural atmosphere, and not enough amenities such as recreation facilities and walking paths.
- Enhanced and active downtown, restaurants, parks and family activities, events and other attractions were identified as missing from the quality of life in Bargserville.

223

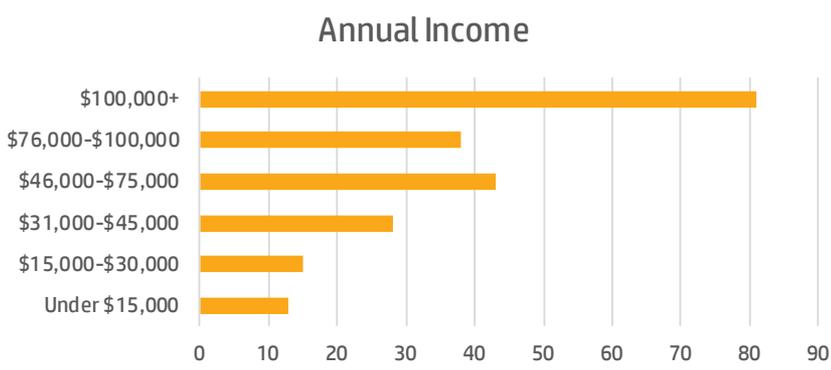
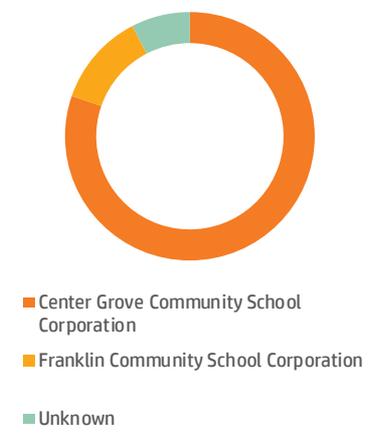
Survey Participants



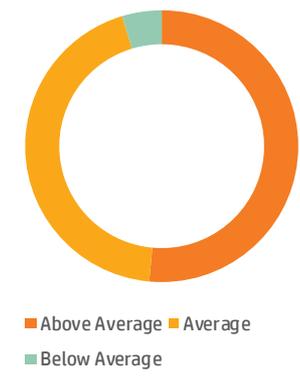
74% believe Bargsville is viewed as average or higher



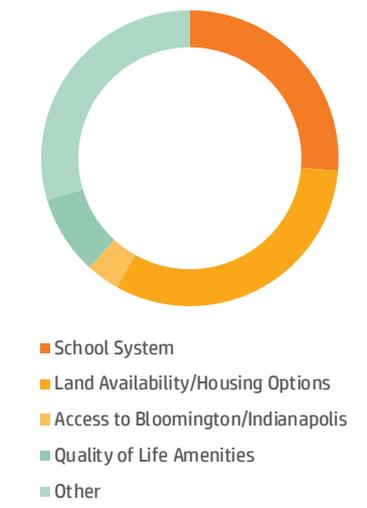
80% are in the Center Grove School District



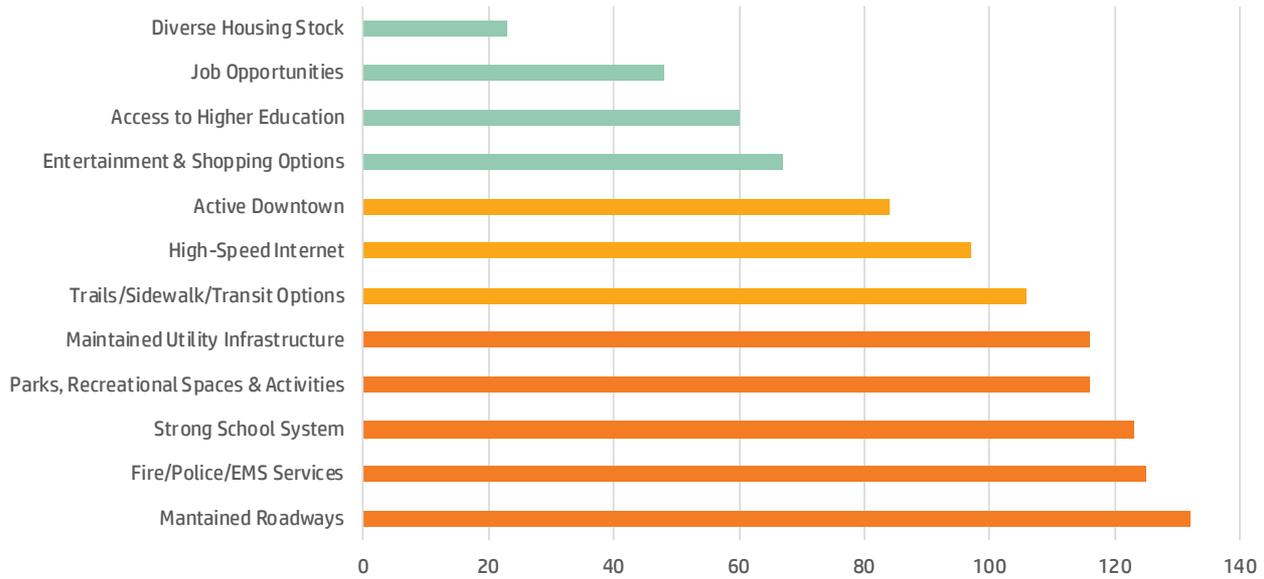
95% rate the quality of life as average or higher



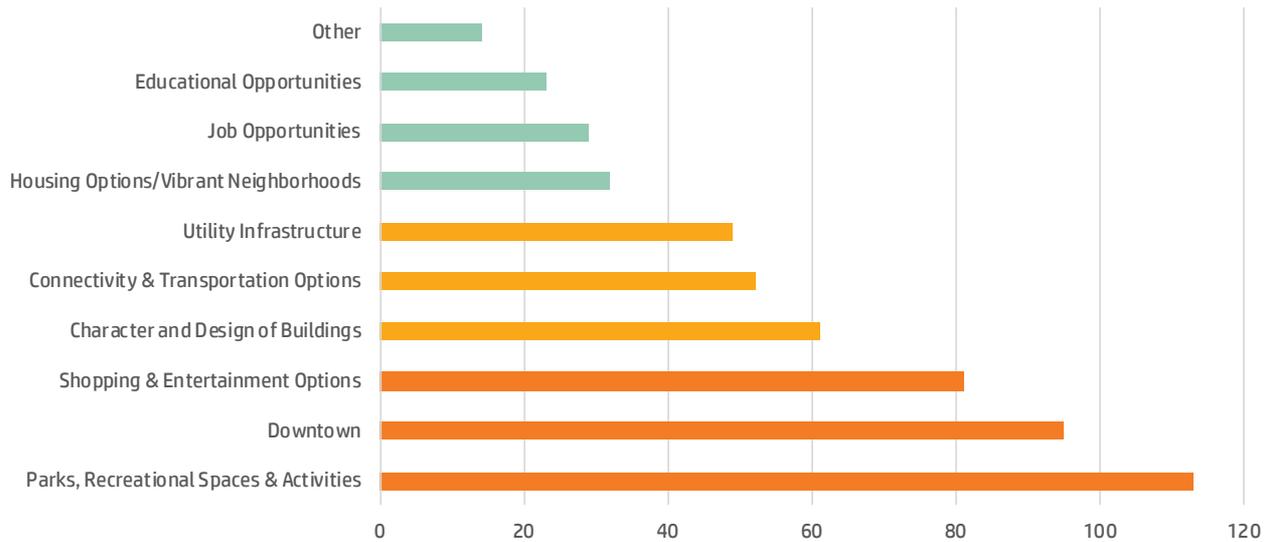
26% Moved to Bargsville for the School System



Very Important to Quality of Life



Should be Enhanced the Most



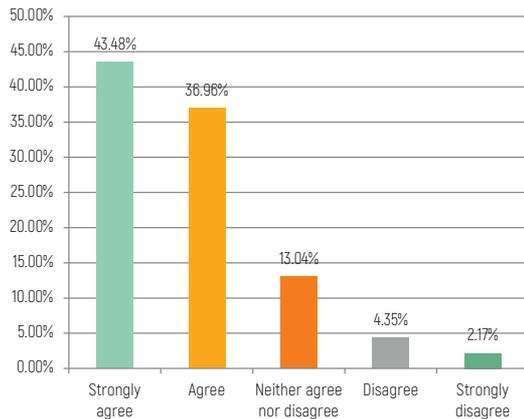
Public Survey #2:

The following provides a summary of the feedback collected from the 46 survey participants.

80%

of participants either agree or strongly agree that the vision statement accurately depicts the overarching vision for the Town of Bargersville

Do you agree or disagree that this vision statement accurately depicts the overarching vision for the Town of Bargersville?



Land Use & Housing Goal Statement:

"Promote controlled growth and development that is appropriate to adjacent land uses and the Town of Bargersville."

- 84% Agree with the goal statement
- 5% Disagree with the goal statement
- 12% Other

Transportation Goal Statement:

"Improve access and linkages throughout the Town with upgraded roadways connecting to I-69, and the installation of trails and sidewalks."

- 75% Agree with the goal statement
- 11% Disagree with the goal statement
- 14% Other

Utilities Goal Statement:

"Strategically extend utility infrastructure to support existing needs and future growth."

- 93% Agree with the goal statement
- 5% Disagree with the goal statement
- 2% Other

Community Facilities & Services Goal Statement:

"Maintain excellent community services (police/fire/EMS) and facilities to promote the health, safety, and welfare of Bargersville residents."

- 89% Agree with the goal statement
- 0% Disagree with the goal statement
- 11% Other

Parks and Recreation Goal Statement:

"Create a diverse parks and recreation system that provides activities and facilities for varying age groups and seasons."

- 80% Agree with the goal statement
- 7% Disagree with the goal statement
- 14% Other

Character & Identity Goal Statement:

"Establish and actively promote the identity of Bargersville which celebrates the agricultural heritage."

- 86% Agree with the goal statement
- 9% Disagree with the goal statement
- 5% Other

Downtown Goal Statement:

"Develop Downtown Bargersville as a destination for entertainment, shopping, and community gathering."

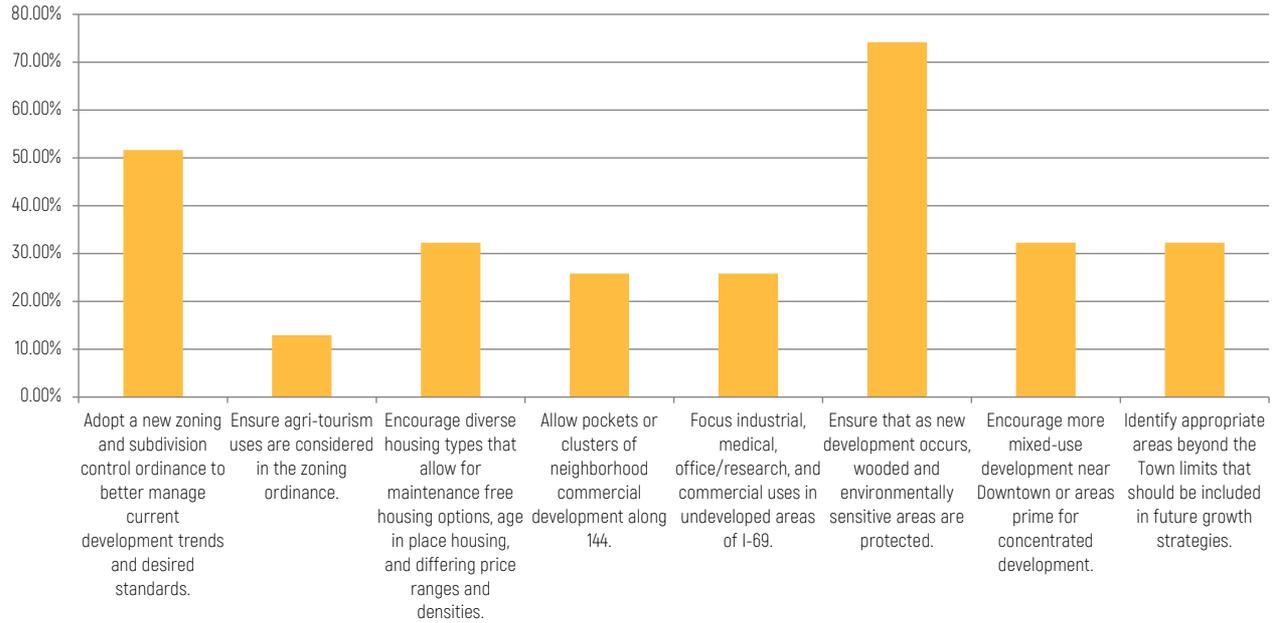
- 82% Agree with the goal statement
- 11% Disagree with the goal statement
- 7% Other

Tourism and Economic Development Goal Statement:

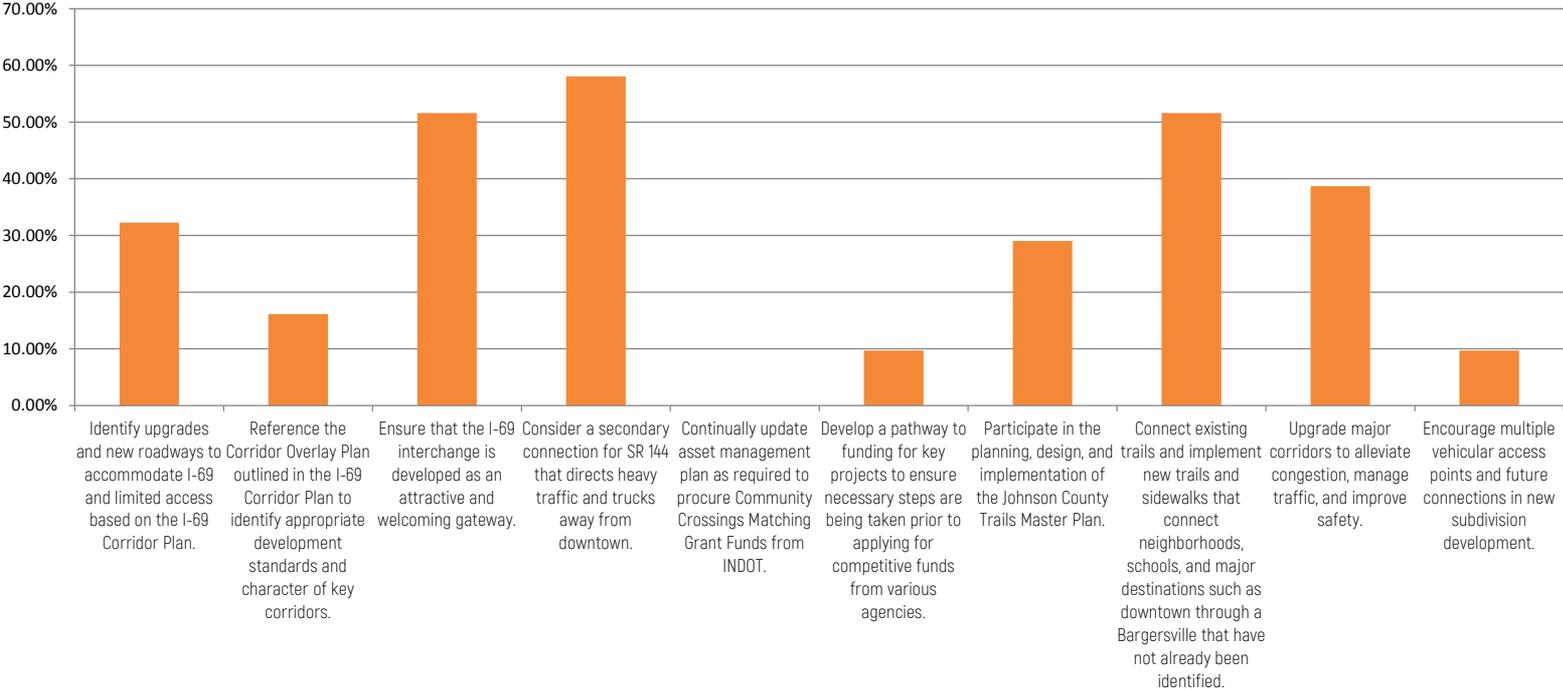
"Expand and promote tourism and economic opportunity in Bargersville."

- 76% Agree with the goal statement
- 20% Disagree with the goal statement
- 4% Other

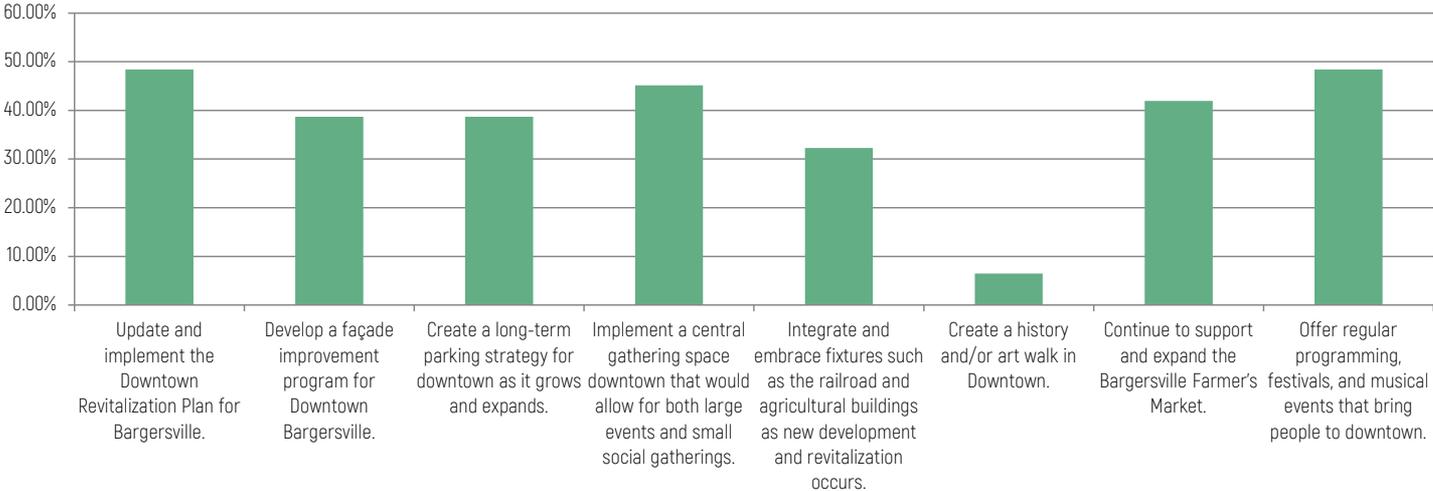
Identify the top THREE priorities for Land Use & Housing



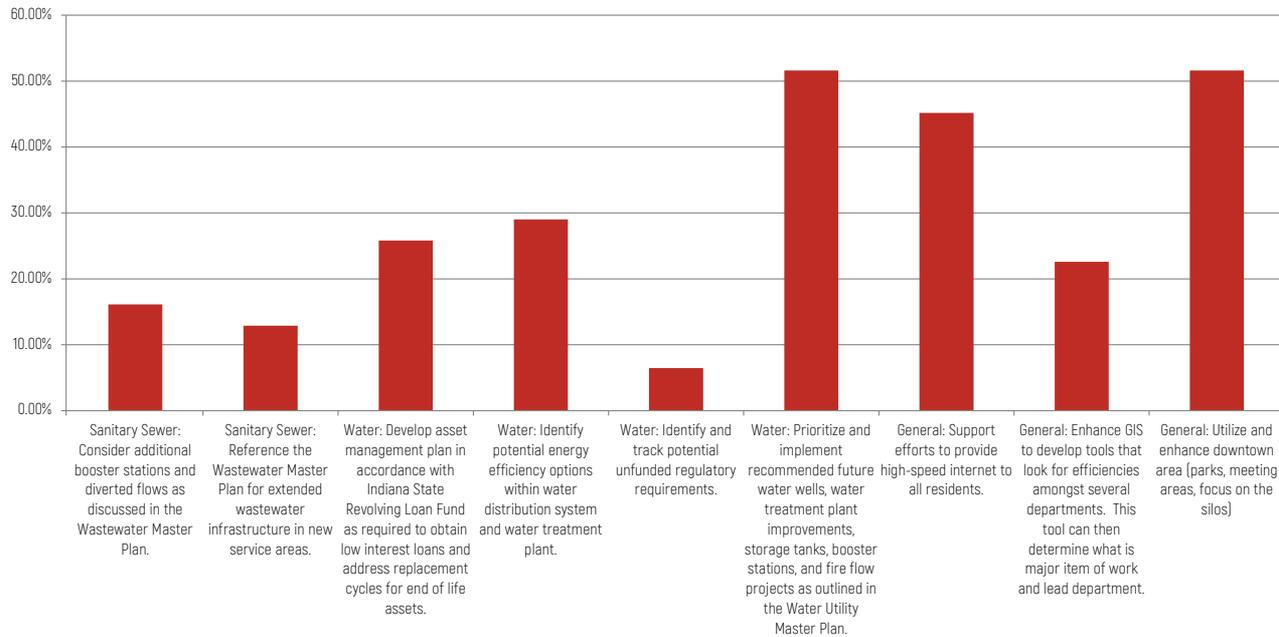
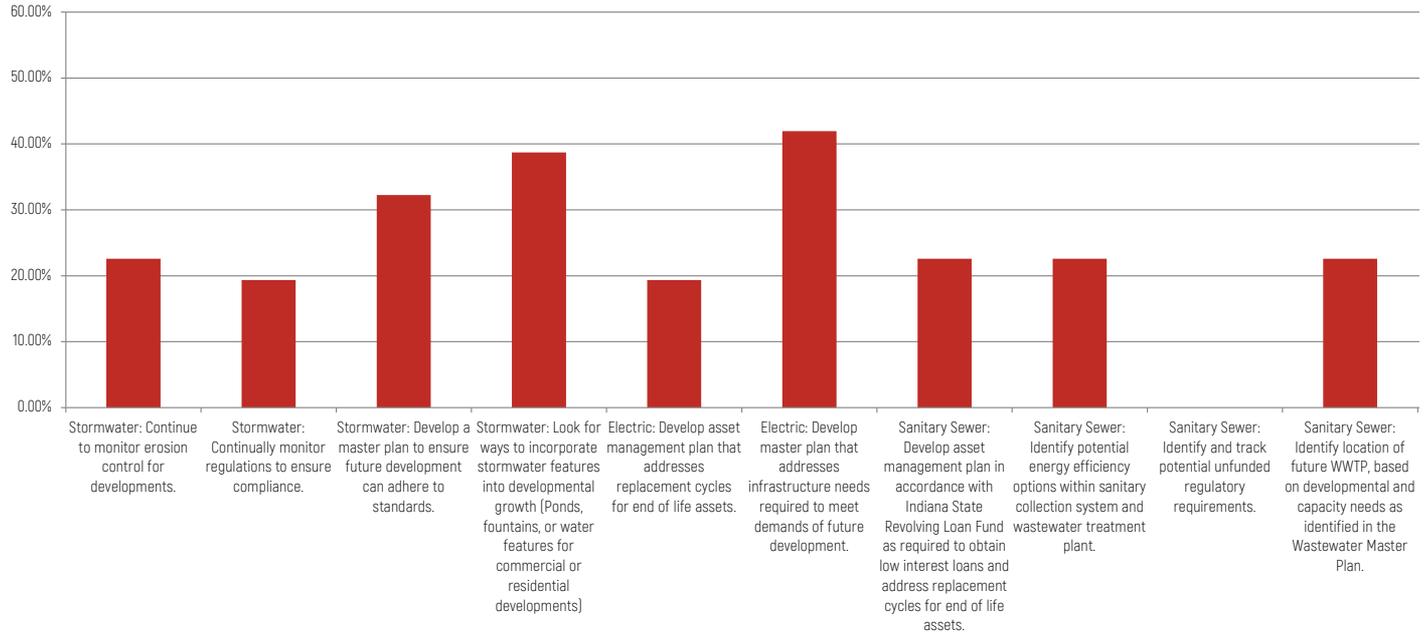
Identify the top THREE priorities for Transportation



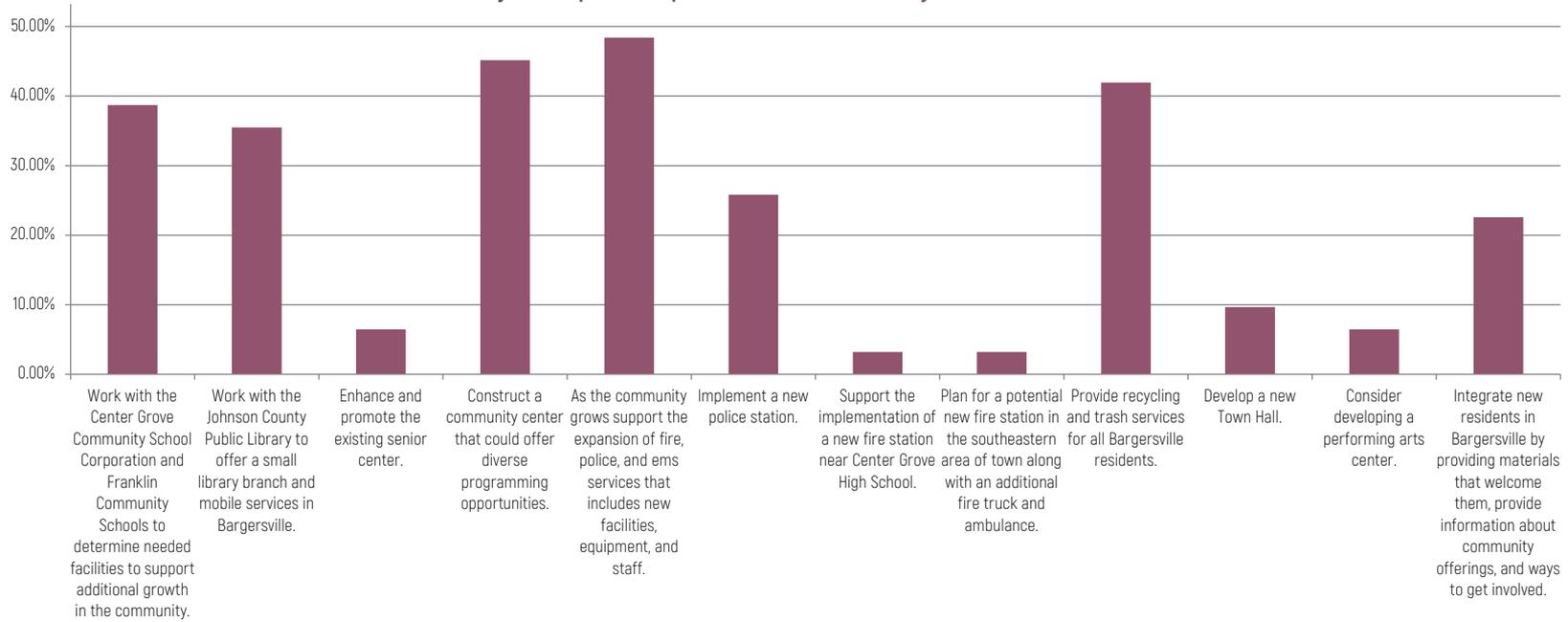
Identify the top THREE priorities for Downtown



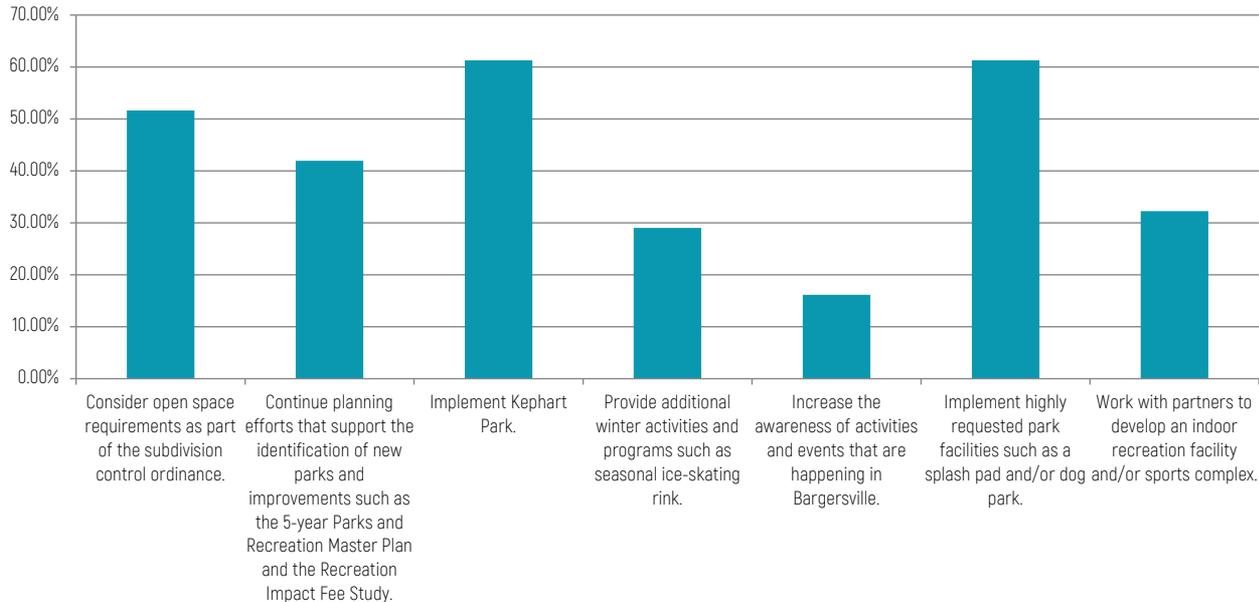
Identify the top SIX priorities for Utilities



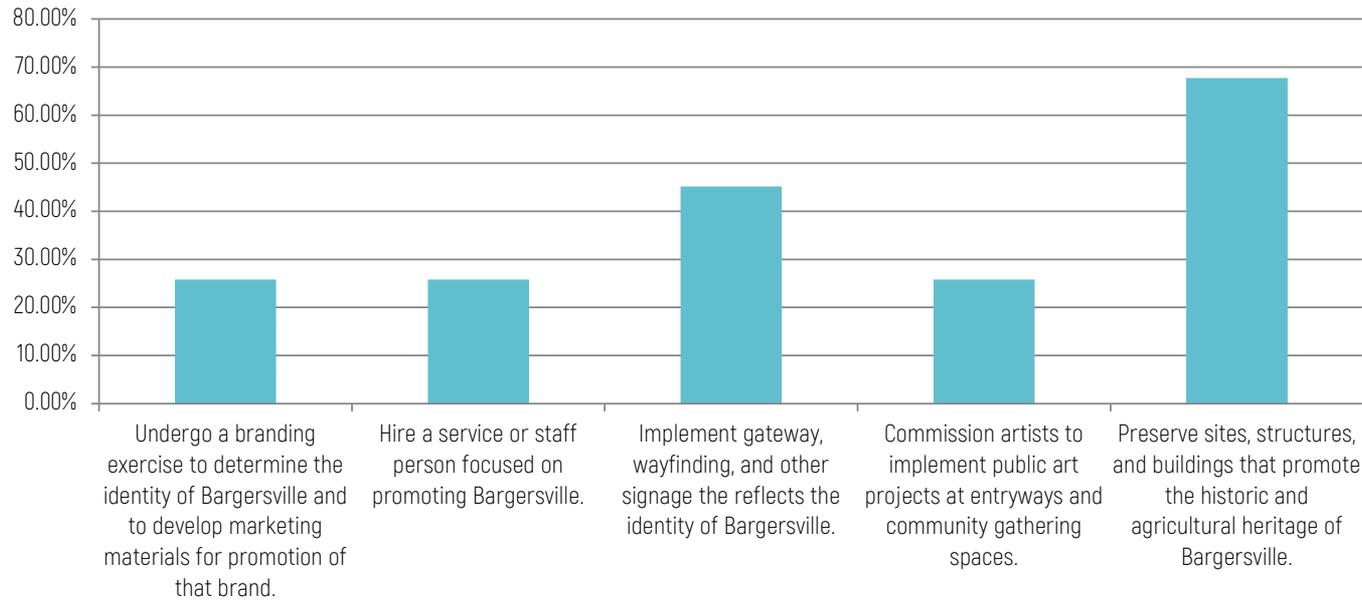
Identify the top THREE priorities for Community Facilities & Services



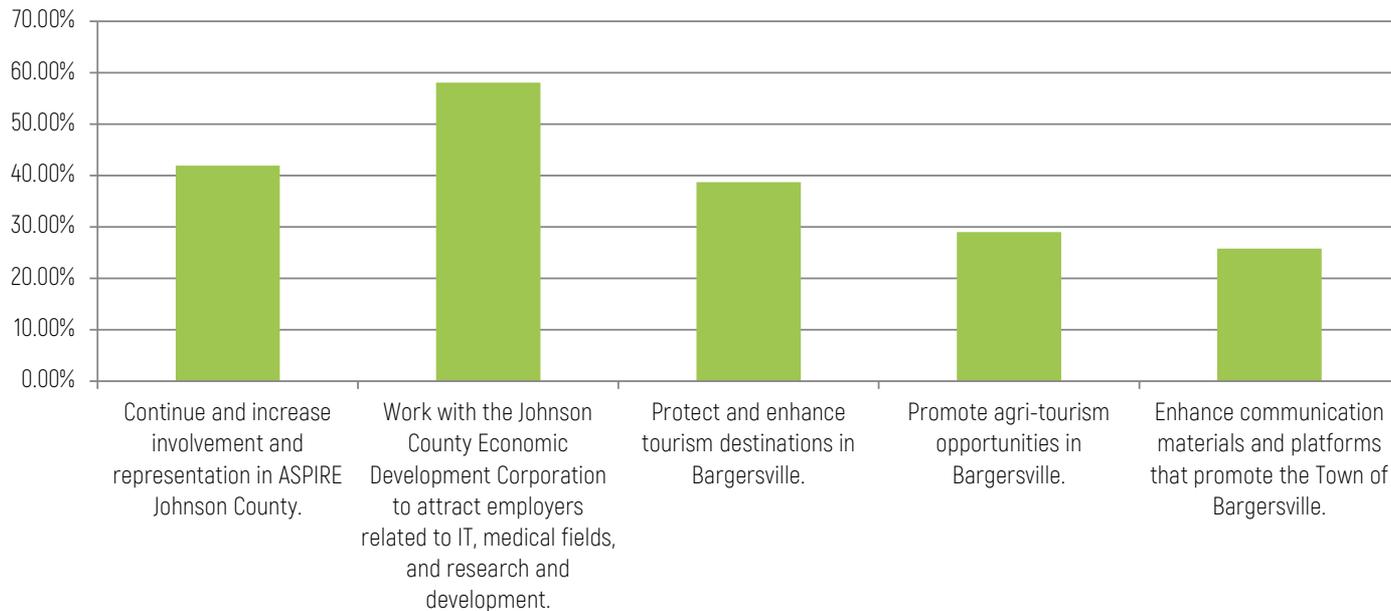
Identify the top THREE priorities for Parks and Recreation



Identify the top TWO priorities for Identity and Character



Identify the top TWO priorities for Tourism & Economic Development



Focus Group Meetings & Key Person Interviews

Six time slots were held on November 8, 2019 for key-person interviews to collect detailed input from various individuals and representatives of Bargersville. The following information outlines the feedback collected during these sessions.

Housing & Development:

- Homes currently developed in Bargersville are mostly geared towards families.
- Senior Housing and other age in place housing types may be appropriate or needed in Bargersville.
- Affordable housing types are also needed in Bargersville.
- In reference to the development review process, Bargersville is currently viewed positively.
- There is a negative perception for low-grade building materials and references to vinyl villages.
- Higher-density and/or alley loaded housing projects may be appropriate near downtown or areas that are more walkable in nature.
- Smaller home lots would be encouraged in exchange for trail connectivity and open space within subdivisions. Walking paths, signage standards, and consistency of high-grade building materials should be a part of development standards.
- Having access to any type of retail is important for potential residents. Restaurants are especially desired in the area.
- Development along 144 near I-69 should look at commercial and industrial development.

- Investment in Downtown Bargersville should be encouraged. Small businesses, mom and pop shops, small retail, family-oriented and entertainment type of businesses are desired here. Other than business type uses, gathering spaces, open spaces and community facilities such as a library branch should be considered in the downtown. A “face lift” or improvement in the appearance of downtown buildings would improve the overall attractiveness of downtown. Parking is also determined a strong need for the downtown as well.
- Currently the Mallow Run Winery, event center and nearby farm create a small cluster of agri-tourism that could be expanded upon. This area would be a prime for any additional agri-tourism uses. Tourism in general should be expanded in Bargersville, attracting more people to Town who do not live or work here.

Community Facilities, Utilities & Services:

- There is a positive perception of the local police and fire protection available in the area.
- The Fire District, which serves a 62 square mile district beyond the Town limits is in the process of opening a third fire station in Bargersville near Center Grove High School. As the Town continues to grow, a fourth fire station may be needed along with another fire truck and ambulances to continue to serve the district a high level.
- Recycling and trash-pickup should be available for everyone, in addition to leaf and small limb removal.
- Sewer is the main driver that determines where development will occur. Water is a close second.
- Future water expansion and fire hydrants are needed throughout the Town to support growth and fire protection.

- Continued expansion of parks and recreational programs are always desired. New parks, amenities and programs should provide options that are for a diverse range of ages. Winter activities are considered lacking.
- Awareness of existing activities and programs could be strengthened for those online and not online.
- Entertainment for the Town should be taken on by the “community” such as events organized by volunteers. With many newcomers, it is sometimes hard to get new residents to be “connected” to the community and want to get involved. The Town should also determine an effective way to share opportunities for new residents to be involved or volunteer.
- Amenities usually offered in subdivisions typically include a club house and pool or other type of recreational facility. Amenities provided by the town that are attractive to developers and potential homebuyers include trails and connectivity as well as parks and community centers.

Transportation:

- Access along roadways and traffic congestion is a primary concern. How will the roadways be improved to support increased traffic?
- East to West travel from future I-69 Exit at 144 will need to be considered. Will traffic be drawn to Whiteland Rd, 144, or both.
- Trail connectivity is a strong desire for Bargersville.

Other:

- The ASPIRE Master Trail Program for Johnson County should be encouraged.
- More representation from the Town of Bargersville should be encouraged with ASPIRE Johnson County.

Bargersville Best Practice Tour Report

A small group consisting of members of the comprehensive plan steering committee attended a Best Practice Tour on March 10, 2020. The purpose of this tour was to review and interact with other communities with similar challenges and learn from their best practices. The focus of these best practices included greenfield development/new urbanism techniques, destination/downtown development, and investment and economic development tools.

The tour began at 9:30 a.m. in the City of Jeffersonville, Indiana, in their Township Public Library. Chad Reischl, Planning and Zoning Director for the City, Delynn Rutherford, Grants Administrator for the City, and Paul Wheatley, President of an economic consulting firm met with the group to discuss progress the City has made over the years. The objectives of this discussion were to discuss how Jeffersonville's downtown was revitalized and what preparation efforts were needed in planning for the extension of 265 and the new east end bridge. The discussion formally closed at 11:00 a.m. and the Bargersville attendees met in Downtown Jeffersonville for a walking tour and lunch. Key takeaways from this discussion are included in the following table.



City of Jeffersonville Discussion

Key Takeaway	Project/Program Definition	Application to Bargersville
The use of master planning to guide and influence growth such as the River Ridge Gateway Master Plan.	The purpose of the River Ridge Gateway Master Plan was to strategically plan 600 acres of undeveloped property surrounding a future interchange along the I-265 extension, with the goal of creating a dynamic gateway experience.	Utilize the I-69 Corridor Master Plan to build upon and look at potential development patterns for undeveloped areas near the interchange.
The adaptive reuse of historic or intrinsic structures that promote quality of place and authenticity.	In downtown Jeffersonville, historic structures such as the original footers of the Big Four Pedestrian Bridge were incorporated into the design of their Big Four Station Park.	The existing grain silos and agriculture-related structures in Downtown Bargersville can be reused or incorporated into new development.
The creation of a downtown restaurant forgivable loan program that catalyzed investment and created a destination for dining downtown.	The City of Jeffersonville instituted a \$50,000 forgivable loan for new restaurants if they stayed in business for four years.	The Town of Bargersville should consider developing a forgivable loan program for restaurant businesses in Downtown Bargersville.
The implementation of lighter, quicker, cheaper projects to test out large scale ideas before investing large sums of money.	Jeffersonville allowed restaurants to expand outdoor seating into adjacent parking spaces, allowing more pedestrian space for Downtown.	The Town could install temporary installations to test out improvements such as enhanced sidewalks or streetscape in downtown before making an initial investment.
The importance of utility ordinances that require utilities to bury infrastructure if the Town has spent money burying utilities previously.	The City instituted an ordinance to ensure that utility providers buried utilities following the installation of streetscape projects which buried utilities.	This ordinance is something that the Town of Bargersville may find beneficial in the future as streetscape projects are implemented.
The importance of a historic preservation district, allowing the opportunity for funding the renovation of historic buildings.	The Historic Preservation District in Jeffersonville protected the existing character as well as made some projects eligible for funding.	The development of a historic preservation commission for Downtown Bargersville will ensure that the reuse or rehabilitation of structures align with the existing or desired character.
The use of creative initiatives for downtown: maker space, adaptive reuse, pedestrian/vehicular balance on "Main Street."	The City has provided locations and funding for local artist to create public art installations throughout the community. A Maker Space, called Maker 13 has also been established.	Encourage creative initiatives through a public art program in downtown and along major transportation corridors.
The adjustment of code standards to amend for different parking requirements/needs.	The City is looking to reduce parking maximums to allow flexibility in site development and encourage shared parking.	Consider parking standards as part of the zoning ordinance update.

At 1:30 p.m. the group met at Norton Commons; a 600-acre mixed-use community located in northeastern Jefferson County, Kentucky. David Tomes, Norton Commons Development Manager, provided an overview of Norton Commons, its history, challenges, and successes. Following an hour presentation and Q&A session, he gave a tour of the entire grounds. The objectives for this example included the integration of walkability and mixed-use development on large greenfield sites, and the use of development standards and zoning codes to create a distinct character. Key takeaways from this discussion are included in the following table.



Norton Commons Tour

Each example was not meant to replicate the exact scale and challenges of Bargsville, but to show how a similar process to revitalize/develop its downtown or other greenfield development is the same. As the Town of Bargsville develops their downtown or begins to prepare for development near the I-69 interchange, this tour can be referenced to implement the strong and cohesive vision.

Key Takeaway	Project/Program Definition	Application to Bargsville
The termination of streets should be important buildings, landmarks, or design elements.	Norton Commons placed decorative fountains, schools, a fire station and more at the end of streets to enhance the visual appeal of the neighborhood.	As Bargsville develops civic spaces or new developments are proposed, this design feature should be encouraged.
The placement of public and civic uses should be reserved within existing mixed-use areas or prominent locations.	As development has occurred incrementally over time, land in prime locations were reserved for important buildings such as schools, community, centers and more.	When establishing the recommended civic center or master planning, carve out or reserve land for public buildings that will be necessary in the future.
The zoning code should allow diverse density standards, architectural standards, and programming/ community activities within one block.	Norton Commons includes a large variety of architectural styles and details that are governed by their zoning code.	The Town should review and update the current zoning ordinance to address character and density standards.
The placement of commercial uses next door to single-family or multi-family dwellings does not require a transition if similar in scale and character.	Commercial and civic uses are placed right next to one another with minimal or no transitions in Norton Commons.	Standards established in zoning ordinance updates should emphasize form in mixed-use districts.
The placement of diverse housing types (type and income) can vary if standards are similar.	Multi-family homes such as duplexes, fourplexes and apartment complexes are placed next to large single-family homes. Homes in one area all vary greatly within price ranges.	A range of housing prices should be encourage in new neighborhood developments. Density bonuses may be used to incentivize affordable housing.
The frequent use of open space and parks are necessary in densely developed areas.	The size of each property is mostly filled by the structure, leaving small side, front, and back yards in most places. For each cluster of houses small parks or shared open space is incorporated in the design of the neighborhood.	Encourage common open space and parks in neighborhoods, especially those with higher densities.
The use of natural features such as topography, streams, and mature trees should be incorporated into the design of a development.	Mature trees lining the edges of the property were saved, and existing streams and topography were incorporated into open spaces throughout the neighborhood.	Trees and natural features of undeveloped property should be incorporated into development as it occurs.
The connectivity and walkability of a site is determined by the number of connection points and density.	The street layout in Norton commons is grid-like and includes multiple connection points.	As new neighborhoods are developed, street connectivity to future development should be encouraged or required.

